WA-HAG-160

Middlekauff House

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) for details about how to make an appointment.

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Last Updated: 03-12-2004

Capsule Summary
Middlekauff House
WA-HAG-160

The Middlekauff House at 1009-1011 Pennsylvania Avenue was constructed in 1845, and survives as the only extant example of a vernacular farmhouse within the city limits of Hagerstown. Located on the southwest side of Pennsylvania Avenue, just off of Park Lane, the Middlekauff House is a two-story, five-bay, symmetrical stone building designed in a vernacular manner with Colonial Revival detailing. Constructed as a freestanding farm dwelling by Leonard Middlekauff, Jr. on property purchased from Joseph Rench, who in 1785 received the original land patent from the State of Maryland, the building is surrounded by 20th century commercial and residential development.

Constructed of random uncut stone, the vernacular building is covered by a side gable roof sheathed with standing seam metal. Large cut stones, with regular coursing, have been placed at the corners of the building, serving as quoins. Originally massed in a rectangular form, the building has two random uncut stone additions on the south elevation that date from the late 19th and early 20th centuries, respectively. The facade is ornamented with a Colonial Revival style entry that features an open pediment and Tuscan pilasters. The building retains its original ornamental massing and form, despite 20th century alterations.

HAGERSTOWN LANDMARKS RECONNAISSANCE SURVEY

Maryland Inventory of Historic Properties # WA-HAG-160

Property Name/Address: 1009-1011 Pennsylvania Ave., Hagerstown, Maryland

Description/Significance: An early 2 story, 5 bay stone house with a recessed one-story wing, nine-over-six windows on the first floor, Greek Revival-influenced transom and entrance surround; reflects local vernacular building traditions. A marble datestone in the peak of the north gable reads "L. Middlekauff Jr. 1845."

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

I. Geographic Organization: Western Maryland
II. Chronological/Developmental Period(s):
    Rural Agrarian Intensification, 1680-1815
    Agricultural/Industrial Transition, 1815-1870
III. Prehistoric/Historic Period Theme(s):
    Architecture, Landscape Architecture and Community Planning
IV. Resource Type
    Category: Building
    Historic Environment: Urban
    Historic Function(s) and Use(s):
        DOMESTIC/single dwelling
    Known Design Source: Unknown

Form Prepared by: Peter E. Kurtze
109 Brandon Road
Baltimore, Maryland 21212
August 15, 1991

MARYLAND HISTORICAL TRUST Inventory No. WA-HAG-160
MD INVENTORY OF HISTORIC PROPERTIES
HAGERSTOWN SURVEY

1. Name of Property

historic name Middlekauff House
common\other names

2. Location

street & number 1009-1011 Pennsylvania Avenue not for publication
city or town Hagerstown vicinity
state Maryland code county Washington code
zip code 21740

3. State/Federal Agency Certification N/A

4. National Park Service Certification N/A

5. Classification

Ownership of Property (Check all that apply)

- X private
- ____ public-local
- ____ public-State
- ____ public-Federal

Category of Property (Check only one box)

- X building(s)
- ____ district
- ____ site
- ____ structure
- ____ object

Number of Resources within Property

Contributing	Noncontributing	
1	____	buildings
____	____	sites
____	____	structures
____	____	objects
1	____	Total

Is this property listed in the National Register?
Yes ____ Name of Listing
No X

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling

7. Description

Architectural Classification (Enter categories from instructions)

Vernacular

Materials (Enter categories from instructions)

foundation Random Uncut Stone
roof Standing Seam Metal
walls Random Uncut Stone
other

Narrative Description (Describe the historic and current condition of the property.) See Continuation Sheet No. 7-1

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

____ A Property is associated with events that have made a significant contribution to the broad patterns of our history.

____ B Property is associated with the lives of persons significant in our past.

_X_ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

____ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

____ A owned by a religious institution or used for religious purposes.

____ B removed from its original location.

____ C a birthplace or a grave.

____ D a cemetery.

____ E a reconstructed building, object,or structure.

____ F a commemorative property.

____ G less than 50 years of age or achieved significance within the past 50 years.

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Areas of Significance (Enter categories from instructions)
Architecture

Period of Significance 1845

Significant Dates 1845

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder Leonard Middlekauff, Jr.

Narrative Statement of Significance (Explain the significance of the property.) See Continuation Sheet No. 8-1

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9. Major Bibliographical References
==========
(Cite the books, articles, legal records, and other sources used in preparing this form.)

Articles, Books, Published and Unpublished Resources

Bruchey, Eleanor. "The Industrialization of Maryland, 1860-1914." Maryland, A History, 1632-1974. Baltimore, Maryland: Maryland Historical Society, 1974.

Hagerstown and Washington County in History. Hagerstown, Maryland: Hagerstown Chamber of Commerce, Inc., May 1952.

Hagerstown Land Records, Hagerstown City Hall.

Hagerstown Landmarks Reconnaissance Survey form for 1009-1011 Pennsylvania Avenue. Prepared by Peter E. Kurtze, August 1991.

Jennings, Jan and Herbert Gottfried. American Vernacular Interior Architecture, 1870-1940. Ames, Iowa: Iowa State University Press, 1993.

Mish, Mary Vernon. Jonathan Hager, Founder. Hagerstown, Maryland: Mary Vernon Mish, 1937.

National Register of Historic Places Registration Form: Hagerstown Historic District. June 18, 1991.

Polk's Hagerstown City Directory, 1937-1938. Baltimore, Maryland: Polk and Company, 1937.

Record Group 29, "Records of the Bureau of the Census." 1820, 1830, 1840, 1850, and 1860 Census. National Archives.

Roscoe, Peggie Marie Heard. The Middlekauff-Fiery Family Line. Baltimore, Maryland: Gateway Press, Inc., 1992.

Williams, Thomas John Chew. A History of Washington County, Maryland. Baltimore, Maryland: Regional Publishing Company, 1968.

Maps

An Illustrated Atlas of Washington County, Maryland. Philadelphia, Pennsylvania: Lake, Griffing, and Stevenson, 1877.
Land Ownership Map, Washington County, 1859.
Plat Maps, Book 1 and 2. Hagerstown Land Records.
Sanborn Maps, Hagerstown, Maryland. 1897, 1904, 1910, 1918, and 1926.

10. Geographical Data

Acreage of Property less than one acre

Verbal Boundary Description (Describe the boundaries of the property.)

The Middlekauff House at 1009-1011 Pennsylvania Avenue occupies Parcel 1978 on Tax Map 303.

Boundary Justification (Explain why the boundaries were selected.)

The Middlekauff House located at 1009-1011 Pennsylvania Avenue has been associated with Parcel 1978 since its construction in 1845.

11. Form Prepared By

name/title Laura Trieschmann & Laura Hughes
organization Traceries date July 18, 1994
street & number 5420 Western Avenue telephone 301-656-5283
city or town Chevy Chase state MD zip code 20815

12. Property Owner

name Garland E. Groh
street & number 686 Pennsylvania Avenue telephone
city or town Hagerstown state MD zip code 21740

The Middlekauff House, a two-story, five-bay, symmetrical stone dwelling presented in a vernacular manner, was constructed in 1845. Located on the southwest side of Pennsylvania Avenue, just off of Park Lane, the Middlekauff House was constructed as a farmhouse. The location of the freestanding building is now just within the city limits of Hagerstown in a residential/commercial neighborhood. Although altered by additions on the south elevation, the dwelling retains its original ornamental massing and form.

Constructed of random uncut stone, the dwelling is covered by a side gable roof sheathed with standing seam metal. Large cut stones, with regular coursing, have been placed at the corners of the building and serve as quoins. Originally massed as a rectangle, the building's footprint has been elongated to the south by two random uncut stone additions that date from the late 19th and early 20th centuries. The symmetrical facade is ornamented with a Colonial Revival style entry surround that features an open pediment and pilasters. Paired brick chimneys with corbelled caps are located within the interior of the gable ends. The overhanging eaves are finished with a simple boxed cornice.

The facade, fronting Pennsylvania Avenue to the east, has a central passage entry flanked by two 9/6 windows on the first story. The classical detailing of the Colonial Revival style is evident at the entry which is ornamented with a triangular open pediment with a central acorn, plain entablature with small brackets, Tuscan pilasters, and a recessed diamond-light transom with panelled surrounds. The second story contains five evenly-spaced 6/6 windows. The windows of the facade feature flat wood lintels and sills.

The north elevation consists of two elongated 6/6 windows on the first story, while the second story has two, symmetrically placed, standard 6/6 windows. The windows contain the identical wood lintels and sills as those found on the facade. Located within the gable end, just below the peak of the roof, is a stone etched with the markings: L. Middlekauff Jr. 1845.

The rear (west) elevation features two elongated 6/6 windows on the first story with two standard 6/6 windows directly above on the second story. The symmetrically placed windows flank two original window openings that are placed at floor level to the interior of the building. The placement of the windows at this level suggests

a central stair on the interior of the building.[1] The first story window has been shortened to accommodate a small square window, while the second story has a standard 6/6 window.

The south elevation of the main house, at the western end, contains an elongated 6/6 window on the first story and a standard 6/6 window on the second story. A small, square, four-light casement window is located at the attic level. The south elevation has been extended by two random uncut stone additions that date from the late 19th and early 20th centuries, respectively. The first, a one-and-a-half-story addition with a standing seam side gable roof and central brick chimney, is three bays wide and one bay deep. The inset front porch is ornamented with scroll brackets, square posts, and a modest turned balustrade. The central entry, flanked by 6/6 windows, has a panelled door with a transom. The roof is pierced by a shed roof dormer with two 6/6 windows and exposed roof rafters. The main house is accessed through a single interior entry, located at the eastern end of the elevation, that originally was a double-hung window.

The second addition, a one-story garage with a front gable roof, is two bays wide with two garage door openings on the south elevation. The front elevation of the garage addition has two 6/6 windows with weatherboard above in the gable end. The double door openings, located on the south elevation, are constructed of vertical wood boards.

The interior and the rear of the side additions were not accessible, and therefore not included in the survey.

[1] The interior of the building was not examined and the placement of the stair is speculative.

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Built in 1845, the Middlekauff House was constructed as a farmhouse; currently, it is surrounded by 20th century commercial and residential development. Constructed by Leonard Middlekauff, Jr., the building stands on family-owned property that was originally purchased from Mathias Shaffer in 1818. The freestanding stone dwelling survives as the only extant example of a vernacular farmhouse within the city limits of Hagerstown.

Hagerstown's Development

Hagerstown, located near the center of the fertile basin between the Cumberland Valley mountain ranges, was laid out in 1762 by Jonathan Hager. Captain Jonathan Hager, born in 1719, immigrated to the United States from Germany in 1730.[2] He received his first land deed from Lord Baltimore in 1739. Known as "Hager's Choice," the patent contained 200 acres plus dwellings.[3] In 1761, Hager received 714 acres by State patent known as "New Work." Spurred by the death of his wife Elizabeth in 1765, Hager began to subdivide and develop the "New Work" tract, subsequently establishing the agricultural community of Hager's Town.[4] The original town was divided into 520 lots and was located at the intersection of prominent colonial roads.

Hager's Town grew largely as a result of the agricultural prosperity of the surrounding farms, located in the rich limestone valley. In the late 19th century, the town prospered as a milling community, converting the grain crops into meal and flour at the water powered grist and flour mills found throughout the region. Consequently, the easily transported grain encouraged the early growth of freight and transportation systems in Hagerstown.[5]

When Hagerstown became the county seat for the newly created Washington County in 1776, it became not only an agricultural

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[2]Thomas J.C. Williams. A History of Washington County Maryland. Baltimore: Regional Publishing company, 1968), p. 27.

[3]Williams, p. 27.

[4]Mary Vernon Mish. Jonathan Hager, Founder. (Hagerstown, Maryland: Mary Vernon Mish, publisher, 1937), p. 24.

[5]The National Register of Historic Places Registration Form: Hagerstown Historic District. (June 18, 1991), Section 8, page 2.

center, but a business center supplying the community with a courthouse and jail. By the early 19th century, improvements in the roadways, especially turnpikes that linked Baltimore to the National Pike at Cumberland, enhanced Hagerstown's role as a trade and transportation center. The development of the railroads in the mid- to late-19th century further augmented the town's position as a trade nucleus, thus attracting commercial and governmental development surrounded by urban residential neighborhoods.[6] Hagerstown experienced its greatest and most significant period of economic and physical growth at the turn of the century, growing from 6,627 residents in 1880 to 16,507 residents in 1910.[7]

The Development of the Property

The land on which 1009-1011 Pennsylvania Avenue is sited was historically part of tracts of land called "Settled in Time," "Hager's Delight," and "Liberty." "Settled in Time" was a land patent resurveyed for Joseph Rench in 1785, containing 2,227 and 3/4 acres.[8] "Liberty" was surveyed in 1773 for Francis Deakins and contained 46 acres.[9] "Hager's Delight" was originally granted to Captain Jonathan Hager. Hager conveyed a portion of "Hager's Delight" in 1795 to Margaret Shaffer, who also received portions of "Liberty" and "Settled in Time."[10]

By the late 18th century, the majority of the farm land to the north of Hagerstown was owned by John Middlekauff, who had immigrated from Germany. Bisected by major roadways leading to Pennsylvania and Baltimore, the vast land holdings were divided amongst the family in 1807 in accordance with the Last Will and

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[6]Ibid, p. 2.

[7]Eleanor Bruchey. "The Industrialization of Maryland, 1860-1914." Maryland, A History, 1632-1974. (Baltimore, Maryland: Maryland Historical Society, 1974), p. 431.

[8]Plat Book 1 Folio 226

[9]Plat Book 1 Page 203

[10]Liber I 9 folio 194

Testament of John Middlekauff.[11] In addition to the land bequeathed by his father, Leonard Middlekauff greatly expanded his holdings in 1818 with the purchase of 692 acres of farm land approximately five miles from the center of Hagerstown. The land was conveyed by Mathias Shaffer for $67,392.00. The tract was described as being "...in the Public road from Hager's Town towards Mercersburg at a point opposite to the division fence between the lands now held and occupied by Upton Lawrence and the lands now held and occupied by Leonard Middlekauff..."[12]

In 1844, Leonard Middlekauff, Sr. transferred the 695 acres of farm land to his son, Leonard, Jr.[13] Just one year after obtaining the property, Leonard, Jr. constructed the stone dwelling, fronting on one of the major roadways leading to central Pennsylvania. Leonard Middlekauff, Jr., born in 1807, was a farmer originally from the Hagerstown area. His wife, Elizabeth, who was born in 1810, was originally from Pennsylvania.[14] The Middlekauffs, and their two children, conveyed the stone dwelling and just five of the surrounding acres to Samuel Schindel and his wife, Urilla, in 1860 for $9,600.00.[15] The remaining 687 acres were merged with the Middlekauff family's surrounding tracts of land.

The Owners

The Schindels remained in the dwelling until the death of Samuel Schindel just prior to 1865. George Schindel and Richard H. Alroy were appointed executors of the estate and sold the property to Alfred V. Barr for $9,100.00.[16] The Barr family, having acquired additional acres of surrounding land, retained ownership of the

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[11]Will Liber B Folio 161

[12]Liber CC 23 Folio 635

[13]Liber OHW 2-45 Folio 166

[14]Record Group 29, "Records of the Bureau of the Census." 1850 Census.

[15]Liber IN 15-60 Folio 317

[16]Liber IN 19-64 Folio 126

property until 1911, when the heirs of Alfred V. Barr conveyed it to Samuel Emmert and his wife, Lottie.[17] When the Barr heirs sold the property known as 1009-1011 Pennsylvania Avenue, they specifically "reserved the right to remove the barn, sheds, and all out houses now located on the property" prior to the final transfer.

One year after purchasing the property, Emmert conveyed it for $36,500.00 to Charles C. Easton.[18] In 1913, Easton transferred it back to the Barr family, under the title "The Barr Farm Development Company."[19] The Barr Farm obtained a mortgage from the Maryland Surety and Trust Company in 1915 for the 94.6 acres they owned.[20] At that time, three lots, each 50-feet x 240-feet, were obtained by the State of Maryland in order to construct Park Lane, located to the southeast of the dwelling.

By 1935, the Barr Farm defaulted on the mortgage and the property was seized for public sale.[21] Garland E. Groh bought the remaining 76 acres, which included the stone dwelling at 1009-1011 Pennsylvania Avenue for $15,090.00.[22] Groh, a lawyer who operated the Groh Realty Company, conveyed the encompassing acres for the purpose of commercial and residential development. Today, the dwelling prevails as the only extant 19th century building in a mid- to late-20th century neighborhood of bungalows, split-level and ranch houses, and shopping centers. Retaining less than one acre of its original farm land, the stone dwelling is currently being used as a rental residential property.

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[17]Liber EO 136 Folio 356

[18]Liber EO 139 Folio 561

[19]Liber EO 140 Folio 390

[20]Liber EO 147 folio 573

[21]Equity Case 12602

[22]Liber EO 198 Folio 566.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
HAGERSTOWN SURVEY Inventory No. WA-HAG-160
CONTINUATION SHEET

1009-1011 Pennsylvania Avenue
name of property
Washington County, MD
county and state

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Historic Period Theme: Architecture

Geographic Organization: Western Maryland

Chronological/Developmental Period: Agricultural/Industrial Transition, 1815-1870

Resource Type(s): Standing Structure

MARYLAND INVENTORY OF HISTORIC PROPERTIES
HAGERSTOWN SURVEY Inventory No. WA-HAG-160
CONTINUATION SHEET

1009-1011 Pennsylvania Avenue
name of property
Washington County, MD
county and state

==========

Chain of Title for 1009-1011 Pennsylvania Avenue:

02/11/1795: Jonathan Hager to Margaret Shaffer
Portion of "Hager's Delight"
Liber I 9 Folio 194

03/24/1818: Mathias Shaffer to Leonard Middlekauff
Portions of "Hager's Delight," "Settled in Time," and "Liberty"
Liber CC 23 Folio 635

03/18/1844: Leonard Middlekauff, Sr. to Leonard Middlekauff, Jr.
Liber OHW 2-45 Folio 166

11/10/1860: Leonard and Elizabeth Middlekauff to Samuel and Urilla Schindel
Liber IN 15-60 Folio 317

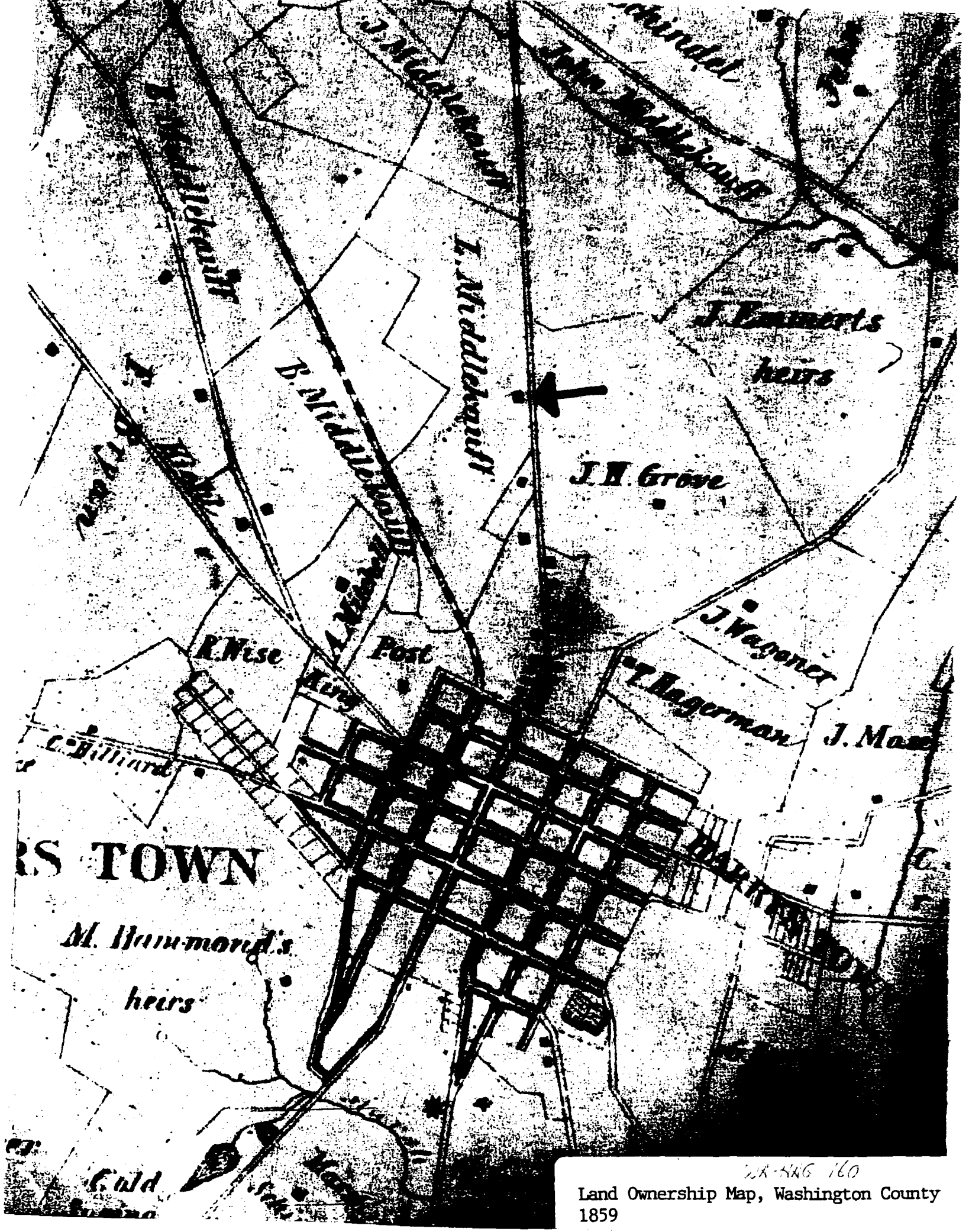
04/05/1865: George Schindel and Richard H. Alroy, executors for the will of Samuel Schindel, to Alfred V. Barr
Liber IN 19-64 Folio 126

05/16/1911: E. Jeannette Barr and Charles E. Barr to Samuel and Lottie R. Emmert
Liber EO 136 Folio 356

09/04/1912: Samuel and Lottie R. Emmert to Charles C. Easton
Liber EO 139 Folio 561

01/08/1913: Charles C. Easton to The Barr Farm Development Company
Liber EO 140 Folio 390

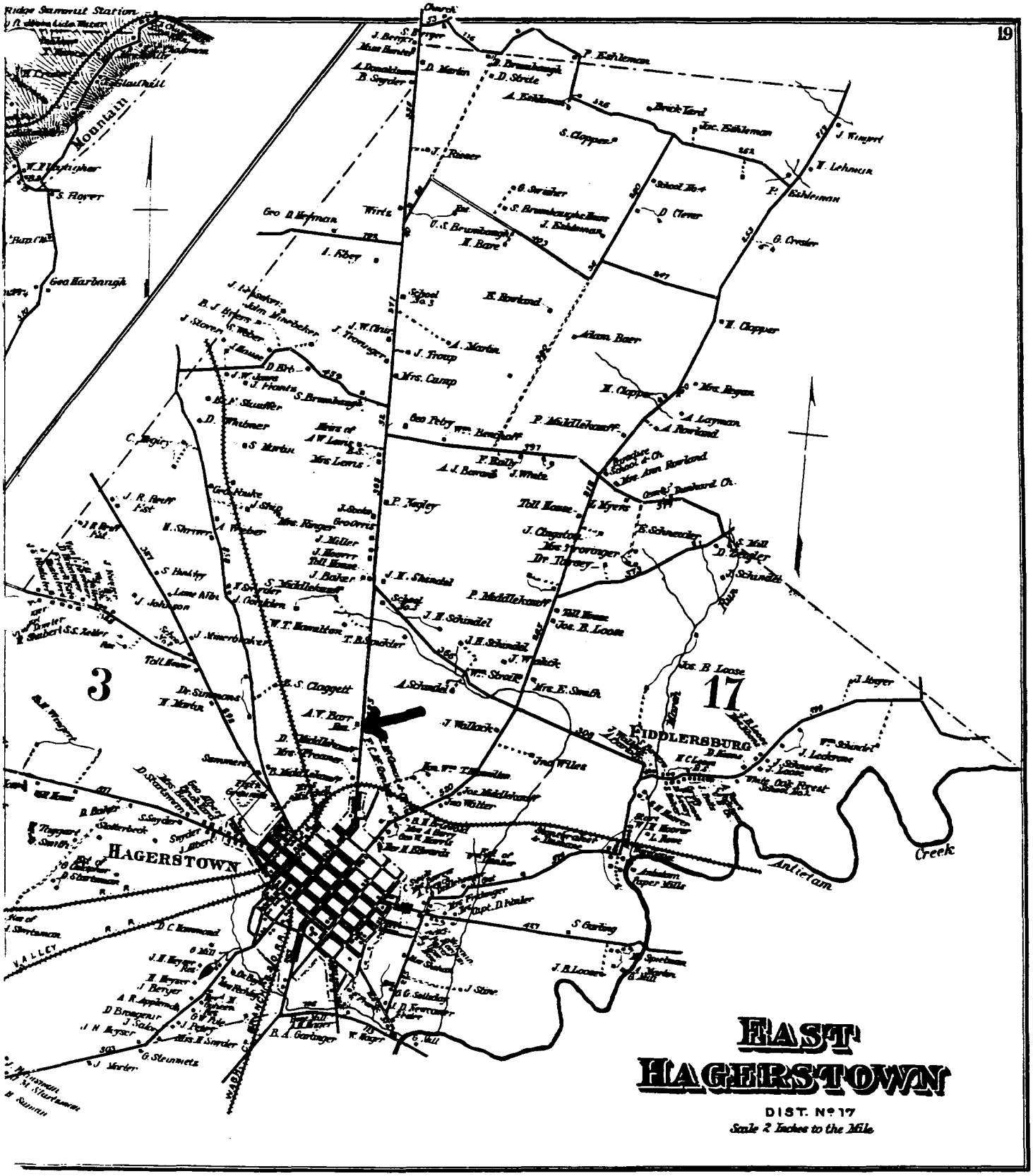
06/28/1935: Edward Oswald, Jr., assignee for purpose of foreclosure and collection of mortgage from The Barr Farm Development Company, to Garland E. Groh
Liber EO 198 Folio 566



DX-HAG 160

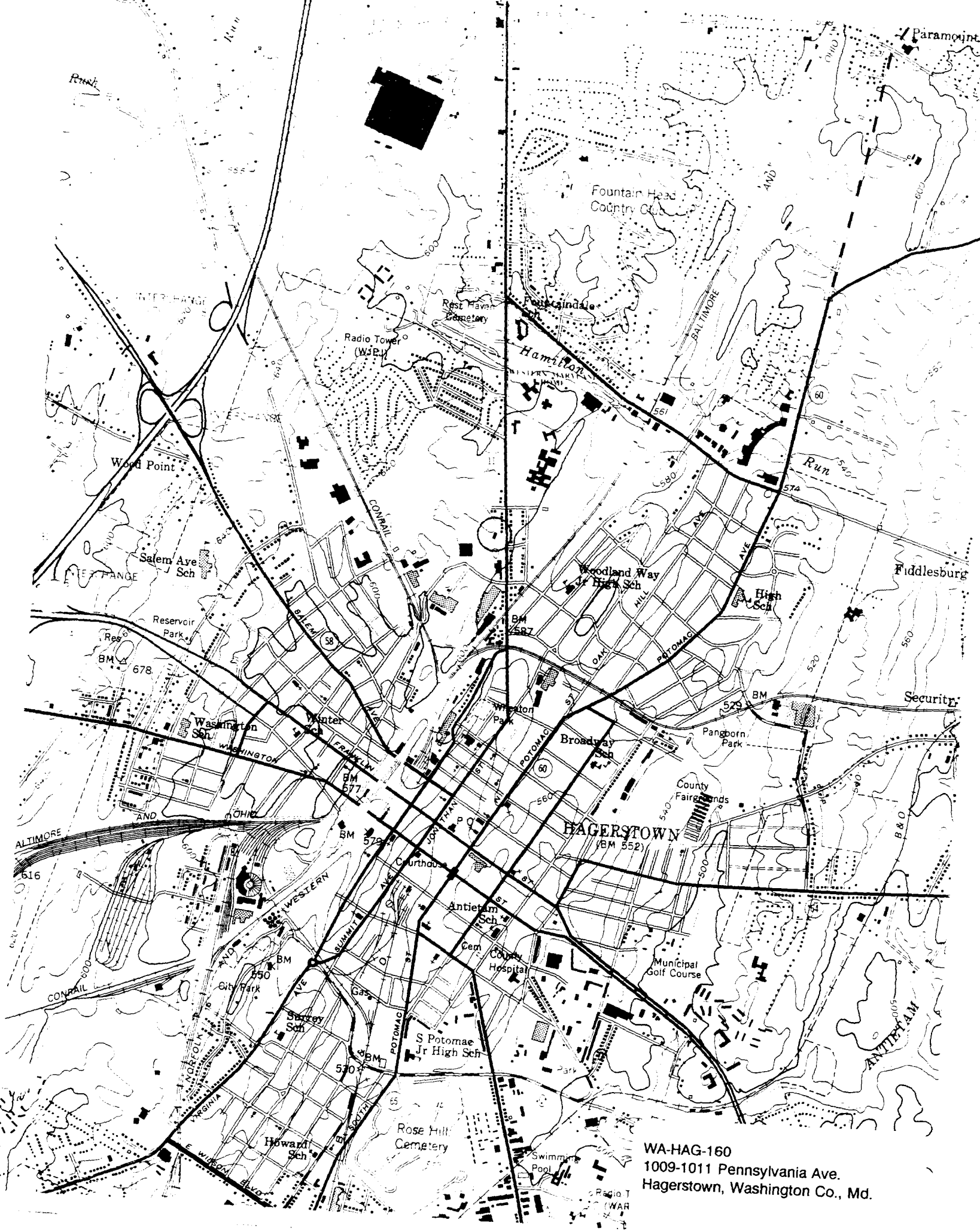
Land Ownership Map, Washington County
1859

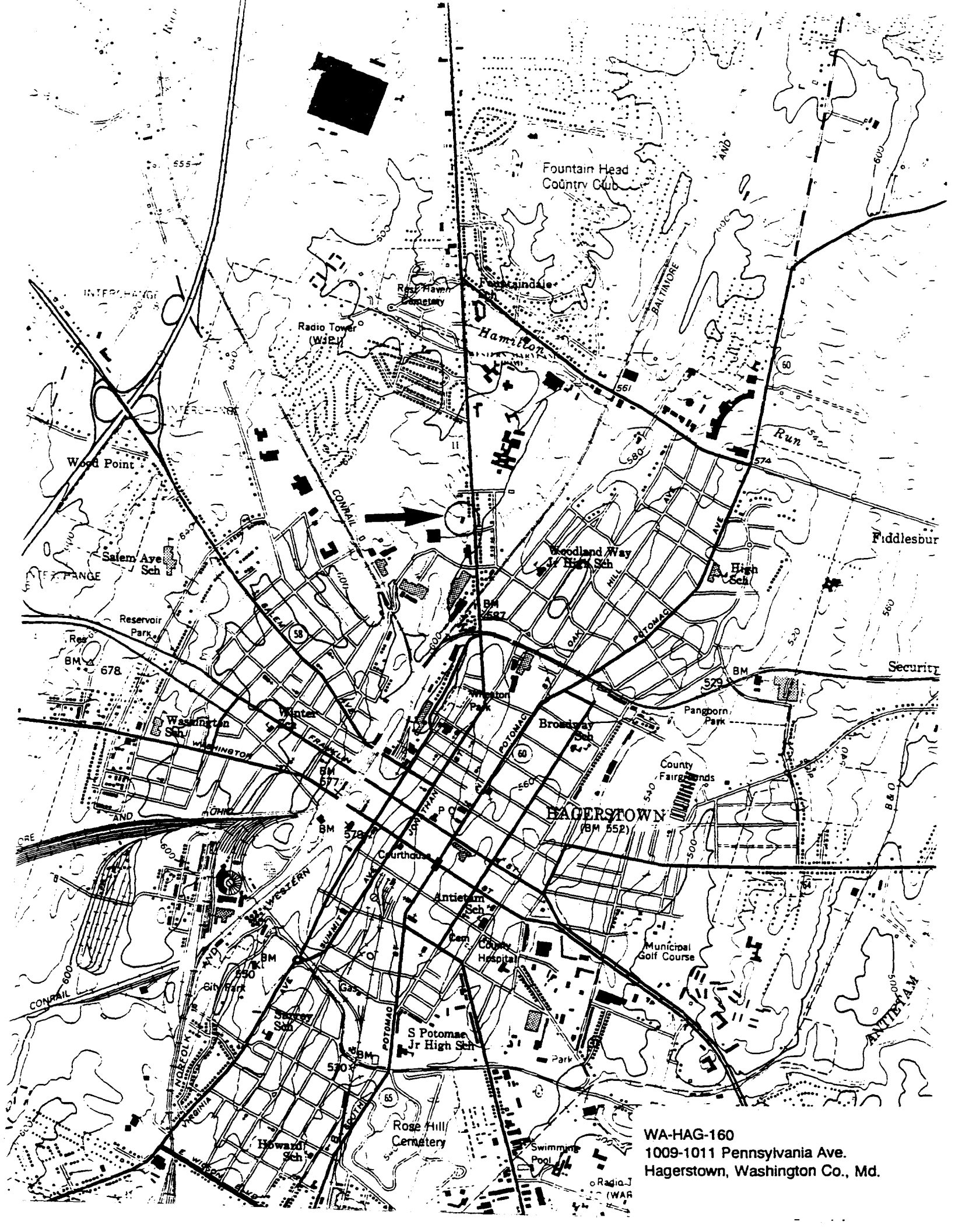
WA-NAG-160



HAGERSTOWN, 1877

An Illustrated Atlas of Washington County. Philadelphia, PA: 1877.


Paramount
Fountain Head Country Club
Rest Haven Cemetery
Point Lindale
Radio Tower (WJEL)
Hamilton
Wood Point
Salem Ave Sch
Reservoir Park
Res
BM 678
Washington Sch
Winter Sch
Woodland Way High Sch
High Sch
Fiddlesburg
BM 587
Wheaton Park
Broadway Sch
Pangborn Park
Security
BM 529
BM 577
BM 579
HAGERSTOWN
(BM 552)
County Fairgrounds
Antietam Sch
Cem
County Hospital
Municipal Golf Course
City Park
BM 550
Gas
Storey Sch
S Potomac Jr High Sch
BM 570
Rose Hill Cemetery
Howard Sch
Swimming Pool
Park
ANTIETAM
CONRAIL
BALTIMORE AND OHIO
WESTERN MARYLAND
NORFOLK AND WESTERN
VIRGINIA
POTOMAC
SUMMIT AVE
JONATHAN ST
WASHINGTON
FRANKLIN
SALEM
OAK HILL
E WILSON BLVD
E SOUTH ST
Run
616
574
561
540
580
600
560
520
500
WA-HAG-160
1009-1011 Pennsylvania Ave.
Hagerstown, Washington Co., Md.



WA-HAG-160
1009-1011 Pennsylvania Ave.
Hagerstown, Washington Co., Md.



WA-HAG-160
1009-1011 PENNSYLVANIA AVENUE
WASHINGTON COUNTY
TRACERIES
APRIL 1994
MARYLAND SHPO
FACADE, VIEW LOOKING NORTHWEST
2 OF 10



WA-HAG-160
1009-1011 PENNSYLVANIA AVENUE
WASHINGTON COUNTY
TRACERIES
APRIL 1994
MARYLAND SHPO
FACADE, VIEW LOOKING NORTHWEST
1 OF 10



WA-HAG-160
1009-1011 PENNSYLVANIA AVENUE
WASHINGTON COUNTY
TRACERIES
APRIL 1994
MARYLAND SHPO
FACADE AND NORTH ELEVATION, VIEW LOOKING SOUTHWEST
40F 10



WA-HAG-160
1009-1011 PENNSYLVANIA AVENUE
WASHINGTON COUNTY
TRACERIES
APRIL 1994
MARYLAND SHPO
NORTHWEST CORNER AND WEST ELEVATION
6 OF 10



WA-HAG-160
1009-1011 PENNSYLVANIA AVENUE
WASHINGTON COUNTY
TRACERIES
APRIL 1994
MARYLAND SHPO
SOUTH ELEVATION
7 OF 10



WA-HAG-160
1009-1011 PENNSYLVANIA AVENUE
WASHINGTON COUNTY
TRACERIES
APRIL 1994
MARYLAND SHPO
FACADE OF SIDE ADDITIONS, VIEW LOOKING NORTHWEST
8 OF 10



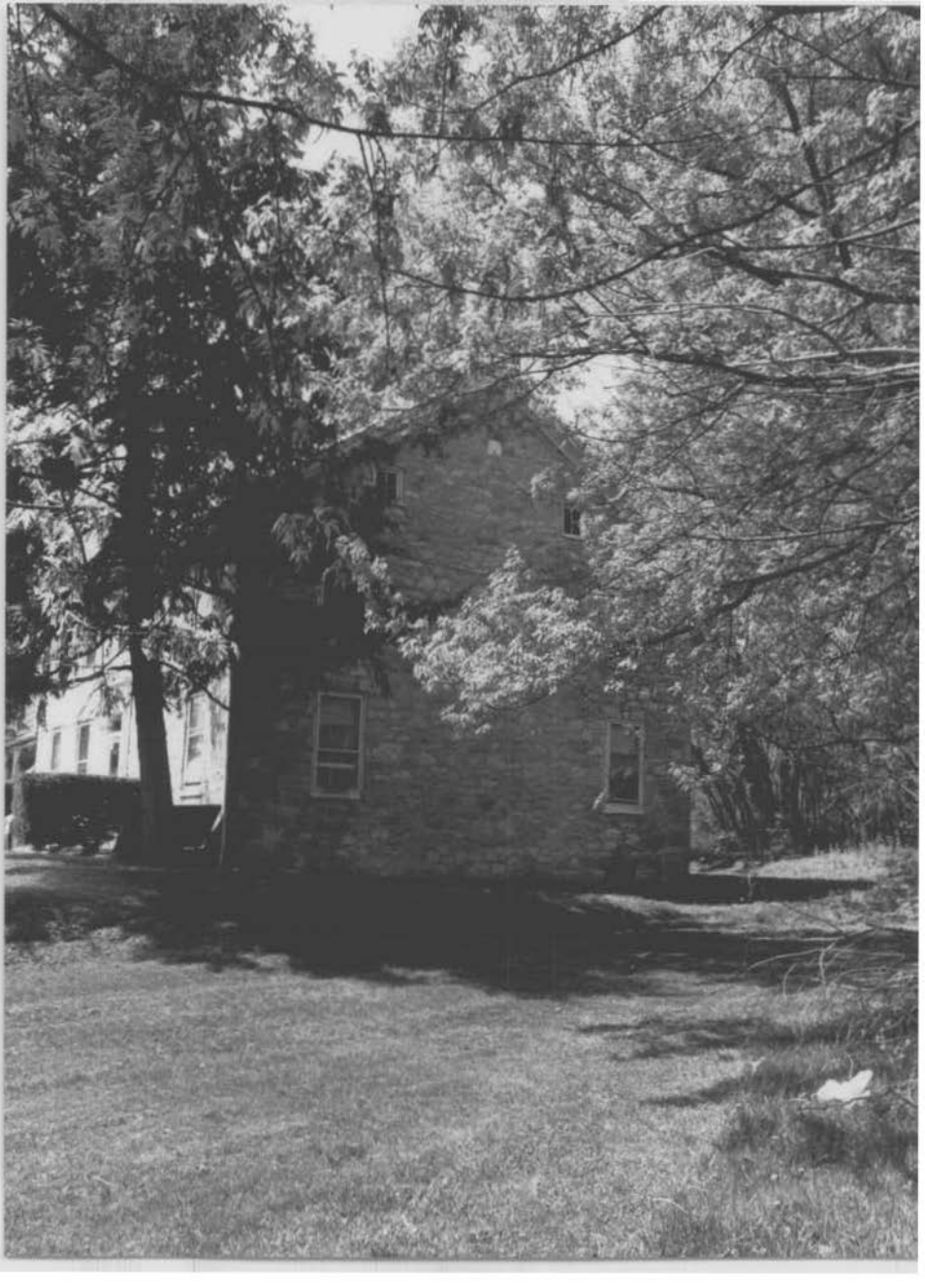
WA-HAG-160
1009-1011 PENNSYLVANIA AVENUE
WASHINGTON COUNTY
TRACERIES
APRIL 1994
MARYLAND SHPO
FACADE OF ADDITION TO SOUTH ELEVATION,
VIEW LOOKING NORTHWEST

9 OF 10

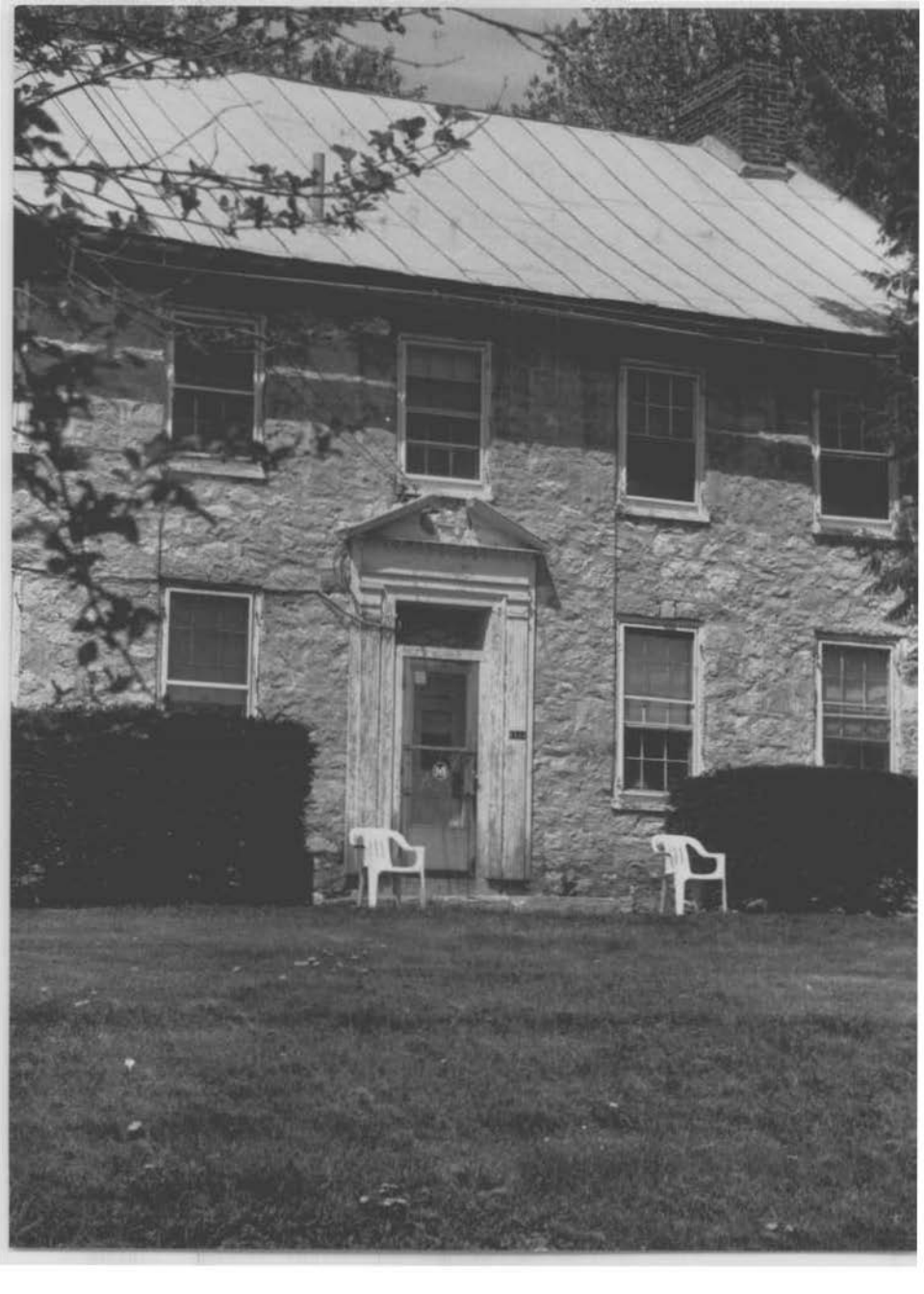


WA-HAG-160
1009-1011 PENNSYLVANIA AVENUE
WASHINGTON COUNTY
TRACERIES
APRIL 1994
MARYLAND SHPO
SOUTHEAST CORNER OF GARAGE ADDITION,
VIEW LOOKING NORTHWEST

10 OF 10



WA-HAG-160
1009-1011 PENNSYLVANIA AVENUE
WASHINGTON COUNTY
TRACERIES
APRIL 1994
MARYLAND SHPO
NORTHEAST CORNER
5 OF 10



WA-HAG-160
1009-1011 PENNSYLVANIA AVENUE
WASHINGTON COUNTY
TRACERIES
APRIL 1994
MARYLAND SHPO
FACADE, VIEW LOOKING NORTHWEST
3 OF 10



MSA-HAG-160
1009-1011 PENNSYLVANIA AVE.
HAGERSTOWN, MD
7/91 P. KURTZE
EAST FACADE