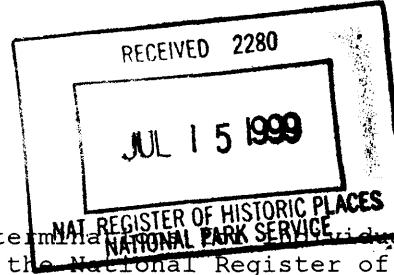


United States Department of the Interior
National Park Service



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**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determination of eligible properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historical name Cedar Grove
other names/site number WA-II-126

2. Location

street 15435 Dellinger Road
not for publication n/a city or town Williamsport vicinity n/a
state Maryland code MD county Washington code 043 zip code 21795

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide x locally. (See continuation sheet for additional comments.)

Signature of certifying official Date

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

[Signature] 7-9-99
Signature of commenting or other official Date

State or Federal agency and bureau

=====
4. National Park Service Certification
=====

I, hereby certify that this property is:

- entered in the National Register
 ___ See continuation sheet.
- ___ determined eligible for the
 National Register
 ___ See continuation sheet.
- ___ determined not eligible for the
 National Register
- ___ removed from the National Register
- ___ other (explain): _____

Patrick Andrews 8/27/99

Signature of Keeper Date
 of Action

=====
5. Classification
=====

Ownership of Property (Check as many boxes as apply)

- private
- ___ public-local
- ___ public-State
- ___ public-Federal

Category of Property (Check only one box)

- building(s)
- ___ district
- ___ site
- ___ structure
- ___ object

Number of Resources within Property

Contributing	Noncontributing
<u>5</u>	___ buildings
___	___ sites
<u>1</u>	___ structures
___	___ objects
<u>6</u>	<u>0</u> Total

Number of contributing resources previously listed in National Register 0
 Name of related multiple property listing n/a

=====
6. Function or Use
=====

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: single dwelling
DOMESTIC Sub: secondary structures
AGRICULTURE/SUBSISTENCE Sub: animal facility

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: single dwelling
DOMESTIC Sub: secondary structures
AGRICULTURE/SUBSISTENCE Sub: animal facility

=====
7. Description
=====

Architectural Classification (Enter categories from instructions)

EARLY REPUBLIC/Federal

Materials (Enter categories from instructions)

foundation Stone
roof Asphalt
walls Wood; Brick
other n/a

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

=====
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.
- 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.

Areas of Significance (Enter categories from instructions)

ARCHITECTURE
EXPLORATION/SETTLEMENT

Period of Significance ca. 1760-1928

Significant Dates ca. 1760; 1928

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation n/a
Architect/Builder unknown

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

=====

9. Major Bibliographical References

=====

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

- Previous documentation on file (NPS)
- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

- Primary Location of Additional Data
- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other

Name of repository:

=====

10. Geographical Data

=====

Acreage of Property approximately 9 acres

USGS quadrangle Williamsport, MD-WV

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing	
A	<u>18</u>	<u>256300</u>	<u>4380000</u>	C	<u>18</u>	<u>256370</u>	<u>4379620</u>
B	<u>18</u>	<u>256430</u>	<u>4379980</u>	D	<u>18</u>	<u>256240</u>	<u>4379620</u>
	<input type="checkbox"/> See continuation sheet.						

Verbal Boundary Description, Boundary Justification: see continuation sheet

=====
11. Form Prepared By
=====

name/title Paula S. Reed, PhD
organization Paula S. Reed & Associates, Inc. date September 1998
street & number 105 N. Potomac St. telephone (301) 739-2070
city or town Hagerstown state MD zip code 21742
=====

Additional Documentation
=====

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

=====
Property Owner
=====

(Complete this item at the request of the SHPO or FPO.)

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____
=====

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Project (1024-0018), Washington, DC 20503.

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**NATIONAL REGISTER OF HISTORIC PLACES
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WA-II-126
Cedar Grove
Washington County, MD

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DESCRIPTION SUMMARY

The property known as Cedar Grove since the mid 19th century most likely began as one of 80 tenements on His Lordship's Manor of Conococheague, one of 23 manors in Maryland held by Lord Baltimore to generate revenue for Maryland's proprietors. Conococheague Manor in Washington County (1736) and Monocacy Manor in Frederick County (1724) were the only proprietary manors in Western Maryland. Cedar Grove is a farmstead consisting of a five part 18th century log house which was refined in the early 19th century, then cased in brick in 1928, a stone spring house dating from the early 19th century, a frame forebay bank barn, also dating from the early 19th century, a brick-cased frame wash house and a frame shed/garage. Other important characteristics of the property include a section of dry-laid stone wall which appears to follow an early boundary line, and a spring and stream which descends to the Potomac River. The property lies on the south side of Dellinger Road, just above the Potomac River, south of Williamsport. The surrounding landscape is farmland and woods. The land is hilly with many limestone outcrops.

General Description:

The house in the complex is located near the south edge of Dellinger Road and faces east. It is a two story, four bay brick-cased log dwelling with a central chimney, the portion of which that extends above the roofline is brick. The chimney at the first story is stone. Leanto additions have been attached to the rear (north) elevation of the building which causes the west slope of the gable roof to be longer and shallower. Another leanto addition, one story high and wood sided, is attached to the north elevation.

The openings in the front elevation are grouped with three bays to the south of the central chimney. This section at the first and second stories forms two of the four separate components of the house. The window and door arrangement across the front elevation is window, door, window, with the section north of the chimney having only a door at the first story. These openings are aligned with four windows across the second story front. Windows have wide wooden lintels with six over two light sash which were installed in 1928, replacing earlier nine over six light windows. Entrances are located in the second bay from the south end of the front, and in the fourth bay, and in the two gable end walls. The entrance in the second bay from the south end has a door with six raised panels with molded

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trim. The jambs for this door have decorative molded recessed panels, four down each side and two at the top. There is no transom. Other exterior doors date from the early 20th century and include transoms.

Bricks casing the house are arranged in all stretcher bond. All entrances are sheltered by porches. The two front elevation entrances have a three bay one story hipped roof porch, supported by large square posts. The north end entrance porch is Colonial Revival in style, gable fronted with pronounced returns and an arched top, also with large square columns.

A shed roofed porch protects the south gable entrance which opens into the kitchen. All of these porches date from the 1928 work on the house.

The 1928 brick exterior of Cedar Grove belies the true structure of the house which remains intact beneath the later veneer. Fortunately a photograph survives of the 1928 work in progress which shows the original structure minus its early siding. This photograph (submitted with this documentation) reveals the sequence of construction of four separate sections of the building. The following description of the sequence of the log construction is quoted from a report by Douglass C. Reed, consultant with special expertise in log construction. The report is dated March 3, 1998.

The 1928 photograph revealed a three to likely a four part log house. The original four sided crib was a full one story and partial second story log crib now located in the south half of the main block of the house. The second period was a three sided log addition raised to a story and just under a half to match the height of the south crib.

It was clear from the [1928] photograph the third period was the raising of the original south log crib to a full two stories. The fourth section was the raising of the north addition to match the roofline of the raised south crib.

The on site evidence supported the photograph. In the basement under the original log crib, there was one small area where the log ends of the northeast corner of the south crib could be seen along side the vertical post of the second period log addition.

The 1928 photograph and the small view port of the log corner indicate the house was constructed of round

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unbarked logs. The corner notches were steeply "V"
notched with some of the bottoms on the notch ends left
round. Other notches appear to be cut in a diamond
shape. The entire first floor, both sections, and the
second floor south section all were built of oak logs.
All logs were left in the round.

The upper level of the north section was raised of
larger diameter logs tightly fitted together and shaved
clean of all bark. The choice of larger diameter logs
stands in marked contrast to the other three sections
that appear to be built by the same hand or builder.
The last section of the house was not raised by the
same builder as the first three sections.

The photograph clearly indicates a 9 over 6 light
double hung sash window set into heavy wooden frames
projecting well out from the logs. Projecting frames
indicate that the log frame was covered and the
cladding butted into the sides of the projecting window
and door frames.

Little evidence in the photograph sheds light on
the cladding that covered the logs prior to the bricks.
However, in the upper reaches of the northeast corner
there were fragments of wood, thin and spaced, not
tightly set and attached to a vertical corner stud
attached to the log corners....

The pieces attached at the upper northwest corner of the house could
be remnants of lathing for stucco. Stucco, often struck to resemble cut
blocks was a frequently chosen covering for log or stone houses in
Washington County, especially in the early and mid 19th century. The
Douglass Reed report continues:

The interior evidence reveals a settlement
[period] house that was planned from the initial
conception to be a "grand" and larger home. It was
obvious the form of the house was similar to other
thoughtfully constructed log houses in the region.
These planned growth structures were not hastily built
temporary houses. These pre-planned growth houses

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indicate an established though early and growing community.

The first log crib was raised three logs above what was the second floor loft and had four cornered log walls. At the north gable end of the initial story and a half log crib was erected a massive stone fireplace/chimney system.

The massive fireplace/chimney system had a large enough fireplace built into the first log crib to heat the room and from which to do small fire hearth cooking. In addition to and on the opposite side of the masonry stack was built a larger fireplace that would be used as a kitchen cooking fireplace. It had its own flue and the multi flue, multi fireplace masonry unit was built all at once since there were no seams in the stonework indicating back to back construction.

After the two room first floor plan of one full crib and an addition with sleeping lofts above was completed, and as time and circumstances permitted, the second story of the house was raised to a full two stories over the original crib. Since the log construction of the second floor over the kitchen [north] section was so different from the other three periods of construction, some time likely passed in terms of years between the 3rd and 4th sections of the house. All the construction wrapped around the standing fireplace/chimney system.

During the growth process of the house, there was a log "ell" addition, one room one story with a low ceiling attic constructed in the area where the current kitchen exists. When and what sequence it came was not determined....

These five sections of the house were complete before 1808 when the property was first parceled off from the large Conococheague Manor property. Sometime not long after 1808, the house received a major renovation which involved installation of the high style woodwork and imported English hardware now present in the house.

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The original log section is one room with a central entrance in its east wall and a fireplace in the north end. Its interior dimensions are 16'7" by 23'5" which would make the exterior dimensions approximately 19' by 25.' The room is outfitted with chairrail with double molding, doors with six molded panels and architraves with double ogee moldings. The door to the second floor retains original grain painted finish, finely done to resemble tiger maple. This high-quality interior graining is associated with workmanship of the early 19th century in Washington County. Although altered in the 1960s or '70s, the fireplace retains its early 19th century Federal style mantel. It consists of a shelf with several layers of deeply cut moldings, molded pilasters with inset oval panels over the stone firebox. The original plaster fire box finish has been removed. The floors in this section also appear to be part of the early 19th century renovations. They are of fine quality, vertical grained heart pine of fairly uniform and narrow widths (approximately 5 inches), blind nailed through the tongues of the boards so the floor nails don't show.

The interior dimensions of the second room are 16'7" by 15'7." The space is dominated by the large stone fireplace constructed as part of the original chimney system. This room is also outfitted with chairrail, but not as finely molded as that used in the first room.

All of the woodwork shows no evidence of having been affected by settlement of the house, which indicates that the early 19th century high style woodwork was added some time after the house was built, after the logs had gone through their period of drying and shrinking. According to the Reed report:

Log structures were built of fresh cut green logs.

Any logs cut and left to lay [sic] in the woods for much more that one year would lose the bark through deterioration. The logs in the [1928] photograph may yet have some remnants of bark still clinging to the logs.

Bark or no bark, logs dry out at the rate of approximately one inch per year. Wood can shrink up to 1/2" per foot. A green log wall raised 10 to 12 feet with logs measuring roughly 8" in diameter can take a minimum of 8 years or longer to dry. Also, a house of stacked logs up to 12' high for a story and a half structure would shrink up to one full foot in height.

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Log cribs were usually planned to be finely finished, but had to wait several years to finish the drying process and thus the shrinkage. The logs were often left exposed and whitewashed with cheap window and door frames and board and batten doors installed. After the house finished "curing," the process of refining the house began.

This process occurred with the Cedar Grove house, indicating that the initial construction occurred a number of years before the current woodwork from the early 19th century was added. The fact that the house was built in sections over time extends further the period over which it was built. This time span increases the likelihood that the house (or the earliest part of it) may be one of the tenements on Lord Baltimore's Manor, which was listed in an inventory of those leaseholdings in 1767. Of the 80 properties listed, one, in particular seems to fit the description of Cedar Grove as it may have appeared in that early settlement period. The inventory lists one Thomas South, a tenant with the following improvements: "Dwelling house 25 by 20 Barked logs Shingled with stone chimney, out house 10 by 12 round logs cabbin roof. Spring house 10 by 12 ____ [stripped?] logs and clapbd. Orch'd 100 trees no meadow, good spring just on the line 10 a. meadow unimproved, 60 a. woods 1/6 stoney." (1767 Inventory of tenements in His Lordship's Manor of Conococheague). This could well be the initial unit of the house with discrepancies in measurements explained by the shrinkage process or the accuracy of the measurement process. Out houses and back buildings were terms sometimes used to describe service wings attached to buildings as well as separate freestanding structures.

The existing outbuildings on the property appear to date from the early 19th century or later. The barn is timber framed with pegged joints and vertical board siding. It rests on stone foundations with small windows with pegged frames. The roof is steeply pitched. The spring house is stone with a gable roof, also with small windows with pegged joints. The other buildings are framed and date from later in the 19th century or the early 20th century. All remain in excellent condition. The barn foundation and springhouse have been repointed recently.

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SIGNIFICANCE SUMMARY

Cedar Grove is significant under Criterion A for its association with the early settlement of the Maryland frontier. The colonial period round log house is likely one of the early tenement houses on Lord Baltimore's Conococheague Manor. It thus represents settlement period housing in Washington County and the period of initial effective settlement which began at the close of the French and Indian War. It also portrays the early history of the proprietorship of Maryland when the Calvert family held vast manors throughout the colony for the purpose of generating revenue through tenant farming. Cedar Grove derives additional significance under Criterion C for its architecture, illustrating an accretive process of development over several periods. The initial ca. 1760 round-log section of the house is an exceptionally early example of vernacular architecture in Washington County; surviving 18th century houses are rare in the county, and any dating from prior to the Revolution are exceptional. The Federal period addition to the house exhibits a relatively high degree of architectural refinement for the Cumberland Valley region.

Historic Context:

In 1732, Charles Calvert, Fifth Lord Baltimore and proprietor of Maryland, issued a proclamation opening Maryland's frontier for settlement. This was an effort to increase population and consequently income from the "back" parts of the colony. In part this was in response to an economic depression that had gripped the tobacco market intermittently since the mid 1600s. Tobacco planters devised various means to keep the price of tobacco up, such as limitation of production, destruction of inferior tobacco and prohibitions on shipping poor quality tobacco. The bottom line was that the amount of tobacco being produced was greater than the demand for it in British and European markets.¹ The depth of this depression occurred about 1730. For Monocacy Hundred (a hundred was an area of land inhabited by a hundred taxables) which included the area of Maryland from Frederick County west in the 1730s, lists of taxables were prepared in 1733, containing 106 names, and also a list in 1734 (with 83 names) made by constable John Nelson, of those individuals who had no tobacco burnt as part of the price

¹Aubrey C. Land, "Provincial Maryland," Richard Walsh and William Lloyd Fox, eds. *Maryland, A History*, Baltimore: Maryland Historical Society, 1974, p. 34.

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support program then in effect.² This shows that tobacco cultivation had been practiced at least to some extent in the western parts of Maryland. What is not clear, however, is whether those whose names appeared on the list as not having their tobacco burnt, grew no tobacco at all, or whether they grew high quality tobacco that was marketed and not destroyed.

After 1733, Maryland's economy experienced an upturn and economic growth ensued for several decades. Two new policies helped: the new use of paper money (rather than pounds of tobacco) stimulated local trade; and a shift from tobacco production to grains. In fact, as western lands were settled, no tobacco was produced there at all. Eventually by the 1760s wheat production overtook tobacco and brought about the growth of Baltimore as a center for export of wheat and other grains.

Within the province of Maryland, Lord Baltimore retained large tracts of lands which he leased to tenants. There were 23 of these proprietary manors throughout Maryland until they were sold after 1767. Some information has been discovered about Monocacy Manor, pertaining to the leaseholds, and conditions for Conococheague Manor were probably similar. The terms of the leases were usually for the life of the lessee, plus life of two other individuals, usually sons. In a time when life expectancy was not long, this arrangement gave an opportunity for the lease to remain in effect through two generations, with the hope that at least one of the sons would survive the father. At the expiration of the lease, the land and any improvements reverted to Lord Baltimore. The lease rate was 10 shillings per 100 acres. After 1750, lease rates were raised to 20 shillings or £1 per 100 acres. After 1760, lease terms were changed to run for 21 years unless some other term was specified. Termination date for most of these later leases was set somewhere between 1783 and 1785. As it turned out, Monocacy Manor was confiscated as Tory property in 1781 after the Revolution and sold. Conococheague Manor sold to John Morton Jordon and thereafter to Samuel Ringgold was not confiscated, since the Ringolds supported the Revolution. Wheat, corn and rye were the main crops grown on the manor at Monocacy and there was a stipulation that tenants were to plant 100 apple trees.³ According to the document, "State of His Lordship's Manor [Conegocheague], 1767," Thomas South leased 104 acres at the rate of 10 shillings, 5 pence. Under "Term of Years Now Held," was the

²Grace L. Tracey and John P. Dern, **Pioneers of Old Monocacy**, (Baltimore: Geneological Publishing Co. 1987) p. 129.

³Tracey and Dern, p. 303-305.

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notation, "Thomas South, age about 50." This statement suggests that the lease was for the life of Thomas South.⁴

From the little data that can be gathered about first period housing in the larger region, it would seem that most of it consisted of small habitations of log or framed construction. One of the earliest documents describing housing in Western Maryland and the Cumberland Valley was an inventory of tenant housing on Lord Baltimore's manor in what is now Washington County. Called "Conococheague Manor," it was approximately the same size as Lord Baltimore's Monocacy Manor and had about the same number of tenants. By 1767, Lord Baltimore had determined to sell Conococheague Manor, and consequently had the list made of improvements on the Manor. The list included the name of the tenant in possession and improvements with the condition of the "several buildings, lots and dimensions." This document is one of the few written records of Washington County's earliest architecture. Most of the 80 tenants had dwelling houses, and nearly all of them were of log construction. A few frame houses were recorded. There were no stone or brick buildings. Following are representative entries from the list:

132 acres. Christian Miller.....Dwelling House
30 by 24 stone chimney 1/2 finished, orchard,
100 trees, no meadow, watered by a branch in
winter, 100 acres woods, 1/3 rocky.

126 acres. Nicholas Rhodes.....Dwelling House
25 by 18 framed. Kitchen 20 by 16 round
logs, cabbin [sic] roof. Stable 20 by 16
round logs, cabbin roof, very old. A good
lasting spring, about 170 apple trees, 5
acres meadow, 80 acres woods, 1/6 rocky.

100 acres. James Butcher.....Dwelling House
20 by 18. Two stables, one 15 feet square,
the other 10 feet square. All round logs
with cabbin roofs. A good spring, no
orchard. 3 acres meadow. 85 acres woods,
1/3 rocky.

⁴Ganius Marcus Brumbaugh, "State of His Lordship's Manor [Conegocheague?], **Maryland Records**, vol. II, (Lancaster, Pa: Lancaster Press, 1928), p. 47.

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- 130 acres. Eleanor Midley.....Dwelling House
23 by 20 hewn logs & shingled with stone
chimney. Kitchen 15 by 15 round logs with
cabin roof. No orchard, meadow or water.
110 acres woods, land level, 1/8 rocky.
- 99 acres. Christopher Plunk.....Dwelling
House 30 by 20 round logs, shingled. 1 ditto
30 by 18, hewn logs and shingled. Barn 60 by
28, round logs, shingled. 2 out houses,
round logs. 8 acres meadow, a good spring.
Orchard 200 trees. 40 acres woods. Land
level. 1/10 rocky.
- 105 acres. Coodle & Grove.....Dwelling House
25 by 24 round logs and shingled. Stone
chimney half built. 3 acres meadow. Orchard
100 trees. Winter spring. 60 acres woods
1/6 rocky.
- 100 acres John Judy.....Dwelling House 20 by
16, stable 16 by 14, round logs and cabin
roofs. Orchard 110 trees. 3 acres meadow.
No spring. 20 acres woods. Watered in winter
from a drain. Land level and about 1/10
rocky.
- 140 acres David Miller.....Dwelling House 24
by 20 round logs and shingled. Barn 30 by 20
round logs and covered with [?]. Orchard 100
trees. No meadow or water. 118 acres woods.
Very level land. 1/20 rocky.
- 107 acres Jacob Yeakill.....Dwelling House 21
by 17 round logs and clapboarded. Stable 21
by 14. 1 ditto 16 by 10, both round logs and
cabin roofs. No meadow, orchard or water.
70 acres woods. About 1/20 stoney.
- 150 acres Robert Jackson.....Dwelling House
20 square, round logs & shingled. 1 old
ditto, 28 by 18 round logs and shingled.
Smith shop, round logs and cabin roof. Old

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shop 16 by 10, ditto. 10 acres marsh meadow
watered by a run. 115 acres woods, 1/5
stone.

The list concludes with two footnotes: "A cabbin roof is made by splitting trees into thin pieces which they lay one upon the other for a cover. It saves the expense of nails and is said to be as tight as clapboards." The second note explains why the survey had been made: "This manor was sold by the said Lord Baltimore to John Morton Jordon." All 80 properties on the manor were described similarly. The list is significant as the oldest known description of a sizable group of dwellings and farmsteads in Washington County. Although they were leasehold improvements, these buildings very likely were typical of the average person's farmstead in the 1760s. It is possible that as tenant holdings, these properties do not reflect as much affluence as owner occupied properties might have. Nevertheless, the list does at least provide an excellent view of tenant holdings in the 1760s.

The list shows buildings that were constructed of round or hewn logs or framed, and that they were small. Dimensions of houses appear not to have followed any particular pattern, ranging from ten to thirty feet. Some of the houses are described as having stone or brick chimneys; for others, chimneys are not mentioned at all, leading to speculation that they may have had clay-lined wooden chimneys, or perhaps, no chimneys at all. For some reason, only stone or brick chimneys were identified.

The use of the term "cabbin roof" is significant. The author of the list even goes to the trouble to define the term in a footnote at the end of the inventory. This notation seems to indicate that cabbin roofs were not familiar nomenclature, at least not to the anticipated readers of the inventory. No extant houses are known to retain such roofing, although the term is also used in the US Direct Tax of 1798 for Fulton County, Pennsylvania for a few buildings. (Fulton County is located on the northwest border of Washington County). Apparently a cabbin roof looked something like clapboards. While no examples of cabbin roofing have been discovered, some 18th century shingle roofs have survived to the present. According to the Lord Baltimore inventory, shingle roofs were found on more substantial buildings, while the cabbin roofs were on outbuildings and lesser houses. It seems that shingles were the preferred roofing material if they could be afforded.

The inventory also provides a view of agricultural lands during the settlement period, the amount of acreage tilled and the nature of

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agricultural production. Thus an image is formed of first period farmsteads. Large proportions of each tenant's acreage remained in woodland, indicating that the area actually farmed was small. In many scenarios, well more than half of the leased acreage was in woods. Some is identified as meadow. Acreage that was not designated as either woods or meadow was presumably under cultivation, although no particular crops were listed. Since wheat, corn and rye were being produced on Monocacy Manor in the 1760s, it is likely that the same crops grew on Conococheague Manor. Acreages were typical of the general family farms which eventually became prevalent in Washington County, 100-200 acres. The number of orchards and fruit trees listed seems surprisingly high, but so little is known about agricultural practices at the time that no explanation for the extent of orchards in the 1760s comes forth, other than it may have been a requirement in the lease, as was the case with Monocacy Manor where 100 apple trees were stipulated. Probably the fruit yield was dried, used as sweetener or distilled into cider or brandy.

The inventory seems to affirm that first period housing in Washington County was very modest. Buildings were small, roughly constructed (only a few were sided, a covering which became the norm for log houses in the later 18th and 19th centuries). Many were built of round logs which means that the structural members were not even squared or hewn during construction. These first period houses may have been perceived as temporary, to be replaced when the farm prospered and money became available for a more worthy house. The same is true of barns, stables, and outbuildings. Barns were log, round or hewn, and certainly smaller than the large forebay, bank "Swisser" barns that are associated with later 18th and 19th century in Washington County.

Cropland was small, too. In most cases in the inventory, fewer than fifty acres was under cultivation. The general belief in the 18th century was that about fifty acres under cultivation was required to sustain a family. The woods may have been used as pasture, a practice that was common in Washington County in the 18th century. This type of pasturage kept the understory of the forested area down and provided good forage for hogs and sheep.

Not long after Conococheague Manor was sold to John Morton Jordon, it was acquired by Samuel Ringgold, member of a wealthy eastern Maryland family. Unfortunately, due to his lavish lifestyle and fondness for horseracing and gambling, Ringgold found it necessary to begin selling off portions of the large manor (renamed "Ringgold Manor") in order to pay his debts. This he began to do in the early 1800s.

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Resource History:

One of the earliest references to this property was in a sale on August 18, 1805, from Samuel Ringgold to Joseph Sprigg. This transaction was for 840.5 acres adjoining the subject property on the south and west. In the boundary description for the sale, the property line runs to the "mouth of a small run flowing from a spring where William Davis Junior lives then up the middle of said run..." (Washington County Deed Liber S, folio 830). According to as yet unpublished research on Conococheague Manor by Sandy Izer and George Anikis, William Davis along with Phillip Cline were leaseholders on the Manor, and Phillip Cline leased 55 acres of land on the manor from 1791 through at least 1796.

In 1803 and 1804, bonds were recorded for William Davis Junior and Phillip Cline for £200 for William Davis Jr. to "well and truly execute and perform the duties required of him as supervisor of the road from the mouth of the Opeckon to the Manor Cross Roads..." (Liber P, folio 135, and P/794). The mouth of the Opeckon is on the West Virginia side of the Potomac River and the road from its mouth is today's Neck Road which intersects with Dellinger Road, just west of this property. The road passes through the land which Ringgold subsequently sold to Joseph Sprigg (mentioned above).

On December 12, 1806, Samuel Ringgold conveyed 400 acres of manor land to Frisby Tilghman, his brother-in-law. (Deed Liber S, folio 498) There follows a series of transactions between Ringgold and Tilghman, then among Tilghman heirs involving resolution of the debts linked with the manor property. (Deeds S/617, T/109, T/115 and NN/90)

Finally on May 5, 1840, Joseph Emmert acquired 293 acres for \$10,841 (WW/204) which he in turn transferred to Christian Lehman on February 15, 1845 (OHW2/716). Then in April of 1849, Christian and Elizabeth Lehman (Lanman) who by this time were residents of Ogle County, Illinois, sold the farm of 292 acres to Benjamin Crow for \$11,685. Although the property experienced a great deal of instability during the late 18th and early 19th centuries, and changed hands many times, the Tilghman ownership, whether or not any members of the family actually lived there, produced the extensive high style improvements to the house. (The Tilghman mansion, "Rockland" was located some miles to the northeast along the Sharpsburg Pike, on another portion of the manor). The Cedar Grove place was maintained and improved during the Tilghman family ownership or the property would not have commanded such high a price when sold in the 1840s.

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The Crow family at last brought stability of ownership for the next 54 years, at least until financial difficulties once again forced a sale. In Benjamin Crow's will, made in 1878, he leaves his personal and real property to his daughter, Mary Jane Barnet, wife of Washington Barnet. He is careful to exclude his son-in-law, Washington, leaving everything to Mary Jane in her own right and then upon her death, to her children. Benjamin Crow explains that since he has loaned substantial sums to his son-in-law and has not been repaid, the farm was to be the property of his daughter only and the grandchildren. He also requested that they take care of his "unfortunate son, Benjamin L. Crow and will not suffer him to come to want..." (Will Liber F, folio 884). Apparently, Benjamin L. Crow was mentally handicapped in some way. In the will, this property was referred to as the Home Farm, "Cedar Grove." Unfortunately for the heirs of Benjamin Crow, the property was eventually sold out of the family to settle Washington Barnet's debts.

Martin Luther Strock purchased the property in January, 1900 (112/87). In 1909, he sold it to Henry M. Miller and Emma Miller for \$13,750. Cedar Grove remained in the Miller family until 1966. The brick casing of the house was done by Frederick Miller who acquired the property in 1920. (141/457, 158/608, 445/687).

In conclusion, the evolution of Cedar Grove illustrates the history of a property, a building and of several families. Beginning as a tenant holding on Lord Baltimore's westernmost proprietary manor, the property was acquired by a wealthy planter family from the Eastern Shore, and later passed through the hands of a series of farm families of German extraction, who made up the majority of Washington County's population through most of its history. The architecture of the house shows this path through history, beginning with the round-log settlement period tenant house, to the fancy refinements added in the early 19th century during Tilghman ownership, to modernizations made in keeping with popular Colonial Revival influences in the 1920s. Enough material remains from each of these periods within the house and its associated buildings to convey this process of history over an extended period of time.

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MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Geographic Organization:

Western Maryland

Chronological/Developmental Periods:

Rural Agrarian Intensification, A. D. 1680-1815

Agricultural-Industrial Transition, A. D. 1815-1870

Industrial/Urban Dominance, A. D. 1870-1939

Prehistoric/Historic Period Themes:

Architecture, Landscape Architecture, and Community Planning

Resource Type:

Category: Building

Historic Environment: Urban

Historic Function(s) and Use(s):

Domestic: single dwelling

Domestic: secondary structure

Agriculture/subsistence: animal facility

Known Design Source: none

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9. MAJOR BIBLIOGRAPHICAL REFERENCES

see footnotes

Anikas, George, and Sandy Izer, unpublished research on Conococheague Manor
Washington County Land Records

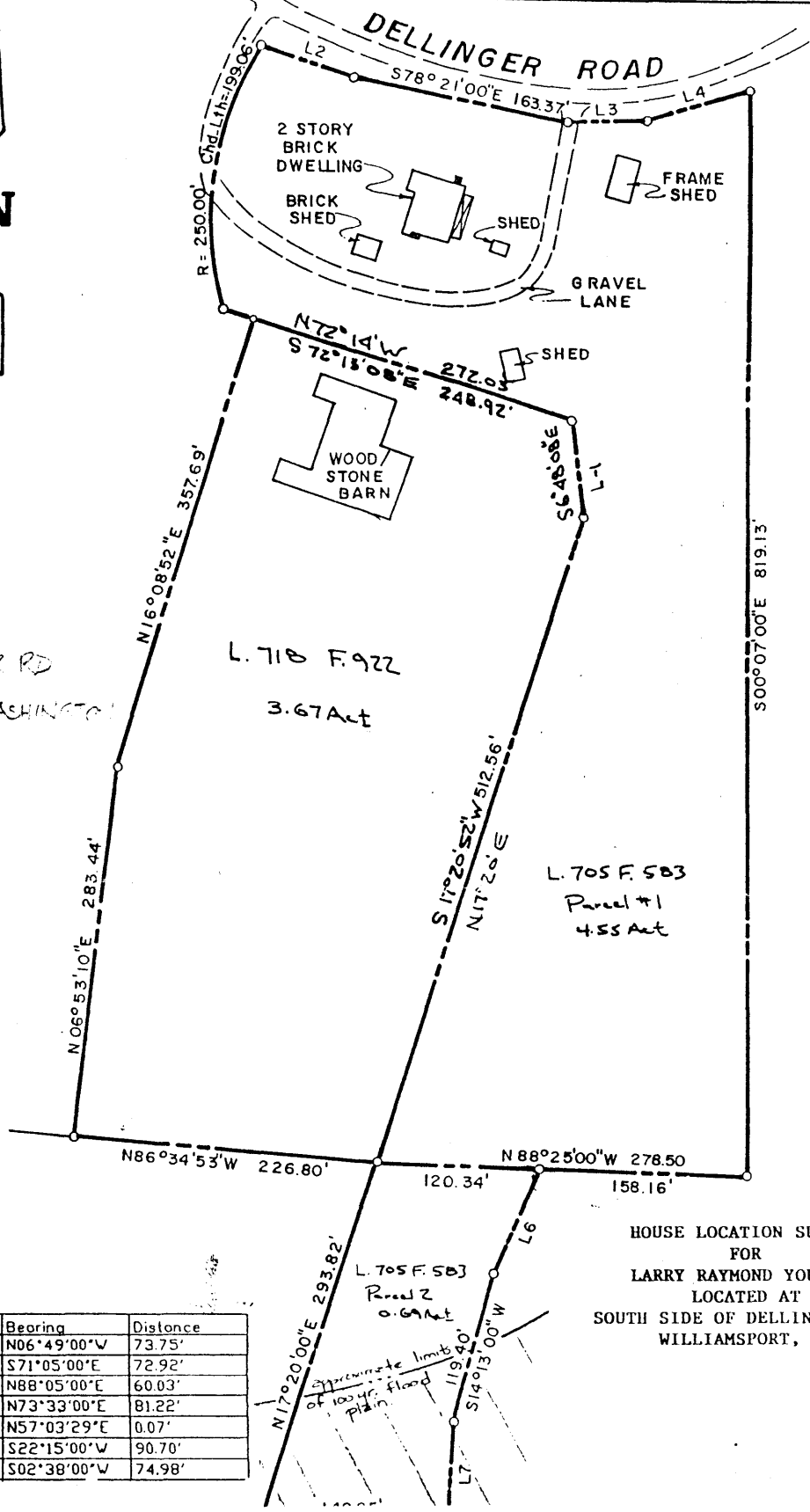
10. GEOGRAPHICAL DATA

Verbal Boundary Description: The nominated area comprises two parcels described among the land records of Washington County in Liber 718, folio 922 and Liber 705, folio 583 and shown on the accompanying house location survey plat, containing approximately nine acres.

Boundary Justification: The current property, approximately nine acres, was formerly the seat of a large farm which contained 300 acres. The nominated property comprises the remnant of the parcel historically associated with the resource, and encompasses the contributing elements within their historic setting.



CEDAR GROVE
 15435 DELLINGER RD
 WILLIAMSPORT, WASHINGTON
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No.	Bearing	Distance
L1	N06°49'00"W	73.75'
L2	S71°05'00"E	72.92'
L3	N88°05'00"E	60.03'
L4	N73°33'00"E	81.22'
L5	N57°03'29"E	0.07'
L6	S22°15'00"W	90.70'
L7	S02°38'00"W	74.98'

HOUSE LOCATION SURVEY
 FOR
 LARRY RAYMOND YOUNKER
 LOCATED AT
 SOUTH SIDE OF DELLINGER ROAD
 WILLIAMSPORT, MD