

HO-974

McCauley-Hobbs Tenant House
5701-5703 Furnace Avenue
Elkridge

Description:

The McCauley-Hobbs Tenant House is a two-story, four-bay by four-bay frame structure with a rubble stone foundation, aluminum siding, and a gable roof with a north-south ridge and asphalt shingles. There is a brick chimney in the center of the building. The east elevation has a two-story ell that is two bays by four bays and is set back from both the north and south walls of the main block. The ell also has aluminum siding. The west bay of the ell has a gable roof with asphalt shingles and an east-west ridge, while the east bay has a shed roof. The house is a duplex with the south and north halves being mirror images, and each has one room to the front, or west, and one room to the back. There is a wood mantel in most of the rooms, covering a stove chimney. The east room has a winder stair that is enclosed with beaded-edge vertical boards. The second story has two chambers, and the stairway comes up into the east chamber.

Significance:

The McCauley-Hobbs Tenant House sits on what was a one-acre lot that was purchased by Jehoshaphat McCauley of Anne Arundel County in 1834 for \$80. The low price for the land, along with a mortgage made a year later for \$150, suggests that the lot was vacant and that McCauley mortgaged the property in order to fund construction. The indenture of mortgage notes that it was for the house and lot in Elkridge. In 1836 Jehoshaphat McCauley sold the property to Thomas McCauley for \$500. Thomas McCauley died the following year and his estate wound up in chancery court. The court records note that his real estate consisted of "one lot of one acre, more or less, with a frame house thereon." Thomas McCauley's widow, Mary, had already remarried by 1844, to Nehemiah Rowles. This property was designated lot 5 and Nehemiah Rowles was definitely in possession of it when he died in April 1847. Mary McCauley Rowles died several weeks later. Lot 5 was sold lot in 1864 to Thomas McCauley (II), a boot and shoemaker. Seven years later he sold the lot to grocer and merchant Marshall McCauley.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. HO-974

1. Name of Property (indicate preferred name)

historic McCauley-Hobbs Tenant House

other _____

2. Location

street and number 5701-5703 Furnace Avenue not for publication

city, town Elkridge vicinity

county Howard

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

name Thomas & Barbara Palacorolla

street and number 12183 Triadelphia Road telephone 410-796-7676

city, town Ellicott City state MD zip code 21042

4. Location of Legal Description

courthouse, registry of deeds, etc. Howard County Courthouse liber 2316 folio 179

city, town Ellicott City tax map 38 tax parcel 624 tax ID number _____

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

7. Description

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Condition

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

The McCauley-Hobbs Tenant House is a two-story, four-bay by four-bay frame structure with a rubble stone foundation, aluminum siding, and a gable roof with a north-south ridge and asphalt shingles. There is a brick chimney in the center of the building. The east elevation has a two-story ell that is two bays by four bays and is set back from both the north and south walls of the main block. The ell also has aluminum siding. The west bay of the ell has a gable roof with asphalt shingles and an east-west ridge, while the east bay has a shed roof. The house is a duplex with the south and north halves being mirror images, and each has one room to the front, or west, and one room to the back. There is a wood mantel in most of the rooms, covering a stove chimney. The east room has a winder stair that is enclosed with beaded-edge vertical boards. The second story has two chambers, and the stairway comes up into the east chamber.

Description:

Exterior

The McCauley-Hobbs Tenant House is located at 5701-5703 Furnace Avenue, on the east side of the road and facing west toward the road, in Elkridge, in northeastern Howard County, Maryland. The house is a two-story, four-bay by four-bay frame structure with a rubble stone foundation, aluminum siding, and a gable roof with a north-south ridge and asphalt shingles. There is a brick chimney in the center of the building. The east elevation has a two-story ell that is two bays by four bays and is set back from both the north and south walls of the main block. The ell also has aluminum siding. The west bay of the ell has a gable roof with asphalt shingles and an east-west ridge, while the east bay has a shed roof.

On the west elevation, the first story has two center doorways containing doors with three lying lights over three lying panels, and there are what appear to be closed-off transoms above the doorways. There is a single six-over-six sash on each side of the doors. There is a two-bay porch with metal posts supporting a hipped roof in the center of the first story. The second story has four six-over-six sash. There are boxed eaves. The north elevation of the main block has a six-over-six sash set to the west on both the first and second stories. The first story of the ell has a six-over-six sash in the east bay. The west bay has a door with 15 lights and a six-over-six sash set next to it. There is a new porch with pressure-treated deck, railings, and posts supporting a hipped roof at the doorway. The second story of the ell has two six-over-six sash in the east bay and one six-over-six sash in the west bay. The south elevation of the main block matches the north elevation, while the ell has two six-over-six sash on the first story with a small two-light casement between them. The second story of the ell has a six-over-six sash to the west, and a six-over-six sash to the east. There is a one-story shed-roofed addition on the

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east. This addition has two six-light sash in the center, with a door to the north, on the east elevation. The north elevation of this addition has a large 12-light sash, while the south end is an open porch with a door that has three lying lights over three lying panels. The second story of the ell has eight six-over-six sash.

Interior, 5703

The house at 5701-03 Furnace Avenue is a duplex with the south and north halves being mirror images. The south half, which is 5703, has one room to the front, or west, and one room to the back. The west room has pine flooring that varies between three and four inches. The architrave is mitered and has a beaded interior edge. There is plain baseboard, and the wood sash has 9-inch by 11-inch lights with ovolo muntins. There are no clear pins in the muntins, though it appears that there may be pins in the corner joints. There is a wood mantel on the north wall that has plain pilasters and a plain frieze, and a mantelshelf that has a scalloped cut on the front of it, but is otherwise plain. There is no hearth here, just a stove chimney with a thimble. The east room has a winder stair in the southwest corner that is enclosed with beaded-edge vertical boards. Some of these boards have apparently been cut out to open up the stairway. There is new flooring laid down over top of the original flooring, and the sash are identical to the west room. The north wall has a wood mantel with plain pilasters and frieze, a bead bed mould, and a plain shelf. There is no hearth, but rather just a stove chimney with a thimble. A closet was added in the northeast corner. The east elevation has a doorway with the door missing and the transom closed off. The rear addition on the east is a kitchen with both head-cut trim and mitered trim. The west wall of this addition has flush-board siding. The door frame is narrow and has a beaded edge, and there is a closed-off window to the north.

The second story has two chambers. The stairway comes up into the east chamber, and this room has been partly closed up to create a bathroom in the northeast corner and a closet in the northwest corner. The north wall has a wood mantelshelf, and the wall is built out to the width of the mantelshelf with a narrow chimney behind it. The east chamber has a ghost on the west wall, in the area where the existing stair is, that may indicate a stringer for a stairway that ran to the attic. There is no stairway to the attic at present. There is a door on the west wall, leading to the west chamber, which has two panels. The west chamber flooring matches the first story. The north wall has a wood mantel that matches the east chamber, with only a stove chimney behind it. A closet was built in on the northeast corner. The walls and low ceiling have plaster on lath. There is mitered architrave with a beaded interior edge, and the sash are identical to the first story. The east addition has paneling and a drop ceiling, and 2-1/4 inch flooring that runs east-west.

Interior, 5701

The northern half of this building, which is 5701 Furnace Avenue, is a mirror of the south half and there was an opening between the two buildings that is now closed off. The west room flooring and

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architrave match that in the south half, and there is a wood mantel on the south wall that matches the west room in 5703. The sash are also identical. The east room also has paneling and a winder stair that is enclosed in the northwest corner. The bottom of the stairway has been rebuilt. The south wall is now paneled, and does not have a mantel or any evidence now visible that one was here. A new door has been added to the north elevation. The addition on the east has linoleum and drywall. The doorway on the west of this addition, into the main block, has a door with a three-light transom that has been closed off, and a window to the south of the door that has been converted to a closet. These openings have mitered architrave with a beaded interior edge. The rear or east door has four lights over three lying panels.

The second story also has a two-room plan. The west chamber has plaster on lath on the walls and on the low ceiling, and has typical sash. There is a new flush door leading into this room, and a modern closet has been added in the northeast corner. The south wall has a wood mantel that matches the west chamber in 5703, with only a stove chimney behind it. The east chamber has carpeting and paneling, has flush doors, and has been cut up to create a bathroom and closets. The stair balustrade in the east chamber of the main block appears to be original, and has four-inch square newel posts with two horizontal rails made of approximately 1 by 3s. There is no stairway to the attic. The east addition has 2-1/4 inch pine flooring and a drop ceiling. The east wall has four six-over-six sash creating a window wall, with two six-over-six sash on the north elevation. There is either drywall or Homosote on these walls.

8. Significance

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Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input 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 N/A **Architect/Builder** N/A

Construction dates c. 1835

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:

The McCauley-Hobbs Tenant House sits on what was a one-acre lot that was purchased by Jehoshaphat McCauley of Anne Arundel County in 1834 for \$80. The low price for the land, along with a mortgage made a year later for \$150, suggests that the lot was vacant and that McCauley mortgaged the property in order to fund construction. The indenture of mortgage notes that it was for the house and lot in Elkridge. In 1836 Jehoshaphat McCauley sold the property to Thomas McCauley for \$500. Thomas McCauley died the following year and his estate wound up in chancery court. The court records note that his real estate consisted of "one lot of one acre, more or less, with a frame house thereon." Thomas McCauley's widow, Mary, had already remarried by 1844, to Nehemiah Rowles. This property was designated lot 5 and Nehemiah Rowles was definitely in possession of it when he died in April 1847. Mary McCauley Rowles died several weeks later. Lot 5 was sold lot in 1864 to Thomas McCauley (II), a boot and shoemaker. Seven years later he sold the lot to grocer and merchant Marshall McCauley.

Significance:

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of one of the other houses may have necessitated mortgaging the property. McCauley was clearly investing in real estate and taking advantage of the need for worker housing close to the Elkridge Furnace.¹

A commission was appointed to value and divide the property, and a plat was made showing the proposed division. This plat shows two duplex houses on Furnace Avenue, one of which was 32 feet long and was to be divided into two lots of 28 perches each (nos. 1 & 2) down the center, with the center line bending to pass through the center of the privy behind. The other house was on its own lot (no. 3) of 50 perches. The property on the turnpike was designated lot 4. Another lot along the Patapsco River, one acre that the records note Thomas McCauley purchased from Jehoshaphat McCauley in 1836, had a house. This was designated lot 5 and must be the building in question. Lot 6 was southeast of it and had no buildings. Thomas McCauley's widow, Mary, had already remarried by 1844, to Nehemiah Rowles. She, her son Thomas McCauley (II), and her son-in-law George Hobbs, protested the division, so the court ordered all of the real estate to be sold; this occurred in 1846. The property was reportedly advertised in the *Baltimore Sun*, but this advertisement could not be located. James Stratton bought lots 1, 2, and 3, the first two for \$415 and the third for \$450. Stratton also purchased Thomas McCauley's (II) interest in the distribution of the estate for \$400, gambling that the final sum would be greater than this amount. George Hobbs bought lot 4 for \$605. Lots 5 and 6, "with a frame dwelling thereon," had been assigned to Mary for her dower. Since the property was being sold, they should have been included, but are not mentioned by name. Nehemiah Rowles bought the reversion of the widow's dower for \$300, and was definitely in possession of lots 5 and 6 when he died in April 1847. Mary McCauley Rowles died several weeks later, further complicating the settlement of Thomas McCauley's estate. The earliest tax record for the property that gives some glimpse of what it contained dates to 1847 and notes that McCauley's heirs held four houses and lots from his estate at Elkridge Landing, and that they had been transferred to "sundry persons."²

When he died Nehemiah Rowles was in debt to a number of local people, including James Stratton, from whom he purchased many pints and quarts of whiskey, rum, brandy, and cider, as well as some tobacco and laudanum. From George H. Pocock he purchased bacon, sugar, cheese, rice, butter, coffee, molasses, mustard, candles, pork, herring, codfish, whiskey, rye, French brandy, and tobacco. Dr. Hattersly P. Worthington, a Harford County native who had married Mary Catherine Murray from the Elkridge area, made many visits to Rowles at the end of his life. To settle these debts Rowles' real estate had to be sold. Lot 6, which was divided into four separate lots in one court plat, was offered for sale as one tract, along with lot 5, by court-appointed trustee Thomas Donaldson in 1849. They were described as "two lots in Elkridge Landing, situated on the road leading from the Baltimore and

¹ Howard County Circuit Court, Equity 8345, Recorded in Liber 176, folio 206, 212. Maryland State Archives.

² Equity 8345. Howard County Commissioners, Transfer Book, 1841-51, Maryland State Archives.

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Washington turnpike, past the furnace of Ellicott & Brother, and running back to the Patapsco. One of these lots contains one acre of ground, and has a frame dwelling house thereon." Lot 5 was purchased by Andrew Jackson Phelps for only \$100, and then sold in 1856 for that same amount to Joseph Hellman. Hellman was living in Baltimore County when he sold the lot in 1864 to Thomas McCauley (II), a boot and shoemaker for \$150. The 1860 Martenet *Map of Howard County* shows Thomas McCauley (II) in this location, suggesting that he either was renting the building, or had purchased it but had not yet received the deed. It was possible that one of the front rooms was being used by McCauley as his shoemaking shop. McCauley made a tidy little profit seven years later when he sold the lot to grocer and merchant Marshall McCauley for \$300. Marshall McCauley was living next door in 1860, so presumably the dwelling was again a rental property.³

In 1875 Marshall McCauley finally divorced himself from the property that his family had held periodically for so long, selling it to Anna Hobbs, who was apparently the wife of Rev. George W. Hobbs. Rev. Hobbs was the minister of the Methodist church across the street, and would soon become a grocer in his own right, raising the question of whether the business had been located here under Marshall McCauley and only the proprietor changed. The 1877 *Atlas of Howard County* only shows Hobbs in this location. Hobbs sold the property through a power of attorney in 1898 to Rebecca and Harrison Tongue. He was apparently a doctor, and the house may have returned to being a rental property at this time. It apparently has been a tenant house throughout the twentieth century. It is slated to be demolished in the next few years for redevelopment of a large tract of land between the road and the river, though it may be moved to a vacant lot in Elkridge to preserve it.⁴

³ Equity 8345. Worthington family genealogy at <http://web.hku.hk/~dtpalmer/wp/144389.html>. U. S. Bureau of the Census, Howard District, Anne Arundel County, Maryland, 1850. *Baltimore Sun*, 13 February 1849, p. 3, col. 6. U. S. Bureau of the Census, Agricultural Census, District 1, Howard County, Maryland, 1860, 1870. Simon J. Martenet, *Martenet's Map of Howard County, Maryland* (Baltimore, 1860).

⁴ Maryland State Gazette, 1871, Elkridge. Maryland Directory, 1878, Elkridge. 1887 Directory. G. M. Hopkins, *Atlas of Howard County, Maryland* (Philadelphia, 1878).

9. Major Bibliographical References

Inventory No. HO-974

See footnotes

10. Geographical Data

Acreage of surveyed property .762 A
Acreage of historical setting 1 A
Quadrangle name Relay

Quadrangle scale: 1:24000

Verbal boundary description and justification

The boundaries consist of the property lines for tax map 38, parcel 624, which encompasses all of the historic structures on the property.

11. Form Prepared by

name/title	Ken Short		
organization	Howard County Department of Planning & Zoning	date	March 2010
street & number	3430 Courthouse Drive	telephone	410-313-4335
city or town	Ellicott City	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

McCauley-Hobbs Tenant House (HO-974)
5701-5703 Furnace Avenue

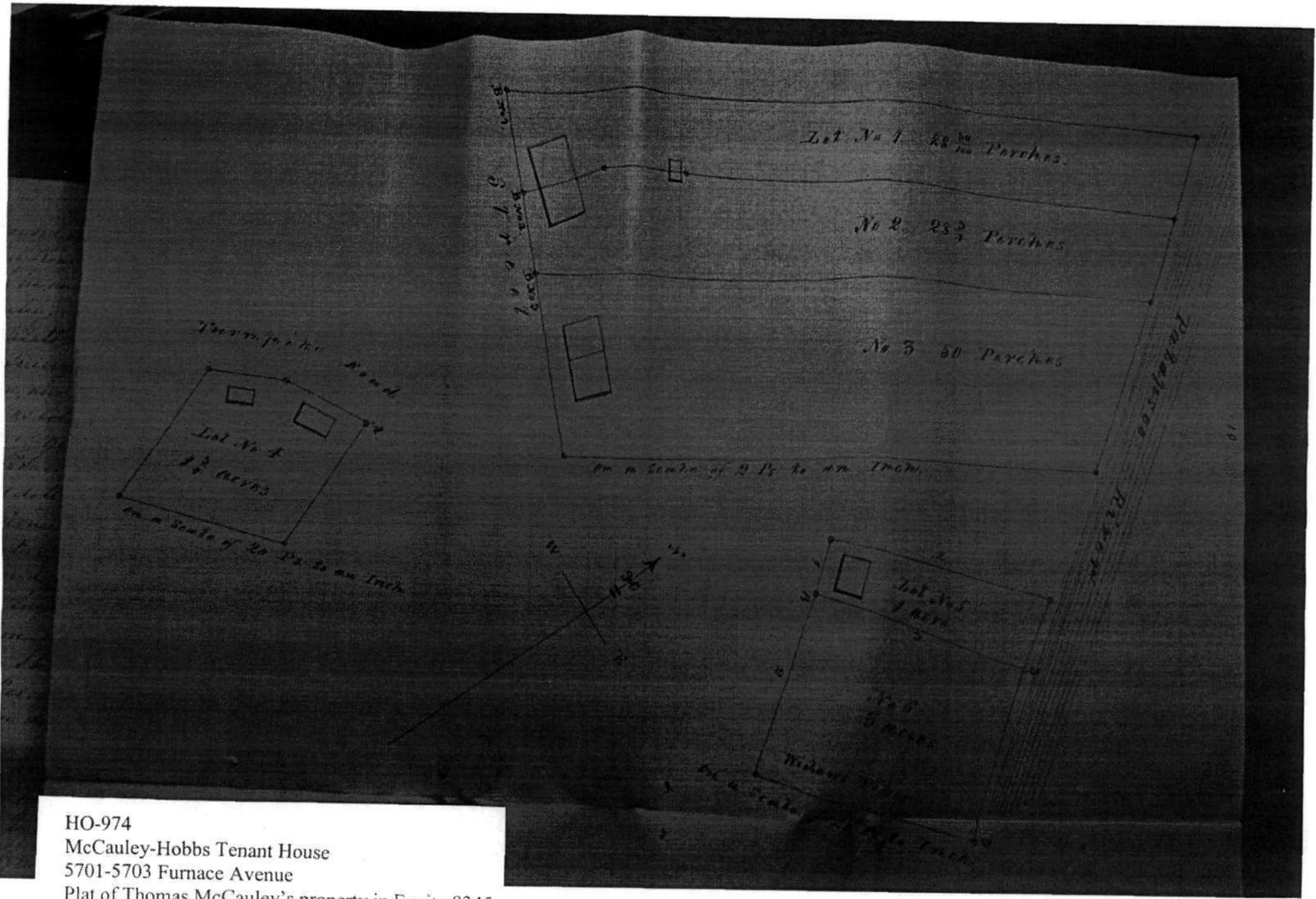
CHAIN OF TITLE

GRANTOR/HOME	GRANTEE/HOME	DATE	LIBER/ FOLIO	INSTRU- MENT	CONSIDER -ATION	ACREAGE	NOTES
Helen J. Kindt, pers. rep Estate of Sophie A. Yadlick & Charles A. Yadlick/?	Thomas A. & Barbara J. Palacarolla (H/W)/?	28 March 1991	MDR 2316-179	Deed – fee simple	\$110,000	122 sq. p.	
Helping Up Mission of Balto. City/MD Corp.	Charles & Sophie J. Yadlick (H/W)	23 Feb. 1943	BM Jr. 177-212	Deed – fee simple	\$5.00	122 sq. p	Village of Elkridge
James Shriver/Balto. City	Helping Up Mission of Balto. City	18 May 1932	BM, Jr. 143-412	Deed – fee simple	\$5.00	122 p.	
Zora B. Finnell/Balto. City	James Shriver/Balto. City	3 June 1930	HSK 138-597	Deed – fee simple	\$5.00	122 p.	
Mary V. Pritchard/of Virginia, now in Balto. City	Zora B. Finnell/Balto. City	11 Sept. 1923	HBN 118-587	Deed – fee simple	\$5.00	122 p.	
Rebecca & Harrison Tongue (W/H)/Howard	Mary V. Pritchard/ Virginia	30 April 1920	HBN 110-17	Deed – fee simple	\$1,900	122 p.	
Daniel M. Murray Martin F. Burke, attorneys/Howard	Rebecca Tongue/Howard	19 April 1898	JHO 68-475	Deed – fee simple	\$700	?	Power of attorney 23 August 1897 JHO 67-529 Public sale 16 Apr. 1898 4 th parcel below
George W. Hobbs, et al Rebecca Tongue/Howard & Balto. City	Martin F. Burke Daniel M. Murray, attorneys/Howard	23 Aug. 1897	JHO 67-529	Power of Attorney	?	?	5 parcels
Marshall McCauley & wf. Anne Eliza/Howard	Anna Hobbs/Howard	21 April 1875	LJW 35-258	Deed – fee simple	\$300	122 p	Runs along Patapsco River [incomplete reference]
Thomas McCauley & wf. Catherine/Howard	Marshall McCauley/ Howard	14 April 1871	31-58	Deed – fee simple	\$300	122 p.	@ corner of Lot B – plat in case of Hobbs v. McCauley [incomplete reference]
John Joseph Hellman & wf. Margaret Elizabeth/Balto. Co.	Thomas McCauley/ Howard	19 July 1864	23-542	Deed ?	\$150	122 p.	p/o "Hanover"
Andrew Jackson Phelps & wf. Mary/A.A. Co.	Joseph Hellman/?	25 October 1856	18-65	Deed – fee	\$100	122 p.	Hobbs v. McCauley – in High Court of Chancery of MD

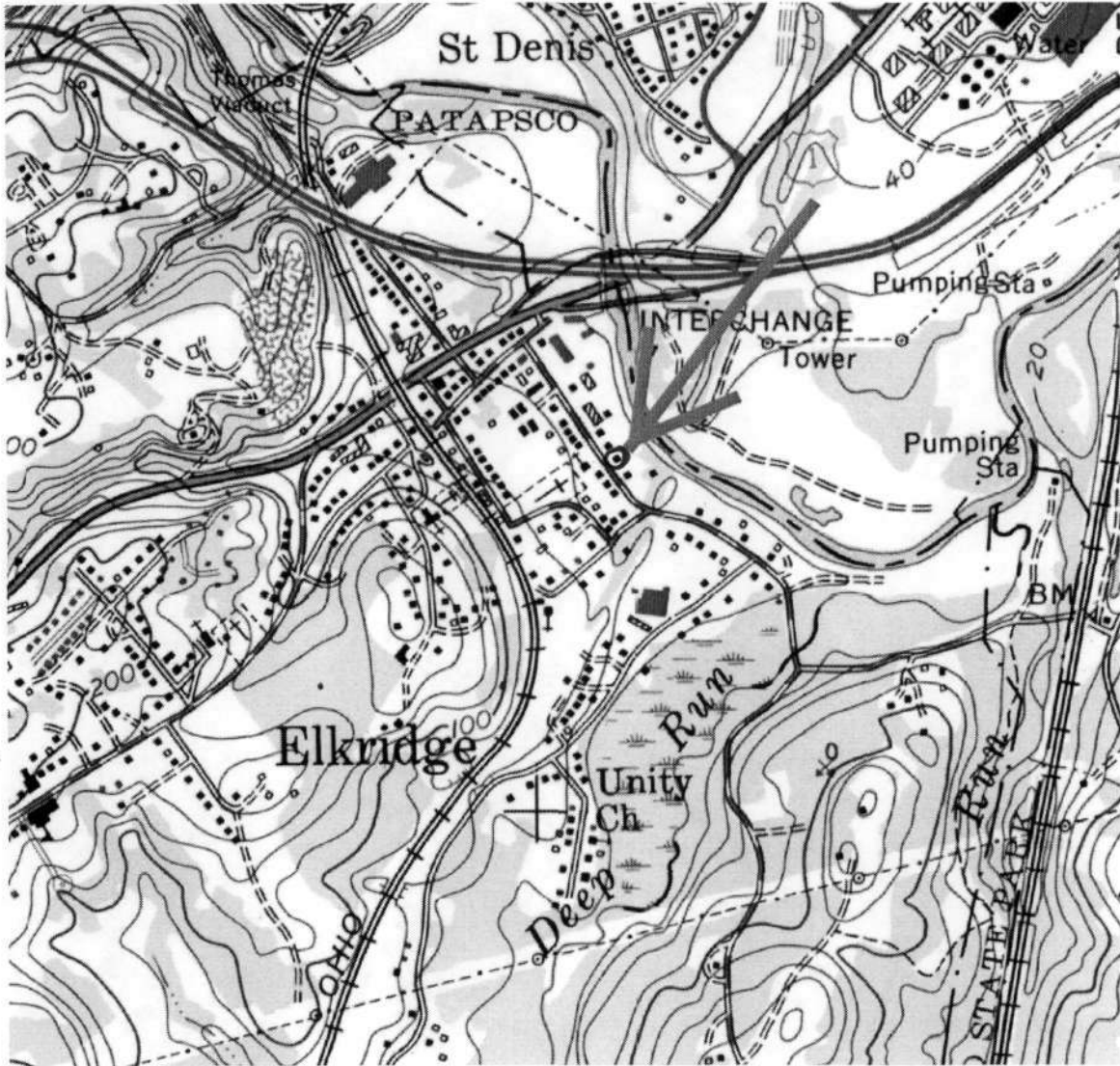
McCauley-Hobbs Tenant House (HO-974)
5701-5703 Furnace Avenue

CHAIN OF TITLE

GRANTOR/HOME	GRANTEE/HOME	DATE	LIBER/ FOLIO	INSTRU- MENT	CONSIDE R-ATION	ACREAGE	NOTES
Thomas Donaldson trustee/Howard District George Rider/AA Co.	Andrew Jackson Phelps/ AA Co.	1 March 1850	WHW 10-115	Deed – Indenture	\$100	122 p.	George W. Hobbs v. Thomas McCauley 19 Jan. 1849 Sold 19 Feb. 1849 [no previous reference]
Johoshaphat McCauley/AA	Thomas McCauley/AA Co.	22 Dec. 1836	WSG 21-559	Indenture	\$500	1 a.	In Elkridge, on Patapsco River. Adjoins John H. Blue's Lot Begin at stone w/IMC No. 1 [no previous reference]
Johoshaphat McCauley/AA	Rezin Hopkins/AA Co.	212 Feb. 1835	WSG 20-454	Mortgage Indenture	\$150	1 A.	House & lot in Elkridge – begin at stone w/IMC No. 1 [no previous reference]
Robert Dawson & wf. Richarda/Cecil	Jhoshaphat McCauley/AA	8 Jan. 1834	WSG 19-48	Indenture	\$80	1 A.	Begin at stone w/IMC No. 1 – in Elkridge p/o Hanover



HO-974
 McCauley-Hobbs Tenant House
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 Plat of Thomas McCauley's property in Equity 8345



HO-974
McCauley-Hobbs Tenant House
5701-03 Furnace Avenue
Elkridge
Relay Quad

HO-974
McCauley-Hobbs Tenant House
5701-5703 Furnace Avenue
Howard County, Maryland
Ken Short, photographer

Photo Log

Nikon D-70 camera
HP Premium Plus paper
HP Gray Photo print cartridge

HO-0974_2008-11-19_01
North & west elevations

HO-0974_2008-11-19_02
East elevation



HO-974

McCauley-Hobbs Tenant House

5701 - 5703 Furnace Ave.

Howard County, MD

Ken Short

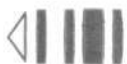
Nov. 19, 2008

MD SAPO

North & west elevations

1/2





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Howard County, MD

Ken Short

Nov. 19, 2008

MD SHPO

East Elevation

2/2

