

HO-1158
Wallich-Kahler Farm Barn
10921 Trotting Ridge Way
Private

Description:

The Wallich-Kahler Farm Barn is a two-story, three-bay by twelve bay CMU structure that is covered with textured stucco and has vertical boards on the north and south ends of the upper story. The gable roof has a Gothic lancet profile with a north-south ridge and asphalt shingles. There are a hyphen and silo and a wing attached to the north end of the building, and a hyphen and wing attached to the west side, at the south end. The south elevation has sliding-glass doors in the center of the lower story, with a two-over-two steel sash to each side. These sash are typical for the building. The north elevation center bay has new glass double doors with sidelights and transom on the lower story, reflecting the central access spine that was original to the barn. The lower story of the barn has drywall partitions with new doors, interior windows, and carpeting. The ceiling is original 3-inch wide tongue-and-grooved boards. The north end of the barn retains some of the steel stanchions from the milking parlor. The upper level of the barn has in-fill with offices in the eastern half, but still reads primarily as one large open space.

Significance:

Charles Wallich purchased his farm along Cedar Lane in 1905 and sold it in 1942 to William and Katie Mae Kahler. At that time the farm had been reduced to 49 acres, and the Kahlers added it to their own 183-acre farm that they had purchased in 1929. Four years later the Kahlers added over 31 acres and in 1953 acquired another 6 acres. Their farm, described as 267 acres, was sold to the Que Holding Company in 1962 and then to Howard Estates, Inc. in 1963. These were undoubtedly entities created by the Rouse Company to keep secret their acquisition of large tracts of land for the future development of Columbia. Later in 1963 the farm was transferred to Rouse's Howard Research and Development Corp. The Kahler's farm was to become the Village of Clary's Forest. A 1975 plat shows the development essentially as it exists today, with the existing barn being preserved on the east side of Trotting Ridge Way. A 1952 aerial photograph of the farm appears to show this barn along with several other buildings. It appears that the barn was not standing in 1943. These barns, sometimes referred to as Gothic barns because of the profile of the roof, began to be constructed in the early twentieth century and took advantage of new building materials and techniques such as laminated wood that created large arching rafters that enabled the wide-open upper level. The lower level used concrete floors and walls, metal stanchions, steel window sash, and boarded ceilings to meet the sanitary requirements imposed on dairy farms by the federal government earlier in the century. Increased efficiency was sought by attaching the various components of the operation to the barn.

7. Description

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Condition

excellent deteriorated
 good ruins
 fair altered

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

Summary:

The Wallich-Kahler Farm Barn is a two-story, three-bay by twelve bay CMU structure that is covered with textured stucco and has vertical boards on the north and south ends of the upper story. The gable roof has a Gothic lancet profile with a north-south ridge and asphalt shingles. There are a hyphen and silo and a wing attached to the north end of the building, and a hyphen and wing attached to the west side, at the south end. The south elevation has sliding-glass doors in the center of the lower story, with a two-over-two steel sash to each side. These sash are typical for the building. The north elevation center bay has new glass double doors with sidelights and transom on the lower story, reflecting the central access spine that was original to the barn. The lower story of the barn has drywall partitions with new doors, interior windows, and carpeting. The ceiling is original 3-inch wide tongue-and-grooved boards. The north end of the barn retains some of the steel stanchions from the milking parlor. The upper level of the barn has in-fill with offices in the eastern half, but still reads primarily as one large open space.

Description:

Exterior

The Wallich-Kahler Farm Barn is located at 10921 Trotting Ridge Way in Columbia, in central Howard County, Maryland. It is a two-story, three-bay by twelve bay CMU structure that is covered with textured stucco and has vertical boards on the north and south ends of the upper story. The gable roof has a Gothic lancet profile with a north-south ridge and asphalt shingles. There are a hyphen and silo and a wing attached to the north end of the building, and a hyphen and wing attached to the west side, at the south end.

The south elevation has sliding-glass doors in the center of the lower story, with a two-over-two steel sash to each side. These sash are typical for the building. The upper story has a pair of vertical-board doors below a two-light sash with a pointed top. The center of the roof overhangs this opening.

The east elevation has flush steel doors in the third, seventh, and ninth bays from the south. The remaining bays have a typical sash.

The north elevation has a hyphen and silo attached to the east bay. The center bay has new glass double doors with sidelights and transom on the lower story. The west bay has the north wing attached. The upper story has a two-light sash in the center identical to that in the south elevation, and a door that has been added above the east-bay hyphen.

The west elevation has had the five north-bay windows lengthened to near the floor and two-light fixed sash installed. The sixth bay from the north has a typical two-over-two sash, and the southernmost six bays are covered by an addition between the barn and the west wing, with doors in the seventh and twelfth bays from the north and typical two-over-two sash in the four bays between.

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The west wing is a one-story, one-bay by three-bay CMU structure that is stuccoed and has a lancet-profile roof with asphalt shingles and a north-south ridge. The gable ends have board-and-batten siding. The north elevation has no openings. The west elevation has three typical two-over-two sash and the south elevation has two typical two-over-two sash. A hyphen connects the wing to the barn at the south end. It was one-bay wide with a lancet-profile roof, an east-west ridge, and asphalt shingles. The south elevation has T1-11 siding and a new glazed door with sidelights. The north end has been opened up to the enlarged hyphen.

The north hyphen is one story and one bay by one bay. It is stuccoed CMUs with a lancet-profile gable roof that has a north-south ridge and asphalt shingles. Both the east and west elevations have a typical two-over-two sash. There is a wood walkway over top of the roof.

The silo is built of CMUs with steel hoops and has an aluminum dome roof with a row of windows just below it. There is an enclosure for a ladder rising along the south side of the silo.

The north wing is one story and one bay by one bay, of stuccoed CMUs. It has a lancet-profile gable roof with a north-south ridge and asphalt shingles. There is board-and-batten siding on the north end of the gable. The east elevation has no opening and the north has a typical two-over-two sash. The west elevation has a door with four lights over one panel of vertical boards with v-grooves. There is a projecting canopy overhead that has a shed roof and a tongue-and-grooved board soffit. The sides of the canopy have board-and-batten siding. The canopy appears to be original.

Interior

The lower story of the barn has drywall partitions with new doors, interior windows, and carpeting. The ceiling is original 3-inch wide tongue-and-grooved boards that run north-south. There are two beams that also run north-south and they are boxed in with the same ceiling boards. The top half of the exterior windows are hinged in the center and open in. The exterior walls are textured plaster on masonry. The north end of the barn is closed off from the south end and is still one open space. It retains some of the steel stanchions from the milking parlor but no feed troughs or watering bowls, or the head-locks for the stanchions. The floor is raised on the east and west sides and is all carpeted, leaving no evidence of manure gullies at this time. The north wall retains original vertical-board doors hung on rollers in the east and west bays, with new doors added to meet code.

The hyphen that connects to the silo has the ceiling opened, and it appears that it always was open. The rafters are laminated and curved, and are about 2 by 3 inches, with a straight 1- by 4-inch brace on both sides. There is a ridge beam that appears to be a 1 by 6, and two 1 by 6 ties across the plate, in between the rafters.

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The silo now has steel circular stairs up to the top, with an observation deck at the top where the windows have been added. There are periodic square openings in the south wall for access to the ladder. These openings are mostly filled with vertical-board hatch covers. There is a new doorway on the south side that leads to the walkway across the hyphen roof; this is the only access to the upper level of the barn at this time.

The upper level of the barn has in-fill with offices in the eastern half, but still reads primarily as one large open space. It has 5-inch-wide tongue-and-grooved pine flooring that runs north-south. The rafters alternate. Some are made of segments of 1 by 10 ganged together three boards thick, set side by side, and cut on a curve. Between each of these rafters are two rafters made of five 1 by 4s ganged together front to back. All are circular-sawn and wire-nailed, with solid-board sheathing on the outside. There is a ridge beam and high, short collars at the ridge that appear to be 1 by 8s. At the south end, on the west side, is a doorway into the west hyphen and attic of the west wing.

The north wing, which is set to the west on the north elevation, is one small room with carpeting, textured plaster on the walls, and a drop ceiling. The door on the west has four lights over one panel of vertical boards, and there are "v" grooves between each pair of boards. The door has butt hinges with ball finials and a new lock.

The west hyphen has no historic features left on the lower story. It was originally just one bay wide, at the south end, but has been expanded to the north by five bays. The west hyphen roof construction is identical to the north hyphen. The west wing rafters are laminated, with eight layers that are each $\frac{1}{4}$ inch by 1 $\frac{1}{2}$ inches, laid back to back to be 2 inches thick. The roof also has a ridge beam and high collars.

The west wing is divided into four rooms: two bathrooms, a kitchen, and a storage room. There are linoleum tiles on the floor and glazed tiles on the walls. There are now doorways from the hyphen into all four rooms, but originally there was only a door from the hyphen at the south end, in the south bay of the east elevation of the wing. A passage ran along the east side of the wing, which was divided into two rooms originally.

8. Significance

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Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" 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. 1944-1951

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:

Charles Wallich purchased his farm along Cedar Lane in 1905 and sold it in 1942 to William and Katie Mae Kahler. At that time the farm had been reduced to 49 acres, and the Kahlers added it to their own 183-acre farm that they had purchased in 1929. Four years later the Kahlers added over 31 acres and in 1953 acquired another 6 acres. Their farm, described as 267 acres, was sold to the Que Holding Company in 1962 and then to Howard Estates, Inc. in 1963. These were undoubtedly entities created by the Rouse Company to keep secret their acquisition of large tracts of land for the future development of Columbia. Later in 1963 the farm was transferred to Rouse's Howard Research and Development Corp. The Kahler's farm was to become the Village of Clary's Forest. A 1975 plat shows the development essentially as it exists today, with the existing barn being preserved on the east side of Trotting Ridge Way. A 1952 aerial photograph of the farm appears to show this barn along with several other buildings. It appears that the barn was not standing in 1943. These barns, sometimes referred to as Gothic barns because of the profile of the roof, began to be constructed in the early twentieth century and took advantage of new building materials and techniques such as laminated wood that created large arching rafters that enabled the wide-open upper level. The lower level used concrete floors and walls, metal stanchions, steel window sash, and boarded ceilings to meet the sanitary requirements imposed on dairy farms by the federal government earlier in the century. Increased efficiency was sought by attaching the various components of the operation to the barn.

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Columbia. Later in 1963 the farm was transferred to Rouse's Howard Research and Development Corp. The Kahler's farm was to become the Village of Clary's Forest, and the earliest plat of the property seems to date from 1973, around the time that the land was transferred to Hickory Ridge Venture. A 1975 plat shows the development essentially as it exists today, with the existing barn being preserved on the east side of Trotting Ridge Way. This building is the only surviving part of the farm, and it lends its name to the neighborhood, Barnside Condominiums. A 1952 aerial photograph of the farm appears to show this barn along with several other buildings, most likely a farmhouse and several agricultural outbuildings. It appears that the barn was not standing in 1943, though the 1943 aerial is not nearly as sharp as that from 1952, so this is less certain.¹

The existing barn is built with CMUs and the silo with poured concrete, materials that could be found in the 1930s but that would become more common in the 1940s and '50s. Given that farms were placed on a war footing by 1942, it seems likely that the Kahlers purchased the Wallich farm in order to expand their operations, and built a new barn in the mid-1940s as an additional way to meet those needs. These barns, sometimes referred to as Gothic barns because of the profile of the roof, began to be constructed in the early twentieth century and took advantage of new building materials and techniques such as laminated wood that created large arching rafters that enabled the wide-open upper level where hay was stored. The lower level used concrete floors and walls, metal stanchions, steel window sash, and boarded ceilings to meet the sanitary requirements imposed on dairy farms by the federal government earlier in the century to ensure the safety of America's milk supply. Increased efficiency was sought by attaching the various components of the operation to the barn. The silo provided feed that was made more nutritious through the ensilage process and could be moved to the feeding/milking parlor without going outside. The milk then must have been pumped to the west wing to be pasteurized, cooled, and temporarily stored. This wing uses glazed tile or block, which was common in the dairy room because it was easy to keep clean and sanitary. It, too, was attached to the farmer could work all phases of the milking operation without having to go outside. The north wing most likely was the farm manager's office, where records of the production of each cow were kept to apply more scientific standards to the dairying process. It is possible that sections of the barn were added, but there is no clear evidence of it, and it is more likely that all of the wings and hyphens were built at once in order to be complete and function smoothly.

Though the lower story has been subdivided with office partitions, it retains portions of these stanchions, many of the steel sash, and the board ceiling that give witness to the dairy operation that once occurred here. The upper levels of the barn and its attached structures are little changed. Saving the historic structures, including farm buildings, was a common pattern of development used by the Rouse Company

¹ Plat Book CMP 25-1, at <http://plats.net/pages/plats.aspx?cid=HO>. SDP 77-89C and other site development plans and aerial maps can be found at: <https://data.howardcountymd.gov/InteractiveMapV3.html#>. Last accessed 8 August 2017.

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in Columbia, even where the barns were not particularly old. Two similar barns are in the center of the Oakland Mills Village Center, at 5851 Robert Oliver Place. They had been part of the farm that was known in the nineteenth century as "Hazelwood". A similar barn at 4929 Canvasback Drive, on the farm "Dalton" (HO-156), had been converted to a dwelling, but recently burned and was demolished.

9. Major Bibliographical References

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See footnotes

10. Geographical Data

Acreage of surveyed property .4738 A
Acreage of historical setting 49 A
Quadrangle name Clarksville Quadrangle scale: 1:24000

Verbal boundary description and justification

The boundaries consist of the outlines of the property, tax map 35, parcel 335, which encompasses all of the historic buildings and features on the site.

11. Form Prepared by

name/title	Ken Short		
organization	Howard County Department of Planning & Zoning	date	August 2017
street & number	3430 Courthouse Drive	telephone	410-313-4335
city or town	Ellicott City	state	MD

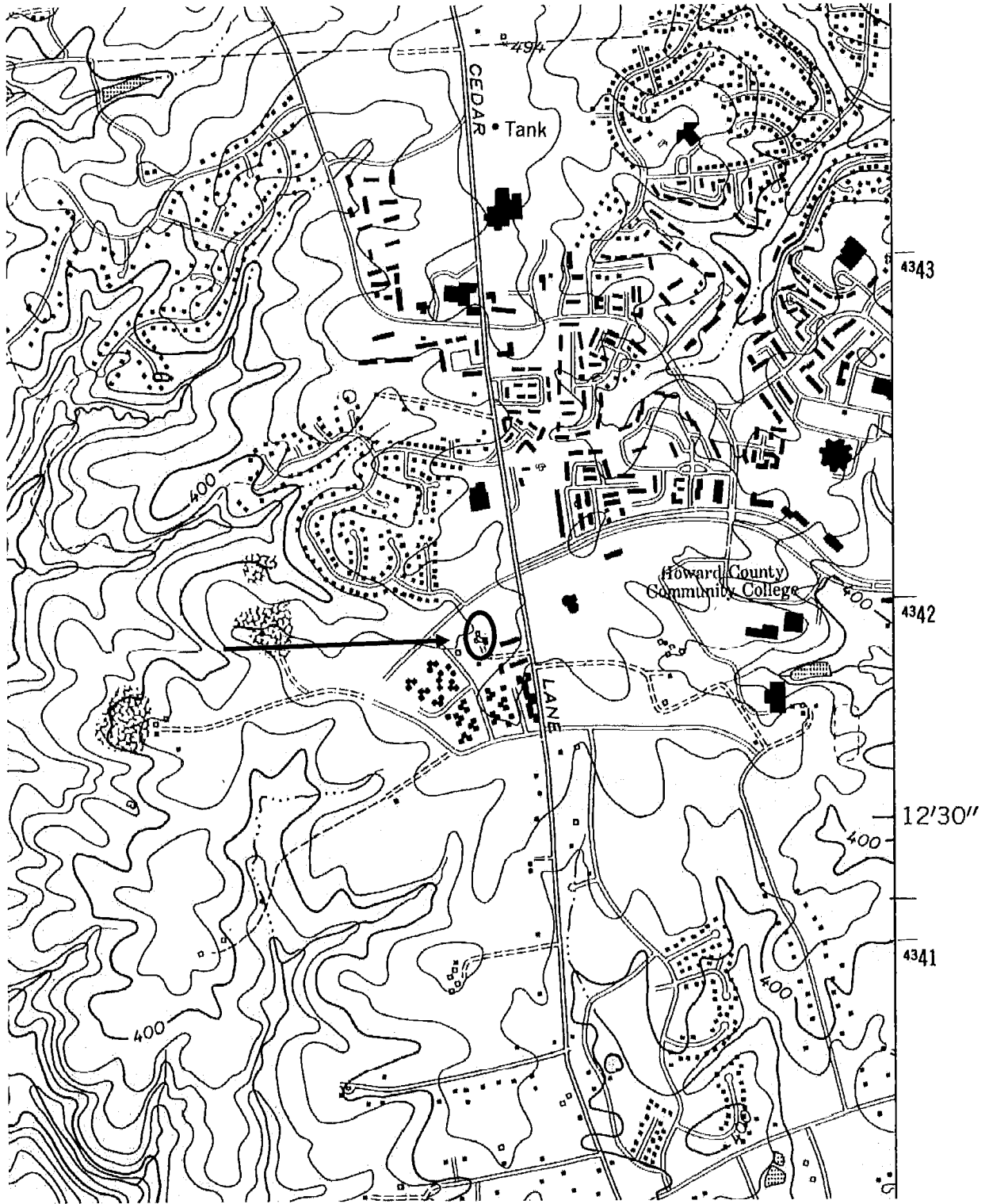
The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

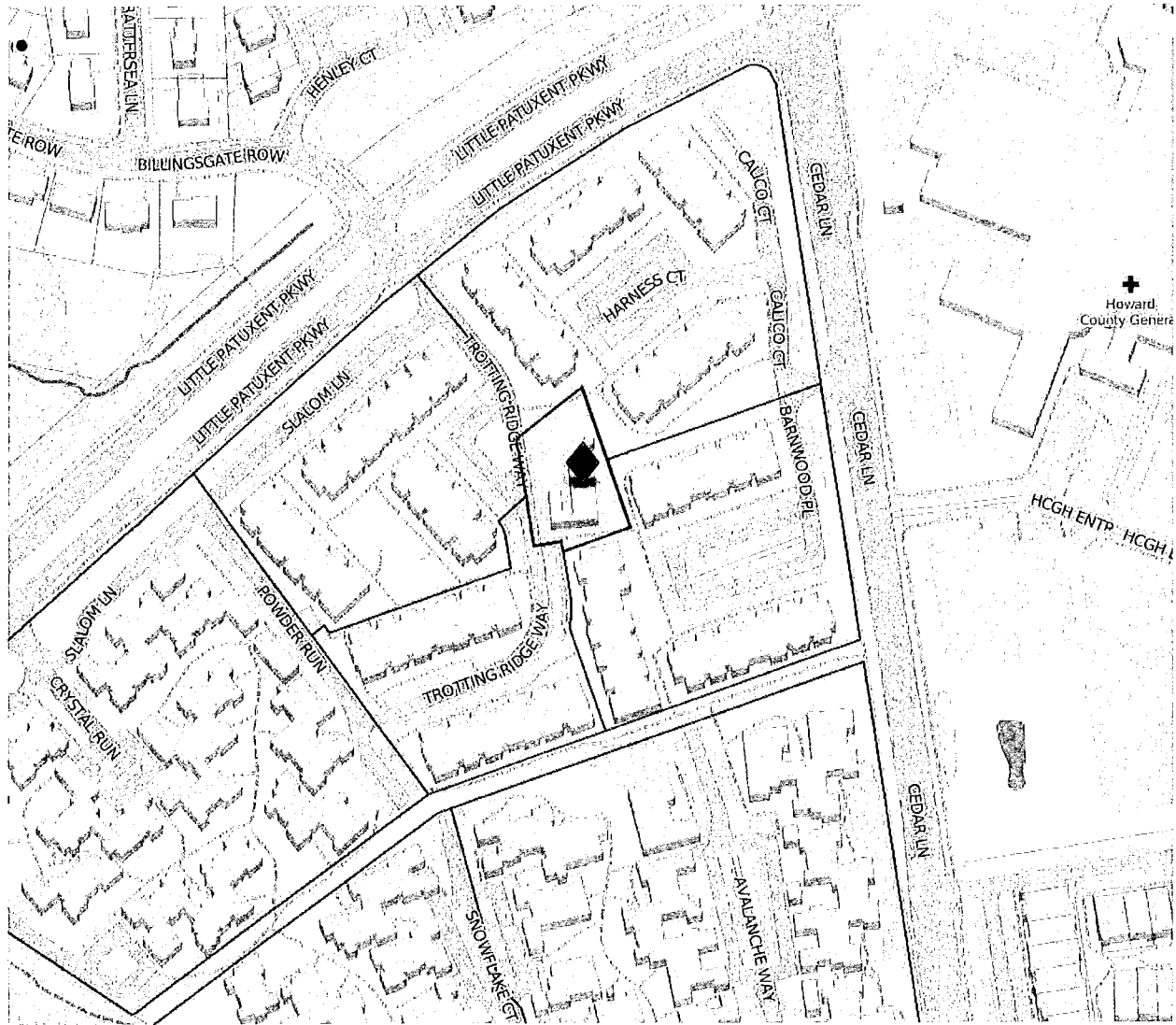
return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

Wallich-Kahler Farm Barn (HO-1158)
 10921 Trotting Ridge Way
CHAIN OF TITLE

GRANTOR/HOME	GRANTEE/HOME	DATE	LIBER/ FOLIO	INSTRU- MENT	CONSIDER- ATION	ACREAGE	NOTES
Hickory Ridge Venture / MD	Barnside Condominium, Inc. / MD	18 February 1981	CMP 1044- 739	Deed-fee simple	\$0	?	Parcel I on plat CMP 3415 [no previous reference]
Mathews-Phillips, Inc. / DE	United Insurance Co. of America & Mathews- Phillips, Inc. / trading as Hickory Ridge Venture	13 August 1973	CMP 649-266	Deed-fee simple	\$10.00	?	Parcels A & B of Village of Clarys Forest book 25, folio 1. & parcel D
Howard Research & Development Corp. / MD	Mathews-Phillips, Inc. / MD	30 May 1973	CMP 637-541	Deed-fee simple	\$5.00	?	Parcels A & B, plat 25- 1 [no previous reference]
Howard Estates, Inc. / MD	Howard Research & Development Corp. / MD	31 May 1963	WHH 401-124	Deed-fee simple	\$5.00	?	5 parcels
Que Holdings Corp. / MD	Howard Estates, Inc. / MD	19 March 1963	WHH 401-115	Deed-fee simple	\$5.00	2) 630.54 A + .42 A 3) 267.53 A 4) 59.46 A 5) 69.15 A	



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Wallich-Kahler Farm Barn
10921 Trotting Ridge Way
Clarksville quad



HO-1158
Wallich-Kahler Farm Barn
10921 Trotting Ridge Way
Survey boundary on Howard County DPZ Interactive Map

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Wallich-Kahler Farm Barn
10921 Trotting Ridge Way
Howard County, Maryland
Ken Short, photographer

Photo Log

Nikon D-200
Epson Ultra Premium Photo Paper Glossy
Epson Matte Black UltraChrome ink cartridge

HO-1158_2017-04-19_01
West & south elevations

HO-1158_2017-04-19_02
South & east elevations

HO-1158_2017-04-19_03
North & west elevations

HO-1158_2017-04-19_04
Lower story stanchions

HO-1158_2017-04-19_05
Upper story, view south

HO-1158_2017-04-19_06
Upper story rafters and ridge

HO-1158_2017-04-19_07
North hyphen roof framing

HO-1158_2017-04-19_08
West wing roof frame



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Wallich - Kaheler Farm Barn

10921 Trotting Ridge Way

Howard County, Maryland

Ken Short

2017 - 04 - 19

MD SHPO

West & south elevations

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Wallich - Kahler Farm Barn

10921 Trotting Ridge Way

Howard County, Maryland

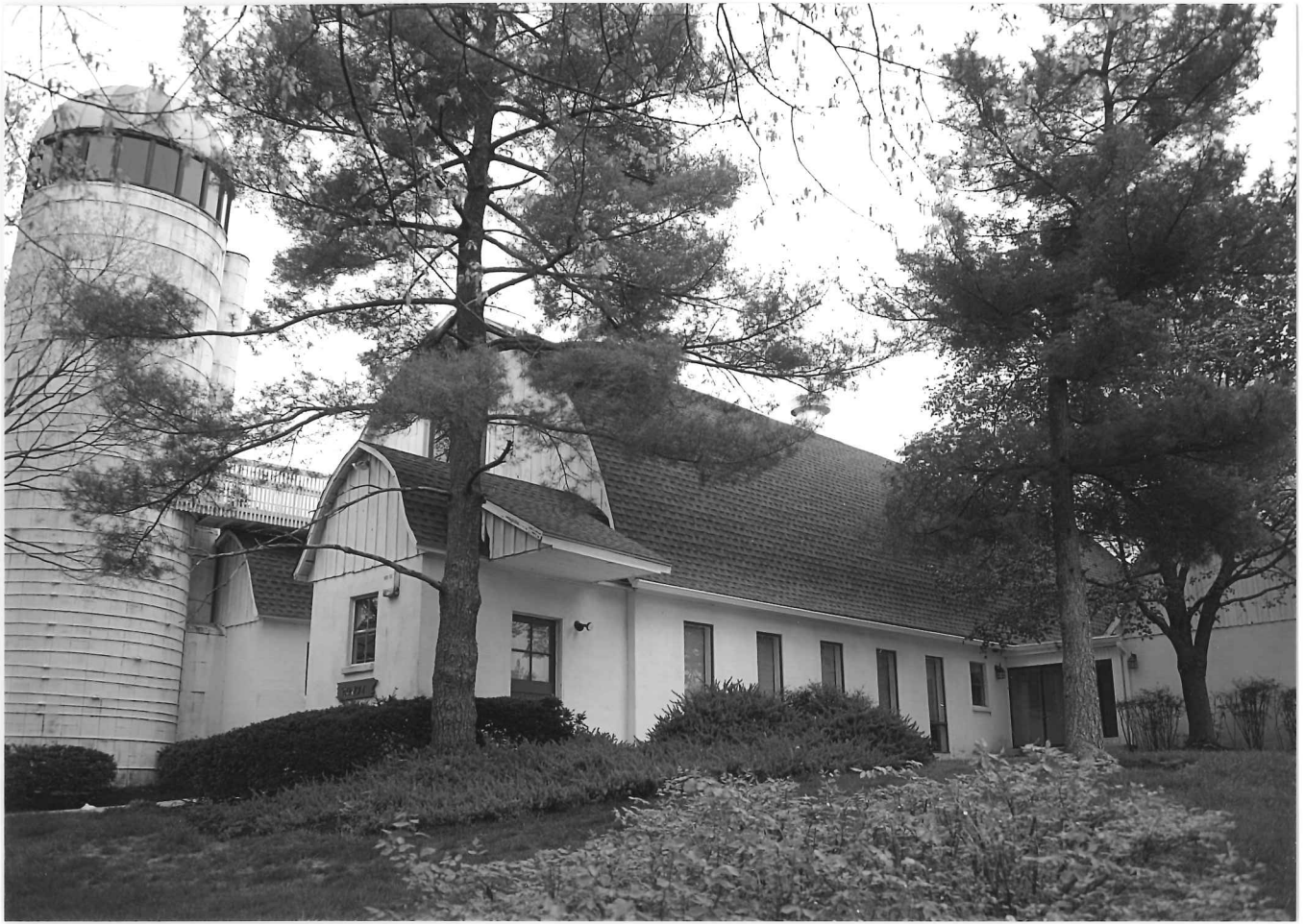
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South & east elevations

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Wallich - Kahler Farm Barn

10921 Trotting Ridge Way

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North & west elevations

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Wallich - Kahler Farm Barn

10921 Trotting Ridge Way

Howard County, Maryland

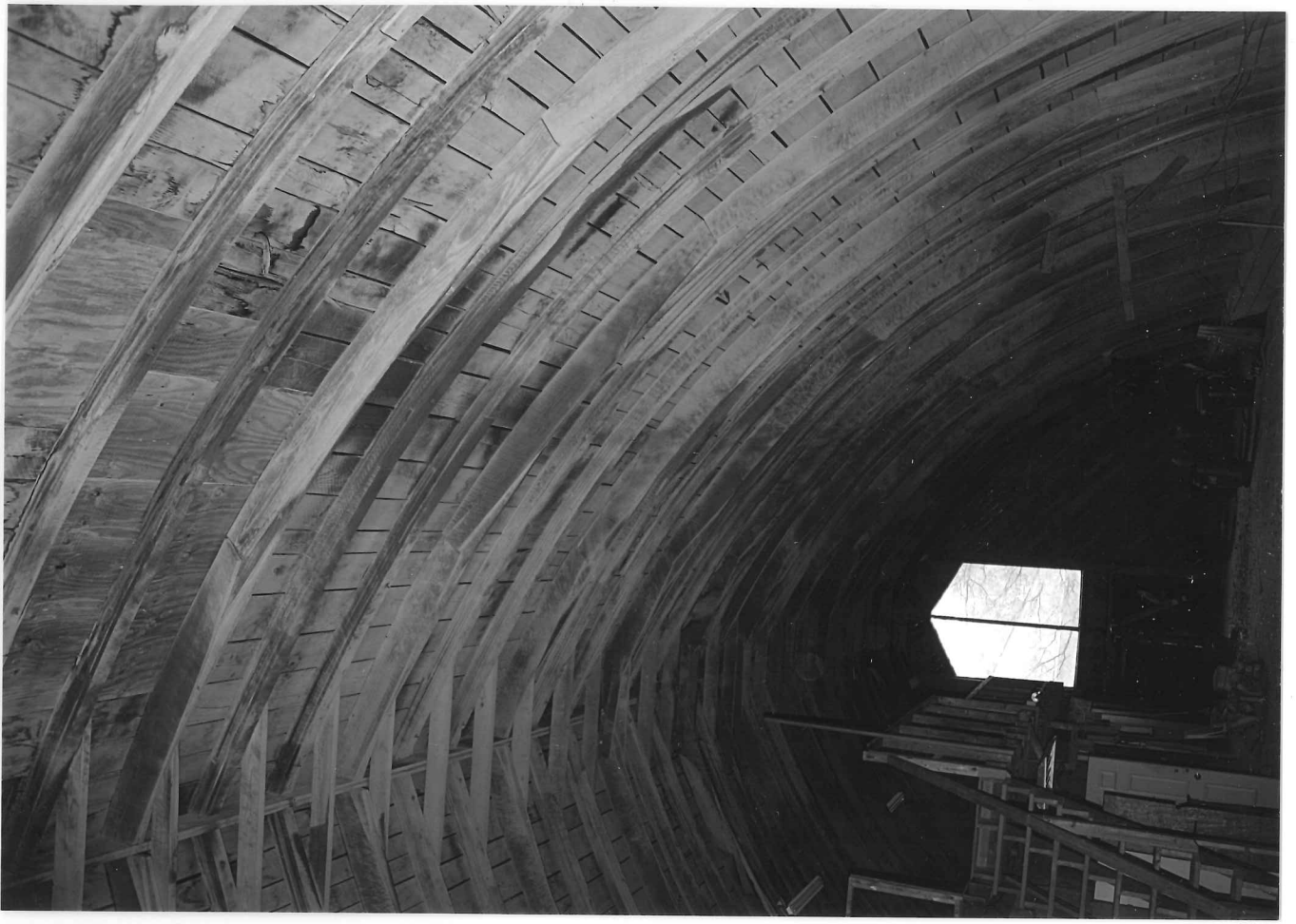
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Lower story stanchions

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Upper story, view South

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Upper story ratters & ridge

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North hyphen roof framing

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West wing roof frame

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