

ABSTRACT

Title of Final Project: HISTORIC STRUCTURE INVESTIGATION:
THE GOSHEN FARM HOUSE, CAPE ST.
CLAIRE, MARYLAND

Grant Matthew Cunningham, Master of Historic
Preservation, 2022

Final Project Directed By: Prof. Donald W. Linebaugh
Historic Preservation Program

The Goshen Farm House, located in Cape St. Claire, Maryland, is a historic vernacular residence and important resource in the cultural landscape of Anne Arundel County. Built in the late eighteenth century and expanded in three distinct phases over approximately 187 years, the house is representative of regional historical and architectural developments; it is the centerpiece of a larger project underway to reimagine its rural property as a successful community resource. This report builds on previous investigations of the house and analyzes the residence's material evolution and historic significance. Anticipating planned, near-term interventions to the building's fabric, as well as longer-term questions surrounding the structure's ultimate use, the report also assesses the farmhouse's historic material and character-defining features and outlines recommendations for their preservation under any future scheme to alter the site. While this investigation finds that the house is not eligible for National Register listing in its current condition, the building remains a significant historic asset for the Cape St. Claire community and warrants continued consideration and study moving forward.

HISTORIC STRUCTURE INVESTIGATION: THE GOSHEN FARM HOUSE,
CAPE ST. CLAIRE, MARYLAND

by

Grant Matthew Cunningham

Final Project submitted to the Faculty of the Graduate School of the
University of Maryland, College Park, in partial fulfillment
of the requirements for the degree of
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Chapter 1: Introduction

The Goshen Farm House is a historic vernacular residence located in the community of Cape St. Claire in Anne Arundel County, Maryland. First constructed in the late eighteenth century, the building was expanded three times, once around the turn of the twentieth century and twice more in subsequent decades, before its 1975 sale to the Anne Arundel County Board of Education. Following the relocation of a proposed public school away from the property to a different site, the residence was left unused and deteriorated until the Goshen Farm Preservation Society was formed in 2006 and began leasing the site in 2010. The group intends to make interventions in the building's fabric in order to stabilize the structure, necessitating a comprehensive investigation of the house's history and architectural context, its physical properties and material evolution, and its historic significance in the built landscape of Cape St. Claire and the surrounding region.

Previous investigative research on the farmhouse has produced a small body of literature on the site, including a preliminary architectural survey and a Maryland Inventory of Historic Properties Form, though a more substantial analysis of the building has yet to be undertaken.¹ This report constructs a fuller historical and architectural narrative for the site and identifies its significant features in light of the proposed stabilization interventions. The work draws on diverse research methods,

¹ Darian Schwab, *Maryland Inventory of Historic Properties Form: Goshen*, AA:339, Crownsville, MD: Maryland Historical Trust, September 2, 2008, <https://mht.maryland.gov/secure/medusa/PDF/AnneArundel/AA-339.pdf>; Darian Schwab and Lauren Schizik, *Architectural Survey and Analysis of Goshen Farm (AA-339)*, Annapolis, MD: Anne Arundel County Cultural Resources Division, September 2, 2008, <https://goshenfarm.org/wp-content/uploads/2016/08/Goshen-Arch-Survey-and-Analysis-part-1.pdf>.

including the study of archival and documentary material related to the house's history, the review of academic literature relevant to the historical and architectural context in which the residence has developed, and the analysis of physical evidence examined during multiple site visits. Data was acquired during such visits using extensive field notes, sketches, photographs, and measured drawings. The result of this research is a comprehensive investigation of the house, its components, and its chronology from the eighteenth century to the present.

This report benefitted from previous research on the history of the farmhouse and its residents, as well as from the recent removal of plaster from the walls across the first story of the building due to moisture damage.² The plaster and lath removal revealed previously inaccessible eighteenth- and nineteenth-century wall framing systems useful in assessing the age and character of the first two phases of the house's development; it also provided an opportunity to record a framing plan for the residence. Study of the nineteenth-century ell addition, initially constructed as a stand-alone service building and later attached to the main block, was unable to provide a concrete answer regarding its original use (a significant goal of the project, given oral histories associating that portion of the building with housing for enslaved workers), and this aspect of the site's development warrants further investigation.

The site of the Goshen Farm was originally surveyed as "Leonard's Neck" in 1662, but the earliest portion of the current house dates only to the residency of Richard Gardner in the 1780s-1790s, more than a century later. Until that time, the

² Goshen Farm Preservation Society, Inc., "History of Goshen Farm," 2022, <https://goshenfarm.org/about-goshen-farm/>.

land may have been used solely for the production of tobacco, which dominated the regional agricultural scene in the colonial era. A major expansion to the house was carried out in the late nineteenth century during the residency of Henry Tydings, when a mid-nineteenth-century service outbuilding with an unknown original use was joined to the original residence. The next addition consisted of a small bathroom space, constructed in 1935, and a final building campaign was completed in 1967 by Dr. Morris Radoff, the second State Archivist of Maryland and longtime resident on the property. Radoff and his wife, May Conkling Radoff, were enthusiastic defenders of the house and its historic integrity, and they were both instrumental in preventing its demolition by the Anne Arundel County Board of Education following its acquisition of the property in 1975.



Figure 1. Goshen Farm House façade, viewed from southeast (*Grant Cunningham, 2022*).

The Goshen Farm House was constructed as a three-bay, single-pile, two-story building, traditionally timber framed and arranged in a central passage, hall-and-parlor configuration. This first iteration of the house was informed by the design aesthetic and construction logic of the Federal period, and there remain some decorative elements from this era, including Rumford-style fireplaces and a reverse ogee mantel. The Phase II building, which was attached to the rear of the main residence in the late nineteenth century, was built as a two-story, single-pile structure in a one-up and one-down configuration typical of farmstead service buildings. Its framing members are notably different from their Phase I counterparts in that they are circular sawn and of smaller dimensions. The house during these first two periods likely was sheathed in exterior wood weatherboard, which was covered by stucco before the two latter phases were undertaken. Phase III construction of a bathroom space required further alterations to the fenestration of the original house, and the Phase IV campaign gave the structure its current form. Together, these phases of the building's chronology document not just the changing nature of the farmhouse, but also broader trends reflecting the region, its inhabitants, and the ways in which they built their homes.

Chapter II of this report explores the local and regional historical context in which the developments at the Goshen Farm House took place. It also traces the histories of its many residents across three centuries and details their specific impacts on the property and its built legacy. Chapter III provides an overview of the architectural context in which the different phases and renovations to the house were undertaken; the four phases are representative of regional building patterns and

technologies popular during the periods in which they were completed. Chapter IV outlines the construction chronology of the house and many of its exterior and interior elements and offers evidence-based conclusions about alterations made over time. Chapter V builds on this analysis to identify the farmhouse's character-defining features, evaluate its historic significance, select an appropriate treatment plan for the site, and assess proposed stabilization efforts. Finally, this chapter outlines a series of next steps for the Goshen Farm House, oriented towards the long-term preservation of historic material and bolstering the site's historic integrity.

Chapter 2: Historical Context

Goshen Farm is located on the Broadneck Peninsula, a central coastal region of Anne Arundel County bounded on the north by the Magothy River and to the south by the Severn River (Figures 2, 3, 4). The area has a European settlement history dating to the mid-seventeenth century and its historical narrative is broadly distinguished by three phases of agricultural and residential development. Throughout the colonial period, a plantation-based economy centered on the tobacco trade dominated settlement patterns and production. Following the decline of the tobacco economy, the cultivation of grains became the agricultural mainstay, though the peninsula's rural isolation and traditional social hierarchy persisted following the abolition of slavery and through the end of the nineteenth century. Beginning around 1880, the peninsula was made more accessible by expanding regional transportation networks, and widespread suburbanization of the Broadneck Peninsula began in earnest in the twentieth century, ending the longtime rural character of the area. These three historical intervals largely mirror and inform change and development at Goshen Farm, both in the life and constitution of the estate, as well as the character and activities of its residents.



Figure 2. Map of central Maryland, showing Broadneck Peninsula (*Google Earth*).



Figure 3. Approx. location of Goshen Farm on Broadneck Peninsula (*Google Earth*).



Figure 4. Current property boundaries of Goshen Farm (*Google Earth*).

Early Settlement in Anne Arundel County

The Broadneck Peninsula was the first substantially settled area of Anne Arundel County, and indeed one of the first settled regions of the Province of Maryland. The colony's first Catholic settlers arrived in southern Maryland aboard *The Dove* and *The Ark* in early spring 1634, and it was only fifteen years later that they invited a community of persecuted Virginia puritans to relocate to the province.³ Arriving at Greenberry's Point on the heavily wooded Broadneck Peninsula in 1649,

³ Charles Bichy, "Providence: Broadneck's First Colonial Settlement," in *Broadneck Hundred: Life and Times Between the Severn and the Magothy*, ed. Robert Bowie Johnson, Jr. (CreateSpace Independent Publishing Platform, December 9, 2015), 16.

the puritans established their first settlement, Providence, near the mouth of the Severn River. In 1650, Anne Arundel County was established in the area surrounding Providence and the population steadily increased.⁴

While the community at Providence was located on Towne Neck, centered along Mill Creek and Whitehall Bay, plantations were built further afield along the Severn River and other coastal areas of the lower peninsula. During the earliest years of settlement, most plantation owners resided in or around Providence and traveled only by day to their working lands.⁵ Susquehannock Native Americans lived on the peninsula as well, coexisting with the colonists thanks to a 1652 treaty. The puritan refugees in Anne Arundel County were disaffected with Lord Baltimore's rule as lord proprietor of the colony, and for much of the mid-seventeenth century, they clashed politically and militarily with the largely Catholic proprietary government in St. Mary's City, culminating in the puritans' victory at the Battle of the Severn in 1655.⁶ Anne Arundel County's struggle for primacy in the province was bolstered by the arrival of Quaker immigrants from Pennsylvania, who lived aside the puritans on the peninsula and later converted most of the population. By 1689, Anne Arundel County was known as the "richest and most populous" county in the Province of Maryland.⁷

In 1694, following the withdrawal of Charles Calvert's colonial charter for Maryland and the assumption of direct governance by the English crown, the province's capital was moved from St. Mary's City to Anne Arundel Town, later

⁴ Ibid.

⁵ Ibid.

⁶ James E. Moss, *Providence, Ye Lost Towne at Severn in Maryland* (Washington, D.C.: Maryland Historical Society, 1976).

⁷ Bichy, "Providence," 16.

Annapolis, on the south bank of the Severn River, across from Providence and the Broadneck Peninsula. Around this time, Providence was abandoned and the peninsula's population became entirely plantation-based, save for a small inland settlement known as St. Margaret's. Annapolis, meanwhile, grew to be the largest city in Maryland during the colonial period, and its role as the seat of government encouraged continued growth throughout Anne Arundel County, and specifically on the nearby Broadneck Peninsula. Wealthy landowners in the eighteenth century established large estates on the north bank of the Severn River, including the penultimate colonial governor, Horatio Sharpe.⁸

For the first hundred years of Anne Arundel County's history, settlement patterns were driven primarily by the tobacco trade. The suitability of the Chesapeake's climate to farming tobacco, as well as demand for the product in England and on the European continent, gave the cash crop a place of singular importance in Maryland's colonial export-driven economy. Tobacco ports were established along the coasts and rivers of Anne Arundel County to facilitate the easy shipping of the crop across the Atlantic, and many such ports took the place of permanent population centers; land upriver was largely worked via plantation estates.⁹ Between 1705 and 1762, vessels shipping tobacco made 585 journeys to the county, and the Severn River area accounted for 20 percent of this trade.¹⁰

⁸ Ibid.

⁹ Jason D. Moser, Al Luckenbach, Sherri M. Marsh and Donna Ware, "Impermanent Architecture in a Less Permanent Town: The Mid-Seventeenth-Century Architecture of Providence, Maryland," *Perspectives in Vernacular Architecture* 9 (2003), 97.

¹⁰ Mechelle L. Kerns-Nocerito, "Trade in Colonial Anne Arundel County: The Tobacco Port of London Town," *Maryland Historical Magazine* 98, no. 3 (2003), 326.

Colonial life on the Broadneck Peninsula would have mirrored this regional economic pattern closely, and most plantations there likely cultivated tobacco, though not on the massive scale practiced in other coastal regions of Maryland. Land patents for the area, first issued in 1650, were mostly for plantations of several hundred acres, and only one farm on the peninsula was accounted as very large in the eighteenth century. This was Captain Thomas Homewood's "Homewood's Lot," which approached two thousand acres and occupied nearly the entire lower peninsula.¹¹ No significant population centers were established on the Broadneck Peninsula during the colonial period, so following the abandonment of Providence in the late seventeenth century, the area remained completely rural.

Late Eighteenth- to Nineteenth-Century Social Change

The dominance of the tobacco trade over the commercial life and economy of Maryland was first shaken by disruptions to European markets during the Seven Years War (1756-1763). This event greatly reduced demand for the product, and price instability continued with the advent of the American Revolution in the 1770s.¹² As a result, some farmers in the region began to transition their plantations to the production of grains such as wheat and corn. While tobacco continued to remain an important commercial product in the Chesapeake, the diversification of crops by local farmers allowed for new settlement patterns based on market towns, rather than

¹¹ The Digital Archaeological Record, "Homewood's Lot," 2018, <https://core.tdar.org/project/6075/homewoods-lot-18an871>.

¹² Allan Kulikoff, *Tobacco and Slaves: The Development of Southern Cultures in the Chesapeake, 1680-1800* (Williamsburg, Virginia: Omohundro Institute and University of North Carolina Press, Chapel Hill, 1986), 157-158.

intercontinental shipping.¹³ On the Broadneck Peninsula, however, no significant settlements were established during this period, perhaps due to the market dominance of Annapolis, and the peninsula's rural character persisted.

The social and demographic change that might have accompanied this agricultural transition also failed to take shape in the region. Slavery was an integral aspect of the plantation economy in the Chesapeake, as the cultivation of tobacco was labor-intensive. Grain farming did not require the same high concentration of labor, but slavery endured as a practice beyond the agricultural transition in Anne Arundel County. In the decades preceding the Civil War, as public sentiment began to turn against the institution, manumissions in the area increased. By 1860, around 870 free Blacks lived on the Broadneck Peninsula—roughly 45 percent of all households—though around 1,000 enslaved people remained attached to white households.¹⁴

The communities of the Broadneck Peninsula leaned heavily toward supporting the Confederacy during the Civil War, despite the decreasing local popularity of slavery, and several residents are known to have joined the First Maryland Regiment of the Army of Northern Virginia.¹⁵ Following the end of slavery, some freedmen established small-scale farms which were integrated into the local agricultural economy, but the lack of non-agricultural work on the peninsula left many others working on the white farms where they were previously enslaved.¹⁶

Other laborers, both Black and white, found employment in the newly industrialized

¹³ Kulikoff, *Tobacco and Slaves*, 158.

¹⁴ William Calderhead, "Black Life on Broadneck," in *Broadneck Hundred: Life and Times Between the Severn and the Magothy*, ed. Robert Bowie Johnson, Jr. (CreateSpace Independent Publishing Platform, December 9, 2015), 56.

¹⁵ *Ibid.*

¹⁶ *Ibid.*

northern region of Anne Arundel County, in areas situated closest to Baltimore City, although the Broadneck Peninsula remained thoroughly agrarian through the turn of the twentieth century.¹⁷

Suburbanization of the Broadneck Peninsula

The long-term rural isolation of the Broadneck Peninsula began to breakdown with the opening of the Annapolis and Baltimore Short Line railroad in 1887, making the peninsula more accessible to population centers in Baltimore and Annapolis.¹⁸

The opening of the region continued with the construction of a wooden bridge between Annapolis and the peninsula around 1900. These developments encouraged an early twentieth-century agricultural transition to truck farming among cultivators, and produce from the Broadneck Peninsula was sold in market centers across the county.¹⁹

Increasing residential population and the success of non-agricultural commercial enterprises were both consequences of this newfound accessibility to the peninsula. Recreational resorts, such as Mago Vista Beach, were established in the peninsula's coastal areas and brought seasonal tourists, and wealthy Baltimore City residents built summer homes along the Magothy and Severn rivers.²⁰ In 1952, the Chesapeake Bay Bridge was completed, connecting the Broadneck Peninsula to Kent

¹⁷ Jane McWilliams, "Land and People" In *Anne Arundel County, Maryland: A Bicentennial History 1647-1977*, ed. James C. Bradford (Anne Arundel County and Anne Arundel Bicentennial Committee, 1977), 3-4.

¹⁸ Anne Arundel County Planning and Zoning, "Chapter 2: Broadneck's History," https://web.archive.org/web/20110419221949/http://www.aacounty.org/PlanZone/TransPlan/Resources/PDF/sap_broadnk_history.pdf.

¹⁹ Severn River Local Advisory Board, "Maryland Scenic Rivers: The Severn," 11. <https://severnriver.org/wp-content/uploads/MD-Scenic-Rivers-The-Severn.pdf>.

²⁰ Peter Crispino, "Broadneck's Bygone Tourist Attraction," *Severna Park Voice*, 2013.

Island on Maryland's Eastern Shore. Anne Arundel County planners reacted to the opening of the Broadneck Peninsula by designating it as a region for sustained population growth, and suburban developers began to buy and consolidate farmland to subdivide for housing.²¹

The ballooning population of the Broadneck Peninsula outpaced growth across Anne Arundel County during this period. Between 1970 and 1980, the peninsula's population increased 43.5 percent, compared to a 24 percent increase in the county as a whole.²² The rapid population increase strained public services and the capacity of existing government facilities to accommodate new residents. Throughout the second half of the twentieth century, the county government endeavored to acquire land and improve services on the Broadneck Peninsula, often sacrificing traditionally agricultural areas in the process.²³ By the end of the century, the rural setting of the peninsula had been effectively replaced by dense suburban communities.

History of Goshen Farm

The land now constituting Goshen Farm was first consolidated during the earliest period of settlement on the Broadneck Peninsula. In 1662, a survey was carried out for a 290-acre tract known as "Leonard's Neck," patented the following year to Henry Woolchurch (Appendix A).²⁴ Woolchurch, who already owned land along the Magothy River, was a puritan who converted to Quakerism; he was among

²¹ Kaye Thompson, "Growing Pains Pesteering the Peninsula," *The Washington Post*, September 15, 1983.

²² *Ibid.*

²³ Rena Rosenson, "CAC to poll Cape St. Claire," *The Capital*, June 28, 1972.

²⁴ Anne Arundel County Patent Records, Liber 5, Folio 582.

the original refugees who relocated from Virginia and is recorded as a convert in 1658.²⁵ Before his acquisition of the Leonard's Neck patent, Woolchurch was embroiled in the religious tensions that characterized mid-seventeenth-century Maryland, and he and several other Quakers living in the county were fined by the proprietary government for their pacifistic refusal to train in the colony's militia.²⁶ During his original period of ownership, it is unlikely that any substantial dwelling was built on the land, given the tendency of early colonists to locate their residences proximate to Providence, on Towne Neck, and the intentions of many of them to eventually return to England.

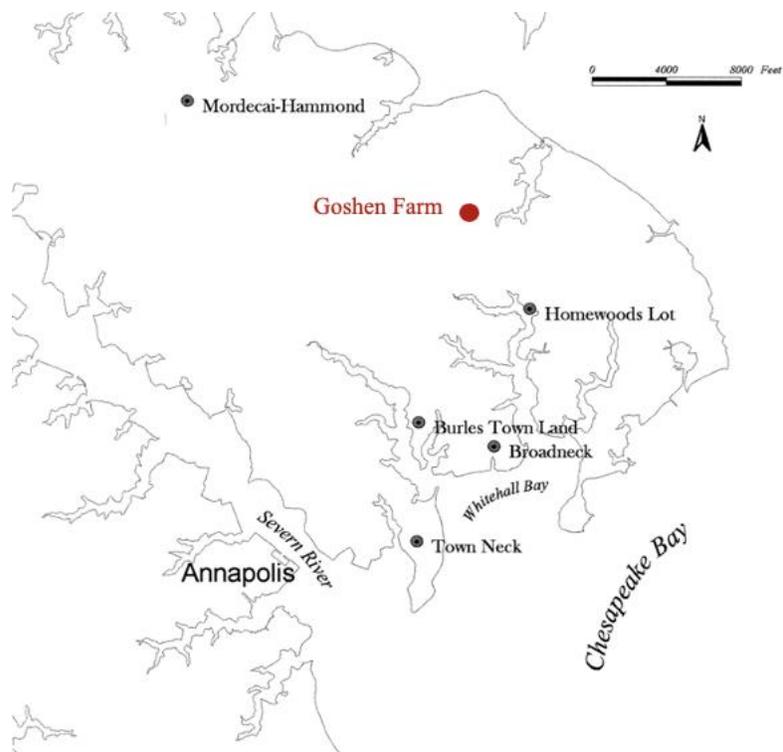


Figure 5. Goshen and other seventeenth-century sites associated with Providence (Town Neck), Anne Arundel County (*Moser, Luckenbach, Marsh, and Ware, “Impermanent Architecture in a Less Permanent Town,” 199*).

²⁵ Kenneth L. Carroll, “Persecution and Persecutors of Maryland Quakers, 1658-1661,” *Quaker History* 99, no. 1 (2010): 15–31.

²⁶ *Ibid.*, 19.

Although he retained Leonard's Neck for only seven years, assigning it to Alexander Gardiner and John Wray in 1669, Henry Woolchurch remained in Maryland for the rest of his life, relocating to Talbot County.²⁷ Gardiner and Wray divided the property equally, and Wray's 140 acres were eventually acquired by John Pettibone Gardner.²⁸ The Gardner family owned this portion of Leonard's Neck for the remainder of the colonial period and well into the nineteenth century. In 1754, John Pettibone Gardner bequeathed the land to his two sons, John Hall and Richard Gardner Sr.²⁹ Gardner's portion, which would come to be known as Goshen Farm under his family's ownership, was recorded at 149 acres in the Assessment of 1783.³⁰ In a commissioned survey of his land in 1797, the size of the estate had increased to 179 acres.³¹

The 1798 Federal Direct Tax recorded that the Goshen Farm House was extant by this time as a "framed two story dwelling;" also standing on the property was "one small milk house" and "one old logg house."³² It is plausible that Richard Gardiner constructed the Goshen Farm House himself, as he bequeathed carpenter tools to his son, John Gardiner, in his will, though this remains uncertain.³³ It is also unknown if this house replaced an earlier residence extant during John Pettibone Gardner's previous ownership. The "old logg house" recorded in the Direct Tax could

²⁷ Anne Arundel County Deed Records, Liber IT 5, Folio 146.

²⁸ Anne Arundel County Deed Records, Liber WH 4, Folio 175.

²⁹ Anne Arundel County Register of Wills, Liber 29, Folio 325.

³⁰ Assessment of 1783.

³¹ Anne Arundel County Land Commission Proceedings, Liber NHG 2, Folio 205.

³² Federal Direct Tax of 1798.

³³ Anne Arundel County Register of Wills Liber JG 2, Folio 551.)

refer to a previous residence, although its location on the property is not known, and the house makes no appearance in later records.

From the time of the original patent until Richard Gardner's period of ownership, the Leonard's Neck plantation was almost certainly foremost a tobacco-producing operation. Providence, and later Annapolis, was likely the nearest port through which tobacco from the estate would be shipped overseas. One of only two public roads on the Broadneck Peninsula ran immediately to the west of the Goshen Farm House, towards the Severn River.³⁴ The labor force that supported production there during the colonial era is unknown, though in the 1790 census, Richard Gardner was enumerated at the property with his wife, Anne Merriken, two children, and five enslaved workers.³⁵ In the 1800 census, the number of enslaved individuals in the household had increased to nine, and by the 1810 census, to twelve. These enslaved workers are likely the same twelve bequeathed by Richard Gardner in his will: Hannah, Jack, Charles, George, Sam, James, Jacob, Nace, Sarah, Mary, Letta, and Poll, who was posthumously manumitted³⁶

Richard Gardner acquired other parcels adjacent to Leonard's Neck and bequeathed all 292 acres of his property to his five sons upon his death in 1812.³⁷ At the time of their inheritance, the farm was active in animal husbandry as well as tobacco cultivation, and Gardner's estate was composed of oxen, cows, horses, sheep, and pigs. Richard Gardner Jr., one of the five inheritors, purchased his brother John

³⁴ Calderhead, *Broadneck: Maryland's Historic Peninsula*.

³⁵ 1790 Federal Census.

³⁶ 1800 Federal Census; 1810 Federal Census; Anne Arundel County Will Records Liber JG 2, Folio 551.

³⁷ Anne Arundel County Register of Wills Liber JG 2, Folio 551.

Gardner's portion in 1839, thus accumulating 179 acres of the original tract.³⁸ He bequeathed this sum to his dependent, Thomas Jefferson Hall, upon his death in 1847; Richard Gardner Jr. also requested that those enslaved be manumitted upon their thirty-eighth birthdays, an increasingly common phenomenon on the Broadneck Peninsula during that period.³⁹ Hall seems to have poorly managed the estate and its finances during his ownership, as Goshen Farm was sold by court order to Henry Tydings in 1853.⁴⁰ Tydings had been living on the property since 1850, when he moved from a nearby parcel facing the Magothy River, and he continued to live at Goshen Farm for the following fifty-eight years, until his death in 1911.

At the time that Henry Tydings acquired the estate, Goshen Farm produced a diversified array of agricultural goods. Included among Richard Gardner Jr.'s belongings at an 1847 estate sale were corn, wheat, beets, buckwheat, and cabbage, indicating that the farm had made the transition from tobacco cultivation to grains and diversified crops by this period, at the latest.⁴¹ Tydings built a substantial red barn on the property during his ownership, perhaps attesting to this reoriented focus in production, and may also have constructed a detached kitchen nearby the Goshen Farm House. A large labor force still worked at Goshen Farm however, including eleven enslaved people in 1850, one of whom was later manumitted.⁴² It is likely that the farm retained an enslaved labor force through the Civil War, as Tydings still owned eleven individuals in 1860, seven under the age of ten; after the war, white and

³⁸ Anne Arundel County Deed Records, Liber WSG 24, Folio 443.

³⁹ Anne Arundel County Register of Wills, Liber BEG 1, Folio 3.

⁴⁰ Anne Arundel County Equity Proceedings, Liber NHG 2, Folio 205.

⁴¹ Anne Arundel County Register of Wills, Inventories, Liber SB3 69, Folio 436.

⁴² 1850 Federal Census, Slave Schedule

free Black farmhands worked at the property.⁴³ It is likely that Henry Tydings actually participated in the conflict, serving on the Confederate side. Tydings would have been thirty-four years old at the outbreak of the war, and his gravestone is engraved with “C.S.A.,” an abbreviation for the Confederate States of America usually reserved for the grave markers of Confederate veterans.



Figure 6. 1879 Hopkins Map detail of Henry Tydings property—Goshen Farm (Library of Congress).

Following Henry Tydings’s death in 1911, Goshen Farm passed to his daughter, Mary Brice, and her husband, Carroll Brice.⁴⁴ The pair operated the property primarily as a dairy farm during their seventeen-year ownership, and they

⁴³ 1860 Federal Census, Slave Schedule; 1870 Federal Census; Nettie Fleetwood, a Black neighbor of Goshen and friend of later resident May Conkling Radoff in the mid-twentieth century, told stories of “mistreated slaves” at Goshen Farm during Tydings’s ownership (Bob Johnson, “Where our Heritage Speaks Softly,” *Annapolitan*, 1974.)

⁴⁴ Anne Arundel County Deed Records, Liber GW 91, Folio 90.

conveyed portions of the estate to developers during the incipient suburbanization of the area. The Brices struggled to make payments on the farm during the Great Depression; they mortgaged the land in 1929 and later lost the entire property in 1935. Three households lived at the property in relatively quick succession: Edward and Lilian Angermen, followed by Roland Edgar Bell, and finally Romeo and Mary Jondreau, who lived at Goshen Farm briefly in 1941.⁴⁵ A two-story, bathroom space was added to the Goshen Farm House during this period. The Jondreaus sold the remaining 34.42 acres of the estate and its buildings to Dr. Morris L. Radoff and his wife, May Conkling Radoff, in 1942.⁴⁶

Approaching the mid-twentieth century, the property continued to operate as a farm, but its owners were generally not from agrarian backgrounds, perhaps reflecting the suburbanizing character of the county. For example, Romeo Jondreau acquired Goshen Farm upon his retirement as a Naval officer, and Morris Radoff moved into the house while he was employed in Annapolis as State Archivist. The Radoffs electrified the house following World War II, reacquired roughly eighteen acres of the estate which had been parceled off in preceding decades, and added a small rear addition to the residence in the 1960s.⁴⁷

⁴⁵ Anne Arundel County Deed Records, Liber FSR 43, Folio 279; Liber FAM 139, Folio 477; Liber Fam 143, Folio 463; Liber JHH 206, Folio 181.

⁴⁶ Anne Arundel County Deed Records, Liber JHH 256, Folio 464; Roland Edgar Bell, a rumored descendent of Alexander Graham Bell, supposedly bought the property as a residence for his mother. The Jondreaus moved from the farm following their divorce, after one of their dogs attacked a neighborhood boy walking near the house on his way home from school, see Bob Johnson, "Where our Heritage Speaks Softly."

⁴⁷ Morris Leon Radoff, "Country Life in the 1940s," in *Broadneck Hundred: Life and Times Between the Severn and the Magothy*, ed. Robert Bowie Johnson, Jr. (CreateSpace Independent Publishing Platform, December 9, 2015), 47.

In 1949, the suburbs that comprised the community of Cape St. Claire were opened and proved wildly profitable, attracting many new residents to the Broadneck Peninsula. Adjacent farm properties were quickly purchased by developers for an expansion, and Dr. Radoff was approached with an offer of \$25,000 to sell his fifty-five-acre parcel.⁴⁸ Radoff refused, but he later lost thirty acres in 1967 through eminent domain to the Anne Arundel County Board of Education for the construction of Cape St. Claire Elementary School. In 1975, the Radoffs were approached again by the county government, which intended to acquire the remaining land, demolish the Goshen Farm House, and construct a public middle school on the tract. The Radoffs had spent years researching the history of the site themselves, and authored articles that were published in the *Annapolitan* and *Broadneck Hundred* magazines emphasizing its historical value. While they sold the property to the Board of Education, the Radoffs managed to secure a lifetime tenancy, delaying the construction of the school.⁴⁹

May Conkling Radoff lived to age eighty-three and died in 1991, far longer than the Board of Education could afford to wait to construct the new school, which was built farther north on the peninsula. The county government retained the Goshen Farm House but found no use for it, and the site deteriorated. Initially, a series of caretakers maintained the house, but in 2005 the Board of Education again made plans to demolish the structure and relented only after a group of interested individuals formed the Goshen Farm Preservation Society the following year. The

⁴⁸ Calderhead, *Broadneck: Maryland's Historic Peninsula*.

⁴⁹ Marcia D. Talley, "Morris Leon Radoff: The Man and the Monument." *The American Archivist* 44, no. 4 (1981): 328; Anne Arundel County Deed Records, Liber 2793, Folio 308.

advocacy and fundraising organization secured a renewable lease for the site in 2010.⁵⁰ The Goshen Farm House remains idle as of 2022, but the society plans to stabilize and restore the structure for educational purposes.



Figure 7. Owners of Goshen Farm: (left) Mary & Carroll Brice and (right) Dr. Morris Radoff in the “hall,” Room 1A (*Goshen Farm Preservation Society*).



Figure 8. May Conkling Radoff at Goshen Farm, viewed from south, ca. 1940s (*Goshen Farm Preservation Society*).

⁵⁰ Sandra Olivetti Martin, “The Last Colonial-era Farm on the Broadneck Peninsula,” *Bay Weekly*, <https://bayweekly.com/the-last-colonial-era-farm-on-the-broadneck-peninsula/>.

Chapter 3: Architectural Context

The Goshen Farm House was constructed according to a planning and design logic predominant in late eighteenth-century Anne Arundel County, and indeed throughout much of the Chesapeake region. This framework was based upon English-derived building traditions and social norms inherited by early settlers and further informed by regional practices developed over the course of a century and a half of colonial experience building vernacular structures.⁵¹ The influence of such factors drove the development of preferred housing plans throughout the region, principally the two-room, hall-and-parlor plan and later the central passage plan, as well as the evolution of English framing in a Chesapeake-specific context. Common service areas and outbuildings, which are particularly relevant to the nineteenth-century expansion of the Goshen Farm House, followed utilitarian construction patterns based on the division of labor and social stratification of the household, and these buildings also evolved in form and permanence over time, in accordance with the changing scope of labor in coastal Maryland.

Early Chesapeake Housing

When colonists began arriving on the shores of the Chesapeake Bay in the early decades of the seventeenth century, their building styles and preferences were

⁵¹ Building traditions based on other European models, most notably German-influenced styles, were also practiced across the Chesapeake colonies, most significantly in the more mountainous interior, though variations based on English designs were ultimately predominant in the coastal areas of the colonial period, see Edward A. Chappell, "Acculturation in the Shenandoah Valley: Rhenish Houses of the Massanutten Settlement," *Proceedings of the American Philosophical Society* 124, no. 1 (Feb. 29, 1980).

informed by traditions common to their countries of birth across the Atlantic. The first Chesapeake colonists hailed mostly from the British Isles, as opposed to those in various northern colonies, and so they designed their homes in configurations familiar to that building tradition and its corresponding aesthetic norms.⁵² Early settlers were limited in their abilities to mimic traditional forms due to a shortage of both labor and skilled carpenters, so seventeenth-century vernacular structures reflected a variety of simple building techniques, though one feature that most houses shared is earthfast construction.⁵³

Earthfast design is also known as post-in-ground construction; under this building scheme, the frame of a structure utilized spaced piers or posts set in holes dug in the ground, saving the builder from constructing a full stone or brick foundation.⁵⁴ Post-in-ground construction was utilized across British North America in the early seventeenth century, but remained uniquely prevalent in the Chesapeake region throughout the first half of the colonial period.⁵⁵ The enduring popularity of the technique in the region was further evidence of the unsettled nature of the early colonization effort, which featured high mortality rates from the unfamiliar climate, a lack of settled family units, and a boom mentality driven by colonists convinced that they would shortly return to England with tobacco-related profits.⁵⁶

⁵² Thomas Carter and Elizabeth Collins Cromley, "A Framework for Analysis." In *Invitation to Vernacular Architecture: A Guide to the Study of Ordinary Buildings and Landscapes*, (Knoxville, TN: The University of Tennessee Press, 2005), 35-36.

⁵³ Moser, Luckenbach, Marsh, and Ware, "Impermanent Architecture in a Less Permanent Town," 200.

⁵⁴ *Ibid*, 200-201.

⁵⁵ Dell Upton, "Traditional Timber Framing," in *Material Culture of the Wooden Age*, ed. Brooke Hindle (New York: Tarrytown, Sleepy Hollow Restorations, Inc., 1981), 56-57.

⁵⁶ *Ibid*, 55.

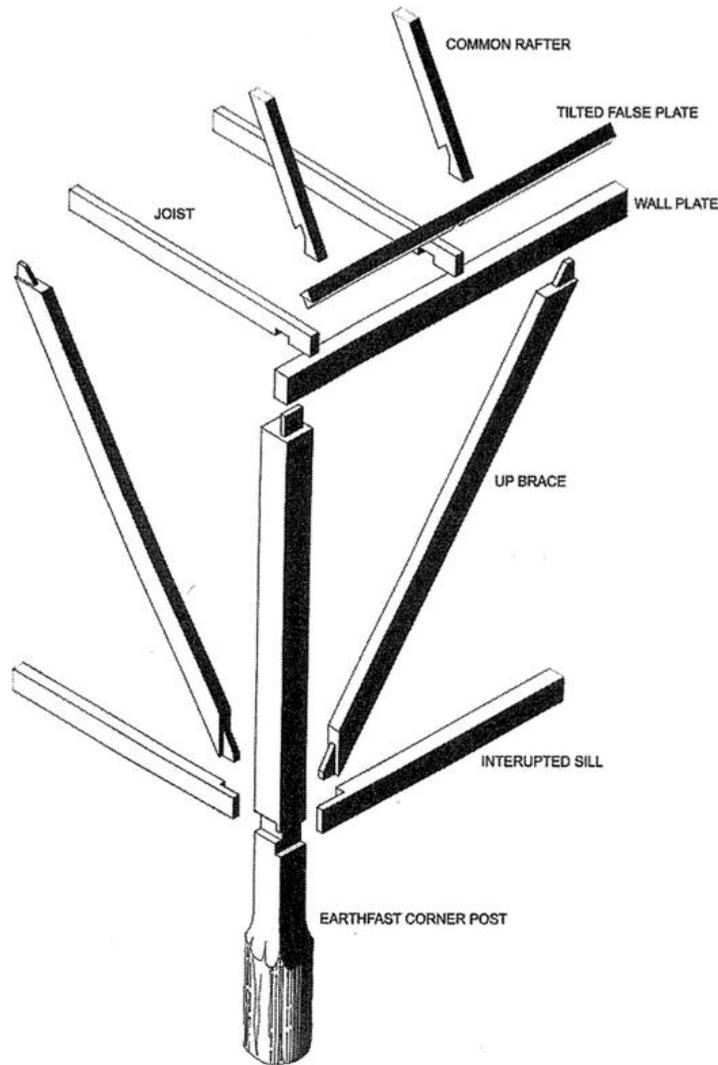


Figure 9. Model of seventeenth-century earthfast construction, Chaney Tobacco Barn, Anne Arundel County (*Graham, “Preindustrial Framing in the Chesapeake,” Perspectives in Vernacular Architecture Vol. 9 (2003), 180.*)

Earthfast structures could be built from rough, unrefined materials, and were marked by their impermanence in the built landscape, as most buildings remained standing for less than twenty-five years.⁵⁷ Post-in-ground construction, along with simple framing characteristics such as common rafter roofs, false plates, and riven

⁵⁷ Ibid.

clapboard cladding, is characteristic of “Virginia houses,” a term used in colonial discourse to contrast such structures with “English houses,” constructed according to traditional, superior framing methods, which often featured aspirational elements such as brick chimneys.⁵⁸

Traditionally framed houses began to proliferate more in the second quarter of the eighteenth century, replacing earthfast construction as a primary building mode, while other early elements, such as the false plate, continued to be used and modified in the region over time.⁵⁹ This evolution in construction methods mirrored the increasing population and was facilitated by a larger body of experienced builders and the decreasing cost of labor associated with the rise of chattel slavery in the region.⁶⁰ As structures of increasing grandeur and complexity were built, stylistic considerations based on popular English aesthetic standards were incorporated into the design of residences, more so than in the post-medieval houses of the early colonists. Influences of the Georgian style, such as aesthetic symmetry and ornamental finishes, are evident in the homes of wealthy landowners dating to the early and mid-eighteenth century, while interpretations of its successor, the more refined Federal style, are widespread in houses built starting ca. 1780.⁶¹

The refinement of colonial houses in line with these aesthetic developments was undertaken on both exterior and interior elements. Early craftsmanship reflected the functional nature of building components, while more developed technologies

⁵⁸ Willie Graham, “Preindustrial Framing in the Chesapeake,” *Perspectives in Vernacular Architecture* 9 (2003), 184.

⁵⁹ Moser, Luckenbach, Marsh, and Ware, “Impermanent Architecture in a Less Permanent Town,” 200.

⁶⁰ Upton, “Traditional Timber Framing,” 60.

⁶¹ Graham, “Preindustrial Framing in the Chesapeake,” 180.

allowed for increased ornamentation and the reduced use of cumbersome structural pieces. In aspirational houses, riven clapboard sheathing was replaced by beaded weatherboard cladding, while casement windows and heavy sashes were abandoned in favor of multiple pane, hung sashes with thin muntins. Board-and-batten doors gave way to decorative paneling and faux graining schemes, while heavy, highly decorative hinges and door hardware evolved into lighter details of reduced size.⁶² All of these refinements were undertaken across colonial houses to convey the wealth and status of those living within.

The Hall-and-Parlor Plan

Colonial and Federal period house plans in the Chesapeake region provided methods of arranging the interior spaces of a residence in accordance with period and region-specific sociocultural norms governing the movement and mixing of people. Most houses of the earliest settlers included various spaces for service and domestic life, though evolving labor dynamics and social hierarchies throughout the seventeenth century led to the separation of many such spaces from the main residence.⁶³ A new domestic order had taken hold by the late seventeenth to early eighteenth century, one in which all the functions of the residence took place in a single room known as the hall.⁶⁴ The emergence of local gentility during the same period, based on the exploits of select, preeminent families, precipitated new spatial

⁶² Graham, "Preindustrial Framing in the Chesapeake," 189.

⁶³ Donald W. Linebaugh, "'All the Annoyances and Inconveniences of the Country:' Environmental Factors in the Development of Outbuildings in the Colonial Chesapeake," *Winterthur Portfolio* 29, no. 1 (1994), 5.

⁶⁴ Mark R. Wenger, "Town House & Country House: Eighteenth and Early Nineteenth Centuries," in *The Chesapeake House: Architectural Investigation by Colonial Williamsburg*, ed. by Cary Carson and Carl L. Lounsbury (Chapel Hill, NC: The University of North Carolina Press, 2013), 120-121.

divisions in houses, so that the hall could be reserved exclusively for public-facing functions that would communicate the social station of a given family.⁶⁵ The hall-and-parlor plan, which appeared in the region in the second quarter of the eighteenth century, is one such variation of that new planning logic, and it became the near ubiquitous spatial arrangement for residential structures featuring more than one room and the standard for houses of middling significance in the region.⁶⁶

A hall-and-parlor plan consisted of a basic rectangular, two-room design in a single pile with a larger room, the hall, at one end and a smaller room, the parlor, at the other.⁶⁷ The hall was the more formal of the two spaces, and would often receive guests, while the parlor was reserved for more private uses, in some cases functioning as a sleeping chamber for residents.⁶⁸ In early or modest examples, hall-and-parlor houses were built as one-story residences, but oftentimes second stories were constructed as well or later added to existing structures. In such cases, the sleeping quarters were generally removed to the second story rooms and the parlor utilized for other domestic functions.⁶⁹

In two-story, hall-and-parlor houses, a staircase or ladder connected the floors, depending on the sophistication of the structure. These access points were generally located within the hall, unless a central passage with stair divided the first-story rooms. Fireplaces were also standard features of hall-and-parlor houses. In the early

⁶⁵ Richard Lyman Bushman, *The Refinement of America: Persons, Houses, Cities*, (United Kingdom: Knopf Doubleday Publishing Group, 2011).

⁶⁶ Graham, "Preindustrial Framing in the Chesapeake," 183; Sometimes, one-room residences built according to other plans were later expanded into two-room hall-and-parlor footprints.

⁶⁷ Wenger, "Town House & Country House: Eighteenth and Early Nineteenth Centuries," 122-123.

⁶⁸ In early examples of hall-and-parlor houses, the roles of the two chambers were reversed, and the parlor functioned as a more formal, receiving chamber, while the hall was reserved for household activities or sleep (see Wenger, "Town House & Country House," 123).

⁶⁹ *Ibid.*

colonial period, such homes sometimes featured central chimneys and fireplaces situated at the interior division of rooms, although end chimneys and fireplaces, either internal or external, were most associated with the hall-and-parlor plan throughout the latter colonial and Federal periods. End chimneys and fireplaces were generally situated to heat both first story rooms, although sometimes only the hall would be heated, leaving the parlor without a fireplace.⁷⁰

Hall-and-parlor houses could function as either open or closed plan types. An open plan hall-and-parlor residence was one in which access was made directly into one of its two interior rooms; in most cases, the entrance would access the more public-facing hall, rather than the parlor. Open plan houses were more prevalent in the early colonial period, when looser social boundaries allowed for a greater mixing of users in the semi-private hall space. Over time, stricter social regulations hardened the boundary between the public and private realms, as well as the spatial division of sexes in the home. These evolving norms led to a greater use of “sorting” spaces in order to direct the movement of persons into respective chambers throughout a residence. In closed plan hall-and-parlor houses, sorting was usually accomplished via an exterior porch space or an interior central passage separating the hall from the parlor (and potential second story). The central passage plan formalized the social division of space, then, into the design of the house itself. Whereas the early colonists had built houses purposed towards varied domestic and familial activities, and those of the early eighteenth century regimented those different spaces around a central hall

⁷⁰ Gabrielle M. Lanier and Bernard L. Herman, *Everyday Architecture of the Mid-Atlantic: Looking at Buildings and Landscapes*, (Baltimore, MD: The Johns Hopkins University, 1997), 16; An unheated parlor usually indicated that it was used as a sleeping chamber.

space, the advent of the central passage allowed for complete control over access to the most genteel areas of the house.⁷¹

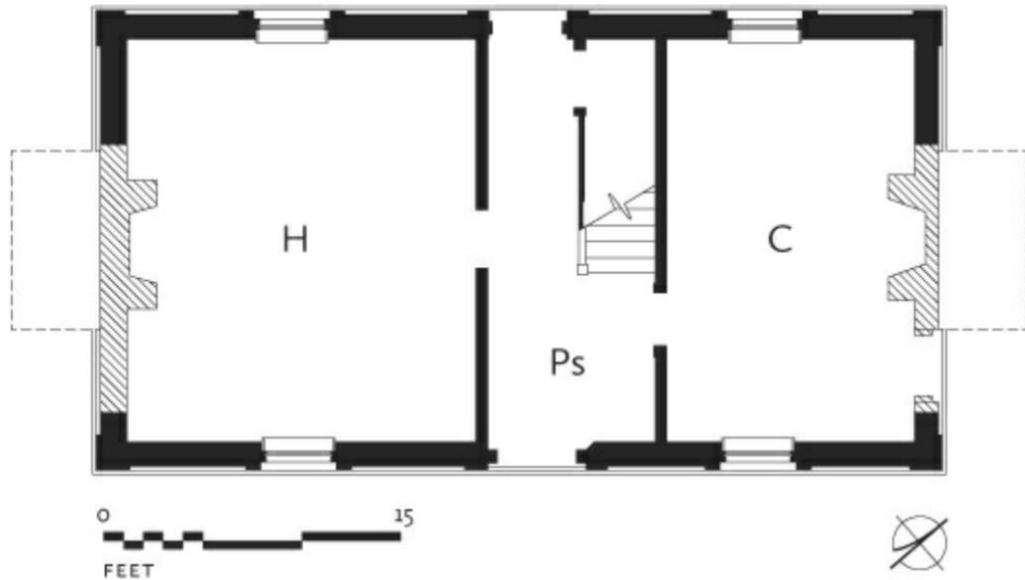


Figure 10. Central passage hall-and-parlor plan example from Accomack County, Virginia (Mark R. Wenger, “Town House & Country House: Eighteenth and Early Nineteenth Centuries,” in *The Chesapeake House*, 125).

English Framing Methods in the Chesapeake

Chesapeake carpentry standards followed a similar trajectory as house plans insofar as early colonists employed simple and diversified methods in the initial years of settlement and only in the eighteenth century developed a regular, standardized framing system for their residences. The principal framing method that eventually became predominant retained characteristics unique to the region and was the most

⁷¹ Cary Carson, “Plantation Housing,” in *The Chesapeake House: Architectural Investigation by Colonial Williamsburg*, ed. by Cary Carson and Carl L. Lounsbury (Chapel Hill, NC: The University of North Carolina Press, 2013), 92.

“distorted” or locally adapted of the English-based framing systems practiced in the North American colonies.⁷² For example, one early Chesapeake-specific element, the tilted false plate, set between the ceiling joists and roof rafters, was an inherited feature from the earthfast construction period carried over into the traditional framing system.⁷³ The joining of those rafters and the tilted false plate at projecting joists overhanging the wall plane was a product of the flexibility required of crude post-in-ground construction technology, yet it retained a role in Chesapeake framing throughout the eighteenth century.⁷⁴

The Chesapeake framing system was less complex than other regional English variants and evolved to use only two regular dimensions for its wall framing components, one greater for major elements, such as posts and downbraces, and one smaller for supporting members such as studs.⁷⁵ This system contrasts with English colonial framing in New England, for example, which utilized a system based on the load that each structural component would bear.⁷⁶ The standardization of wall framing in the Chesapeake attended to an aesthetic desire of colonists starting in the eighteenth century to cover the interior framing elements with paneling or plaster walls.⁷⁷ Early wall framing members were large, heavy, and projected into the interior spaces of homes; these elements were often left whitewashed and exposed. To allow for concealing the wall members, various attempts were made in the first quarter of the eighteenth century to reduce the dimensions and protrusion of posts and studs

⁷² Upton, “Traditional Timber Framing,” 51.

⁷³ *Ibid.*, 57-58.

⁷⁴ Moser, Luckenbach, Marsh, and Ware, “Impermanent Architecture in a Less Permanent Town,” 200.

⁷⁵ Upton, “Traditional Timber Framing,” 51.

⁷⁶ *Ibid.*

⁷⁷ Upton, “Traditional Timber Framing,” 60.

without compromising the stability of the house, and ultimately a standard “flush framing” system was developed.⁷⁸ Under the new scheme, those elements were all sawn to roughly 4-5 inches so that they could be easily covered by plaster and lath. This reform was also effected in light of decreasing labor costs associated with widespread chattel slavery, making the refinement of heavy structural elements via pit saw a practical endeavor.

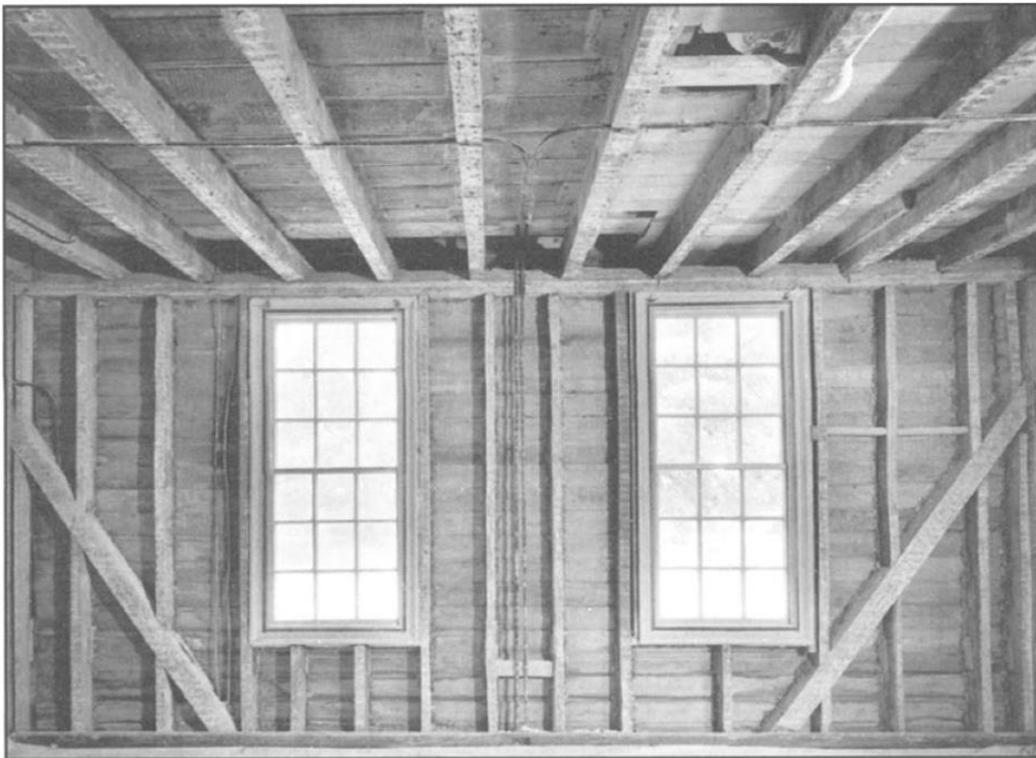


Figure 11. John Blair House, Williamsburg, Virginia, showing flush framing of all wall members, 1722 (*Graham, “Preindustrial Framing in the Chesapeake,” 190*).

The reduced complexity of the English framing system used in the Chesapeake further allowed for flexibility of design and easy reproduction. This

⁷⁸ Graham, “Preindustrial Framing in the Chesapeake,” 189-190.

applicability was due partly to the regular bay system created by the posts and studs. Posts were generally set 10 feet apart, while supporting studs were fixed in the intervening bays, allowing for regular clapboard wall sheathing 5 feet wide to be affixed to the framing.⁷⁹ Plans could be altered by simply adding or removing bays from the building, without compromising the standard structural approach. Wall units were laid out on the ground and then raised into place, while roof rafters were similarly prefit separately and later lifted onto the frame as pairs. Joinery remained generally simple in Chesapeake houses as well, and techniques more complicated than mortise and tenon or lap joints were attempted infrequently. This framing model was consistent throughout the latter colonial period, though it was streamlined over time to eliminate redundant elements such as the tilted false plate.⁸⁰

The traditional timber framing model practiced across the Chesapeake region remained predominant through the first half of the nineteenth century until experiments with balloon framing began in the 1850s; balloon-framed houses were widely introduced following the U.S. Civil War.⁸¹ The new framing model utilized 2x4 inch studs and posts that ran vertically from the sill to the rafter plate across all stories, uninterrupted by other structural members as in the traditional timber-framed model. Fastened with nails rather than wood joinery, this framing method allowed for the more efficient and inexpensive construction of homes, and by the late nineteenth century became the dominant framing system in the region; it would remain so until roughly 1930.⁸² Willie Graham has noted that the standard lumber dimensions and

⁷⁹ Upton, "Traditional Timber Framing," 59-60.

⁸⁰ Graham, "Preindustrial Framing in the Chesapeake," 186.

⁸¹ *Ibid.*, 180.

⁸² *Ibid.*, 192.

reduced use of joinery particular to colonial Chesapeake timber framing presaged the systematized methods of balloon-framed construction and thus the region was well-positioned to easily transition to the new practice.⁸³

Service Areas and Outbuildings

The use of auxiliary work and storage spaces as a means of organizing and categorizing domestic activities was standard from the arrival of the first settlers in the Chesapeake region but increased in both scope and diversification alongside the regimenting of interior space and the social stratification of roles in the eighteenth-century household. Some outbuildings, specifically those involved in the production or refinement of valuable harvested goods, such as barns, granaries, and corn cribs, were always separated from the residence. Others, such as food storage and preparation facilities, were removed from the house due to environmental or health considerations within years of the initial settlement.⁸⁴

Kitchen outbuildings followed a particularly meandering trajectory in the Chesapeake region, whereby they were separated from residences in the early colonial period in light of concerns about pests and spoilage in Maryland and Virginia's warm climate, unlike their counterparts in cooler New England.⁸⁵ The outbuildings took on a more complex role as the enslaved labor force increased in number in the late seventeenth to eighteenth centuries and were often sited in unique spatial relationships with residences, separated by small service yards but aligned

⁸³ Ibid.

⁸⁴ Sarah Amy Leach, "The Detached Kitchen in Context: Architectural and Social Significance in Eighteenth Century Tidewater Virginia," MA Thesis (University of Virginia, 1980).

⁸⁵ Linebaugh, "All the Annoyances and Inconveniences of the Country," 5.

closely enough for the easy transportation of meals by servants into the house.⁸⁶ The abolition of slavery during the U.S. Civil War and the widespread introduction of cooking stoves and flues at about the same time eliminated both the desire and much of the need for separate kitchen spaces, and by the late nineteenth century most kitchens were reattached to residences, though configured as part of service wings or ells adjoined at the rear.⁸⁷

Another outbuilding typology with a complicated history is the slave or servants' quarters. Coastal Maryland was home to a high number of enslaved workers and some large estates retained hundreds of such individuals, while less affluent planters may have only needed to provide lodging for a handful of laborers. Housing for the enslaved thus diverged substantially based on this factor, as well as the general disposition of enslavers towards the wellbeing of their workforces. The preference of largescale slaveholders was often to construct long, narrow, crudely-built structures with rows of pens for enslaved families or individuals.⁸⁸ Those property owners keeping a more modest number of enslaved people adopted housing options that frequently combined living quarters with other outbuildings or domestic spaces, such as lofts or attic spaces.

The decision to construct living quarters for the enslaved as part of combination or dual purpose outbuildings was often an economic one, as the enslaver was able to extract two uses from a single structure, and so the forms of such buildings varied widely depending on the demands specific to each property. One

⁸⁶ Leach, "The Detached Kitchen in Context."

⁸⁷ Lanier & Herman, *Everyday Architecture of the Mid-Atlantic*, 53.

⁸⁸ Chesapeake House, "Housing Slavery" 157.

common configuration of combination outbuildings is typified as the two-story, “one-up and one-down” arrangement. This building pattern consisted of one room on the lower story, usually the working or active space, and one room on the upper story, reserved as living quarters for the enslaved; the two stories would be connected by an interior stairway or ladder, depending on the sophistication of the space.⁸⁹

Outbuildings such as springhouses and service kitchens were combined with living quarters in this configuration and functioned as multipurpose spaces amongst the various labor-specific service structures in the plantation yard.

Generally, housing for enslaved workers was improved in the Chesapeake region in the first half of the nineteenth century amid growing public sentiment that soured on the practice and the various apologies mounted in its defense. During this transition, many older, inadequate facilities were rehabilitated or replaced by more substantial housing units.⁹⁰ After the U.S. Civil War, housing structures for the enslaved were either demolished, adapted for further use as housing for tenant farmers or paid labor, or transitioned into other domestic or storage facilities.

⁸⁹ Ibid, 156.

⁹⁰ Ibid, 163, 170; Another factor affecting this change was the growth of enslaved nuclear families.

Chapter 4: Building Chronology

The Goshen Farm House was constructed in four phases between the late eighteenth century and 1967, spanning approximately 187 years of occupation and development on the property. The first and most substantial portion of the farmhouse was constructed between 1780 and 1798 as a two-story, central passage hall-and-parlor house finished with Federal-style details, though subsequent additions have altered many original features. The second building campaign joined a two-story service building as an ell to the rear of the original house around the turn of the twentieth century. Various elements visible in the structure's framing suggest that it was originally constructed closer to the middle of the nineteenth century and later moved and attached to the main block. A third expansion was carried out in 1935, adding a two-story bathroom section, while a fourth expansion added another two-story addition to the rear of the ell in 1967.



Figure 12. Goshen Farm House, viewed from northwest, showing all four construction phases (*Grant Cunningham, 2022*).

The exact construction dates of the first two building campaigns are not certain, and efforts to refine them are limited by several factors. Tax records for the property are available only periodically from the nineteenth century, preventing structural changes from being easily identified over time in the historical record. Further, photographs of the farmhouse provide visual evidence of change only from the latter Phase II period onward, leaving questions about details of the original form unanswered. Finally, vandalism carried out at the house in recent decades, specifically damage to the nineteenth-century ell addition, potentially erased historic features that may have helped identify a construction date or more precise initial use for the space. Despite these challenges, however, the construction technology and building materials used to raise each portion of the house, employed together with available historical evidence about the property and its residents, provide sufficient clarity to infer approximate timeframes for the first two construction phases.

Phase I: ca. 1780 - 1798

The original portion of the Goshen Farm House was constructed in the final two decades of the eighteenth century, and certainly by 1798. The latter date of the likely construction period is informed by historical documentation, specifically the Federal Direct Tax of 1798, which records the structure on the property, although it mistakenly assessed its dimensions as 24 by 20 feet, while the house actually measures about 33 by 16.5 feet. The building's structural members form a single and complete frame, and others have speculated that the mismeasurement was a result of

crude estimation by assessors.⁹¹ The end date of 1798 is also supported by material evidence in the original portion of the house, such as wrought nails used to attach various elements. Meanwhile, a number of original features are identifiable with the Federal style of architecture that became popular only in the post-Revolutionary period, limiting the beginning date for the construction period to roughly 1780. Paired, beaded Federal-style mantels surrounding the fireplace openings on the first story; a simple, beaded staircase banister on unadorned newel posts; and six-over-six sash window frames with thin muntins all evidence Federal-period construction.

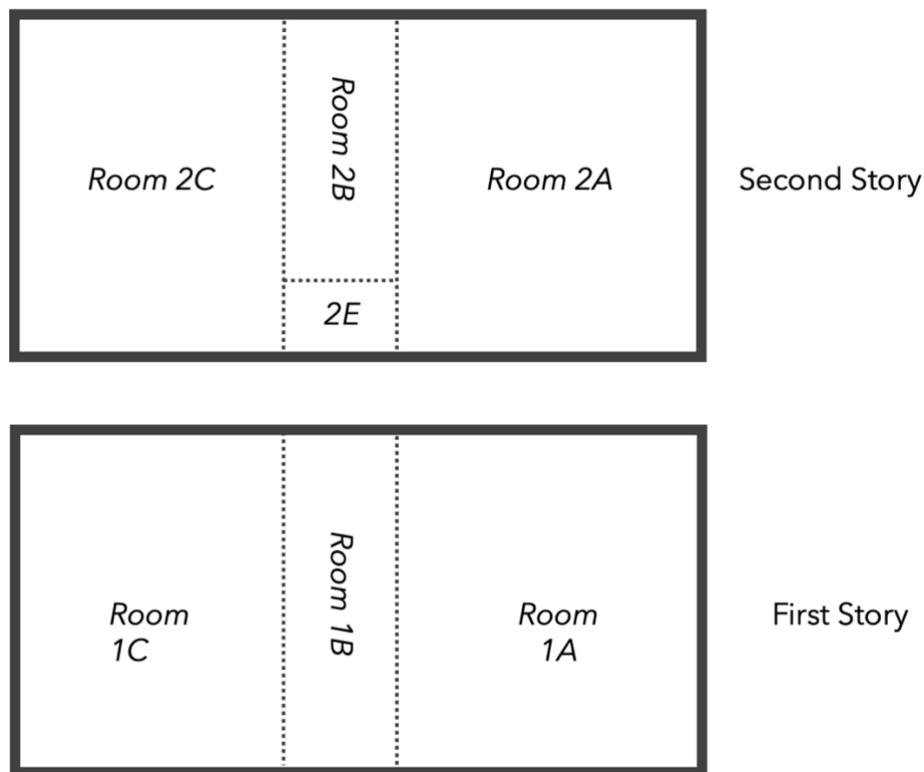


Figure 13. Phase I central passage, hall-and-parlor plan (*Grant Cunningham, 2022*).

⁹¹ Schwab and Schizik, *Architectural Survey*, <https://goshenfarm.org/wp-content/uploads/2016/08/Goshen-Arch-Survey-and-Analysis-part-1.pdf>.

Exterior Description

The Phase I house is a three-bay, single-pile, two-story residence, constructed according to a central passage hall-and-parlor plan atop a local, uncoursed, ironstone foundation and features a side-gabled roof. The exterior of the building was likely clad in weatherboard siding nailed to the vertical framing members, while the roof would most likely have been covered in wood shingles. The current weatherboard siding on the Phase I house is circular sawn and likely dates to the mid-nineteenth century, while the roof shingles are not historic (Figure 14). The house's façade faces east (northeast) and originally featured a single doorway at the center of the first story flanked on either side by a single, six-over-six, sash window. The second story of the east façade featured three, evenly spaced, six-over-six, sash windows positioned over the first story openings. During Phase I, the north and south side elevations had no window openings on either story; a brick, exterior end chimney was centered on each wall. The first story of the rear elevation likely featured the same arrangement of doors and windows as the east or front façade, with a centered, rear door and a window on either side. On the second story, three evenly spaced, six-over-six, sash windows would have similarly mimicked the arrangement on the façade.



Figure 14. Circular sawn weatherboard siding in Phase I house (*Grant Cunningham, 2022*).

Framing Description

The Phase I house was built as a braced-frame timber structure. The builders used roughly standard dimensions for most wall framing members throughout the house and employed mortise and tenon joints, often pegged, to secure the various components of the structure. Downbraces support the frame at each of the four corners on both the first and second stories and ceiling joists are affixed at notches in the plate. The feet of the common rafters are secured with wrought nails to a flat false plate set on the joists, which are notched over the plate. The joists project beyond the wall plane and provide nailing surfaces for a boxed eave. The rafters are joined at the ridge by pegged bridle joints. Marriage marks on the rafters attest to the scribe rule framing method used to assemble the gable roof (Figure 15). The structural members

on all levels were pit sawn, though some later circular sawn supporting elements have been added, and a number of dimensional lumber posts have been sistered to the original vertical posts as later repairs.



Figure 15. Phase I attic rafters showing pegged bridle joints and marriage marks (*Grant Cunningham, 2022*).

Interior Description

Entry into the building during Phase I would have been gained through a single, east-facing door in the center of the façade, leading into the first-story central passage. While the front door has been replaced, likely several times, and the doorway has been enlarged, notches for a door header in the original framing members reflect the same basic dimensions as the interior first-story doorways and provide evidence for the original entryway (Figure 16). The central passage (Room 1B) was an interior sorting space and separated visitors from the hall and the more private parlor; users would have been directed from this space towards either of the two large, first-story rooms or to the second story via a staircase set at the southwest corner of the passage. It is likely that the rear yard was accessible from the central

passage as well; an exterior doorway at the passage's west wall is set just north of the staircase, and while its dimensions are slightly smaller than the other three original doorways on the first story, the door frame does not interrupt the wall framing members and is likely an original entryway, later altered.



Figure 16. Notching for original entry door header, central passage (*Grant Cunningham, 2022*).

The central passage is framed by interior partition walls at the north and south ends. These walls are composed of broad, beaded boards of irregular width and are almost certainly original to the construction of the Phase I house (Figure 17).



Figure 17. Center passage partition walls on either side of the front entrance to Phase I (*Grant Cunningham, 2022*).

Notches in overlapping wall framing members, including a post, are visible where the north partition wall once met the plastered exterior walls and may indicate a location where the partition walls were secured to the exterior structural members (Figure 18). The winder staircase in the central passage is likely original as well, as it was constructed against the first-story south partition wall with no banister on that side and features T-headed, wrought nails securing the cap on each of the newel posts (Figure 19). A small closet with three rows of shelves, also secured with wrought nails, is set under the staircase and likely dates from the same period.



Figure 18. Overlapping notching near central passage partition wall (*Grant Cunningham, 2022*).



Figure 19. T-head wrought nails in central passage staircase newel post (*Grant Cunningham, 2022*).

It is most probable that the north room on the first floor (Room 1A) functioned as the hall. While both first-story rooms feature reworked Rumford-style fireplaces, the beaded Federal period mantel surrounding the firebox in the north room is more ornate than its counterpart in the south room (Room 1C), indicating a more public-facing use for the former space (Figure 20). The interior doorways between the hall, parlor, and central passage feature beaded door surrounds; a transom light above the door to Room 1C, cut into the partition wall, is an addition from a later period. The interior partition walls have board-and-batten doors with wrought HL hinges and handmade screws; these doors are also original to Phase I (Figure 21).



Figure 20. Federal period mantel in Room 1A, north elevation (*Grant Cunningham, 2020*).



Figure 21. Board-and batten-door separating Room 1A and Room 1B (hall and central passage) featuring HL hinges and handmade screws (*Grant Cunningham, 2020*).

The second story of the Phase I house largely mirrors the first story in its tripartite division; a pair of similar partition walls divides the second-story central passage (Room 2B) from two sleeping quarters or chambers, one on the north and one on the south. In a later period, part of the central passage at the front of the house was enclosed and made into a small room (Room 2E); early machine-cut nails in the door surround and threshold at the entryway to this room indicate that it was added after initial construction (Figure 22). The second story, north and south bedrooms, Rooms 2A and 2C, respectively, each contain an original, plastered fireplace, which are much simpler in design than those on the first story and feature no mantels.



Figure 22. Machine-cut nails, door surround, Room 2D (*Grant Cunningham, 2022*).

Room 2C contains a winder staircase to the attic in its southwest corner that dates to a period after Phase I construction, as indicated by machine-cut nails used in its construction and its interruption of the brace-framed corner of the house. It is unclear how access into the attic was made in the period before this staircase was built, but it is most likely that a ladder or more primitive stair was replaced by the current staircase in the same location. In Room 2A, a large closet in the northwest corner was also added during a period after the initial construction of the house, evidenced by cut nails used in its construction and the presence of the room's uninterrupted wall paneling behind the closet. The attic is entirely unadorned save a small window in each of the gables, one at the northeast corner and one at the southwest corner. These windows are of uncertain age and the frames have been

replaced, though they are narrow openings and are almost certainly later additions inserted to increase light in the attic when the current staircase was constructed.

The framing of the house was treated in various ways throughout the Phase I rooms. Members on the lower floor are not whitewashed, and given the flush framing of the building, it is almost certain that they were plastered during the initial construction of the home; many structural elements on the first floor retain plastering ghost marks from this undertaking. Rooms 2B and 2C on the second story remain partially plastered, while Rooms 2A and 2E are clad in beaded vertical boards of the same kind as the partition walls. The framing on the second story was likely left exposed in its original form, as members visible behind the wall boards in Room 2A exhibit remnants of whitewash (Figure 23). Exposed lath on the second story is circular sawn and fastened to the frame with cut nails. This evidence, along with mid-nineteenth-century butt hinges on the closet doors in Room 2A, indicate that the plastering and paneling of the second story, and therefore the partition of Room 2E from Room 2B, most likely took place around 1850 (Figure 24). This project was likely undertaken at the same time that the attic staircase was inserted, and given the concurrent construction timeframe of the Phase II building, may have been part of a larger renovation and expansion project at the property. The framing in the attic was left exposed and was not whitewashed.

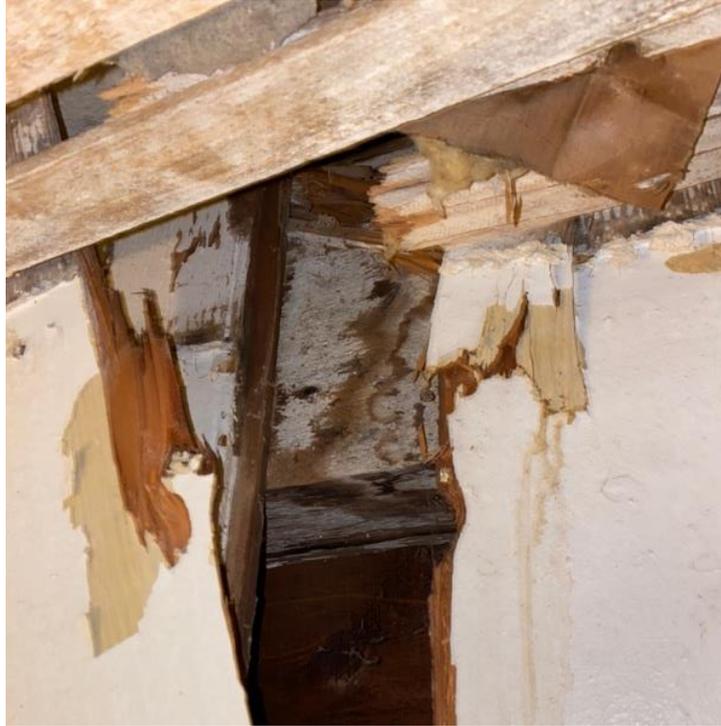


Figure 23. Whitewashed framing member visible under wall paneling (*Grant Cunningham, 2022*).



Figure 24. Mid-nineteenth century butt hinge on closet door in Room 2A (*Grant Cunningham, 2022*).

The base layer of flooring throughout the Phase I house is tongue and groove, gauged and undercut, and remains intact. This layer is composed of variable width, wood floorboards that run north to south, and is very likely original to Phase I construction (Figure 25). A newer layer of flooring composed of narrower wood floorboards now conceals the base layer across most of the first story, while the second-story floorboards, identical to the original first-story ones, remain uncovered. A simple, beaded baseboard runs the perimeter of Room 1B, but has otherwise been removed from the first story along with the plastered walls—though ghost marks on the partition walls indicate its past presence. The second story features a beaded baseboard in all rooms, save Room 2C, where it has been partially replaced by a later, simpler baseboard near the area later joined to the Phase Two structure (Figure 26).



Figure 25. Original Phase I floorboards in staircase closet in Room 1B, newer floorboards at bottom (*Grant Cunningham, 2022*).



Figure 26. Original beaded baseboard (left) and replacement baseboard (right) in Room 2C (*Grant Cunningham, 2022*).

Changes to the fenestration of the Phase I house, particularly in Rooms 1C and 2C, are evident from modifications to the framing. In Room 1C, both corner downbraces on the south end wall have been severed to make way for later windows on either side of the fireplace opening, while the joining of the Phase II ell at the rear changed the room's west-facing window into a doorway; notches in the framing for the window header are still present at the same height as the other first-story original windows (Figure 27; Appendix C). The west-facing window in Room 2C was likewise changed into a doorway to accommodate the Phase II addition, while a south-facing window in the same room was added later as well, mimicking the changes on the first floor.



Figure 27. Notching for window header above doorway from Room 1C to Room 1D (Grant Cunningham, 2022).

Phase II: ca. 1890 – 1910

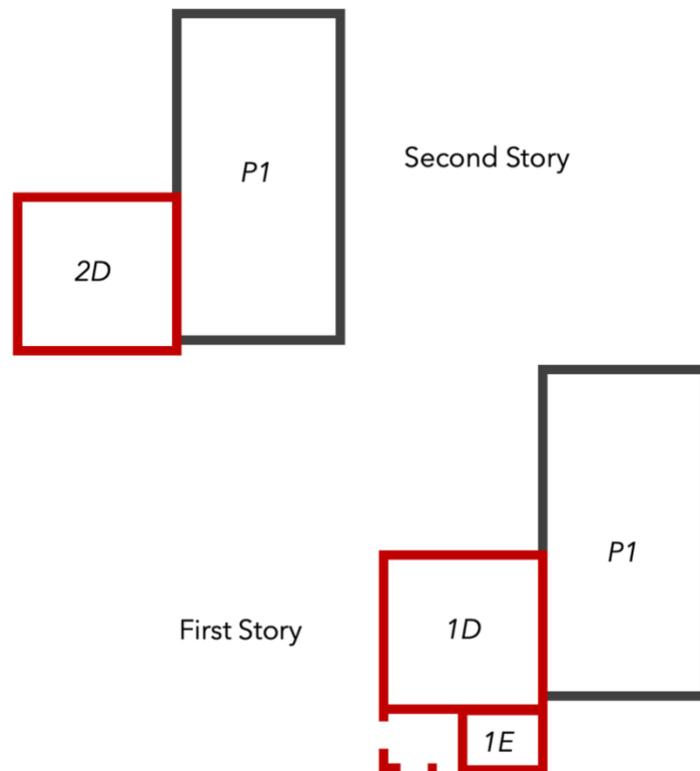


Figure 28. Phase II house plan with attached rear ell (Grant Cunningham, 2022).

The second construction campaign joined a pre-existing building to the rear of the Phase I house as an ell addition sometime between 1890 and 1910. This building's origin is unclear but it was likely moved from a different location on the same property. It seems likely that the structure was built ca. 1850-1860, perhaps when Henry Tydings began renting the property in 1850 or when he purchased it in 1853. Nails used in the rafter construction of the ell addition are iron, machine-cut and headed, with rectangular shafts, flat points, and burrs on one side, corresponding to Nail Type 8b in *Historic Louisiana Nails*.⁹² This nail type has a documented history of use nationally from ca. 1830 to 1885, placing the construction of the building, later attached as an ell addition, within these dates (see Figure 29).



Figure 29. Mid-nineteenth-century cut nail removed from rafter in Phase II attic (*Grant Cunningham, 2022*).

⁹² Edwards Jay Dearborn and Tom Wells, *Historic Louisiana Nails: Aids to the Dating of Old Buildings* (Baton Rouge La: Geoscience Publications Dept. of Geography & Anthropology Louisiana State University, 1993).

Further evidence for the building's date of erection may be gained from the construction technology apparent in its structural components. All original framing members in the Phase II house are circular sawn, pointing to a construction date in the second half of the nineteenth century. Circular saw mills began to replace up-and-down saw mills on a large scale around this time, and buildings in this part of the Chesapeake containing original circular sawn elements can be generally dated to ca. 1850 or later. Finally, the framing methods used in the construction of the addition indicate that the building was erected during a period of transition from traditional timber framing to balloon framing. The Phase II structure contains framing elements common to both periods; corner posts in the building rise from the sill to the topmost wall plate, while wall studs are interrupted at each story, though the framing members are smaller than those used in the Phase I house, measuring roughly 2x4 inches. Balloon-framed structures became common in the region after the U.S. Civil War, though experiments with balloon-like framing took place throughout the 1850s. These elements, taken together with their respective dating constraints, suggest that the building, attached later as an ell addition, was constructed between approximately 1850 and 1860.

The Phase II addition was moved from its original location and joined to the Phase I residence several decades after its initial construction. The relocation is primarily evidenced by alterations made to the east end of the structure's roof. To facilitate the attachment, the gable end studs of this roof were removed, and two rafter ends of the Phase I roof were sawn off to accommodate joining the buildings together; the different heights of the second-story floors in Phase I and Phase II also

attest to the move. The roof must have been extended at the time of the attachment to meet the Phase I gable, as it could not have functioned without an extension linking it to the earlier building. Material discrepancies between the addition's original roof and the extension provide evidence that the move was made several decades after the building's ca. 1850-1860 construction. Specifically, the presence of a ridge board and wire nails to attach members confirms the use of later construction technologies unavailable in the mid-nineteenth century (Figure 30). Both elements became common features of house construction in the latter nineteenth century, though the use of wire nails in the Chesapeake region can be more reliably assigned to ca. 1890 or later.



Figure 30. Original Phase II rafters joined without ridge board, foreground; later rafters joined at ridge board in Phase II roof extension, background; Phase One roof in far back (*Grant Cunningham, 2022*).

Tax assessment records for the property during this period, which might otherwise furnish documentary confirmation of a date for the joining of the two structures, provide only a periodic accounting of the value of the house (Appendix B).⁹³ In 1876, improvements to the property were valued at \$800; no extracted figure was recorded for the house alone. In 1910, the next recorded year of assessment, improvements were valued at \$1065, while the dwelling house was valued at \$500. Given that the Phase II ell addition was already extant on the property as a separate structure during the first assessment, its joining to the Phase I house would not likely correlate to a substantial change in value for the property overall. Without a figure recorded in 1876 for the residence, it is difficult to ascertain how the house's value appreciated over time in isolation from other outbuildings on the property. The large barn on the property, no longer standing, was assessed at \$400 in 1910, while the other outbuildings accounted for \$165 of the total value of improvements that year; these structures would remain mostly unchanged from the 1876 assessment. It is likely, then, that the majority of the value increase between 1876 and 1910 is due to improvements to the residence associated with the Phase II ell addition, but this remains unclear in the documentation.

The assessment record provides evidence that the structure was attached to the residence by 1910, however, as the building was not listed among the various other outbuildings itemized for value that year. While a tenant house was assessed at \$20—this structure is the only outbuilding listed that could be interpreted as the Phase II

⁹³ Tax lists for Anne Arundel County, which might also help determine a date for the joining, are only available up to 1845.

addition—the valuation is far too low given the size and quality of construction of the structure joined to the house. It is most plausible, then, that the Phase II portion of the farmhouse was added between 1890 and 1910.

Ultimately, this report could neither substantiate nor dismiss claims that the Phase II ell addition was originally constructed as housing for enslaved workers on the Tydings plantation. While the building’s spatial characteristics fit the general typology of “one-up and one-down” small-scale housing units for the enslaved, those characteristics are also easily attributable to other types of farm outbuildings in which domestic functions were carried out, such as summer kitchens. No interior furnishings remain in the building and the first floor has been extensively altered, thus a final determination on its initial use is not likely achievable via investigation of its architectural elements.

Exterior Description

The Phase II ell addition was constructed as a two-story, single-pile building arranged in a one-up and one-down service quarter configuration; its east elevation is attached to the Phase I house at that building’s southwest corner. The addition is set atop a foundation made of local, uncoursed ironstone; its walls would have been clad in weatherboards and its roof with wood shingles, akin to the Phase I residence. The addition’s façade faces south, where a one-story room projects from the edge of the original house on its east half (Room 1E), while a porch extends across the west half of the facade; a low-pitched, hipped roof covers both spaces. A single doorway is positioned under the covered porch, while a single window opening faces south from Room 1E and originally featured a six-over-six hung sash window. A single six-over-

six hung sash window was centered in the second story above the porch roof. The west elevation had no openings during the initial period of construction; the stack of an interior end chimney rose from this wall of the building. A small sash window was later added to the attic on this elevation, likely when the building was joined to the Phase I residence; the chimney was relocated in the mid-twentieth century. On the building's north side, one sash window opening was centered on both stories, one over the other.

The covered porch on the building's south side is very likely original to the construction of the Phase II building, as the framing of the hipped roof which covers it is circular sawn and uninterrupted (Figure 31). One corner post from this porch, a whitewashed timber left in the round, is kept onsite and verifiably dated to at least 1917, though it likely predates this year, as various machine-cut nails are embedded in it.⁹⁴ The original supports for the porch have since been removed and the roof now rests on three ornamented posts, added at a later period.



Figure 31. South façade of Phase II ell addition; covered porch at left, Room 1E at right, both under hipped roof (*Grant Cunningham, 2022*).

⁹⁴ One of the children of resident Mary Ann Brice carved his signature and the year 1917 into the wood post, see Figure 32.



Figure 32. Whitewashed side porch post, left in round and marked “1917” (*Grant Cunningham, 2022*).

Framing Description

The Phase II ell addition was constructed as a hybrid structure, featuring elements found in both balloon and traditional heavy timber-framed houses. Dimensioned, circular sawn wall studs are toe-nailed with cut nails to the wall plates at each story, while corner posts rise through to the second story plate. There is no wood joinery employed in the building’s construction, though downbraces (attached with nails) support the frame at all four corners in a configuration similar to the Phase I house. The part of the roof original to initial construction features common rafters joined at the ridge line by cut nails and supported by collar ties, while an extension of the roof that connects to the Phase I house was constructed with a ridge board and

wire nails. Portions of the false plate and rafter ends from the Phase I roof were removed during the joining of the structures in order to provide space for newer end rafters of the Phase II roof extension (Figure 33).

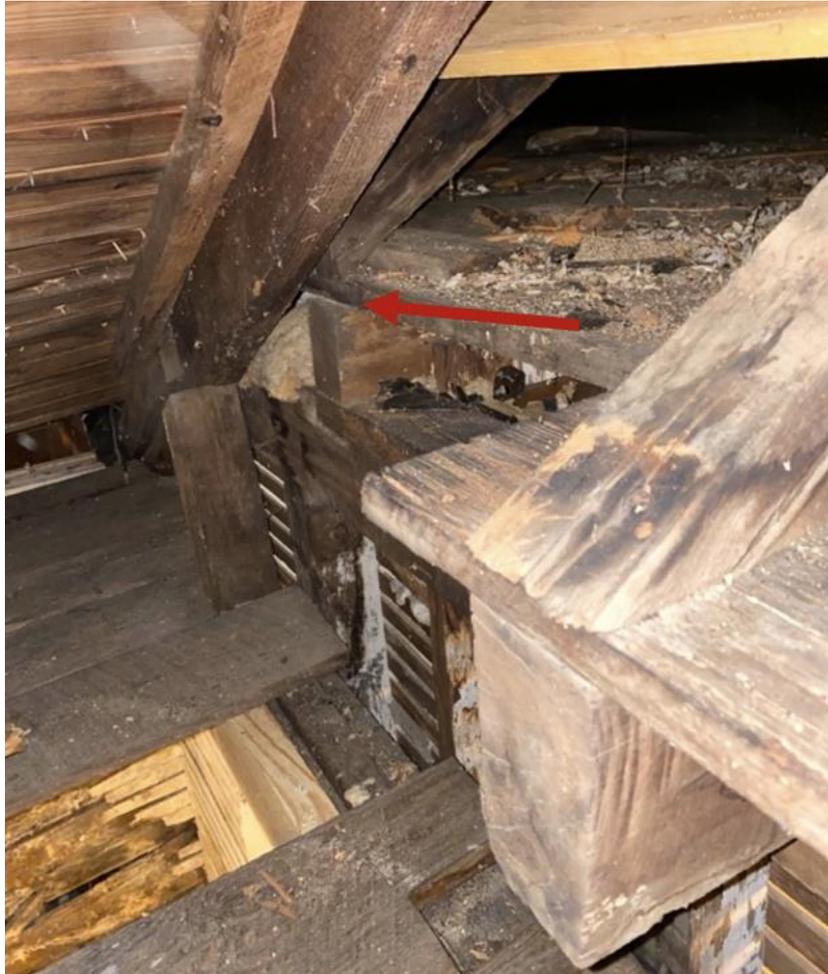


Figure 33. Phase I rafter end cut at joining of Phase II roof (*Grant Cunningham, 2022*).

Interior Description

Entry into the Phase II ell addition was made through the south-facing doorway into a single room on the first story. This space (Room 1D) could have been used for any number of domestic activities during the period when the structure stood

apart, but following its connection to the Phase II residence, it was outfitted as an attached, interior kitchen until vandals destroyed the interior furnishings and appliances in 2006.

The second story is accessed via a winder staircase in the southwest corner of Room 1D; a board-and-batten door fastened with cut nails and swinging on butt hinges encloses the staircase on the lower level. This staircase, along with its counterpart leading from the second story to the attic space, is of uncertain age. It is extremely unlikely that its configuration in the house is original, as the former location of the moved interior end chimney would have partially blocked access at the top. The construction materials present in the staircase, however, date this element firmly to the mid-nineteenth century, contradicting that notion. In a more common scenario, the staircase would have replaced a more primitive stairway or ladder connecting the stories, sometime after the chimney was moved. Given that the chimney was not relocated until the mid-twentieth century, though, this narrative could not have played out in the Phase II ell addition, and the question of the stairs' origin remains unanswered.

The second story featured a room similar in dimensions to the first story (Room 2D), save the one-story extension in Room 1E. This room either functioned at first as a storage, service, or sleeping space, depending on the original purpose of the building, but following its attachment, the space likely was used as a bed chamber. In its original configuration, the interior end chimney would have stood at the top of the staircase; it was later repositioned in its entirety to the exterior and slightly north.

Ghost marks and a seam in the floorboards mark the previous location of the chimney in Room 2D (Figure 34).



Figure 34. Ghost marks and infilled floorboards in Room 2E marking previous location of end chimney moved to exterior, staircase to first story at left (*Grant Cunningham, 2022*).

An east-facing doorway was cut into each level following the joining of the structure to the Phase I residence to form the ell. While the first-story rooms were leveled when the ell was attached, the second stories stood at different heights, and the entrance into Room 2D from Room 2C through the transformed doorway requires a step down. The walls on both stories of the ell addition were plastered using circular sawn lath and cut nails and were trimmed with baseboards. The attic of the Phase II building is accessed by a separate staircase in the northwest corner of the second story. This staircase, and a small closet underneath it, feature board-and-batten doors fastened with cut nails and swinging on butt hinges, akin to the ground-level staircase (Figure 35). The staircase also shares the same contradictory location as the other.

The interior end chimney would have partially blocked access to the staircase at the top, and it is even more unlikely that a full winder staircase was built to the unheated attic space during initial construction (Figure 36). Nevertheless, the construction materials date this staircase to the mid-nineteenth century as well, and certainly before the chimney was relocated to the exterior (Figure 37).



Figure 35. Second-story staircase to attic in Room 2D, featuring a board and batten door at bottom with cut nails (*Grant Cunningham, 2022*).

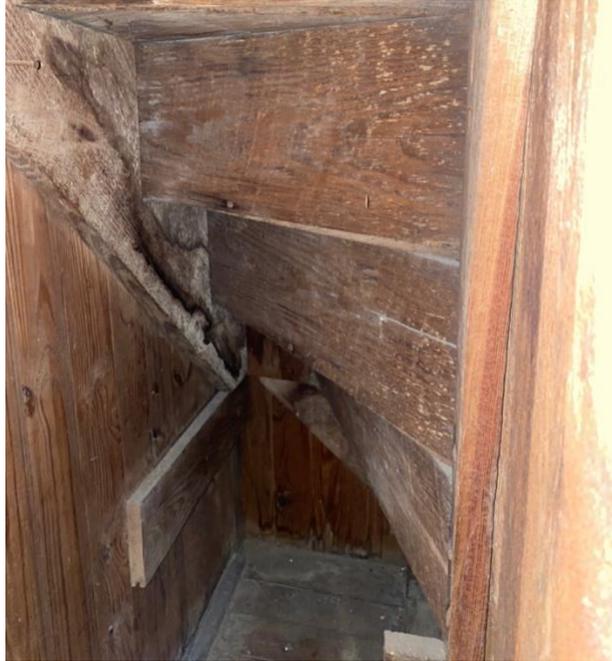


Figure 36. Circular sawn risers and machine-cut nails underneath attic staircase in Room 2D (*Grant Cunningham, 2022*).



Figure 37. Attic staircase in Room 3B, showing floor patch where interior end chimney was previously located (*Grant Cunningham, 2022*).

A cellar space was dug out below the Phase II building and lined with CMU blocks at some point following the relocation of the structure (Figure 38). A staircase accessed via bulkhead doors located at the northwest corner of the building leads to the cellar from the exterior, though its date of construction is unknown. An enclosed, interior winder staircase leading to the cellar was inserted at some point in the early twentieth century as well. It is positioned underneath the staircase leading to the second story and features a board-and-batten door on butt hinges fastened with wire nails.



Figure 38. Cellar under Phase II (Room 0D) showing CMU walls, south and east elevations (*Grant Cunningham, 2022*).

A front porch with a shed roof was added to the east façade of the Phase I building at an unknown date, though it may be correlated with the Phase II addition. Photographic evidence confirms that this porch was extant ca. 1930, before the

construction of Phase III, but any potential evidence for its original date of construction has likely been lost following the replacement of its foundation with concrete in the mid-twentieth century and its full enclosure into an interior space in the 2010s (Figure 39). It is unlikely that the porch is original to the Phase I house, but it remains possible that it was added when the Phase II ell was joined, as porch additions and expansions are common features of nineteenth- and twentieth-century evolved houses.

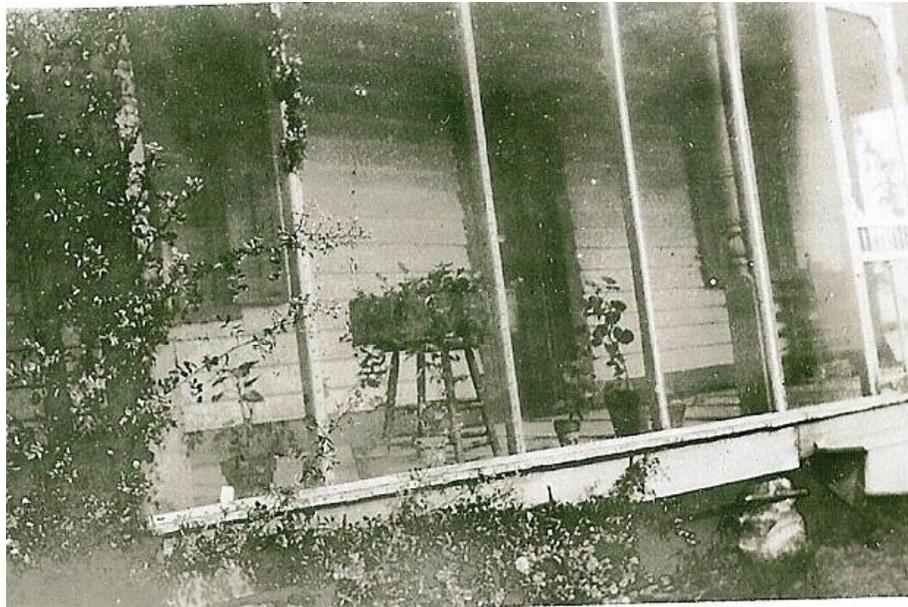


Figure 39. Front porch, ca. 1930 (*Goshen Farm Preservation Society*).

The exterior weatherboard cladding was completely covered by stucco at some point between the attachment of the Phase II ell addition and subsequent building campaigns. The exterior alteration was made before Phases III and IV were added, as those spaces were built out over the applied stucco (Figure 40). While it is not known when exactly this project was undertaken, it may have coincided with the excavation of the cellar space, also made after the Phase II ell addition was attached.



Figure 40. Remnants of stucco on the interior of the Phase III bathroom space, (Grant Cunningham, 2022).

Phase III: 1935

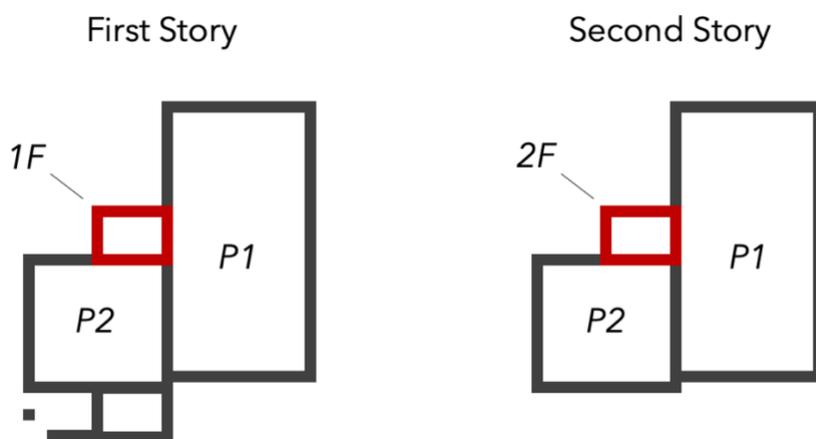


Figure 41. Phase III house plan (Grant Cunningham, 2022)

A small one-room bathroom addition was constructed in 1935 at the northwest corner of the Phase I and Phase II structures. This two-story space was built using platform framing methods and studs of dimensional lumber, features a single window on its north elevation on both stories, and is covered by a shed roof. When the Phase III portion of the residence was constructed, the rear, exterior door at the west end of the central passage (Room 1B) was reconfigured as an interior door leading to the bathroom space, and the second-story window above it was closed in. An entry to the Phase III space was added on the second story as well, inserted in the southwest corner of Room 2A, just south of the west-facing window (Figure 42).



Figure 42. Second-story bathroom addition (Room 2F) built during Phase III, view towards west elevation (*Grant Cunningham, 2022*).

Phase IV: 1967

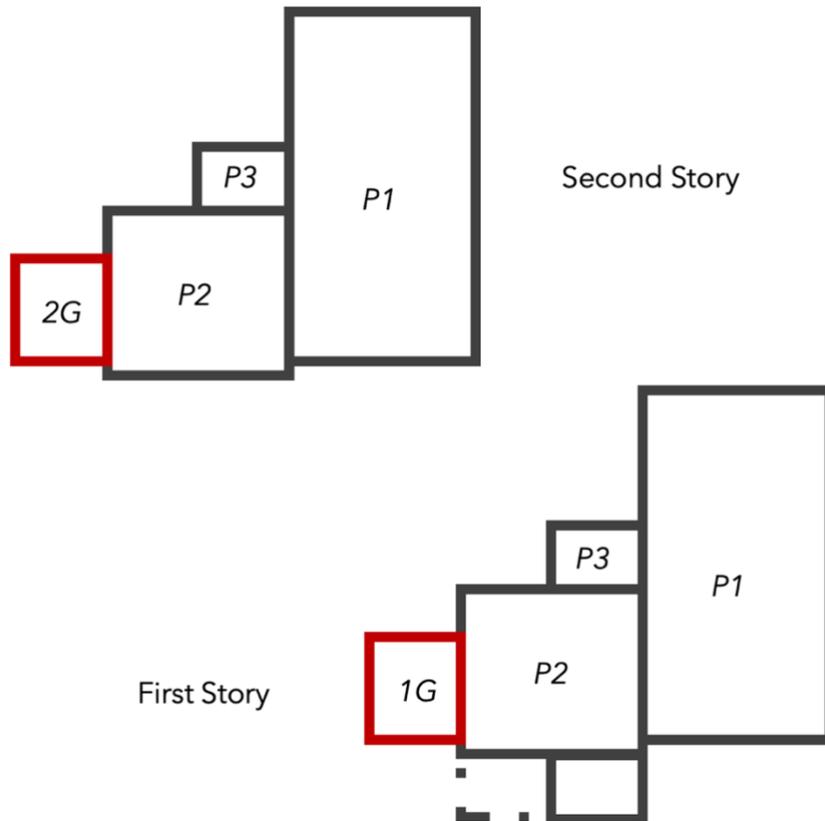


Figure 43. Phase IV house plan (*Grant Cunningham, 2022*).

The final, substantial addition to the Goshen Farm House was made in 1967, immediately following the sale of thirty acres of the property to the Anne Arundel County Board of Education. Phase IV construction added a two-story, single pile space at the west elevation of the Phase II ell; the first-story space was used as a library and office room for Dr. Morris Radoff, while the second-story space functioned as a sewing room for May Radoff (Figure 44). The Phase IV addition was platform-framed using dimensional lumber studs, with a gable roof, and featured a single, centrally positioned sash window on each story of the north and south

elevations. A small window opening was also inserted at the west elevation, in the attic space. A single doorway was inserted on each story of the Phase II ell, at the center of the west wall, to connect the house to the new addition. On the second story, the new doorway was positioned where the Phase II interior end chimney once stood. The chimney was relocated before this campaign was undertaken, though after the construction of Phase III (see Figure 45).



Figure 44. Second-story sewing room (Room 2G), west and north elevations, Phase IV 1967 addition (*Grant Cunningham, 2022*).



Figure 45. ca. 1942 photograph showing Phase II end chimney situated on interior, viewed from south (*Goshen Farm Preservation Society*).

Table 1. List of major changes across four phases of site development.

<i>Phase</i>	<i>Date</i>	<i>Changes</i>
Phase I	ca.1780-1798	(1) Two story, central passage hall-and parlor house. (2) chimneys & fireplace openings, mantels, staircase and closet (Room 1B), partition walls, floorboards.
	ca. 1850-1860	(1) Second-story plaster walls, vertical wood paneling and closet (Room 2A), attic staircase (Room 2C). (2) Phase II ell addition built at separate location.
Phase II	ca. 1890-1910	(1) Phase II ell addition with side porch attached to Phase I house.
	Early 20 th century	(1) Cellar (Room 0D) dug out under Phase II ell. (2) Stucco applied to exterior of house. (3) Front porch extant by this period.
Phase III	1935	(1) Phase III bathroom addition constructed.
	1942-1967	(1) Phase II interior end chimney relocated to exterior.
Phase IV	1967	(1) Phase IV rear addition constructed.
	2010-2014	(1) Front porch enclosed.

Chapter 5: Recommendations

The Goshen Farm House and its material evolution across four phases of expansion reflects the changing construction technology employed in the Chesapeake region from the late eighteenth through the mid-twentieth centuries. As one of the few remaining pre-Civil War structures standing on the Broadneck Peninsula, the house is among a small cohort of local buildings which can articulate these developments across such a broad timeframe. The rural parcel on which it sits—in an otherwise suburbanized region—further enhances the uniqueness of the site. The house, then, is a valuable resource in the historic and cultural landscape of the Broadneck Peninsula, and warrants a considered treatment for the retention of its historic features moving forward, particularly in light of current plans to stabilize and improve the structure.

Significance, Integrity, and Character-Defining Features

In order to advance an appropriate plan of action for the future preservation of the site, it is important to first account for the historic value of the farmhouse and its various material elements. The residence derives its historic value from the *significance* of its physical form, which is formally associated with one or more of several criteria, as categorized by the Secretary of the Interior. These criteria are used to justify property nominations to the National Register of Historic Places, a designation reserved for historic sites of outstanding significance. The Goshen Farm House can be most persuasively nominated under Criterion C, insofar as it embodies “the distinctive characteristics of a type, period, or method of construction,” in this case, the late eighteenth-century, central passage plan, Chesapeake-styled

construction of the Phase I residence.⁹⁵ The other phases of the house's construction would likely not qualify as significant under this criterion for various reasons: Phase II was moved from its original location, while Phases III and IV are peripheral spaces of simple construction and marginal importance to the residence.⁹⁶

The *Maryland Inventory of Historic Properties Form* for the Goshen Farm House argues for a broad period of significance from ca. 1780s to ca. 1840-1850, which correlates to its interpretation of the Phase I and Phase II construction campaigns.⁹⁷ Examination of material in the Phase II ell, however, has revealed that the building was not moved and joined to the Phase I residence until ca. 1890-1910, even though its circular sawn, hybrid framing system does suggest mid-nineteenth-century construction in a different location. These findings imply that the farmhouse stood in its Phase I form for roughly a century or more, and the period of significance should thus be revised to ca. 1780s to ca. 1890.

As it stands now, however, and despite the significance of the Phase I portion of the building, the Goshen Farm House is likely not eligible for nomination to the

⁹⁵ U.S. Department of the Interior, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, (Washington, D.C.: U.S. Department of the Interior, 1990 (rev 1995)) www.nps.gov/subjects/nationalregister/upload/NRB-15web508.pdf.

⁹⁶ It could be argued that the farmhouse qualifies for significance under Criterion B, for its association "with the lives of significant persons in or past," namely Dr. Morris Radoff, the second, long-tenured State Archivist of Maryland who lived in the house for 36 years and died there.⁹⁶ In that case, the two newer spaces, one extant during his residency and one constructed under his supervision, would more likely be considered contributing, and a second period of significance would be added, from 1942 to 1978. Such an endeavor, though, would require a more precise evaluation of Radoff's life and his historical impact on the region and state. It would also require that the house still resemble the Radoff's period of residency, which it does not, making a significance justification based on Criterion B a more difficult endeavor, particularly in terms of the integrity of features dating to this period. Confirmation that the Phase II ell addition served as housing for enslaved individuals would also likely changed the scope of its significance.

⁹⁷ Darian Schwab, *Maryland Inventory of Historic Properties Form: Goshen*, <https://mht.maryland.gov/secure/medusa/PDF/AnneArundel/AA-339.pdf>.

National Register. This is because the significance of the farmhouse under Criterion C requires the retention of the building's *historic integrity*, which is degraded by the presence of various non-historic elements on the exterior, namely the twentieth-century stucco cladding, enclosed front porch, and Phase III and IV additions. The National Park Service defines integrity as, "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period," and recognizes seven elements that constitute integrity: location, setting, design, materials, workmanship, feeling, and association.⁹⁸ While the Phase I structure fulfills several of these elements (for example, it remains in its original location and setting, and has retained much of its original design, materials, and workmanship), alterations to the building's exterior have left it unable to visually communicate these qualities. The alterations also erase the more abstract elements of integrity at the site; for instance, the residence currently conveys the "feeling" of a twentieth-century farmhouse with a historic core, rather than an eighteenth-century farmhouse with peripheral additions.

More specifically, the later, exterior components diminish or conceal several of the house's *character-defining features*, or those particular "elements that give the building its visual character and that should be taken into account in order to preserve them to the maximum extent possible."⁹⁹ The National Park Service outlines a three-step process to identify a structure's character-defining features, which entails, (1) identifying the overall visual aspects of a building, such as its setting, shape, roof,

⁹⁸ U.S. Department of the Interior, *National Register Bulletin*.

⁹⁹ NP Nelson, Lee H., "Preservation Brief 17: Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character," National Park Service, <https://www.nps.gov/tps/how-to-preserve/briefs/17-architectural-character.htm>.

projections, and openings; (2) identifying its visual character at close range, such as color, texture, and other surface qualities, and; (3) identifying the visual character of interior spaces, features, and finishes, with a discernment for spatial elements and material details.¹⁰⁰ While some of the visual character of the interior spaces of Phase I remain intact, with heavy later alterations (including the removal of the plaster walls), the only Phase I element from steps one and two to remain unaltered is the original side-gabled roof. The twentieth-century additions have changed the shape and form of the structure, the enclosed front porch has altered the Federal-period fenestration, and the stucco cladding has concealed the color, texture, and other surface qualities of the weatherboard sheathing, which remain intact under the stucco and likely dates to the house's period of significance (Figure 46).



Figure 46. Goshen Farm House viewed from north, showing enclosed porch at left, stucco on all exterior elevations, and current building form with all phases visible (*Grant Cunningham, 2022*).

¹⁰⁰ Ibid.

The alterations to the exterior of the Goshen Farm House have left it unable to fully express its historic significance and thus negatively impact its eligibility for listing on the National Register, but these conditions could be reversed with the removal of non-historic exterior features, allowing a reconsideration of eligibility. For example, removing the enclosed front porch and the stucco cladding from the building would expose both the original fenestration of the Phase I façade and the nineteenth-century weatherboard siding, restoring two character-defining features. Similarly, removing the Phase III and IV additions would restore most of the building's original shape and form. Even without making such changes though, and lacking eligibility for the National Register, the Goshen Farm House remains an important historic resource locally and is recognized and protected to some extent by its listing on the Maryland Inventory of Historic Properties.¹⁰¹ The building retains irreplaceable historic material on its interior which dates to its period of significance, such as the Phase I floorboards, staircase, interior doors, hardware, Rumford-style fireplaces, Federal-period mantels, and beaded partition walls. These historic features should be prioritized for preservation moving forward, in order to maintain the house's historic integrity to the maximum extent possible.

Preferred Treatment

The lasting historical value of the Goshen Farm House will be determined by which course of action is taken to best preserve the building's integrity and convey its significance. *The Secretary of the Interior's Standards for the Treatment of Historic*

¹⁰¹ The Anne Arundel County Cultural Resources Division uses the state inventory in a regulatory capacity to protect listed buildings, though not for structures owned by the county Board of Education.

Properties offers four distinct treatments as options: preservation, rehabilitation, restoration, or reconstruction.¹⁰² Preservation, the least invasive option, advises the maintenance of structures as they currently exist, save for the repair of historic material. Rehabilitation allows for compatible uses at historic properties through alteration or expansion, as well as more flexibility in replacing degraded material, while it is intended to protect historic building components. Restoration returns structures to a specific period of history but can lead to the loss of certain aspects of the historic fabric from other, typically later, periods. Reconstruction uses new materials to recreate structures at a specific period of time. Given the current state of the Goshen Farm House, rehabilitation is the preferred treatment option, which will best retain historic material, remove non-historic elements, replace structural components as necessary for stabilization, and ultimately ensure the house's lasting integrity.

A rehabilitation approach balances the conditions of the farmhouse as it currently stands, while also allowing for the potential alteration or removal of the non-historic elements of the house that curb its potential for historic integrity. Should the Anne Arundel County Board of Education or the Goshen Farm Preservation Society decide to pursue alterations to the house's exterior to expose its historic form, cladding, and fenestration, this could be done, so long as it does not require new construction to recreate the historical appearance. For this reason, the Phase II, nineteenth-century ell should, under any preservation option, be left in place as an

¹⁰² U.S. Department of the Interior, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (Washington, D.C.: U.S. Department of the Interior, 1995 (rev. 2017)) <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>

addition to the Phase I house; its removal would require the reconstruction of the rear exterior wall of Phase I, a course only provided for by a restoration approach.

Alternatively, if property owners decide to retain the additional, later spaces for a compatible use, this approach would also be supported by a rehabilitation strategy.

Any treatment applied to the Goshen Farm House must contend with the dual primary objectives to stabilize the structure and protect its historic fabric. Given its long period of disuse and the ensuing passage of time since its construction, the farmhouse has become structurally compromised, and plans have been drafted to intervene in the house's fabric and support system. These plans propose eleven major interventions or "repairs" to be made to various elements and areas of the house, with varying levels of appropriateness in a rehabilitation framework:

(1) Repair A: Basement Wall Stabilization

This intervention would brace the caving CMU basement walls by driving metal rods horizontally through their outer surface into the ground, sealing them, and anchoring the rods on the wall surface with steel plates.

The stabilization effort, which does not impact the ironstone foundation of the Phase II portion of the house, is concerned with material unrelated to the house's period of significance, and thus presents no obstacle to the rehabilitation framework nor degrades any character-defining features.

(2) Repair B: Beam in Crawl Space

This intervention would remove the Phase I original floorboards (and the later floorboards above) in Rooms 1A, 1B, and 1C in order to excavate the crawl space under the Phase I house, install a support beam running south to north, reduce sag, and level the first floor. The plan calls for the return of the floorboards to their original configuration following the completion of work.

While this repair does not propose the permanent removal or replacement of any character-defining material, the plan guidelines indicate that levelling the floor raises the possibility of damage to the first-floor joists and ultimately, the original floorboards. These two elements are primary historic features of

the Phase I house and their survival should not be risked unless determined to be absolutely necessary. It should also be noted that an excavation of the crawl space below the house could impact archaeological resources and should be preceded by appropriate archaeological investigations.

(3) Repair C: Replace Rotten Sills

This repair effort would replace portions of the sill in Phase I, Phase II, and Phase III areas of the house where it has rotted, involving members of the framing system in Rooms 1A, 1C, 1D, 1E, and 1F. The new portions of the sills would be constructed of timber and of similar dimensions.

The replacement of the rotted sills is compatible with a rehabilitation framework for the house, which permits replacement in-kind where necessary. The proposal also notes however, that damage to the exterior weatherboard sheathing may be necessary to carry out the work; while this element is not original to the Phase I house, it dates the structure's period of significance and this action should be avoided, if possible. The project also proposes lowering the floor joists in the northeast corner of Room 1A when the sill is replaced, to level the grade there. Given the potential for damage to the framing system if members are repositioned, this endeavor should not be attempted unless necessary.

(4) Repair D: First Floor Wall Replacement

This proposal would remove damaged wall framing on the north and south sides of Room 1D and replace them in-kind. This effort would involve the removal of exterior weatherboard sheathing for the duration of the project and its return following the completion of work.

The wall replacement scheme would remove the majority of the accessible wall framing from the Phase II portion of the house, which, while not related to the Phase I period of significance, is an important historic feature of the Phase II ell. Although damage to the framing members may necessitate such a course of action, significant sistering of the members with newer beams—which leaves the original framing in place and visible—has already been implemented extensively in Room 1D. If feasible, further sistering of the framing members is a preferred option to their wholesale removal from the house, which would significantly degrade the integrity of the Phase II structure. This course of action is also in accordance with guidance previously issued by the Anne Arundel County Cultural Resources Division for the repair and sistering of floor joists in Room 2D, damaged when a tree fell into the upper levels of the house.

(5) Repair E: Storage Room Reconstruction

This reconstruction plan would remove the wall and floor framing of Room 1E (sill replace as per Repair C), as well as its exterior weatherboard sheathing and reconstruct them on the existing foundation with similar material.

The intervention would remove significant structural components from Room 1E, above which sits the side, hipped roof. Sistering or another method that preserves the framing members in place is preferable to their removal.

(6) Repair F: Reinforce Second Floor Joists

This project would install and secure sistering beams to floor joists supporting the second story in the Phase I house.

The reinforcement project would preserve the eighteenth-century floor joists in place and is largely compatible with a rehabilitation framework.

(7) Repair G: Reinforce Attic Floor Joists

This project would install and secure sistering beams to floor joists supporting the attic in the Phase I house.

The reinforcement project would preserve the eighteenth-century floor joists in place and is largely compatible with a rehabilitation framework.

(8) Repair H: Damp Rot Damage in Wall

This intervention would remove the rotted wall, framing members, and exterior sheathing around the window in the east wall of Room 2C and replace them in-kind.

The proposal calls for the removal of historically significant framing members and sheathing material, as well as the removal of a plaster wall in one of only two rooms in the building that remain substantially plastered from a mid-nineteenth-century renovation. A less invasive intervention is vastly preferable to the proposed course of action.

(9) Repair I: Termite Damage at Stairs

This intervention would remove termite-damaged wall planks in the north partition wall in Room 1B and replace them in-kind. Planks that are only partially damaged would be repaired in place with a two-part wood filler.

The project would remove substantial portions of a principle historic feature of the house, the eighteenth-century hand planed, beaded partition walls. The interior wall is not load bearing and performs no critical structural function. The damaged planks should be left in place unless the prevention of further degradation is infeasible.

(10) Repair J: Realign Walls at North Chimney

This endeavor would replace the sill in the north wall of Room 1A, as per Repair C, remove the exterior stucco, and reposition the wall framing to vertically align more compatibly with the chimney and new sill.

While the replacement of the rotted sill may be necessary, the project would reposition wall studs near the chimney, which risks damaging other framing members. This course of action should be avoided unless absolutely necessary to stabilize the building.

(11) Repair K: Reinforce First Floor over Basement

This stabilization effort would install and secure sistering beams to floor joists in Room 1D.

The reinforcement project would preserve the mid-nineteenth-century floor joists in place and is largely compatible with a rehabilitation framework.

The plans presented for stabilization offer several solutions that are compatible with a rehabilitation approach to the property, and some that would drastically degrade the integrity of the interior of the residence. While the proposals necessarily prioritize structural soundness, they should also be implemented with a preferential sensitivity to the historic features of the house, so that the site may retain its historic character once stabilized. Ultimately, the historic significance of the house lends the compromised structure its value, and if its central features are altered or destroyed, the cost of stabilization will be the value of the site writ large.

Next Steps



Figure 47. Façade of the Goshen Farm House in 1992, view from east (*Goshen Farm Preservation Society*).

The stabilization plans, though important to the long-term survival of the site, should form only one component of the broader rehabilitation strategy at the Goshen Farm House. Other considerations, such as organizing and cataloguing historic material, should be undertaken as well, and with similar urgency. Indeed, this task should be the preservation priority at the farmhouse and be completed before any structural interventions are made. Various important historic materials, such as the partition wall doors; eighteenth-century coat rack pegs from the central passage; and historic, possibly nineteenth-century, windows, are stored without labels in various locations around the house. These elements should be organized, inventoried, and properly stored to ensure their survival as critical historic features moving forward.

The Goshen Farm House currently remains idle and unused, apart from occasional events and tours hosted by the Goshen Farm Preservation Society. In the near-to-mid-future, further investigations of the house's documentary and material elements will benefit from its current vacancy and the recently exposed framing systems across the first floor of the building. Additional analysis should be undertaken before any stabilization efforts potentially impact the historic integrity of the house. Any additional information gleaned from further architectural investigations should be compiled into a comprehensive Historic Structure Report for the farmhouse and its remaining outbuildings, in line with the official guidance of the National Park Service.¹⁰³

A limited archaeological investigation has been undertaken at the site (under the floor of the Phase III, 1935 bathroom addition), but a larger-scale investigation is warranted around the farmhouse, given the potential for ground-disturbing activities associated with stabilizing the structure. A more extensive archaeological survey of the grounds near the house could also prove helpful to learning more about the initial use of the Phase II ell addition. If buried historic features and artifacts remain that relate to that structure's history, an archaeological survey may be the best opportunity to decisively evaluate rumors of the building's use as housing for the enslaved. Such a determination could prove significant in recontextualizing the story of the house and the property as a whole.

¹⁰³ Debora Slaton, "Preservation Brief 43: The Preparation and Use of Historic Structure Reports," National Park Service, <https://www.nps.gov/orgs/1739/upload/preservation-brief-43-historic-structure-reports.pdf>.

Over the long-term, property owners should assess the enduring value of the non-historic exterior components that compromise the site's character-defining features. While their removal would enhance the property's historic integrity, it would also advance preservation goals for the interior of the house as well. For instance, the first-story plaster walls of the residence were removed due to unabated moisture retention likely related to the impermeable stucco cladding laid over the nineteenth-century weatherboard walls. The removal of the stucco would thus increase the historic building's ability to "breathe" and better release moisture from the interior of the house, contributing to the lasting preservation of the structure's features.

This "final step" in securing a preservation solution for the Goshen Farm House, and any decisions made about the future form and integrity of the residence, should include consideration for its future use, which will ultimately determine the long-term viability of the building. The Goshen Farm Preservation Society has successfully pursued innovative initiatives for the larger farm site, such as establishing a community garden near the house on previously agricultural land and memorializing various plots to individuals who were enslaved on the property. This approach should apply to the residence as well. The Society's current vision imagines the house restored to the Radoff period with a museum dedicated to their lives and achievements, though the remoteness of the site and the general declining revenues of house museums nationwide add a degree of uncertainty to the success of that

endeavor.¹⁰⁴ The paucity of Radoff-period material within the home would also necessitate extensive new construction to achieve the aesthetic goal such a vision requires (Figures 48, 49).



Figure 48. Room 1A (hall), north elevation, during Radoff period (*Goshen Farm Preservation Society*).



Figure 49. Room 1A (hall), north elevation, showing current conditions (*Grant Cunningham, 2022*).

¹⁰⁴ American Association for State and Local History, “How Sustainable is Your Historic House Museum?” <https://www.nps.gov/orgs/1739/upload/preservation-brief-43-historic-structure-reports.pdf>.

As the building is currently owned by the Anne Arundel County Board of Education, it would be worthwhile to pursue future uses based on the site's potential for preservation education. History tours focused on the Radoff family and the house's evolution are offered occasionally by the society to school groups. This initiative could be reoriented towards a preservation technology program, as part of the Anne Arundel Community College Program Pathways track for technology-focused high school students or modeled on the Historic Preservation Training Center's initiative to build capacity in the historic building trades.¹⁰⁵ Given the vast scope of work remaining to shore up and rehabilitate the house, as well as the potential financial burden of contracting such tasks, a use oriented towards preservation education and technology could offer a realistic option for maintaining the house's integrity and preserving its most valuable historic features in the future. Regardless of the final use intended for the Goshen Farm House, the adaptation of the site for future activity should be carried out in line with a rehabilitation approach and completed without further risk to its historic fabric.

¹⁰⁵ Anne Arundel County Public Schools, "AACC Program Pathways," 2022 <https://www.aacps.org/Page/6995>; National Park Service, "Historic Preservation Training Center," <https://www.nps.gov/orgs/1098/index.htm>; PlaceEconomics, "Status of Historic Trades in America," July 2022, <https://historictrades.org/wp-content/uploads/2022/11/Campaign-for-Historic-Trades-10.31.2022.pdf>.

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Appendix A: Chain of Title

Date of Deed	Grantor	Grantee	Liber #	Folio #	Comments
September 25, 1975	Morris L. Radoff & May C. Radoff	Board of Education of Anne Arundel County	2739	308	Deed.
April 4, 1942	Romeo J. Jondreau & Mary K. Jondreau	Morris L. Radoff & May C. Radoff	JHH 256	464	Deed.
July 21, 1941	Roland Edgar Bell & Helen Walter Bell	Romeo J. Jondreau & Mary K. Jondreau	JHH 239	416	Deed.
August 28, 1939	Edwin R. Angermen & Lilian F. Angermen	Roland Edgar Bell	JHH 206	181	Deed.
September 28, 1935	County Corporation of Maryland	Edwin R. Angermen & Lilian F. Angermen	FAM 143	463	Deed.
July 18, 1935	George E. Rullman, Assignee by deed	County Corporation of Maryland	FAM 139	477	Deed.
February 8, 1929	Mary L. Brice & C. Caroll Brice	Nicholas H. Green	FSR 43	279	Mortgage; Brice defaulted on payments (No. 6975 Equity).
April 24, 1912	Henry A. Tydings	Mary L. Brice	GW 91	90	Deed; Henry A. Tydings acquired property in No. 3582 Equity.
February 15, 1853	Nicholas L. Worthington, sheriff	Henry Tydings	NHG 2	205	Deed; bought at auction following unknown equity case against Thomas J. Hall.
October 27, 1847	Richard Gardner, Jr.	Thomas Jefferson Hall	BEG 1	3	Will Record; written January 4, 1838.

October 4, 1839	John Gardner	Richard Gardner, Jr.	WSG 24	443	Deed; Acquisition of additional acreage from brother's inherited allotment.
October 31, 1837	N/A	Richard Gardner, Jr. & John Gardner	WSG 22	300	Deed of Partition.
January 6, 1812	Richard Gardner, Sr.	Heirs of Richard Gardner, Sr.	JG 2	551	Will Record; written January 27, 1811; heirs included Richard Gardner, Jr.
January 20, 1755	John Pettibone Gardner	Richard Gardner, Sr. & John Hall	29	325	Will Record; written December 14, 1754; gap from previous record.
November 6, 1669	Henry Woolchurch	Alexander Gardner & John Wray	IT 5	146	Assignment.
1663	Land Office	Henry Woolchurch	5	582	Patented Certificate No. 290; "Leonard's Neck."

Appendix B: Tax Assessment Records

1876 Tax Assessment Record--Henry Tydings

<i>Item</i>	<i>Name</i>	<i>Acreage</i>	<i>Price per acre</i>	<i>Valuation</i>
Real Estate	"Part of Leonard's Neck"	197 acres	15.00 per acre	2955.00
Buildings on the Same				800.00
Real Estate	"Part of Lewis Addition"	138 acres	10.00 per acre	1380.00
Buildings on the Same				800.00
Real Estate	"Franks Point"	106¼ acres	6.00 per acre	637.00
Household Furinture				150.00
(4) horses				240.00
(3) Cattle				45.00
(15) Hogs				45.00
Farming Implements				100.00
Total				7152.00

1910 Tax Assessment Record--Henry Tydings

<i>Description of Property</i>	<i>Real</i>	<i>Personal</i>	<i>Total</i>
150 acres of land @ 20.00	3000.00		
86½ acres of land @ 12.00	1038.00		
Dwelling House	500.00		
Barn & Stable	400.00		
Poultry Houses-60, 2 C. Houses-40	100.00		
Tenant House	20.00		
Carriage House & Shop	25.00		
Meat House	20.00		
101 acres of land @ 15.00	1515.00		6618.00
Household Furniture		400.00	
(1) Buggy-20, Wagon-40		60.00	
Harness		2.00	
(1) Mule-25, Horse-25		50.00	
(1) Cow-25, (6) Pigs-30		55.00	567.00
Total			7185.00

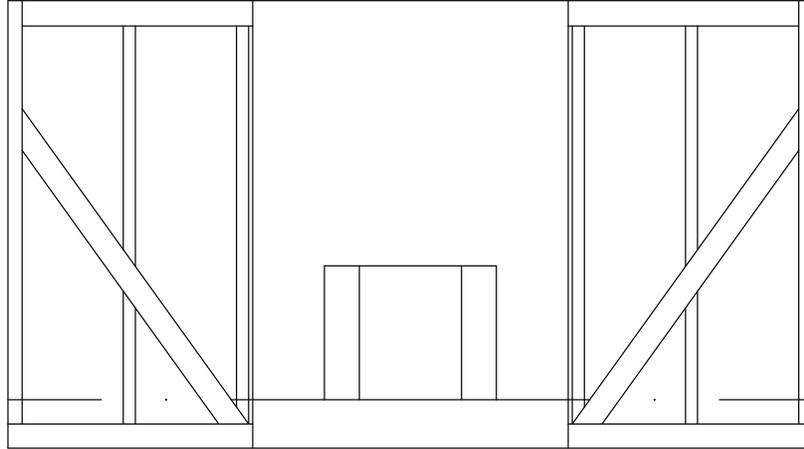
Appendix C: Wall Framing Schedule and Plan—Phase I, First Story

Wall Framing Schedule:

Member	Dimension	Surface Prep.	Joinery	Comment
<i>Sills</i>	6" x 6"	Pit Sawn	Sit on stone foundation	Rotted in several places, removed in others.
<i>Plate</i>	6" x 6"	Pit Sawn	Joined to posts and studs (mortise & tenon)	
<i>Posts</i>	3¾" x 7¾"	Pit Sawn	Joined to sill, plate, and downbraces (mortise & tenon)	
<i>Studs</i>	3" x 3¾"	Hewn/pit sawn	Joined to sill and plate (mortise & tenon)	Extensive sistering with later studs (circular sawn & dimensional)
<i>Downbraces</i>	3¾" x 6"	Hewn/pit sawn	Joined to post and sill (mortise & tenon)	Removed at SW corner, partially removed at SE corner (South elevation)
<i>Ceiling Joists</i>	3½"- 4" x 6"	Hewn/pit sawn	Lapped over notches in plate	Variable width

Wall Framing Plan: framing members colored grey indicate removal from original location (see following page).

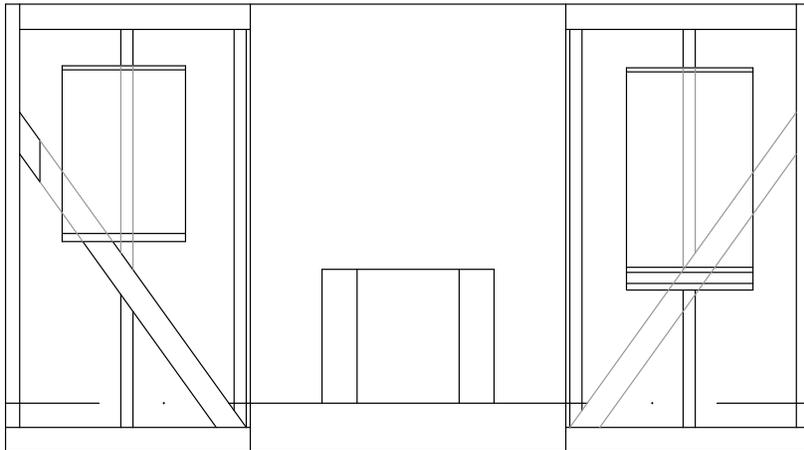
GOSHEN - PHASE I, FIRST STORY: NORTH ELEVATION



Scale: 3/8"=1'0"



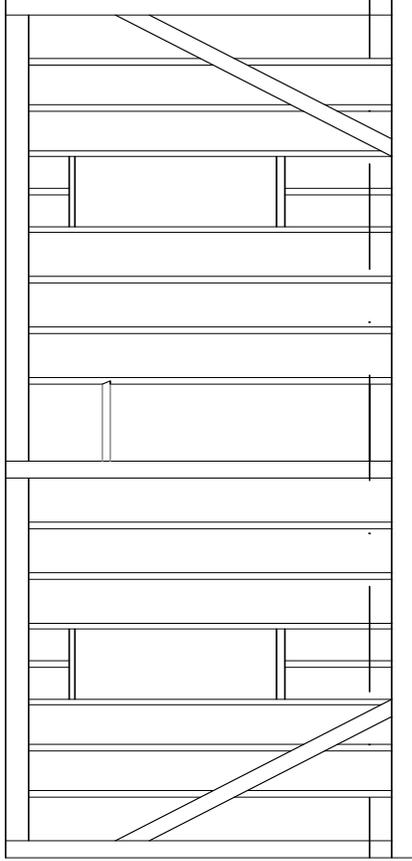
GOSHEN - PHASE I, FIRST STORY: SOUTH ELEVATION



Scale: 3/8"=1'0"

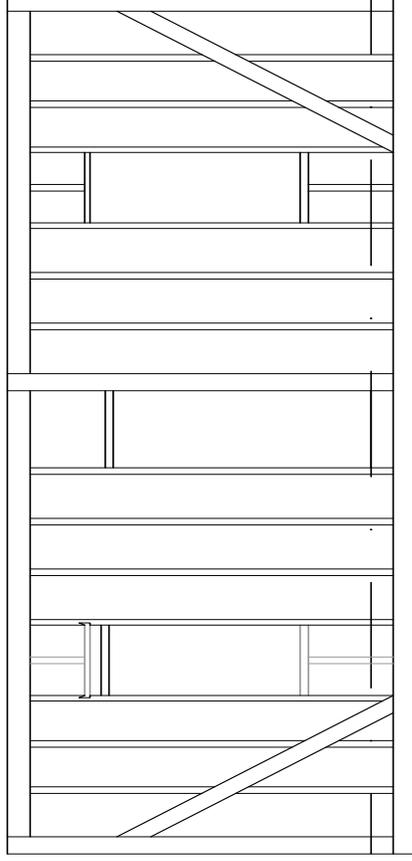


GOSHEN - PHASE I, FIRST STORY: EAST ELEVATION



Scale: 1/4" = 10"
0 1' 2' 4'

GOSHEN - PHASE I, FIRST STORY: WEST ELEVATION



Scale: 1/4" = 10"
0 1' 2' 4'

Appendix D: Room Inventory

Room 0D

The cellar under the Phase II portion of the Goshen Farm House was dug out sometime after the period in which the structure was moved to its current location. The subterranean room is lined with CMU block walls topped by the uncoursed ironstone foundation on which Room 1D sits. The space can be accessed by an exterior stair and set of bulkhead doors situated at its northwest corner, or by an interior staircase leading from Room 1D, positioned in the southwest corner of the cellar room. From its east elevation, the crawl space under the Phase I portion of the house is visible.

Room 1A

The “hall” of the original Phase I house is located on the north side of the building and is situated across from the parlor, separated by a central passage, Room 1B. The original plaster and lath interior walls have been removed from this room on its north, east, and west elevations, exposing hewn and pit sawn wall framing members affixed with mortise and tenon joints, pegs, and wrought nails. The planed, beaded partition wall separating the room from the central passage remains on the south elevation and the Phase I floorboards cover the room, though they are concealed by a later layer of flooring on top. At its north end, the room features a brick exterior end chimney with an altered, Rumford-style fireplace opening and decorative reverse ogee mantle. The chimney has separated from the wall framing and exterior weatherboard sheathing on both sides. The east and west walls of the room each feature one centrally positioned window opening, facing the enclosed front porch and rear yard, respectively; both window openings are boarded.

Room 1B

The “central passage” of the original Phase I house is flanked on its north and south elevations by planed, beaded partition walls which separate the room from the hall and parlor. The original plaster and lath interior walls have been removed from the east and west elevations. The passage can be entered from the other two rooms by interior doorways situated at its north and south elevations; a transom window above the south doorway is not original to the house. Board-and-batten doors corresponding to these doorways, featuring wrought nails, handmade screws, and HL strap hinges remain onsite in a different location. A doorway leading to the enclosed front porch is positioned on the east elevation; the original door no longer remains, and the dimensions of the doorway have been altered. A winder staircase built into the south partition wall is set at the southwest corner of the room and features original newel

posts capped with T-headed wrought nails. A closet is built into the space under the staircase is accessed from the north; its shelves are affixed with rose head wrought nails. The original floorboards, concealed by later flooring in the rest of the room, are uncovered in the closet. In the northwest corner of the room, a formerly exterior-facing rear doorway leads to the Phase III portion of the house; the original door has been replaced and its dimensions have been altered. An original coat rack lines the north partition wall near the rear doorway, though the pegs (some of which were broken by vandals) have been removed from the rack and are stored elsewhere onsite.

Room 1C

The “parlor” of the original Phase I house is located at the south end of the building and is situated across from the hall, separated by a central passage, Room 1B. The original plaster and lath interior walls have been removed from this room on its south, east, and west elevations, exposing wall framing members identical to those in the rest of the first-story rooms. The planed, beaded partition wall separating the room from the central passage remains on the north elevation and the Phase I floorboards cover the room, though they are concealed by later flooring everywhere save a small portion in the southeast corner, where a radiator unit was previously located. A brick exterior end chimney with an altered, Rumford-style fireplace opening and simple, Federal-period mantle is located at the center of the room’s south elevation. A window opening is situated in the center of the east elevation, and another previously mirrored it on the west elevation, though that opening was refashioned into a doorway when the Phase II building was joined to the house. Two windows dating to a later period are located on either side of the chimney on the south elevation; when these windows were constructed a cripple stud and downbrace at the southeast corner were partially removed, while the downbrace at the southwest corner was completely removed.

Room 1D

The central room on the first story of the attached Phase II ell was originally used for an unknown purpose; once it was attached to the Phase I building, it was used as a kitchen. The interior elements of this room were demolished via vandalism in the twenty-first century, and the plaster and lath walls have been removed on all elevations. The exposed framing system is circular sawn and features elements common to both traditional timber-framed and balloon-framed houses: studs measure 2 inches by 4 inches and are capped by a plate at each story, while posts rise all the way to the attic space. An exterior-facing doorway is situated on the room’s south elevation, though the original door has been replaced. Doorways have also been added on the east and west elevations, leading to the Phase I and Phase IV portions of the house, respectively, and the doors have been replaced at these locations as well.

The original floor has been removed and replaced by laminate flooring. A staircase, possibly original to the construction of the space, leads to the second story at the southwest corner of the room, while a second, later staircase situated just to its north leads to the cellar.

Room 1E

This small room, original to Phase II construction, is situated at the southeast corner of Room 1D and protrudes to the south. The framing members of this room are circular sawn and the room shares a hipped roof with an exterior porch space located immediately to its west. The original use of the room is unknown, but it was used most recently as a pantry for the adjacent kitchen, Room 1D. The interior of the room was destroyed by vandals in the twenty-first century and the plaster and lath walls have been removed. The room shares the same laminate flooring as Room 1D.

Room 1F

This small room was constructed as a bathroom space in 1935, during Phase III construction. It is situated at the west end of the central passage, Room 1B; the rear, exterior-facing door in the central passage was reconfigured as an interior bathroom door when this space was built out. The walls and flooring of this room have been removed due to moisture damage. The room is platform-framed and the framing members are dimensional lumber. A single window opening, now boarded, is located on the north elevation.

Room 1G

This room was constructed as an office/library space for Dr. Morris Radoff in 1967, during Phase IV construction. The interior walls have been removed due to moisture damage; the room is platform-framed and the framing members are dimensional lumber. The space shares a recent laminate floor with Rooms 1D and 1E. The north and south elevations each feature a single window opening, both of which are now boarded.

Room 1H

This room was previously an exterior front porch which was enclosed in the early twenty-first century. While an exterior front porch stood attached to the house from the early twentieth century at least, it was completely reconstructed in the 1960s and altered again during its enclosure, and it does not retain historic elements.

Room 2A

This chamber, previously used as a bedroom, is located directly above the hall in the Phase I house. It is divided from the second-story central passage, Room 2B, by

a beaded partition wall on its south elevation, where a doorway is located. The original door has been removed this location, and it is unknown if it survives elsewhere onsite. The north, east, and west elevations are covered by vertical wood paneling reminiscent of the partition walls but added at a later date; exposed framing elements visible near the ceiling on the west elevation show signs of whitewash. A simple, plastered fireplace opening is located at the center of the north elevation, and a mid-nineteenth century closet was built into the northwest corner of the room, adjacent to the fireplace. The east and west elevations each feature a centrally located window opening, and a later doorway to the second-story Phase III bathroom space, Room 2F, is positioned adjacent to the west-facing window, in the southwest corner of the room. The original Phase I floorboards are uncovered in this room and a baseboard, not original to Phase I construction, runs the perimeter of the room.

Room 2B

The second-story central passage is lined on its north and south elevations by beaded partition walls, which separate it from the two larger chambers on the second story of the Phase I house. The winder staircase leading from the first story rises at the west end of the room, while a more recent partition wall has separated the easternmost portion of the passage into a new room, Room 1E. The west wall of the room is plastered, though circular sawn lath is exposed in several locations. A west-facing window opening that would originally have looked out to the rear yard was closed in following the construction of the Phase III bathroom space on the other side of the wall. The original Phase I floorboards are uncovered in this location and a baseboard, not original to Phase I construction, runs the perimeter of the room.

Room 2C

This chamber, previously used as a bedroom, is located directly above the parlor in the Phase I house. It is divided from the second-story central passage, Room 2B, by a beaded partition wall on its north elevation, where a doorway is located. Similar to the conditions in Room 2A, the original door has been removed this location, and it is unknown if it survives elsewhere onsite. A centrally located window opening is positioned in the east elevation and another opening previously mirrored it on the west elevation, though it was refashioned into an interior doorway when the Phase II building was joined to the house. Another, later window opening is located on the south elevation, at the southeast corner of the room, adjacent to a simple, plastered fireplace opening in the center of the wall. A mid-nineteenth century staircase is also located on the south elevation, at the southwest corner, and leads to the attic space. A small storage space under this staircase is accessed from the east. This room retains its plastered walls on all elevations, though circular sawn lath is exposed in several locations. A beaded baseboard, likely original, runs the south, east,

and part of the north elevations, while a later, simpler baseboard runs the west elevation where the Phase II structure was joined and part of the north elevation. The original Phase I floorboards are uncovered in this room.

Room 2D

The single room on the second story of the Phase II building retains its plaster walls on all elevations. A doorway is situated on the east elevation, leading to Room 2C in the Phase I house; the location and survival of the door belonging to this location is unknown. Due to differences in the heights of the Phase I and Phase II floors when the buildings were joined, there is a single step down in the doorway leading from Room 2C. Another doorway on the north elevation, in the northeast corner of the room, leads to the Phase III bathroom addition, Room 2F, while a third doorway in the center of the west elevation leads to the Phase IV addition, Room 2G. At the southwest corner of the room is a winder staircase leading to room 1D, while another winder staircase leading to the Phase II attic space is located at the northwest corner; these staircases may be original to Phase II construction. A small closet built underneath the attic staircase is situated just to its south. The north and south elevations each feature a centrally located window opening. The wood floorboards in this room may be original to Phase II construction and cover the entire area of the room. Notably, the floorboards have been replaced in front of the doorway to Room 2G, where newer boards patch the area where an interior end chimney used to stand until it was relocated in the mid-twentieth century.

Room 2E

This very small room was partitioned from the second-story central passage, Room 2B, likely during the mid-nineteenth century. The room features the original partition walls on its north and south elevations, the later partition wall on its west elevation, and a plastered wall on its east elevation. A window opening, now boarded, is located on the east elevation, and a doorway leading to the center passage is located on the west elevation. The original Phase I floorboards are uncovered in this room.

Room 2F

This small room was constructed as a bathroom space in 1935, during Phase III construction; it is located to the west of the Phase I central passage. The room's walls have been removed, exposing a dimensional lumber, platform framing system. A single window opening is located on the north elevation, while the east and south elevations each feature a doorway, leading to Rooms 2A and 2D, respectively.

Room 2G

This room was constructed as a sewing room for Mrs. May Conkling Radoff during Phase IV construction in 1967. The space is platform-framed with dimensional lumber and retains its interior walls. The edge of an exterior end chimney, relocated from the interior of Room 2D, is visible on the north elevation. The north and south elevations each feature a single window opening, now boarded, while a large closet is built into the room's west elevation.

Room 3A

The attic space above the Phase I house supports a side-gabled roof and features seventeen pit sawn rafters joined by bridle joints and featuring marriage marks, between the exterior end chimney stacks in the gable ends. The north and south gable ends each feature a small window, added in a period after Phase I construction, in the northeast and southwest corners, respectively. The attic floorboards are original, while the roof sheathing is not. Access into the attic is made via a mid-nineteenth century staircase in the southwest corner leading from Room 2C, while a small opening is also accessible on the west side, leading to the Phase II attic space.

Room 3B

The Phase II attic space supports a side-gabled ell roof features circular sawn rafters joined at the ridge with machine-cut nails. A portion of the roof, along with the east gable end, was removed during the relocation of the Phase II building and rebuilt with a ridge board and wire nails; this portion of the roof joins the Phase I roof. The floorboards are likely original to Phase II construction, save for a small patch where an interior end was relocated. A small window opening in the west gable end is uncovered, though it now faces the attic space of the Phase IV structure, built in 1967.

Room 3C

The attic space in the Phase IV portion of the building features dimensional lumber rafters joined at a ridge board with wire nails; a small window opening is centrally located in the west gable end. The floor has been removed from this space, though ceiling joists above Room 2G still span the area.