

**ADDENDUM TO  
MARYLAND HISTORICAL TRUST  
HISTORIC SITE SURVEY FORM**

**MHT NUMBER:** F-3-35  
**BUILDING NAME:** John Loats Farm  
**LOCATION:** E. Side of S. Market Street  
Frederick  
**BUILDING DATE:** ca. 1840  
**DESCRIPTION:** Condition: Fair  
Altered  
Original  
Present Use-Leased as an Office

**Description Summary**

When the property was documented in a Maryland Historical Trust Inventory form in 1980 the property was the location of a number of outbuildings which are no longer extant. These structures were a wagon shed, dairy shed, storage shed, cinder block shed, and a large barn. All of these had disappeared by the time the barn and wagon shed burned in 1995-96. The buildings currently extant on the site are a large masonry shop constructed of concrete block by the Burtner brothers in 1963, which the masonry students at the School for the Deaf faced with brick. A large metal pole building was recently constructed by Carl and Robert Burtner. The students are in the process of facing a concrete block garage they built recently with brick as well.

In addition, the John Loats House has been modified and has lost considerable historic integrity. The interior of the building has been greatly altered with the loss of all of the original finishing materials and the interior partitioning into offices. The insertion of secondary walls and doorway on the interior of the second floor has changed the circulation pattern so that it no longer reflects the arrangement of the first floor. In addition, the single run stairway in the south elevation has been entirely replaced and no longer retains turned balusters, handrail and newel post.

Numerous other changes have occurred because the School for the Deaf uses the building as a kind of laboratory for its masonry students. In the basement, for example, a great expanse of concrete block foundation has been inserted behind the front (or south) elevation. On the exterior at the level of the stone foundation, or at the interface of the stone foundation wall and the brick wall above, some openings have been inserted, or sections of the lintels of some basement windows at the foundation level have been infilled with soldier brick courses. These additions of intrusive brick courses detract from the historic appearance of the building.

## **ADDENDUM**

**F-3-35**

**John Loats Farm  
Frederick County**

### **Section 8: Significance Continuation Sheet 2**

#### **Significance**

The John Loats Farm is located on the east side of Market Street, just south and east of the boundary of the Frederick Historic District. It is highly visible in an open area north between the commercial area in the vicinity of the I-70 truck stop on Market Street and the boundary of the city of Frederick. It is associated with the Loats Female Orphan Asylum and John Loats, a noted philanthropist who donated his residence on Church Street (now the headquarters of the Frederick County Historical Society) for use as the asylum. The farm was retained to raise food for the orphanage. The brick dwelling is all that remains of the Loats Farm

#### **Significance Update**

Despite its historical significance, the John Loats Farm has lost too much of its physical fabric to be considered for listing in the National Register of Historic Places. Lacking any of the original outbuildings and with considerable alteration to the interior and exterior fabric of the dwelling, it no longer retains a firm association with John Loats or his philanthropic concerns, especially given the fact that his home, at 24 E. Church Street, the Frederick County Historical Society Headquarters (the actual locus of the girls school), has preserved the association of John Loats with the City of Frederick. Increasingly hemmed in by commercial development, with an athletic stadium directly to the southwest and a truck stop and huge warehouses to the south, it no longer conveys a palpable association with the school benefactor or its original purpose to raise food, as all of the agricultural outbuildings have been removed. The environment has been eroded with the construction of considerable commercial development, the interior has been altered and the structure is deteriorating.

Addendum prepared by:

Rita M. Suffness, Leader, Cultural Resources Group  
Maryland State Highway Administration  
707 N. Calvert St.  
Baltimore, MD 21202  
410-545-8561

November 23, 1998

**ADDENDUM  
F-3-35  
John Loats Farm  
Frederick County**

**Section 8: Significance  
Continuation Sheet 3**

**MARYLAND HISTORICAL TRUST**

Eligibility Recommended \_\_\_\_\_ Eligibility Not Recommended X  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Reviewer, OPS: Alf... Date: 1/7/98  
Reviewer, NR Program: B... Date: 1/7/99

*Handwritten mark*

**F-3-35**  
**John Loats Farm**  
**Frederick County**

**HISTORIC CONTEXT:**

**MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA**

**Geographic Organization:** Piedmont

**Chronological/Developmental Period (s):**

Agricultural-industrial Transition, AD. 1815-1870  
Industrial/Urban Dominance, AD. 1870-1930  
Modern Period, AD 1930-Present

**Prehistoric/Historic Period Theme (s):**

Architecture

**Resource Type:**

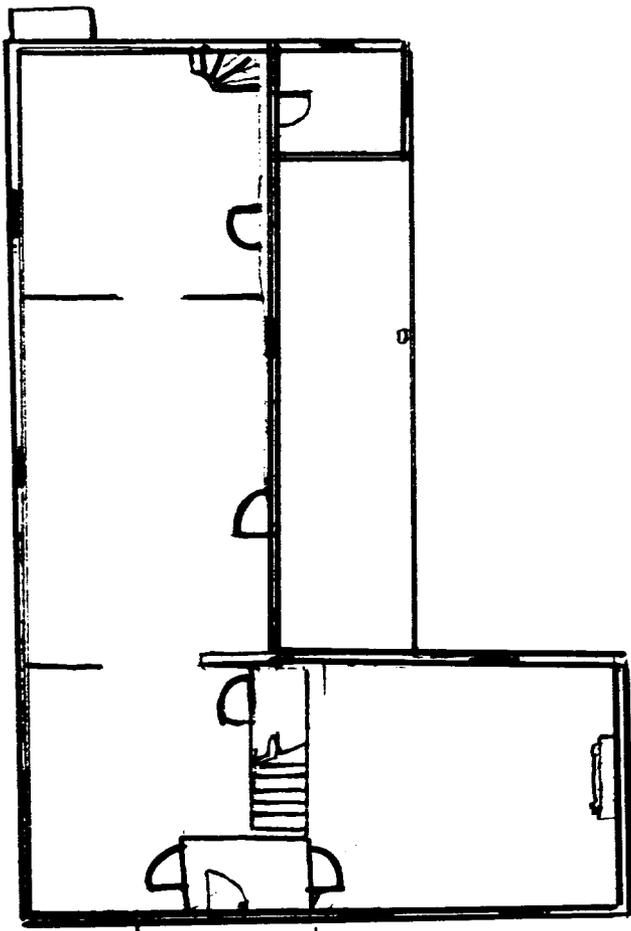
**Category:** Building

**Historic Environment:** Urban

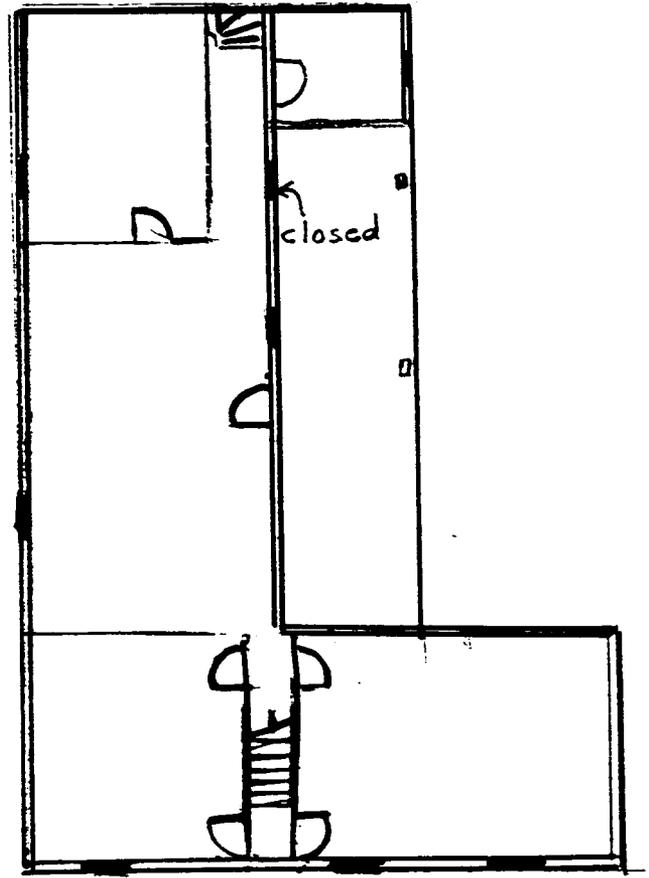
**Historic Function (s) and Use (s):** Domestic/single dwelling/residence  
Subsistence/Pole Building (N/C)  
Subsistence/Garage (N/C)  
Educational/Classroom (N/C)

**Known Design Source:** None

F-3-35  
John Loats Farm  
Frederick

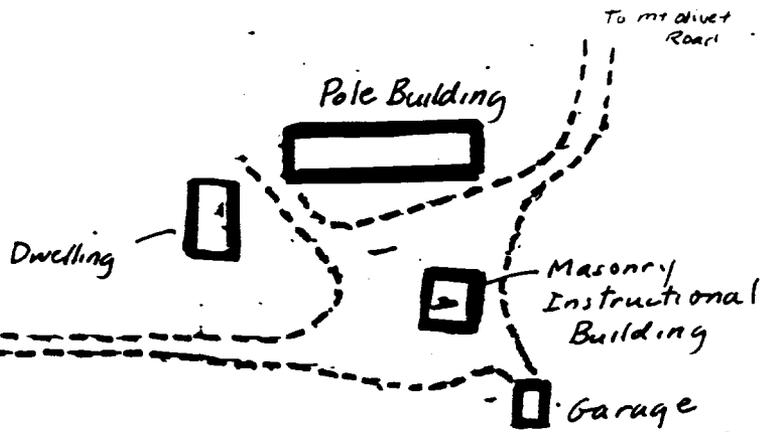


*First Level*



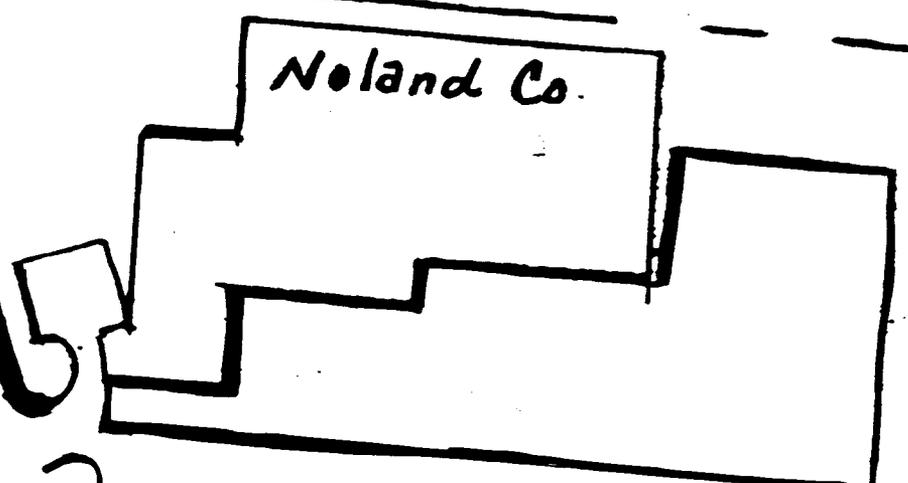
*2ND Level*

F-3-35  
John Loats Farm  
Frederick County  
Site Plan



MARKET STREET

Noland Co.





F-3-3T  
John Loate House  
Frederick MD.

STARLB 00368

NNN39

Suffrage 11/98

Interior. Swanson

1/17



F-3-31

John ... Co.

Frederich

R. Suffern 11/98

NW ...

2/17

STARLB 00568 NNIN2A



F. 3-37

John Loats Farm

Frederick

Ruffner 1/98

~~Pole building~~  
masonry School Bldg

NW corner — 3/17

STARLB 00768 NNBB



STARLB 00668 NNN1A

F 3-31

John Loats Farm

Frederick

R Suffern 11/58

Massary School Bldg

SW Corner

4/17



F-3-35

Loats Farm

Frederick

Jefferson 11/98

Pole Building

n w corner

5/17



F-3-35

John Loats Farm

Frederick

Jeffrey 11/98

Pole Building

SE Corner

6/17



STARLB 00768 NNNNA

Fi 3-31

John Loats Farm

Fredensh

R Suffren 11/98

Corner

7/17



F-3-35

John Loat Farm

Fredrick

Piffon 11/95

Gauge, NW corner

8/17



F-3-35  
John Loats Farm  
Frederick

R. Suffness 11/98

Interior  
Rear Room - Ell

2025 RELEASE UNDER E.O. 14176

681

9/17



F. 3-35

John Hoats Farm  
Frederick

R Suffren 11/18

Interiors: Front door  
and door to east parlor

10/17



F. 3-35

John Loats Farm

Frederick

R Suffren 11/98

Interior, replacement  
stair

11/17



F. 3-35

John Hoats Farm

Frederick

R. Saffren 11/98

Interior, East parlor

2025 RELEASE UNDER E.O. 14176

001

12/19



F.3-35

John Loats Farm

Frederick

R Suffness 11/98

Interior, rear, second story  
ell - dropped ceilings,  
newly enclosed area

13/17



F. 3-35

John Loats Farm  
Frederick

Ruffner 11/98

Interior, office, second  
level, west room

141.7

111731 0211000170 122117

001



F-3-35

John Loats Farm  
Frederick

Ruffner 11/98

Interior, office, second  
level, last room

15/17



Fr. 3-35

John Loats Farm

Frederick

R Suffern 11/98

Interior, entrance  
foyer, floor

16/17



F-3-35

John Loats Farm

Frederick

R Cuffner 11/78

Interior, passage between  
two front rooms  
on second level

17/17

F- 3-35

mid-19th C

John Loats Farmhouse  
East Side of South Market Street  
Frederick  
Public

A modest, two-story 19th C. brick dwelling, this house served as the farm residence of John Loats, a prominent Frederick City citizen. After his death, he made provisions in his will to establish the "Loats Female Orphan Asylum." His city residence, now the Frederick County Historical Society, headquartered the operations while the farm supported and maintained the organization. The farm has recently been purchased by the Maryland School for the Deaf.

MARYLAND HISTORICAL TRUST

F 3-35  
MAGI # 1102573535

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC

John Loats Farm

AND/OR COMMON

**2 LOCATION**

STREET & NUMBER

East Side of South Market Street

CITY, TOWN

Frederick

\_\_\_ VICINITY OF

CONGRESSIONAL DISTRICT

Frederick

STATE

Maryland

COUNTY

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input checked="" type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER

**4 OWNER OF PROPERTY**

Contact: David M. Denton, Superintendent  
Maryland School for the Deaf

NAME

State of Maryland

Telephone #: 301/662-4159

STREET & NUMBER

101 Clarke Place

CITY, TOWN

Frederick

\_\_\_ VICINITY OF

STATE, zip code  
Maryland 21701

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE  
REGISTRY OF DEEDS, ETC.

Frederick County Courthouse

Liber #: 1096

Folio #: 842

STREET & NUMBER

CITY, TOWN

Frederick

STATE  
Maryland

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

DATE

\_\_\_ FEDERAL \_\_\_ STATE \_\_\_ COUNTY \_\_\_ LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

F-3-35

**7 DESCRIPTION**

<b>CONDITION</b>		<b>CHECK ONE</b>	<b>CHECK ONE</b>
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The John Loats farm house, located on the east side of South Market Street just southeast of the Mount Olivet Cemetery, is a two-story, shed-roofed brick dwelling. A lower two-story, gable-roofed addition projects from the northwest rear of the main block. An open, two-tiered porch runs along the four-bay east facade of the addition. The northernmost bay has been enclosed, sheathed in german-siding. The overall plan is an L-shaped one. Both sections are laid in common bond brick. The main block rests on a low field-stone foundation. The secondary wing sits on a brick foundation. Interior chimneys are located in the east wall of the main section at the northwest corner of the addition.

The principle (south) facade of the main block is four bays wide, the easternmost bay being an addition. A clear seam in the brick work is evident. Investigations of the cellar and the floor boards of the first and second stories further support this claim. The main entrance, located in the second bay from the west wall, is highlighted by an open porch. This porch is marked by a heavily dentilated and molded wooden cornice, 4" X 4" upright supports, and ornamental brackets. The door itself is four-paneled and surmounted by a three-light transom. Windows with 6/6 sash and flat wooden sills and lintels flank this entrance. Three windows, also with 6/6 sash and flat wooden sills and lintels, occupy the corresponding openings of the second story. The single-bay addition to the east is defined by a 6/6 sashed window on the first and second levels. Dog-legs are still visible on most of the windows, suggesting that shutters once flanked these openings. The roof area of this facade is characterized by a heavily dentilated boxed cornice with fascia board and end brackets. A 6/6 sashed window, surmounted by the same, articulate the first and second stories respectively on the east facade. The west facade is a solid brick wall. A bulkhead is located on this side.

The rear (north) facade is somewhat altered by the kitchen addition. Windows with 6/6 sash are still visible, however, in the eastern bay addition on both the first and second stories. The main (east) facade of the secondary section is four bays wide with first story entrances in the first and third bays, respectively from the south. Windows define the remaining two bays. A second story entrance is found in the southernmost bay. Windows characterize the three other openings. As was stated earlier, the northernmost bay has been enclosed. A first story entrance into this section is located in the southern wall.

CONTINUE ON SEPARATE SHEET IF NECESSARY

**8 SIGNIFICANCE**

F-3-35

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY)
	<input type="checkbox"/> INVENTION			

Local history

SPECIFIC DATES mid-19thC

BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

The Loats farmhouse is a good example of rural victorian architecture exhibiting a lively use of porch and cornice detail. The Loats farm complex appears on both the 1860 Isaac Bond, "Map of Frederick County, Maryland", and the 1873 D.J. Lake Atlas of Frederick County, Maryland, under the ownership of John Loats.

John Loats (born 10/7/1814, died 3/24/1879) was a prominent citizen of Frederick City, active in a wide-range of community affairs.

According to T.J.C. Williams' History of Frederick County, one of the primary manufacturing industries in Frederick City during the mid-nineteenth century was tanning. Carroll Creek, a major waterway running through the city, supported eight such industries. John Loats owned and operated one of them until shortly before his death when it was sold to J.D. Baker.<sup>1</sup>

In 1852, when the general assembly of Maryland chartered the Mount Olivet Cemetery, John Loats was one of the original stockholders of the cemetery company.<sup>2</sup>

Loats was one of the original members of the Franklin Savings Bank of Frederick when it was incorporated by the General Assembly in 1856.<sup>3</sup>

Like most gentleman farmers of his day, Loats was also involved in the agricultural needs of the city. In 1853, "The Agricultural Club of Frederick County" was formed to encourage the scientific method of farming through the use of new chemicals, fertilizers, and the latest agricultural machinery. Reorganized under the name of the "Frederick County Agricultural Society", the group sponsored fairs. These fairs were very successful in disseminating the most current information on farming improvements to the citizens of Frederick County. John Loats served as vice president of this society from 1870 to 1871 and then was elected President from 1872 to 1873.<sup>4</sup>

CONTINUE ON SEPARATE SHEET IF NECESSARY

F-3-35

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

Holdcraft, Jacob Mehrling, Names in Stone, 75000 Cemetery Inscriptions from Frederick City Maryland. Ann Arbor, Michigan 1966.  
William's Frederick Directory, Frederick, Maryland: C. S. William, 1859.  
Williams, T.J.C., History of Frederick County Baltimore, Maryland: Regional Publishing Company 1967.

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE COUNTY

STATE COUNTY

**11 FORM PREPARED BY**

NAME / TITLE

Bridget Deale Hartman, MHT Historic Sites Surveyor

ORGANIZATION

DATE

Maryland Historical Trust

April 1980

STREET & NUMBER

TELEPHONE

21 State Circle

301/269-2438

CITY OR TOWN

STATE

Annapolis

Maryland 21401

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

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

RETURN TO: Maryland Historical Trust  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401  
(301) 267-1438

John Loats Farm  
#7 - Description  
continued - page 2

#### INTERIOR

The entrance on the south facade of the main block leads into a shallow, hallway which yields an open, single run stairway. A handrail, turned balusters and newel post, dating from the latter part of the nineteenth century, highlight the stairs. Large rooms, greatly altered because of the diverse uses of the house, flank the interior entrance way. The western parlor leads into the kitchen wing. There, a tight winder provides a secondary access to the upstairs. The second floor more or less mirrors the room arrangement of the floor below.

#### OUTBUILDINGS

A large, commodious bank barn built on a high stone foundation and sheathed with wide vertical boards is located east of the house. Dating from the early part of the 20th century, the structure exhibits the older techniques of barn construction, that being mortised tenoned and then pegged. The majority of support members are of milled lumber. Along the west gable wall, the basic post and lintel support system has been demonstrated. Painted onto the boards is a series of vertical posts interlocking with a tie-beam. Also near the farmhouse are a number of other agrarian structures: A wagon shed, dairy shed, storage shed, and cinder block shed. They too date from the 20th century.

Structurally, the farmhouse appears in good condition although is in need of certain cosmetic improvements. The bank barn however deserves inspection by the school's physical plant staff to assess what maintenance practices should be done.

John Loats Farm  
#8 - Significance  
continued - page 2

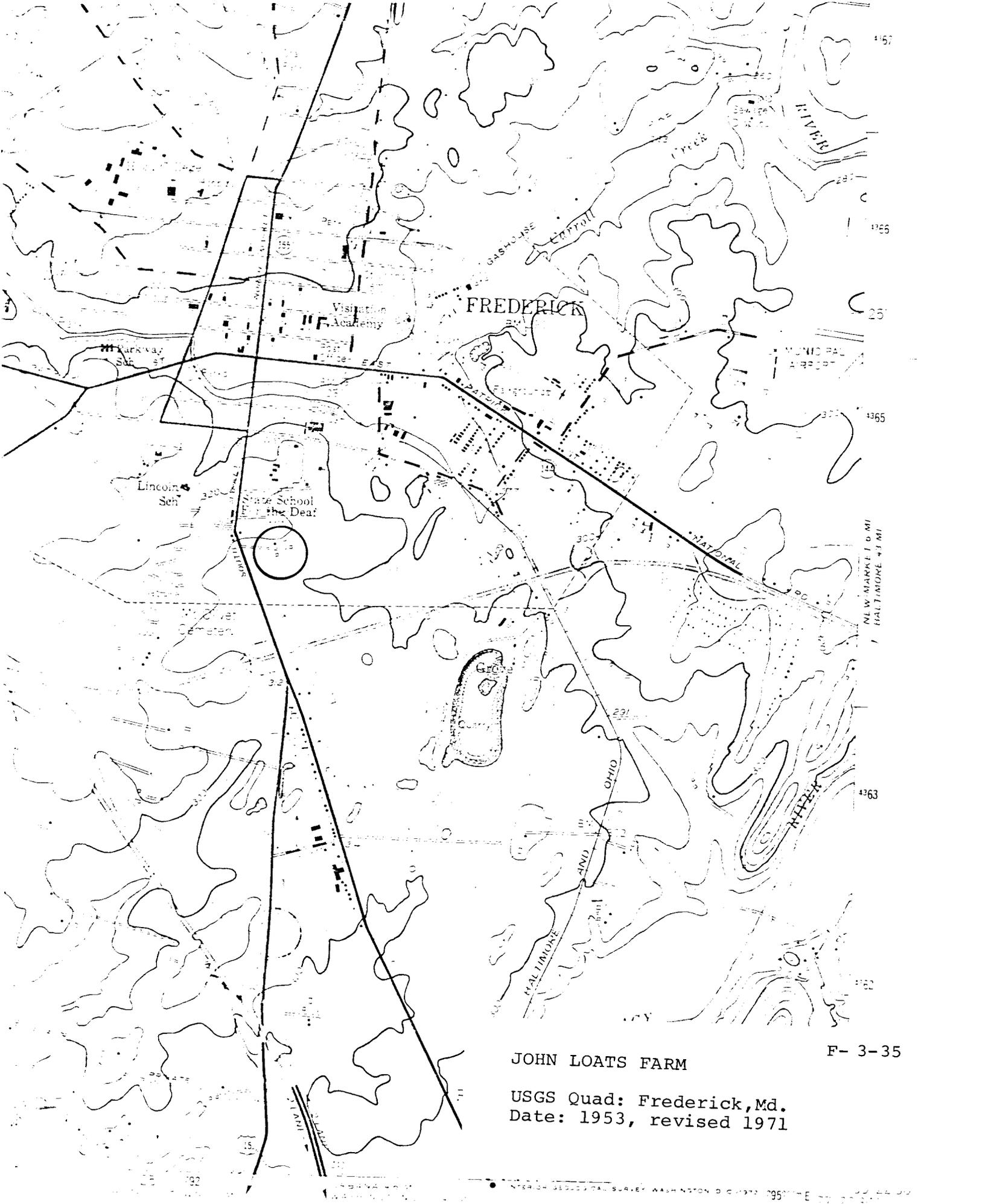
Loats was a member of the Evangelical Luthern Church. Williams states that "the beautiful Baptismal font at which so many have received this sacrament, and which should always be used when practicable, was the gift of Mr. John Loats, a memorial to his wife."<sup>5</sup>

When he died in 1879, Loats left provisions in his will to found "a suitable and proper asylum for destituted and deserving female orphan children...that they may be saved from want and protected from the snares of vice and may be properly educated and instructed and morally trained...."<sup>6</sup> Organized and incorporated as the "Loats Female Orphan Asylum", the orphanage educated rather than institutionalized young women between the ages of three and eighteen. Loats' city residence (now the Frederick County Historical Society) on E. Church Street was to house the group while the farm was to support and maintain the organization.

The Loats Orphanage continued to use the farm until the house and 28 acres were sold by the Trustees of the Loats Female Orphan Asylum of Frederick City to the State of Maryland to the use of the Maryland School for the Deaf.<sup>7</sup>

Presently, the farmland and outbuildings are being leased by the Maryland School for the Deaf to a local farmer. The main house is vacant and used as storage.

1. T.J.C. Williams, History of Frederick County Baltimore, Maryland: Regional Publishing Company, 1967, p. 271, 712.
2. Ibid, p. 226-228.
3. Ibid, p. 325.
4. Ibid, p. 551-552.
5. Ibid, p. 426.
6. Register of Will, Frederick County Courthouse, Frederick, Maryland. JRRL/378.
7. Land Records, Frederick County Courthouse, Frederick, Maryland. Liber 1096, Folio 842.



JOHN LOATS FARM

F- 3-35

USGS Quad: Frederick, Md.  
Date: 1953, revised 1971



F 3-35

JOHN LOATS FARM  
EAST SIDE OF SOUTH MARKET ST  
FREDERICK, MARYLAND  
SW VIEW

4/80

BMDH



F-335  
John Loats Farmhouse  
east side of South Market Street  
Frederick, Maryland  
SW Elevation

4/80

BMDH



F-3-35

JOHN LOATS BARN  
east side of South Market Street  
Frederick, Maryland  
SW Elevation

4/80

BMDH