Survey No. FHD 651

Magi No.

DOE ___yes ___no

Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF HISTORIC PROPERTIES

1. Name (indicate preferred name)

historic The William A. Hahn Property

and/or common

2. Location

street & number 234 1/2 East Church Street ___ not for publication

city, town Frederick ___ vicinity of congressional district

state Maryland county Frederick

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	✓ occupied	___ agriculture	___ museum
✓ building(s)	✓ private	___ unoccupied	___ commercial	___ park
___ structure	___ both	___ work in progress	___ educational	✓ private residences
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	___ yes: restricted	___ government	___ scientific
	___ being considered	✓ yes: unrestricted	___ industrial	___ transportation
	✓ not applicable	___ no	___ military	___ other:

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

name see attached list

street & number telephone no.:

city, town state and zip code

5. Location of Legal Description

courthouse, registry of deeds, etc. Frederick County Courthouse liber

street & number folio

city, town Frederick state MD 21701

6. Representation in Existing Historical Surveys see attached

title Frederick Historic District (expanded)

date June 13, 1988 ✓ federal ___ state ___ county ✓ local

depository for survey records

city, town 1 state

7. Description

Survey No. FAD-657

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	✓ original site
✓ good	___ ruins	✓ altered	___ moved date of move _____
___ fair	___ unexposed		

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

The Setting

The double house is situated on the south side of East Church Street just two blocks from the original main commercial road in Frederick, Market Street. This city street has a 36' paving section for two lanes of traffic and two parking lanes. The sidewalks measure approximately twelve feet each, which means that the rows of houses along Church Street are about sixty feet from face to face. The houses can be viewed from moving automobiles driving or participating in a traditional horse and buggy ride during the holidays one-way east and by the many pedestrians on both sides of the street walking east and west, , taking the historic walking tour, or shopping a block away a Eveready Square. Immediately noticeable to passersby are the large oriel-bay windows that project three feet over the sidewalk, the thematic fully-arched windows and doorways, and the wide Italianate cornices, which cap the bay windows and the facade itself. A similar treatment is mirrored directly across the street to reinforce the experience by "squeezing" the street at this juncture.

History of Property Ownership and Occupation, and Dates of Double-House Construction and Alteration, If Any

The brick Italianate double house is situated on a part of Lot 278, Block 2, of Daniel Dulany's 1946 plat of Fredericktown, as Frederick was then called. Dulany's lots were each approximately 60 feet wide and 393 feet deep. Block 2 was bounded, then as now, by E. Patrick Street at the south, Gallegher's Alley or Chapel Alley at the west, E. Church Street at the north, and East Street at the east. Table 7.1, below, delineates the ownership of the land to its division into the 'western half of Lot 278.'

Why Mr. William A. Hahn bought the property in 1908, sold it in 1912, and bought it back again the same day is unknown. It is evident, however, from the Sanborn Maps of 1904 and 1911 that a one-and one-half story house, which had been sited on the western half of Lot 278 and projected into the Church Street right of way, had been removed or demolished and that a double-house had been built on the property. It is also evident that the property had been divided into the eastern and western halves of the western half of Lot 278. The new lots were built in time to receive their modern addresses of '234' and '234- 1/2,' because the town underwent a renumbering in around 1911 (See Section 8 of this evaluation for a copy of the 1911 Sanborn Map.).

See continuation of Section 7, attached.

8. Significance

Survey No. FHD-651

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
1500–1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	✓ architecture	___ education	___ military	___ social/ humanitarian
___ 1700–1799	___ art	___ engineering	___ music	___ theater
___ 1800–1899	___ commerce	___ exploration/settlement	___ philosophy	___ transportation
✓ 1900–	___ communications	___ industry	___ politics/government	___ other (specify)
		___ invention		

Specific dates **Builder/Architect**

check: Applicable Criteria: __A __B __C __D
and/or
Applicable Exception: __A __B __C __D __E __F __G

Level of Significance: __national __state __local

Prepare both a summary paragraph of significance and a general statement of history and support.

Summary of Significance

By the mid-nineteenth century the most popular house in Frederick was the brick, double house. As Old Frederick approached the twentieth century, it was still a walking town. It abounded in shop-houses, and workmen lived close to their factories. When building occurred, carpenters and builders lived in the same neighborhoods as their projects. In fact, men who knew and were part of their neighborhoods later built much of the speculative housing those neighborhoods. The resource at 234 and 234 1/2 E. Church Street is a brick Italianate double house, built by local plumber, William A. Hahn, one-half for himself, the other for speculation. It is likely that the construction was completed circa 1912. Lots 234 and 234 1/2 E. Church Street are subdivisons of the western half of Lot 278, Block 2, of the original Dulaney plan of Fredericktown. Before it was owned by Mr. Hahn, Lot 278 was owned by the Geo. Baer and Daniel Kolb, the second and seventh mayors of Frederick, respectively, among others. In 1952, the Historic Zone Committee included the subject brick Italianate double house among those resources contributing to the historic zone.

General Statement of History and Support

In 1952 in Frederick, Maryland, the recently appointed Historic Zone Committee prepared *The Historic Zone Committee Report* for the mayor and Aldermen. The report contained a building by building survey of a district based on a 1850 map made by Henry Hamilton Pittar that showed 976 structures, the committee recommended the designation of a district to be known as 'Old Frederick.' Old Frederick was described as that area including both sides of Second Street from East Street to Bentz Street, both sides of Church Street from East Street to Bentz Street, both sides of Record Street, both sides of Council Street, both side of Court Street from Church Street to Second Street, Market Space, and both sides of West Patrick Street from Court Street to Jefferson Street. The Historic Zone Committee also ecommended the formation of an 'Architectural Commission' to review development within the historic district.[1]

see continuation of section 8

[1] Frederick Historic Zone Committee, *Historic Zone Committee Report*, August 21, 1952, pp. 1-3.

9. Major Bibliographical References

Survey No. FHD-651

See attached bibliography

10. Geographical Data

Acreage of nominated property 0.065, see attached survey

Quadrangle name Frederick, see attached section of quad **Quadrangle scale** 1:24000

UTM **References** do NOT complete UTM references

	Zone	Easting	Northing		Zone	Easting	Northing
A				B			
C				D			
E				F			
G				H			

Verbal boundary description and justification

The eastern and western halves of the western half of Lot 278, Block 2, Frederick, MD

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title	Sharon Kemper Suarez, AICP, EAC, Goucher Student in Hist.Pres.		
organization	Goucher Historic Preservation Certification Program	**date**	
street & number	234 1/2 East Church Street	**telephone**	(301)695-3373
city or town	Frederick	**state**	MD

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
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST
DHCP/DHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
514-7600

PS-2746

FHD-651

4. Owner of Property

1. Mr. Scott Caruthers, Owner/Occupant
   234 E. Church Street,
   Frederick, MD 21701
   Phone 301-662-6660

2. Ms. Sharon Kemper Suarez, Owner/Occupant
   Mr. L. Alan Feinberg (spouse), Occupant
   234 1/2 E. Church Street
   Frederick, Maryland 21701
   Phone 301-695-3373

From the time the double house was built circa 1912, the two sides of the double house led different lives. The 234 side has had only six sets of owner/occupants over the past 85 years, and two of those (the McLaurens and the Runkles) were related (Table 7.2). Mr. and Ms. Hahn lived at 234 E. Church until 1930 or 1931, at which time they moved to 231 N. Market Street. Mr. Hahn had his plumbing business at 233 N. Market Street.

The 234 side of the double house was sold to Mr. and Mrs. Jason McLauren , who lived together there until Mr. McLauren 's death in the 1970s. Mrs. McLauren continued to live there until her death in the 1980s. Mrs. McLauren left the house to her daughter, Sarah M. Runkles, and husband. After Mrs. Runkles was widowed, she continued to live there until her death in 1995. Ms. Runkles left the property to her daughter, who did not want it. The trustees for Ms. Runkles estate sold the property to Mr. Scott Caruthers, the present owner-occupant. The 234 1/2 side, on the other hand, has had 10 owners, over two-dozen sets of occupants, and only two have been owner/occupants (Morsberger and Suarez) (Tables 7.3 and 7.4). Though more research is needed to determine the exact date of construction, by 1915 occupancy of 234 1/2 is evident in the aforementioned city directories.

Table 7.1 Chain of Ownership for the Western Half of Lot 278
(Source: Land Records of Frederick County, Maryland)

Liber / Folio	Date	Seller	Buyer/Occupant	Notes:
302/100	8/28/1912	Buckey, D Princeton & wife	Hahn, William A. & Mary A.	
302/99	8/28/1912	Hahn, William A. & Mary A.	Buckey, D Princeton & wife	
282/191	2/6/1908	Miller, Clarence E., et.al.	Hahn, William A. & Mary A.	
TG-6	2/10/1877	Wheeler, Joseph A. & Mary J.	Miller, Lydia A. R. wife of Lewis H.	
DSR-1/675	9/20/1868	Neill, Joseph & Elizabeth	Wheeler, Joseph A. & Mary J.	
JWLC-2/645	6/9/1865	Crimmins, John	Neill, Joseph & Elizabeth	
WBT-13/186	2/26/1851	Smith, Matilda	Cremans, John	
HS-12/43	11/16/1840	Cole, George A. & Anne F.	Smith, Mary	
HS-12/42	11/16/1840	Kolb, Daniel & Caroline	Cole, George A.	Lot 278
JS-12/318	11/8/1820	Baer, George (estate) - Graff, Sebastian & Simmons, John H.	Kolb, Daniel & Caroline	Block 2 - bought at auction
JS-1/486	8/31/1815	Brooke, Esq., Richard	Baer, George	Part of that part of a tract called " The Resurvey on Meadow (11 acres & 14 perches)
WR-44/41	12/23/1813	Potts, Richard (deceased) executors	Brooke, Esq., Richard	Part of that part of a tract called " The Resurvey on Meadow" (11 acres & 14 perches)

Table 7.2 Owners and Occupants at 234 E. Church Street
Source: 234 E. Church Street (from City Directories and Interviews with Neighbors)

Liber / Folio	Date	Seller	Buyer/Occupant
Unknown	1995	Trustees for the Estate of Sarah Runkles	Caruthers, Scott
Unknown	1970	Estate transfer	Runkles, Russell T. and Sarah (McLauren)
Unknown	1950	Leaser, Sarah	McLauren, Jason & Carrie
Unknown	1940	Cashour, Kemp	Leaser, Sarah
Unknown	1930	Hahn, Wm. & Margaret	Cashour, Kemp
302/100	1912	Buckey, D Princeton & wife	Hahn, William A. & Mary A.

Table 7.3 Chain of Title for 234 1/2 E. Church Street, 1912 to the present

Liber / Folio	Date	Seller	Buyer
1976/1036	1/14/1994	Morsberger, Michael	Suarez, Sharon Kemper
1421/419	6/13/1986	Smith, Kenneth L. & Norma F.	Morsberger, Michael
1346/0588	5/22/1981	Cassel, Gary H.& Cohavey, Sue E.	Smith, Kenneth L. & Norma F.
1136/362	1/7/1981	Broadup, Frederick W. & Quinn. J. Tyler	Cassel, Gary H.& Cohavey, Sue E.
1085/343	6/13/1979	Main, Joseph Frank	Broadup, Frederick W. & Quinn, J. Tyler
1073/1038	1/23/1979	Main, Charlotte Sophia (deceased)	Main, Joseph Frank
395/599	12/15/1934	Renn, John S. & Elmira E.	Main, Wilber H. & Charlotte S.
390/515	5/3/1934	Doliwick, Agnes E.& John E.;Etchison, Alice; Doll, George C. & Ruth V. & John E.	Renn, John S. & Elmira E.
350/594	1/2/1925	Oberlander, Frederick A.	Doll, Charles H. & Annie B.
320/490	4/17/1917	Hahn, William A. & Mary A.	Oberlander, Frederick A.

Table 7.4 Comparison of Owners and Occupants at 234 1/2 E. Church Street
Source: Land Records of Frederick County, Maryland, and Polk's Frederick City Directories
Occupancy information is taken at 5-year sampling intervals (approximately) from the Polk City Directories.

Date	Owners	Occupants	Notes:
1994 to date	n/a	Sept. 1994 to date- Suarez, Sharon and Feinberg, Alan (husband)	
1/14/1994	Suarez, Sharon Kemper	1994-Higgins, Jerry (a); Suarez, Sharon (b);	
6/13/1986	Morsberger, Michael	1990-Becker, Janet (a), Vacant (b)	
		1987 Vacant (a), Morsberger, Michael (b) ;	
5/22/1981	Smith, Kenneth L. & Norma F.	1985-Covehey, Susan (a); Reed, Colleen (b)	
1/7/1981	Cassel, Gary H.& Cohavey, Sue E.		
6/13/1979	Broadup, Frederick W. & Quinn, J. Tyler	1980-Burkhardt, Todd S. (a); Unknown (b)	
1/23/1979	Main, Joseph Frank		Not included in sampling interval.
12/15/1934	Main, Charlotte Sophia (deceased)	1975-Mills, O. (a); Crummitt, Evelyn (b);	1975-use of 'a' and 'b' to designate apartments began sometime after 1970. (Ms. Main owned several rental properties in Frederick.)
		1970-Clark, Frances M.; Motter John M. and Cynthia	1970- both tenants had phones.
		1960-Tobery, John E. and Marie C.	Brushmaker, same as in 1940.
		1953-Gisher, E. J; Flohr, Richard and Pauline; Moberly, Richard and Edna; Wilson, Grace K.	Grace Wilson had a telephone.
		1950-Earl, J. Jr., and William M.; Meyer, Roy W. and Verna	Two couples.
		1948- Stauffer, Amy; Crone, Emma F. Mrs.	
		1946-Stauffer, Amy	
		1940 & 1941-Tobery, John E.	Brushmaker
			The Polk Directories available prior to this date did not have a listing of names
5/3/1934	Renn, John S. & Elmira E.	1931 to 1933-Doll, Clifford C.	
		1929-Day, H.L. and Mabel	
1/2/1925	Doliwick, Agnes E.& John E.; Etchison, Alice; Doll, George C. & Ruth V. & John E.		
4/17/1917	Oberlander, Frederick A.	1923-Oberlander, Emma C. (Mrs.)	First occupants of 234 1/2. In 1915, Mrs. Oberlander (Frederick Oberlander's sister, wife, or mother) resided at 212 S. Market Street.
8/28/1912	Hahn, William A. & Mary A.		

Overview of Structure, Materials, and Style

Though each half of the brick double-house functions separately, they work together as a unified facade on the street. The brick is laid on a limestone foundation wall that also spans the overall width of double house. Each unit has two floors above ground and a full basement. The terne roof is slightly-pitched and slopes to the rear.

The structure is sited on two lots, each 15 feet wide and 94 feet deep. The overall building footprint is approximately 30 feet wide by 65.5 feet deep. The main part of each unit is a rectangle forty-five by fifteen feet, with a subsidiary wing that is twenty-seven feet by ten feet projecting along the side property lines to the rear. When viewed in plan view from E. Church Street looking south, the footprint of this double house would appear to be a rectilinear U-shaped structure, with the combined main parts forming the base of the "U" and the subsidiary wings forming a small, interior yard between the wings.

Generally, the two units of the double-house at 234 and 234 1/2 E. Church Street are mirror-images of each other, and, each element is the same and only differences are noted.

The cellar most clearly reveals how the building is constructed. The cellar walls of stacked stone and rough brick are the building's foundation. Some of the soft mortar is falling from the joints but the walls are still strong and plumb. The 9 1/2-inch by 3/4-inch beams span 15 feet, 16-inches on center. The beams rest on the outside foundation walls and on the interior party wall foundation with 1-inch by 2-inch crossing members to brace and counter torque. Machine made nails are the basic fasteners. Above these beams 3 1/4-inch tongue and groove heart-pine wood floors can be seen. No significant alterations have been made to the plumbing and heating systems since the structure was built. Both sides of the double house were built to be heated with hot-water radiators, and both sides still have most of the original radiators in place and working. The original boilers were coal-fired, with evidence of coal chutes still found in the brickwork. The original coal boiler has been converted to an oil-fired boiler in 234 1/2 and to a gas-fired boiler in 234.

Description of the Exterior

The Street Facade

The structure is unified by the front facade because it has not be altered since it was built. The machine-cut brick on the front facade is laid using the American Stretcher Bond system. The brick has a very smooth, regular face. Its one-quarter-inch mortar seams distinguish this facing from the rougher and more irregular brick facing and one-half-inch mortar joints found on many dwellings on this portion of E. Church Street.

From left to right, the ground- (or first-) floor front elevation of the double-house is pierced by four bays. The first is a 46-inch-wide by 78-inch-high wood-framed doorway, having a center-opening set of two doors. Each 23-inch door has beveled glass in oak frames set under a full arch, articulated by three rows of brick headers. The left door is fitted with a cast iron mail slot.

The next two bays consist of fully-arched wood-framed single-sash windows, each 42-inches wide by 80-inches high at the highest point, and each window's arch is articulated by a lintel consisting of three rows of brick headers. The fourth bay is a doorway of the same type as the first bay in all details. Both halves of the double house provide access to the basement via an exterior stairwell from E. Church Street. The basement door is nested below the concrete front door stoop.

The second floor of the front elevation is also pierced by four bays. From left to right, the first bay is an three-sided, cantilevered, oriel bay with three double-sash windows. The middle window is 30-inches wide with 24-inch windows on each side. The bay window is finished with a fairly elaborate cornice trimmed with dentil molding. The window cornice creates a wide overhang supported with eight small decorative scroll brackets and each of its four corners with dentils in between the brackets. The second and third bays on the second floor are smaller versions of the windows on the ground level below. They are fully arched, single-sash windows approximately 32-inches wide and 44-inches high at the arch. The lintel of each is formed by a full arch of two rows of brick headers. The fourth bay is a cantilevered, oriel-bay window doorway of the same type as the first bay in all details. A prominent but simple entablature of architrave, frieze and cornice finishes the front facade. The cornice resonates with the cornice of the bay window.

The Western Facade

The western facade is also brick and partially abuts the adjacent structure. The subsidiary wing is all that is exposed. The facade has no fenestration of any kind and the wall itself is built of standard rougher finished brick than is used on the front facade. On the western facade the brick is laid using the American Common Bond system, with a header course after every seven courses of stretchers. and the mortar joints are approximately 1/2-inch thick.

The rear facade consists of the rear faces of the two subsidiary wings. The plane of the rear facade is broken by an courtyard-type space, which is approximately eight feed wide, which is discussed in a separate paragraph below. The brick is laid using the American Common Bond system, with a header course after every seven courses of stretchers. and the mortar joints are approximately 1/2-inch thick.

Beginning at the southwest corner of the structure or the western wing, the ground floor has two bays. The first bay is a double-sash, two-over-two window with segmented-arch lintel formed of two brick header rows. The next bay is a doorway, 32-inches wide, and 77-inches high, with a lighted transom. The doorway is also topped by a segmented-arch lintel formed of two brick header rows. A full width frame supported by three wood posts of modern construction has replaced the original porch.

The rear facade of the ground floor of the eastern subsidiary wing is a mirrored version of the western wing, with two exceptions: it has a 1/2 width frame stoop which is likely a replacement of the type originally installed; and, adjacent to the door stoop, it has a storm-cellar-type opening to the basement. The second story rear facade of the western subsidiary wing also features two

bays, one is 33-inches wide by 66-inches high double-sash, two-over-two window and 32-inches wide by 77-inches high door with a lighted transom above on each floor. As on the first floor below, both the window and doorway lintels are formed by a segmented arch of two brick header rows. A cantilevered full width covered porch is part of the original construction. On the rear facade of the eastern subsidiary wing, there are also two bays of the identical type found on the floor below. The original full-width cantilevered porch remains, and has been enclosed.

The Eastern Facade

The eastern facade, like the western facade, is brick and partially abuts the adjacent structure. The subsidiary wing is all that is exposed. The facade has no fenestration of any kind and the wall itself is built of less-finished brick than is used on the front facade. The brick is laid using the American Common Bond system, with a header course after every seven courses of stretchers, and the mortar joints are approximately 1/2-inch thick.

The Courtyard Space

The courtyard space which is formed between the two subsidiary wings, and provides three facades: western, northern, and eastern. The eight-foot wide northern courtyard facade is pierced by two windows set about one foot apart, Both windows are identical: two-over-two, double-sashed, 42-inches wide by 68-inches high, with segmented arched lintels of two rows of brick headers. The second floor of the northern courtyard facade is pierced by two windows, identical in every detail to the first floor windows below them.

The eastern courtyard facade and the western courtyard facade are mirror image of each other. Each facade is pierced by four openings. On the first floor of each of these sister facades, a window 24-inches wide by 66-inches high two-over-two, double-sashed window is located approximated three feet from the rear main building facade. The second opening is located approximately twelve feet from the rear main building facade and is 33-inches wide by 66-inches tall. Both windows have segmented arch lintels of two rows of brick headers. For both of these sister facades, the second floors have fenestration identical in every detail to those on the floor below them. The purpose of the courtyard was to provide windows for rooms that would otherwise have no direct source of natural light.

Description of the Interior of the Double House

234 E. Church Street - Mr. Hahn's Half

The First Floor

The 234 side has been in the hands of six owner/occupants since it was built over approximately 85 years ago, with over half of its life being occupied by the McLauren-Runkles family. The long-term residents did little interior alteration to the house that Hahn built. The window glass is all original, with some waviness evident is some of window lights. The lighting fixtures are generally original to the house. Upgrades have been made to provide for modern conveniences,

such as 220-electrical service, telephone, and television cable. Until recently, the original fuse boxes were still in use. At some time in the past, linoleum was placed over most of the wood flooring, much of which still remains on the floors throughout the house. The hardware throughout is Victorian brass and there are operating transoms between rooms. The interior wood doors have two larger panels above with two smaller panels below, separated by a small horizontal panel. The doors, door trim, baseboards and moldings are not elaborate but are well proportioned, and the trim is more narrow and is less elaborate in the rooms of the subsidiary wing.

The entrance door opens to a small foyer with parquet wood flooring. An interior door opens to a long side hall from which all rooms are accessed. The first opening is doorless and opens to the front parlor. Natural light enters from the north through the large arched double sash window. On the east wall (the party wall) of the parlor/living room is the original fireplace mantel, and the fireplace has a copper cover with a tile surround. The ceiling in the parlor, as it is throughout the rest of the first floor, is nine and a half feet high. Here, as throughout the rest of the house, the exterior and party walls are solid brick, covered with lathe and plaster. The walls have dado molding (chair rail molding) over plaster, and most of the surfaces had been wallpapered.

Down the hall, the next area is a dog-leg stairwell, which is accessed off the hallway to the left. Across the hall from the stairwell is a small nook used for depositing mail.

Dividing the parlor/living room and stairwell from the dining room is an eight-foot high pocket door. On the south wall of the dining room is the original fireplace mantel. The fireplace mantel in the dining room is taller than the one in the parlor and has a fluted Doric pilasters and a oval, beveled mirror. One window opening is located in the southeast corner to the left of the fireplace. An eight-light wood frame door 30-inches wide separates the dining room from a hallway leading on into the rooms in the subsidiary wing.

From the hallway in the subsidiary wing a doorway opens to the left into the old washroom and half-bath. The plaster in this room has been grooved to mimic tile and the floor is covered with linoleum. A wringer washer was in this room at the time of Mrs. Runkles death.

The kitchen is at the southern end of the subsidiary wing and the hallway opens directly into the kitchen at its northwest corner. A second set of stairs is located in the rear wall (the north wall) of the kitchen to the left of the doorway . The stairs are narrow and allow for basement and second floor access. The kitchen has one 33-inch by 66-inch two-over-two double sash window and one exterior doorway with two lower panels and one light on the upper half. The exterior door opens to a the full-width porch and a small back yard. The second window is located in the middle of the western wall. It is the same size as the other window.

The Second Floor

Preferred access to the second floor is via the main dog-leg stairwell, located between the living room and dining room. The stairs, banisters, and balustrades are oak, with a landing at mid-point. The top of the stairs places one in a hallway along the party wall of the double house. The

stairwell is lighted from the stained-glass skylight in the ceiling above. A hallway three feet wide at the top of the stair provides access to three bedrooms and a bath on the second floor. Ceilings on the second floor are nine feet tall, instead of being nine-and-one-half as they are on the first floor.

From the top of the stair the large front room on the second floor is accessed via a hallway, through a 32-inch painted pine door with transom. The north wall features the oriel-bay trio of windows, with a view to the street below. The east and west walls are windowless. A small inset shelf with a four light glass door lies to the left of the door along the south wall. A narrow, deep closet is in the left corner of the room.

Through the doorway of the large front room, back into the hallway, past the stairwell on the left, is the second room on the floor. The door is placed in the center of the wall of the room. Turning to the right, one faces the southern wall of the room. In the left corner is the room's only window, a three-quarter, tow-over-two double-sash wood trimmed window (heart-pine, as mentioned previously). In the right corner of the southern wall is a small, shallow closet. Opposite the window on the northern wall is a doorway to a narrow deep closet.

From the second bedroom one turns left to access the bathroom and the third bedroom from the hallway on the second floor. The bathroom is accessed though a 28-inch door with transom. The original claw-foot tub is on the left and the sink and toilet on against the wall on the right. The plastered wall in the bathroom has been grooved to mimic tile. Across from the doorway, between the tub and the toilet, is a one-over-one double sash window, which is 20-inches wide by 66-inches high.

From the bathroom, left, is the third bedroom. This bedroom is fully within the subsidiary wing of the 234 side of the double house, which makes it approximately four feet narrower than the other bedrooms. The door to the bedroom is 30-inches wide with a transom. Standing in the doorway, facing south, one observes a 33-inch by 66-inch two-over-two window on the right of the southerly wall and a 33-inch door on the left side of the wall, which leads to the full-width covered cantilevered porch. On the western wall is a 33-inch by 66-inch two-over-two window that is approximately in the middle of the wall. At the northwest corner of the room, along the northern wall is another door, which leads to a narrow stair to the kitchen below. There is no closet.

234 1/2 E. Church Street - The Rental Half

Though the house at 234 1/2 is not now a rental property, though it was likely built to be rental property and has served as such from its beginnings. Until 1995, there is no evidence that an owner of the property actually lived on site. For that reason, it is referred to as the rental half.

The rental half is very much like the owner's half. The electrical, heating, and plumbing systems are also comparable. In general, however, there are no original light fixtures in this side of the structure. The linoleum has been removed, however, from all room except the two bathrooms. All of the floors were restored at some unknown previous time. The materials for floors and

walls are the same as Mr. Hahn's half. The room layout and the window and door placements are fundamentally the same.

There are a few significant differences between the two halves of the double house, which result from the need to isolate the floors as two apartments (Figure 7-2). What has not been resolved is the precise time or date from which this half of the double house became two separate apartments. Because more than one couple resided in this side of the double-house in 1950 and frequently after that time, it is likely that the separation of floors was completed around that time. Inspection of the subfloor from the basement yielded no indication that there were ever any stairs between floors in the subsidiary wing. The floors may have been originally connected by a dog-leg stairwell like the one in Mr. Hahn's side. If so, that stairwell is gone now, with only a vestigial patch remaining on the floor of the enlarged living room, which is described in more detail below. Further research is needed.

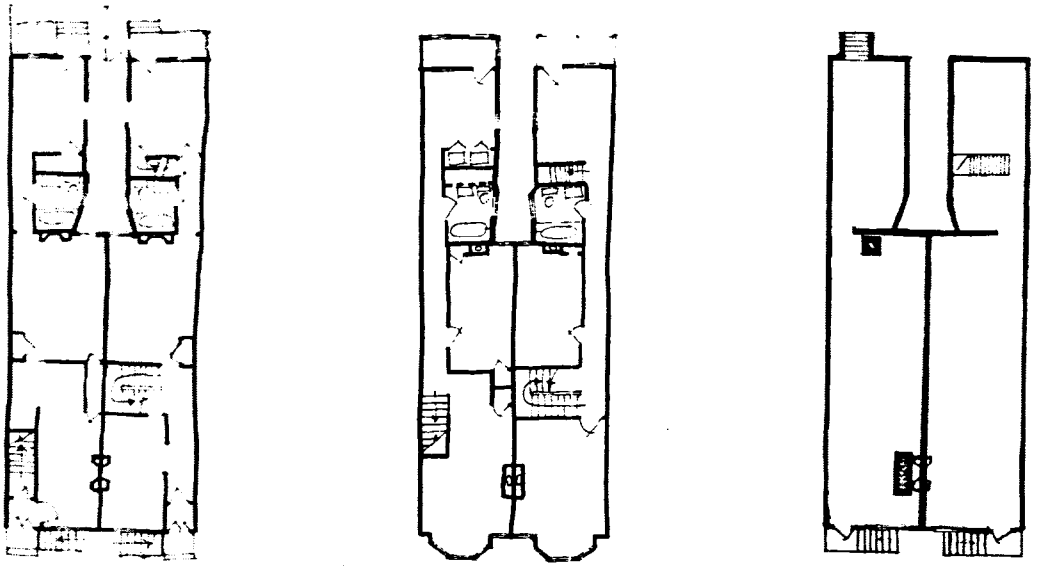

Figure 7-1 Left to Right: First Floor, Second Floor, and Basement

Because of the similarities between the interiors of the two sides of the structure, only the those elements in the renter's side that are different that their counterparts on Mr. Hahn's side are discussed below.

The foyer on the rental side of the double house has two interior double doors and no parquet flooring or dado molding. The door to the right opens to the first floor living area, and it is a 33-inch wide solid heart pine door with four raised panels. A second door straight ahead opens to the second floor living area and is a 33-inch wide heart pine door with two lower panels and one light in the top half of the door. Both doors are fitted with brass mail slots.

The door to the first floor opens to the right and directly into the living room of the house. There is no long separate hallway on this floor. Traffic is directed from one room into the next, as if moving from one railroad car to another. There is no stairwell to the second floor from within the living room. A barely noticeable section of wood floor boards, approximately eight-inches wide and 16-inches long, exists at the approximate location of where a newel post would have been, if there was a comparable stairwell in this half. The living room on this side is approximately eight feet longer than on the owner's half of the double house. The pocket door near the south east corner of the living room opens to the dining area (currently a home office). Along the east wall (the exterior wall), approximately one foot from the pocket door trim, is a 32-inch door that opens to a 15-inch by 60-inch closet. The downstairs bath is a full bath with a molded white enameled cast iron tub and ceramic tub surround. The areas comparable to the small stairwells in the subsidiary wing of Mr. Hahn's side served as a pantry closets on the both floors of the renter's side.

To access the second floor living area, one must return to the foyer. The second door opens to the left and to a stairwell to the second floor. At the top of the stairwell is a newel post, railing and balustrade of exactly the types found in the owner's side. To the immediate right of the stairwell is a small area naturally illuminated by a opaque, plain glass skylight. The area is the size comparable to the stairwell in the owner's side. The flooring in this area appears to be oak, rather than heart pine. In the north wall of this area, at the top of the stairs, is a lathe and plaster wall with a five foot wide, elongated-arch opening. The opening leads to the front room with the oriel bay windows. This room served as the formal living room for the second floor apartment. Because there is a patch where a newel post would be on the first floor of this side, and because there is a different flooring in the area that corresponds to the stairwell opening on the second floor, it is likely that there was modification of the stairwell. This was likely done to separate the two floors into two distinct apartments. The question remains as to when this significant modification took place. It was likely done after 1930 and prior to 1950 due to the numbers of families living on this side and the likelihood that these families had separate living spaces.

Three more differences remain on this floor. During the time the residence served as two apartments, the south room in the subsidiary wing served as an eat-in kitchen. The kitchen and old linoleum floor covering were removed in 1996. The wood flooring has been tiled and a laundry closet has been installed on the north wall. Preparations are being made to enlarge the bathroom by moving the adjacent pantry closet.

The second floor full-width porch was enclosed years ago, though the exact date is unknown at this time. The enclosure has two windows on the southern wall and one window on the western wall, as described earlier in the paragraphs regarding the southern exterior facade.

Twenty-one years later in 1973, the local Frederick Historic District (FHD), also called the Frederick City Historic District, was placed on the National Register of Historic Places. The 1973 district omprised 304 contributing elements and was contiguous with the original city limits at the time of the city's incorporation in the mid-1700s. In 1988, the national and the local historic district was expanded to include not only the 1745 grid plan, but many other commercial, residential, ecclesiastical, and industrial buildings, and it comprised 2,241 contributing resources and 200 non-contributing ones. The significance of FHD is summarized in the *National Register of Historic Places Registration Form, Frederick Historic District (Expanded)* as follows:[2]

> "The Frederick Historic District is significant historically for its role as the seat of Frederick County and as a regional market and industrial center in Maryland's Piedmont area from the eighteenth century to the mid-twentieth century. Represented by a wealth of commercial, residential, public and civic and religious architecture in a variety of styles and forms, the district is also architecturally significant. Found here are important examples of most of the major architectural styles that characterize the middle Atlantic region. These styles range from Federal and Greek Revival, through Italianate, Romanesque, and Queen Anne, to the Colonial and Spanish Revivals of the first half of the twentieth century."

The registration form also describes the national significance of several local residents, such as John Hanson, who moved to Frederick in the 1760s to become the Deputy Surveyor for Frederick County. Mr. Hanson later represented Maryland at the Second Continental Congress and elected as its first presiding officer, President of the United States in Congress Assembled. Another resident of note was Roger Brook Taney, who rose to national prominence as the Maryland Attorney General and U.S. Chief Justice. Others include Francis Scott Key, who wrote *The Star Spangled Banner* national anthem, and Thomas Johnson, who became Maryland's first governor.[3]

Fredericktown or Frederick, as it is called now, grew at a steady pace through the 1800s and 1900s and its industry prospered, which was due to key transportation related events: the building of the Old National Road, the Baltimore & Ohio Railroad, and several trolley lines. In 1805, the Baltimore-Frederick Turnpike was the first leg of the National Road (or National Pike) (Route 40) to be chartered. The old roadway ran along East and West Patrick Street, where one of the original mileposts still stands, one-half block from the southwest corner of the post office block. In the 1820s the lines of the Baltimore & Ohio (B&O) railroad tracks had been completed to Frederick Junction, three-miles south of the city, and in 1831 a dead end spur was brought into

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[2] Frederick Historic District (Expanded), NRIS Reference Number 88000713. *National Register of Historic Places Registration Form*, submitted 1987, accepted 1988, Section 8.

[3] *Ibid.*, Section 8, p.1.

an industrial area in the southern portion of downtown Frederick. The train brought wheat, flour, and hides from the back country to Baltimore. The Chesapeake and Ohio (C&O) Canal had an office in Frederick, as well.[4]

In 1862 the Union established military hospitals in the vicinity of Frederick, because of its strategic importance--it had railroad and the turnpikes needed to transport supplies and troops. After the Civil War, the agricultural and industrial growth that had begun in the second quarter of the 1800s resumed its pace in the region. With macadamization, better road-building machinery, and the replacement of wood bridges with iron and steel truss bridges, travel from the City of Frederick to the outlying rural communities improved.

In the 1890s several rail lines were installed that linked passenger and freight from the outlying communities directly to downtown Frederick: the Frederick & Middletown Electric Railway and the Thurmont and Northern Company, which built a steam railroad from Frederick to Gettysburg by way of Thurmont and Emmitsburg. By 1902 the Thurmont and Northern's name had been changed to the Washington, Frederick & Gettysburg Railroad, which was taken over by the Frederick & Middletown Railway in 1909. At that time the line was electrified and stations were built at Yellow Springs, Bethel, Mountaindale, and Lewistown. Existing WF&G stations at Catoctin Furnace and Thurmont were converted. These lines accessed Frederick's B&O railhead on tracks that ran south along East Street. The ease of getting passengers and freight in and out of the city brought industry to Frederick, and most of it was located on the east side of Frederick: brick works, a foundry, a brush factory, textile mills, and tanneries. Most of those sites and remaining structures are now part of Frederick City, though most were just over the administrative line between city and county when they were in operation.[5]

Although the corporation of Frederick could not regulate commercial and industrial activities, the citizens nonetheless developed specialized neighborhoods within town. Several districts stood out as discreet enclaves: the court square, the Catholic enclave, and the manufacturing east and west. Residentially, the east end of Frederick was heavily Catholic, and it attracted the emigrant Irish Catholics who were laying the tracks for the B&O railroad, which ran along East Street.[6]

By the late 1840s Frederick's population (over 5,000) was second only to Baltimore's (over 100,000) in Maryland and was nearly twice that of Annapolis (nearly 2,800).[7] The last quarter of

[4]Diane Shaw Wasch, *City Buildings in Frederick, May 1810-1860*, May 1982, pp. 102 to 105.

[5]Frederick City Department of Planning and Zoning, *Historic Sites Survey*, pp. 10 to 14.

[6]Wasch, see n.4, p. 159.

[7]*Ibid.*, p. 141.

the 19th century and the first quarter of the 20th century were considered to be the among the most important fifty years in the history of Frederick. The population of the city grew, light industry improved the economic base, residential buildings increased tremendously, and the success of the financial institutions mirrored the growth of the city.[8]

By the mid-nineteenth century, the character of Frederick's residential streetscapes was well established. Townhouses with Federal, Greek Revival, and Italianate features line the streets in a fashion typical of urban environments of the period.[9] Importantly, though its early settlers were Germans, Frederick's population became quite English and homogenous over time. By 1850, eighty percent, or 4,156 persons, were Maryland-born; eight percent, or about 82 persons, were American-born, though not Maryland-born; and the remaining 10 percent, or about 52 persons, were immigrants. This homogeneity bred conservative tastes. By the mid-nineteenth century the most popular house in Frederick was the brick, double house.[10] As Old Frederick approached the twentieth century, it was still a walking town. It abounded in shop-houses, and workmen lived close to their factories. When building occurred, carpenters and builders lived in the same neighborhoods as their projects. In fact, men who knew and were part of their neighborhoods later built much of the speculative housing those neighborhoods.[11]

In 1993 Frederick City Planner Joe Adkins reported to the current owner of the 234 1/2 side that the subject site was considered to be a type 'C' contributing resource, which is defined as being:

> "A contributing resource with a low level of integrity whose contribution could be enhanced by sympathetic rehabilitation or restoration or by research documenting historic significance unknown at the time of nomination."

The resource under evaluation was built on one of the original Dulaney lots, which was itself owned by the second (Geo. Baer) and seventh (Daniel Kolb) mayors of Frederick. In 1952, the Historic Zone Committee included the subject brick Italianate double house among those resources contributing to the historic zone. The Historic Zone Committee stated that over half of the 976 structures shown on Henry Hamilton Pittar's 1850 map were extant and remained in good condition, readily adaptable for restoration and preservation. Though the brick Italianate

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[8] Frederick Historic District (Expanded), *National Register...*, see n. 1, Section 8, p.7.

[9] Frederick Historic District, *Frederick City Historic District Commission Guidelines*, 1994, p. 3.

[10] Wasch, see n. 4, p. 272. In 1790, Frederick City reported a population mix of 72 percent English, 19 percent German, and five percent Scot, with an unstated percentage not discussed. According to Wasch, some contemporary analysis of the data suggests that there may have been a higher percentage of German and Scots-Irish than was originally reported. The Wasch text does not indicate the 1850 data is skewed or in error, only that the 1790 information may need adjustment.

[11] *Ibid.*, pp. 271 and 272.

double house was not one of the 1850's era resources, it was included, nevertheless, along with many other resources built thereafter which were deemed to contribute to the historic zone. Figure 8-1 is a copy of the E. Church Street list of contributing resources presented to the mayor of Frederick by the Historic Zone Committee.

The report as shown in Figure 8-1 reveals that the Historic Zone Committee did not seem to know who built the house at 234 and 234 1/2, vis-à-vis there is no information listed in the 'comment' column. The house numbers are bracketed, which indicates that the two sides were known by the committee to have been 'built as a pair.' The actual construction of the structure is likely to have been earlier than the 1915 date listed in the Historic Zone Report. Map evidence was found that supports a construction date that is earlier than 1915 for the subject structure. The Sanborn Map for 1904 (Figure 8-2) indicates that the one-and-one-half story house that was located on the western half of lot 278 in 1904 and that the western half of the lot had not been subdivided. The Sanborn for 1912 (Figure 8-3) shows the footprint of the brick Italianate double house as well as the subdivision of the western half of Lot 278 into the two lots now known as 234 and 234 1/2 E. Church street. It is possible that it was built after Mr. Hahn first purchased the property in 1908, rather than after the sale and buy-back between on the same day in 1912 (See Section 7, preceding.).

After a review of the information available, and after inspecting the structure, this report concludes that the current level of contribution, which is 'C,' is based on lack of information about the original builder/owner and not because the resource in question suffers a 'low level of integrity.' While the structure may not be of the highest level of contribution, it is nevertheless an important element of the Frederick streetscape, being integral to the E. Church Street viewshed and ambiance. While it is possible that further research will reveal some significant role of one or more of its owners or renters, and while the information already gathered may enhance the stories told by walking-tour-guides, it is the *view of the architectural elements of the E. Church Street facade and their simple elegance* that is important. Maintenance of this structure's Italianate facade, with its oriel bays and fully arched windows, is crucial to maintenance of the charm of the 200-block of E. Church Street.

Figure 8-1 E. Church Street Historic Resources
Source: *Frederick Historic Zone Committee Report,* 1952

Location House No.	Period Built	Comment
210	1850	Hergesheimer built same good type- Had electricity First in Frederick
212	1850	Haller built same- good type same as 210- Ross Myers Residence
214 } 216 } Built as pair	Owner gives date as 1850- type is about 1885	Bennett Residence Stockwell Residence
218	1830	Bussard Property
220	1820	
222	1840	Carnack Residence
224	1840	
226	Original 1820	Much remodelled-Dr. P.D. Fahrney lived here
228	1850	Harvey Lease Home
230	1860	Conley & Delaplaine Homes
232	1860	Coshour Home
234 } 234-1/2 }	1915	
236	1860	Small Home- possibly built as fill in of drive
238	1865	
240	1865	Remodelled into Apt. House
242 } 244 } Built together	1860	Home } Former Wortheimer Store } Property
North Side East Church Street		
253	1940	Modern- Frorie Property
249 } 247 } 245 } 243 } 241 } Built together	1890	Built by Wortheimer
239 } 237 } Built together	1885	
235A } 235 } Built together	1915	Franke Property Blackiston Residence
233 } 231 } Built as pair	1840	Jamison & Eador Property
227	1840	Rudolph Crouse Home
225 } 223 } Built as pair	1915	
221	Original 1850	Dr. Ash Home- Front added about 1870

FHD-651

MARYLAND HISTORICAL TRUST

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

2 LOCATION

STREET & NUMBER: 234 & 234-1/2 E. Church Street

CITY, TOWN: Frederick ___ VICINITY OF

CONGRESSIONAL DISTRICT

STATE: Maryland

COUNTY: Frederick

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	X YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

COMMENTS: Bay front style

4 OWNER OF PROPERTY

NAME

Telephone #:

STREET & NUMBER

CITY, TOWN

STATE, zip code

___ VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Frederick County Courthouse

Liber #:

Folio #:

STREET & NUMBER: N. Court Street

CITY, TOWN: Frederick, Maryland

STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

__FEDERAL __STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
X EXCELLENT	__DETERIORATED	X UNALTERED	X ORIGINAL SITE
__GOOD	__RUINS	__ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This is a tall, 2-~~1/2~~ story duplex with each section being two bays wide and with four bay long, 1-1/2 bay wide "U" shaped wings also two stories. The front section metal roof slopes to the rear while the wing roofs are metal types sloping toward each other. Chimneys are on the wings. All brickwork is common bond. The doorways occupy the outer bays and are wide round arched with double glass paneled doors and half round overlights. They are reached by two step wooden porches. First floor windows are wide 1/1 with the top section round arched. These and those above have wood sills. On the second floor above the doorways are three sided bay windows with 1/1 windows. They have a protruding cornice with brackets and dentils in between. The lower sections are recessed paneling. There are two regular sized windows in the inner bays and of the same shape as those below. The first floor windows and doors have three row header arches while the second floor has two row headers. Rrear windows are 2/2 sash with wood sills and brick two row header arches which are segmental. There is a balcony across the rear of the west wing and an enclosed porch on the second floor of the east wing. A triangular shaped cornice fronts the roofline. Top sections of which are lined with incised designs and a moulded band ties in the three brackets. The house has low foundation.

See [illegible] slide # 53319

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
? C1860-C.F. Bowers Date Survey		__INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

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	Douglas M. Greene
ORGANIZATION	Frederick County Landmarks
DATE	APRIL 1973
STREET & NUMBER	
TELEPHONE	
CITY OR TOWN	
STATE	

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

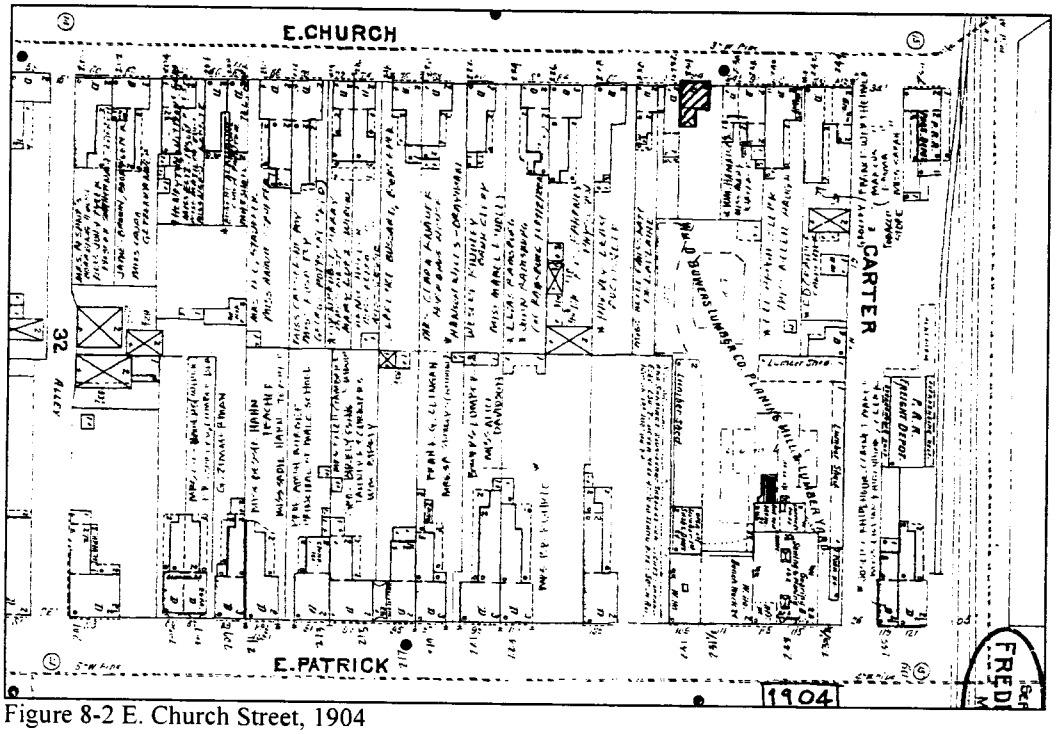

Figure 8-2 E. Church Street, 1904
Source: Sanborn Map & Publishing Co.

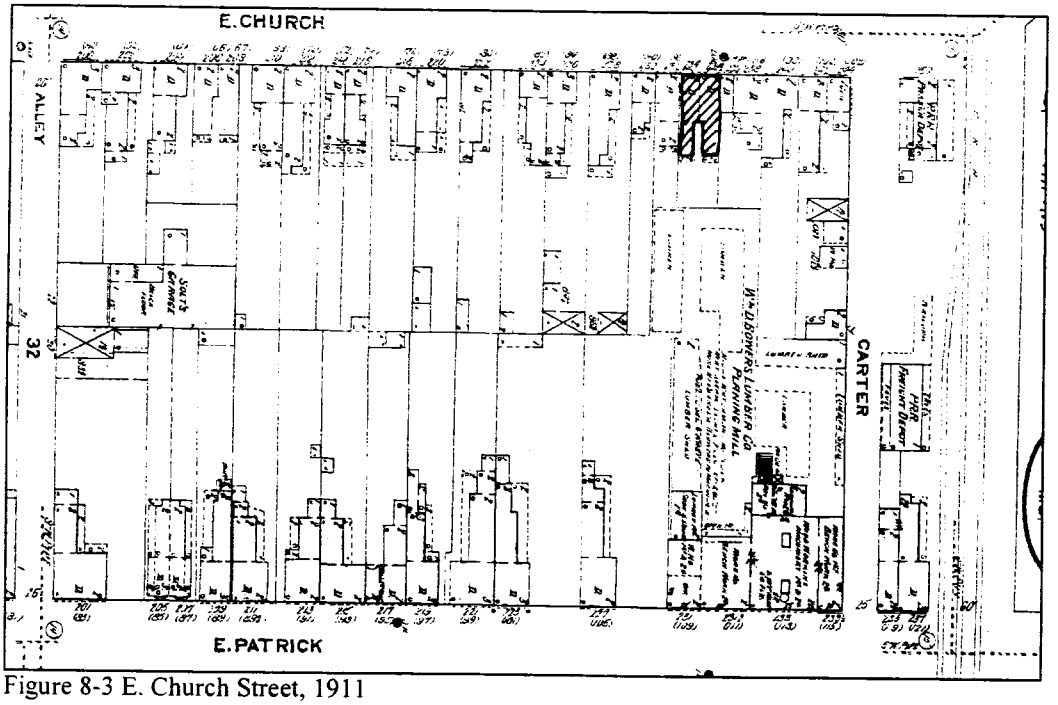

Figure 8-3 E. Church Street, 1911
Source: Sanborn Map & Publishing Co.

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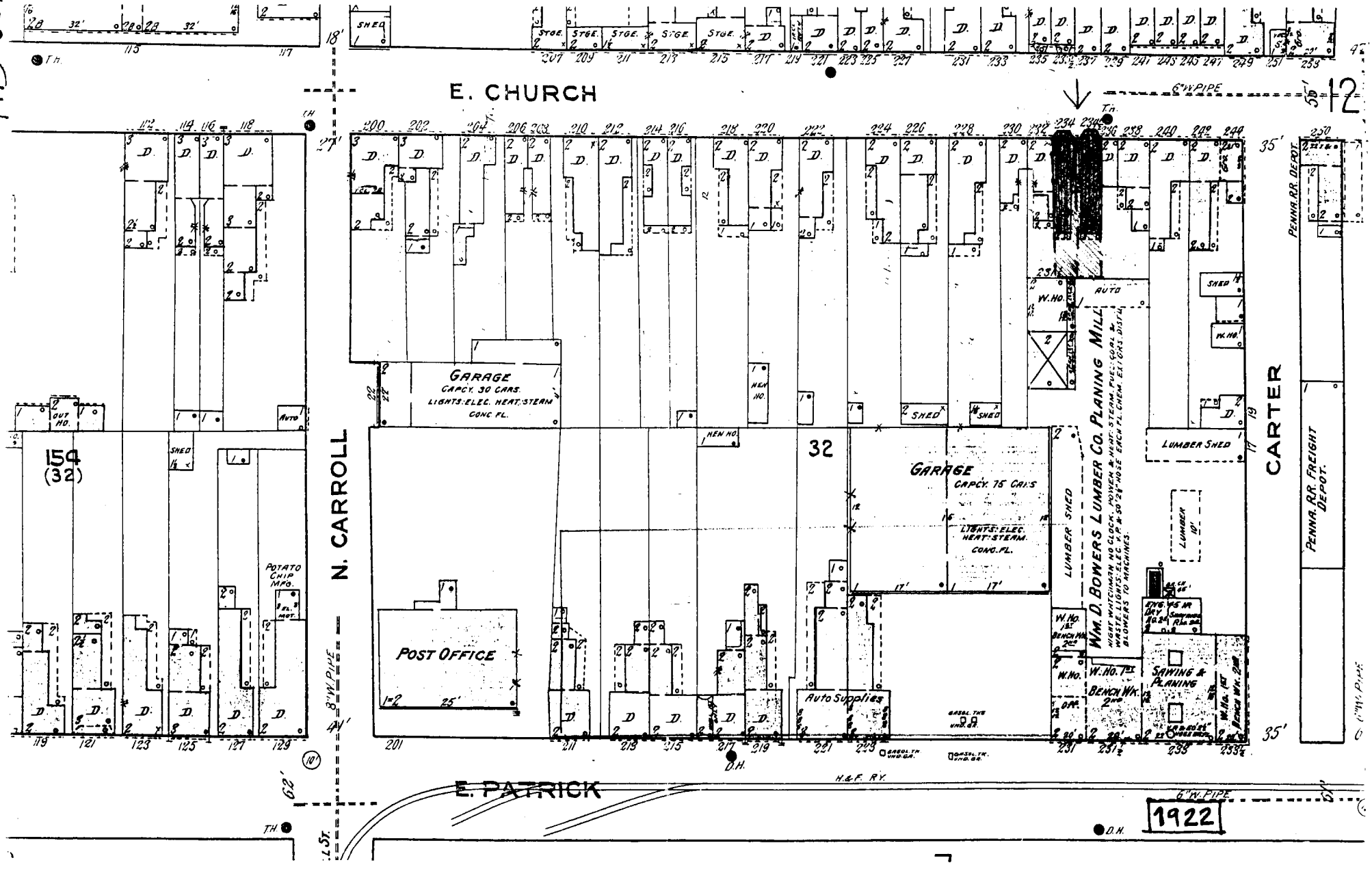
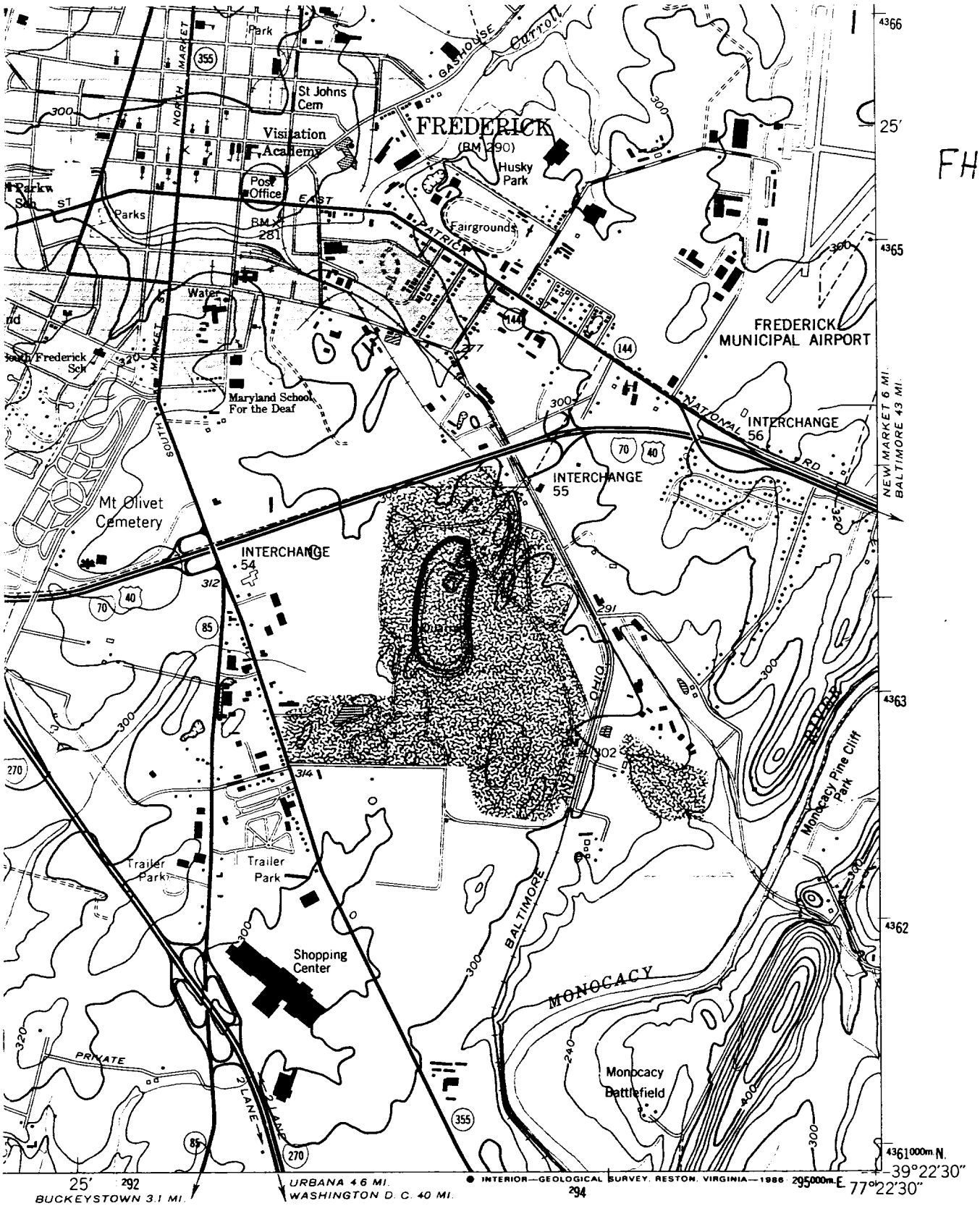
FHD-651



E. CHURCH
N. CARROLL
CARTER
E. PATRICK
GARAGE
CAPCY. 30 CARS.
LIGHTS: ELEC. HEAT: STEAM
CONC. FL.
GARAGE
CAPCY. 75 CARS
LIGHTS: ELEC.
HEAT: STEAM.
CONC. FL.
POST OFFICE
Auto Supplies
WM. D. BOWERS LUMBER CO. PLANING MILL
LUMBER SHED
LUMBER SHED
SAWING & PLANING
BENCH WK.
POTATO CHIP MFG.
PENNA. R.R. DEPOT.
PENNA. R.R. FREIGHT DEPOT.
H.&F. RY.
6" W. PIPE
8" W. PIPE
154
(32)
32
12
1922

FHD-651



1 MILE

ROAD CLASSIFICATION

Heavy-duty — 4 LANE | 6 LANE — Light-duty

Medium-duty — 4 LANE | 6 LANE — Unimproved dirt

U. S. Route — State Route

Interstate Route

QUADRANGLE LOCATION

Revisions shown in purple and woodland compiled by the Geological Survey from aerial photographs taken 1981 and other sources. This information not field checked
Map edited 1985

Purple tint indicates extension of urban areas

FREDERICK, MD.

39077-D4-TF-024

1953
PHOTOREVISED 1985
DMA 5562 IV NW—SERIES V833

73

FHD-651

William A. Hahn Property
234 1/2 East Church Street
Frederick, Md.