Addendum
WA-II-022
Frantz House
Lappans Crossroads

In a discussion with a former owner of this property, additional information was revealed about its history. The front or east section of the house is of log construction sheathed with weatherboarding and stucco. This is apparently the older section. The former owner recalled a sign on the front of the building which indicated that it was a hotel and the date 1806. It was also reported that fireplaces were located in the south gable wall of the east section.

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MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM
for the
NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

SEE INSTRUCTIONS

1. NAME

COMMON:

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER: Lappans Crossroads, southwest corner

CITY OR TOWN: Route 1, Fair Play

STATE: Maryland

COUNTY: Washington

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
☐ District ☒ Building ☐ Site ☐ Structure ☐ Object	☐ Public ☒ Private ☐ Both	Public Acquisition: ☐ In Process ☐ Being Considered	☒ Occupied ☐ Unoccupied ☐ Preservation work in progress	Yes: ☐ Restricted ☐ Unrestricted ☒ No

PRESENT USE (Check One or More as Appropriate)

☐ Agricultural	☐ Government	☐ Park	☐ Transportation	☐ Comments
☐ Commercial	☐ Industrial	☒ Private Residence	☐ Other (Specify)	
☐ Educational	☐ Military	☐ Religious		
☐ Entertainment	☐ Museum	☐ Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME: George Clinton Frantz, Sr.

STREET AND NUMBER: Route 1

CITY OR TOWN: Fair Play

STATE: Maryland

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC: Washington County Court House

STREET AND NUMBER: West Washington Street

CITY OR TOWN: Hagerstown

STATE: Maryland

Title Reference of Current Deed (Book & Pg. #): 522/638

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: Maryland Historical Trust Survey #2052

DATE OF SURVEY: Summer, 1967 ☐ Federal ☒ State ☐ County ☐ Local

DEPOSITORY FOR SURVEY RECORDS: Maryland Historical Trust

STREET AND NUMBER: 2525 Riva Road

CITY OR TOWN: Annapolis

STATE: Maryland

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7. DESCRIPTION

CONDITION	(Check One)		
	☒ Excellent ☐ Good ☐ Fair ☐ Deteriorated ☐ Ruins ☐ Unexposed		
	(Check One)	(Check One)	
	☒ Altered ☐ Unaltered	☐ Moved ☒ Original Site	

DESCRIBE THE PRESENT AND ORIGINAL *(if known)* PHYSICAL APPEARANCE

This building is located on the southwest corner of the intersection of Md. Routes 65 and 68 at Lappans Crossroads. It is situated with its main entrance facing east or toward Route 65.

The house is a two-story el-shaped dwelling of stone covered with buff stucco. It is trimmed in black and white. The structure is five bays in length along its north side with its east wall being four bays long. A large interior brick chimney is located between the second and third bays from the west end of the house. A small modern exterior chimney is present outside the south gable end. The roof is covered with corrugated sheet metal which is not original.

The roof terminates with gables at the west and south ends of the house. At the joining of the two sections at the northeast corner, the roof is mitered to a hip. The walls of the front or east section of the house are covered with stucco except for the south end which is sheathed with wooden siding. Presumably the siding and stucco conceal stone construction which is suggested by the thickness of the walls at the door and window openings. At the rear section, the wall construction which is exposed on the south side and the west gable end is of uncoursed fieldstone. It has been painted buff to match the stucco which finishes the north side. There is no decorative work associated with the wall construction.

The exterior woodwork such as the plain boxing at the eaves, is simple except for modern finishing of the door openings. In recent remodelings the doors of the east and north sides of the house were faced with neoclassically designed woodwork. The entrance on the east side of the house is topped with a pediment while the two openings on the north wall have more elaborate broken pediments. All of the entrance ways are flanked with symmetrically molded strips. Doors at the rear of the house are treated much more plainly. The main doors are located in the third and fifth bays from the west end of the house and in the third bay from the north end. All have transoms framed into their openings. In the south wall of the rear section of the house, doors are located in the first bay from the west end and in the middle bay at the second story level. One door is located in the west or rear side of the front section of the structure. All of the doors enter directly into rooms.

Numerous windows are located on the broad sides of the house. They are faced with plain molding. Windows at the first story have nine-over-six pane sashes while second story windows are smaller with six-over-six sashes. There are no windows at the gable ends except small six-light openings to light the attic. A difference in window placement is apparent between the front and rear sections of the house. The three second story windows in the west end of the house are located high under the eaves while those of the front section are generally lower. Windows constructed just under or into the eaves tend to be associated with earlier houses in Washington County.

The interior of the house at the first floor level consists of four rooms, arranged on an axis in each section. There is no stair hall. Rather, the main stair is located in the front or northeast room, against the west wall. This stair has round balusters and a matching newel. The wall between the front room and the present kitchen is of gongue and groove paneling which appears to be original to that part of the house.

The floor plan and the placement of the windows and main chimney suggest

(CONTINUED ON ATTACHED SHEET.)

SEE INSTRUCTIONS

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8. SIGNIFICANCE

PERIOD *(Check One or More as Appropriate)*

- ☐ Pre-Columbian
- ☐ 15th Century
- ☐ 16th Century
- ☐ 17th Century
- ☐ 18th Century
- ☒ 19th Century
- ☐ 20th Century

SPECIFIC DATE(S) *(If Applicable and Known)* parts of the structure may date from the late 18th century.

AREAS OF SIGNIFICANCE *(Check One or More as Appropriate)*

- Aboriginal
  - ☐ Prehistoric
  - ☐ Historic
- ☐ Agriculture
- ☒ Architecture
- ☐ Art
- ☐ Commerce
- ☐ Communications
- ☐ Conservation
- ☐ Education
- ☐ Engineering
- ☐ Industry
- ☐ Invention
- ☐ Landscape Architecture
- ☐ Literature
- ☐ Military
- ☐ Music
- ☐ Political
- ☐ Religion/Philosophy
- ☐ Science
- ☐ Sculpture
- ☐ Social/Humanitarian
- ☐ Theater
- ☐ Transportation
- ☐ Urban Planning
- ☒ Other *(Specify)* The building was an inn during the mid 19th century.

STATEMENT OF SIGNIFICANCE

This dwelling is significant both for its history as an early inn, and for its architecture. Although there is no substantiated date for this house it was clearly used as an inn and tavern offering accommodations to travelers along two early and heavily traveled roads.

The road from Boonsboro to Williamsport, now Md. Route 68 which crosses Route 65, the Hagerstown-Sharpsburg Pike, at Lappans, is among the oldest roads in Washington County. The crossroads is shown on a 1794 map of Washington County and, according to Thomas J. Williams, the present Route 68 was used by Braddock and his forces in 1755 during his journey to Fort Duquesne.[1]

With a crossroads established at Lappans in the early years of Washington County's history, it is likely that some sort of inn or tavern would have been erected there in the 18th century. Wayside stops offering food, drink and rest to travelers and their animals were an important contribution to the country's westward movement.

Early land records for the Frantz property are unclear. The structure is apparently situated on part of a tract which was called "Resurvey on Charlemont," a section of which was named, "Widow's Mite." The earliest mention of Widow's Mite was February 7, 1784 when Ignatious Simms sold 100 acres to Joseph Helms. The inn was not specifically mentioned in the deed records until February 22, 1848, when 13 acres and 28 perches with the tavern house were sold for $1,600. The property was acquired by the present owners in 1971.

Architecturally, the Frantz house provides a well preserved example of early vernacular building in Washington County. The irregularity of its design suggests that its form was functional rather than decorative. Structures such as this were erected to answer a specific need for shelter rather than to conform to a particular design or architectural style. The building's appearance reflects its use as an early inn and helps to provide a record of settlement, commerce and travel in Washington County.

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[1] Thomas J. C. Williams, A History of Washington County, Maryland, Vol. 1, Mail Publishing Company, Hagerstown, 1906, p. 39.

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9. MAJOR BIBLIOGRAPHICAL REFERENCES

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY							OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES					
CORNER	LATITUDE			LONGITUDE				LATITUDE			LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds		Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	°	'	"	°	'	"		°	'	"	°	'	"
NE	°	'	"	°	'	"							
SE	°	'	"	°	'	"							
SW	°	'	"	°	'	"							

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 3 acres, 154.75 perches

Acreage Justification:

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

STATE:		COUNTY	
STATE:		COUNTY:	
STATE:		COUNTY:	
STATE:		COUNTY:	

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE: Paula Stoner Dickey, Consultant

ORGANIZATION: Washington County Historic Sites Survey

DATE: September, 1973

STREET AND NUMBER: Court House Annex

CITY OR TOWN: Hagerstown

STATE: Maryland

12. State Liaison Officer Review: (Office Use Only)

Significance of this property is:

National ☐ State ☐ Local ☐

Signature

that two periods of building are represented in this structure. Examination of the attic is necessary to form an assessment of the age of each section of the house. However, several features evident from observation of the exterior and the first floor of the interior would indicate that the rear section with its high second story windows and its large chimney displays earlier building techniques and may date from the late 18th century.

Deed records show that the building was functioning as an inn and tavern in 1848. The owner has a photograph taken ca. 1880 showing travelers in front of the inn which looked much as it does today.

The property contains three acres and 154.74 perches. The building is in excellent condition although parts of its interior have been altered. The structure is a private residence and is in no danger of destruction at this time.

WA-II-022 -- Deed Records

Liber 522, Folio 638, May 14, 1971, 3 acres, 154-3/4 perches
Grantor: Mary Lou McKee Black and Richard Eugene Black
Grantee: George C. Frantz and Eleanor H. Frantz

Liber 460, Folio 321, September 7, 1967
Grantor: Omer T. Kaylor, Jr. Trustee for Mary Lou McKee Black and Richard Eugene Black
Grantee: Mary Lou McKee Black and Richard Eugene Black

Liber 460, Folio 320, September 6, 1967
Grantor: Mary Lou McKee Black and Richard Eugene Black
Grantee: Omer T. Kaylor, Jr., Trustee

Liber 445, Folio 12, August 15, 1966, 3 acres, 154-3/4 perches
Grantor: Lester H. Martin and Vera D. Martin
Grantee: Mary Lou Martin McKee

Liber 443, Folio 651, July, 1966, 3 acres, 154-3/4 perches
Grantor: Ethel I. Stottlemyer
Grantee: Lester H. Martin and Vera D. Martin

Liber 249, Folio 227, October 12, 1948, 3 acres, 154-3/4 perches
Grantor: James G. Ashby and Elston I. Ashby
Grantee: Ethel I. Stottlemyer and Reed P. Stottlemyer

Liber 224, Folio 17, September 10, 1943, 3 acres, 154-3/4 perches
Grantor: Florence Mumma
Grantee: James F. Ashby and Elston I. Ashby

Liber 148, Folio 102, January 13, 1916, 3 acres, 154-3/4 perches, $1,100.00
Grantor: Thomas A. Poffenberger and Annie B. Poffenberger
Grantee: William S. Mumma and Florence Mumma

Liber 147, Folio 757, December 15, 1915, 3 acres, 154-3/4 perches, $1,000.00
Grantor: Priscilla B. Hawkins and June A. Hawkins
Grantee: Thomas A. Poffenberger and Annie B. Poffenberger

Liber 144, Folio 300, May 1, 1914, 3 acres, 154-3/4 perches
Grantor: Thomas A. Poffenberger and Otho A. Huffer, Trustees
Grantee: Priscilla B. Hawkins

Liber 119, Folio 261, November 20, 1903, 3 acres, 154-3/4 perches
Grantor: William R. Wolf and Susan I. Wolf
Grantee: John Huffer

Liber 112, Folio 94, January 22, 1900, 3 acres, 154-3/4 perches, $900.00
Grantor: John Huffer and Lavinia C. Huffer
Grantee: William R. Wolf

Liber 107, Folio 597, 3 acres, 154-3/4 perches, $1,001.00
Grantor: John H. Jones and Annie E. Jones, heirs of William Jones
Grantee: John Huffer

Liber 83, Folio 165, September 26, 1882, 13 acres, 28 perches (this deed mentions "the tavern house:)
Grantor: William Jones
Grantee: Sarah Anne Jones (wife of William Jones)

Liber IN3, Folio 188, February 22, 1848, 13 acres, 28 perches, $1,600.00, the tavern house is mentioned.
Grantor: John B. Hall, Trustee for Jacob Palmer et al
Grantee: William Jones

Liber YY, Folio 100, March 20, 1841, 65 acres, $4,225.00 part of the "Resurvey on Charlemont."
Grantor: Joseph D. Emmert et al
Grantee: Jacob Palmer

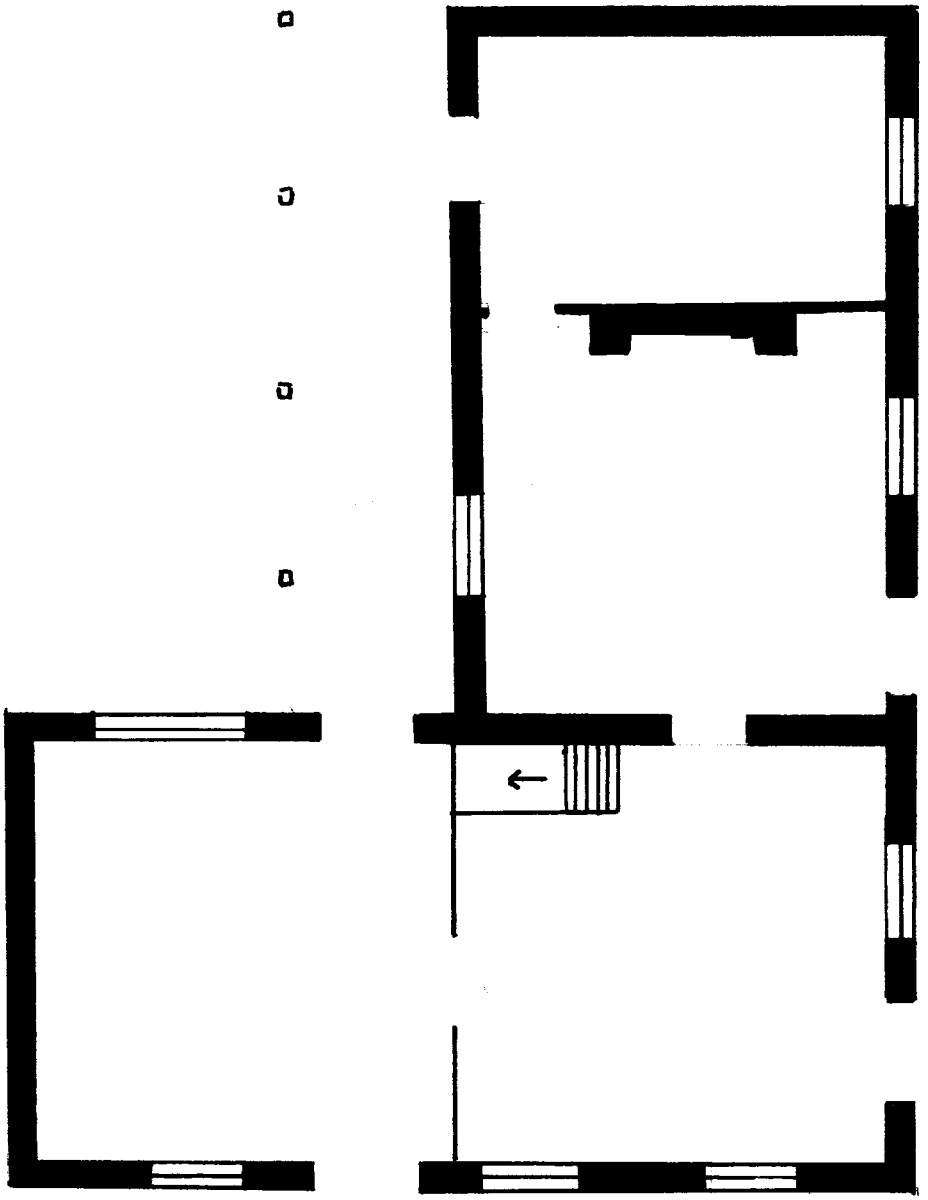
Liber WW, Folio 12, March 23, 1840, 32-1/2 acres, 18 perches, part of the "Resurvey on Charlemont"
Grantor: David Emmert and Susan Emmert
Grantee: Joseph D. Emmert

Liber UU, Folio 247, May 14, 1839, 30-1/2 acres, part of the "Resurvey on Charlemont."
Grantor: John A. Wagoner
Grantee: David Emmert

Liber RR, Folio 707, November 18, 1835, this deed indicates the division of the estate of Christian Hershey who died in 1830. His daughter was married to Joseph Emmert, 117-3/4 acres
Grantor: David Claggett et al, Commissioners
Grantee: John A. Wagoner

Liber GG, Folio 988, October 22, 1824, 117-3/4 acres
Grantor: Otho Lawrence, Trustee for Thomas Helm, deceased
Grantee: Christian Hershey

Liber C, Folio 583, February, 1784, 100 acres, part of "Widow's Mite"
Grantor: Ignatious Simms
Grantee: Joseph Helm



WA-II-022 APPROXIMATE FLOOR PLAN. N. →