

MHT #FHD-1284  
John Wagner House (162 B&O Avenue)  
Built between 1859-1866  
Frederick, Frederick County, Maryland  
Privately owned vacant dwelling

#### Brief Description

This two-and-one-half-story, two-bay, frame dwelling is the only front-gabled building on B&O Avenue. Unlike its neighbors, it is set far back in its lot. Its two-story side porch, however, is typical to those found on the rear ells or back buildings of other dwellings in the vicinity. Because the building's setback is very nearly equal to the depth of the main block of the adjacent 158 B&O Avenue, it appears possible that the existing structure initially comprised the back building added to the rear of a dwelling that was more typical in form to the others on the street. However, no surface remains on the lot provide definitive evidence that any structure ever stood in front.

#### Summary Statement of Significance

This unusual frame dwelling is a contributing building in the Frederick Historic District. It was probably built in the late 1860s or early 1870s by John Wagner, a railroad hand, who then occupied the dwelling with his family. Subsequent owner occupants included another employee of the railroad and, later, a blacksmith. After 1900, the house appears to have become a rental dwelling. Today it is vacant and shows some signs of deterioration.

# Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF  
HISTORIC PROPERTIES

Survey No. FHD-1284

Magi No.

DOE  yes  no

## 1. Name (indicate preferred name)

historic John Wagner House

and/or common

## 2. Location

street & number 162 B&O Avenue  not for publication

city, town Frederick  vicinity of congressional district

state Maryland county Frederick

## 3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" 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"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: Vacant

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

name William Lewis Rife

street & number P.O. Box 362 telephone no.: 301-898-9430

city, town Walkersville state and zip code MD 21793

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Frederick County Court House liber 1954

street & number 100 West Patrick Street folio 984

city, town Frederick state Maryland

## 6. Representation in Existing Historical Surveys

title Standing Structures Report, East Street Widening and Extension in Frederick, Maryland

date May 1981  federal  state  county  local

depository for survey records Maryland Historical Trust

city, town Crownsville state Maryland

## 7. Description

Survey No. FHD-1284

### Condition

excellent

good

fair

deteriorated

ruins

unexposed

### Check one

unaltered

altered

### Check one

original site

moved

date of move \_\_\_\_\_

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

Contributing Resource Count: 1 building

This frame dwelling resembles portions of other nearby buildings, but as a whole is unlike any other dwelling in the neighborhood. It is the only front gabled building on B&O Avenue, and it is set far back in its lot. Its two-story, inset, side porch, however, is typical to those found on the rear ells or back buildings of other dwellings in the vicinity. Because the building's setback is very nearly equal to the depth of the main block of the adjacent 158 B&O Avenue, it appears possible that the existing structure initially comprised the back building added to the rear of a dwelling that was more typical in form to the others on the street. However, no surface remains on the lot provide definitive evidence that any structure ever stood in front. The gable-end of the structure's front elevation contains window and door openings and an over-hanging eave that would have to be replacements if indeed a front block had been removed. The windows on the front are two-over-two, and differ from those on the other elevations, which are six-over-six. Either 162 B&O Avenue has always had its basic present form and represents an unusual adaptation of a local building tradition, or it is the remaining back building of a more typical Frederick dwelling.

The two-and-one-half-story, two-bay, dwelling rests on a low limestone foundation, and unlike most of the buildings in the area, lacks a basement. The original drop or German weatherboard cladding has been covered with composition brick-tex. The original corner boards are exposed. The over-hanging gabled roof has boxed eaves and is covered with standing-seam metal. An interior chimney pierces the west slope of the gabled roof.

The north front elevation has two-over-two wood sash windows with wood sills covered with metal. Windows retain their original shutter pins. The original front door has been sealed. The east elevation contains the two-story side porch, which runs the length of the original two-story block. The windows are six-over-six wood-sash and retain their original shutter pins. One first-floor window retains one original louvered shutter. The first story has a six-panel door, and the second story has a four-panel door leading to the upper level of the porch or balcony. The balcony railing and supports are constructed of milled lumber, and the ceilings of both levels are beaded tongue-and-groove boards. Portions of the balcony railing are missing, but decorative jig-sawn boards, serving as balusters, and an ogee roof bracket have been added at its north end.

The west side elevation has no openings, and the south rear elevation is partially obscured by a later two-story addition. Under the rear gable end, the window sash in the attic is missing.

Sanborn maps indicate that the dwelling originally had a one-story rear wing that likely contained the kitchen. A second story was added to this shed-roofed kitchen wing between 1911 and 1922. The present two-story rear wing contains the kitchen on the first floor and a bedroom above. The south elevation of the wing has a six-over-six wood-sash window on the second story and a six-over-one wood-sash window on the first. Its east elevation is partially obscured by a later, one-story, shed addition, but above the addition on the upper story of the rear wing is a fixed one-light window with one operable louvered shutter. A flue rises from the standing-seam metal shed roof.

A one-story, frame storage shed has been added to the east side of the two-story kitchen addition. This shed-roofed addition is covered with weatherboard, and its roof is covered with standing seam metal. The north elevation has one six-light, three-panel door, sheltered by a shed canopy. Its east elevation has a double six-over-six wood-sash window with decorative shutters. The south elevation has a single-light, three-panel door.

(please see continuation sheet)

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistory	<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 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/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates c. 1859-1866 Builder/Architect unknown

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.

While no surface evidence supports the existence of a structure at the front of this lot, the Bond Map of 1858 shows a small rectangular building with no rear ell that has the same set back as the other five buildings shown on the south side of the railroad tracks. If the map is an accurate depiction of the neighborhood, it is possible that the present building was erected as a later addition to the dwelling shown on the 1858 map. It is also possible that the building was erected as a detached back building behind a house that formerly stood in front. In general in Frederick, these "back buildings" are attached to the main block, but detached back buildings, known as urban outbuildings, were common during the Antebellum period, notably in Richmond, Virginia. These detached back buildings were generally two-stories high, one-room deep, and several rooms wide. They had a second-story porch running the width of the building, providing access to the second floor. Other than the 1858 Bond map, however, no documentary evidence has come to light to definitively support any of these theories.

Although the Bond Map appears to indicate a building on this site in 1858, the first definitive documentary evidence of a structure is an 1866 tax assessment record in which John A. Wagner was assessed for a lot and a two-story frame house worth \$800 on All Saint's Street near the railroad. Wagner had purchased the land in 1859 for \$100 from Smallwood and Mary Ann Thompson, who had purchased it in 1851 for \$20. In 1852, Smallwood Thompson had been assessed taxes on one house lot and one vacant lot. Since Thompson and his wife appear to have occupied 156 B&O Avenue at the time, this lot was undoubtedly the one described as vacant. Although the Thompsons made a large percentage of profit on the sale of the land to Wagner in 1859, the lot was probably still vacant since \$100 was the amount which lots in the neighborhood were typically worth at the time.

It appears that Wagner had already been renting accommodations in the neighborhood when he purchased the lot, since he is most likely the same person as the 32-year-old John Waggoner who was enumerated in the neighborhood in 1850. Although Wagner is not listed in the 1860 census, the 1859-1860 city directory identifies a John A. Wagner residing on the south side of the railroad east of Carroll Street.

In 1867, John Wagner received a \$240 abatement on his taxes, decreasing the total value of the lot and house to \$560. This abatement probably does not indicate any alterations in the property however, since such abatements were common in the neighborhood at the time, perhaps reflecting a general decline in property values in the neighborhood after the Civil War. In 1870, Wagner was enumerated in the census as a 51-year-old railroad hand with a 39-year-old wife Zerne and three children, 19-year-old Mary, 11-year-old Charles, and five-year-old William.

Two years later, in 1872, John and Zerne Wagner sold the house and the 30-foot-by-110-foot lot to Christian Lerch for \$650. A 37-year-old Christian Lark had been enumerated in the neighborhood in the 1870 census with his wife Sophia and their infant daughter Lizzie. The census indicated that Christian Lark was also a railroad hand and that he and his wife were both natives of Hesse.

(please see continuation sheet)

# 9. Major Bibliographical Reference

Survey No. FHD-1284

Please see continuation sheet

# 10. Geographical Data

Acreage of nominated property 2,989 sq. ft.

Quadrangle name Frederick, MD

Quadrangle scale 1:24 000

UTM References **do NOT complete UTM references**

A	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

C	<input type="text"/>	<input type="text"/>	<input type="text"/>
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D	<input type="text"/>	<input type="text"/>	<input type="text"/>
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E	<input type="text"/>	<input type="text"/>	<input type="text"/>
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F	<input type="text"/>	<input type="text"/>	<input type="text"/>
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G	<input type="text"/>	<input type="text"/>	<input type="text"/>
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H	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Verbal boundary description and justification

Frederick Tax Map 418 Lots 911A

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

state	code	county	code
state	code	county	code

# 11. Form Prepared By

<b>name/title</b>	Elizabeth Barthold O'Brien/Project Architectural Historian		
<b>organization</b>	John Milner Associates, Inc.	<b>date</b>	November 1996
<b>street &amp; number</b>	5250 Cherokee Avenue, Suite 410	<b>telephone</b>	703-354-9737
<b>city or town</b>	Alexandria	<b>state</b>	Virginia

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  
 DHCP/DHCD  
 100 COMMUNITY PLACE  
 CROWNSVILLE, MD 21032  
 (301-514-7600)

# MARYLAND INVENTORY OF HISTORIC PROPERTIES Continuation Sheet

MHT # FHD-1284

Name of Property John Wagner House  
162 B&O Avenue  
Frederick County

Section number 7 Page 1

The first floor of the dwelling contains three rooms, a formal parlor, an informal parlor, and the kitchen at the rear. The formal parlor has layers of carpeting and linoleum on the floor, and it appears that floor boards beneath have been replaced. The plaster walls have been covered with sheets of pressed-board paneling that covers the window surrounds, and the ceiling is stuccoed. The sealed front door is visible on the north wall. A fireplace in the southwest corner has been blocked. Its surround is beaded, and its plain mantle shelf has an ogee backboard supported on two shallow pilasters. The pilasters flanking the plain frieze have novelty shelves, and a ghost of a novelty shelf is visible in the center of the frieze.

Similar floor and wall treatments characterize the informal parlor, but its plaster ceiling has been covered by a dropped ceiling. Two steps in the southwest corner of the room lead to an enclosed staircase that leads to the second floor. The rear room on the first floor is the kitchen. It retains its original plaster and lathe walls, and has a built-in corner cupboard in its northwest corner. This corner cupboard has a beaded tongue-and-groove door with a single light. On the west wall of the kitchen is a flue for a stove.

The second story of the original portion of the dwelling contains two bedrooms. The north front bedroom retains its original plaster-and-lathe walls and ceiling, which are buckling and damaged in places. The windows retain their original molded surrounds, and the original wide floor boards are preserved beneath the carpet and linoleum flooring. The second bedroom's plaster walls are covered with sheets of pressed-board paneling. A four-panel door on the east wall of the room leads to the balcony. One step in the southwest corner of the middle room leads to an enclosed staircase to the attic. A half-wall partition of wide boards marks the stair opening to the first floor.

At the rear of the original front rooms is a third room that was added over the original one-story kitchen. This room retains its original plaster walls and wide board floors. Its ceiling slopes to accommodate the shed roof above. A bathroom has been added along the west wall in the northwest corner.

The half-story over the original block is an unfinished attic. However, its wide plank floor and white-washed exposed framing members indicate it was probably used as a living space. The common-rafter roof rests on a false plate and lacks a ridge board. Fully mature cut nails are evident in the exposed framing members.

The shed-roofed addition on the east side of the kitchen was added most recently. Its interior is clad with drywall, and its floor is poured-concrete.

# MARYLAND INVENTORY OF HISTORIC PROPERTIES Continuation Sheet

MHT # FHD-1284

Name of Property John Wagner House  
162 B&O Avenue  
Frederick County

Section number 8 Page 1

Although the 1873 Lake Map of Frederick shows no buildings on this lot, in 1876 Lerch was assessed for a lot near the depot worth \$100, a house worth \$350, five hogs worth \$40, and furniture worth \$40. In May of the following year, Sophia and Christian Lerch sold the house and lot to Lemuel Marks for \$600.

Several months later, Lemuel Marks bought 158 B&O Avenue, and a year later bought 156 B&O Avenue. Marks had purchased 150-152 B&O Avenue in 1864, and after purchasing 156, 158, and 162 B&O Avenue, owned a continuous tract that extended 125 feet along B&O Avenue, was 110 feet deep, and contained four dwellings. At that time, Water Street had not been laid, and a large open space, reportedly used as a garden, filled the expanse between 150-152 and 156 B&O Avenue. Although Lemuel Marks does not appear to have resided in the neighborhood at the time he accumulated these properties, he had been listed as a resident of a dwelling on the north side of the railroad in the 1859-60 city directory and was listed in the neighborhood in the 1860 census. According to the city directory and census, he was a railroad engineer, and he and his wife had eight children. Marks died intestate in 1883, and his properties on B&O Avenue were all sold in the 1890s. But the lawsuit among his sons over the distribution of his estate was not settled until 1900.

Marks' trustee, John C. Motter, sold the house and lot at 162 B&O Avenue to Coleman Lidie on August 10, 1891 for \$365. According to the exhibits in the 1900 equity case filed by Marks' heirs, at the time it was sold the property was a 30-foot-by-110-foot lot on B&O Avenue with a "comfortable, two-story, weatherboard house." In the 1893 tax assessment, the property was evaluated at \$450, but by the time of the 1897 assessment, was worth \$350. That year, the footprint of the house was shown on a Sanborn Fire Insurance Map. According to the map, the building differed slightly from its present form because its rear addition, now two stories, was only one story with a one-story side porch. The dwelling lacked the one-story addition presently attached to its east side, but had two small attached outbuildings, located along the east property line.

According to tax assessment records, the property was the only one Lidie owned in 1897, which suggests that he resided in the house. This is confirmed by Kirwin's Copyrighted Improved Street Directory of 1892 which listed blacksmith Coleman Lidie as the occupant of 22 B&O Avenue, the easternmost house on the street. In 1900, however, Lidie began acquiring other properties and likely left the neighborhood, since he was not enumerated on B&O Avenue in the 1900 census. In 1909, Coleman and Sallie Lidie sold the property to Clarence Staiger for \$490. In 1902 Staiger had purchased the adjacent lot to the east containing 164-166 B&O Avenue. According to the census, Staiger occupied 164 B&O Avenue and maintained 162 B&O Avenue as a rental property. Until 1939, 162 B&O Avenue was conveyed with the larger house at 164-166 B&O Avenue, and during this time appears to have been occupied by renters.

According to the 1910 census, the house was occupied by William Oden, a 52-year-old blacksmith, his 48-year-old wife Jennie, three of their children, and a grandchild. Their eldest Clara was not married, but had an infant son. She was employed at home. Their 13-year-old son Rufus was a bundle boy at a dry goods store. By 1920, Thomas Oden, a 30-year-old ice factory engineer, was listed as the head of household. Perhaps one of William and Jennie Oden's sons, who had moved out of the house by the time of the 1910 census, Thomas Oden lived in the house with his wife Fannie and their six children, who ranged in age from 5 months to 10 years old.

In the 1920s, the rear one-story addition was raised to two stories, and between 1938 and 1962, the house changed hands several times. It was occupied by a succession of renters during this time, including Meredith and Annie Groshon in the 1940s and laborer James Finneyfrock and his wife Evelyn in the 1950s. In 1962, David and Helen Yinger purchase the property for \$2,250, adding it to a number of rental properties that they owned in Frederick. The present owner purchased the house at an auction in 1993, and since that time, it has been vacant.

**MARYLAND INVENTORY OF  
HISTORIC PROPERTIES  
Continuation Sheet**

MHT # FHD-1284

Name of Property

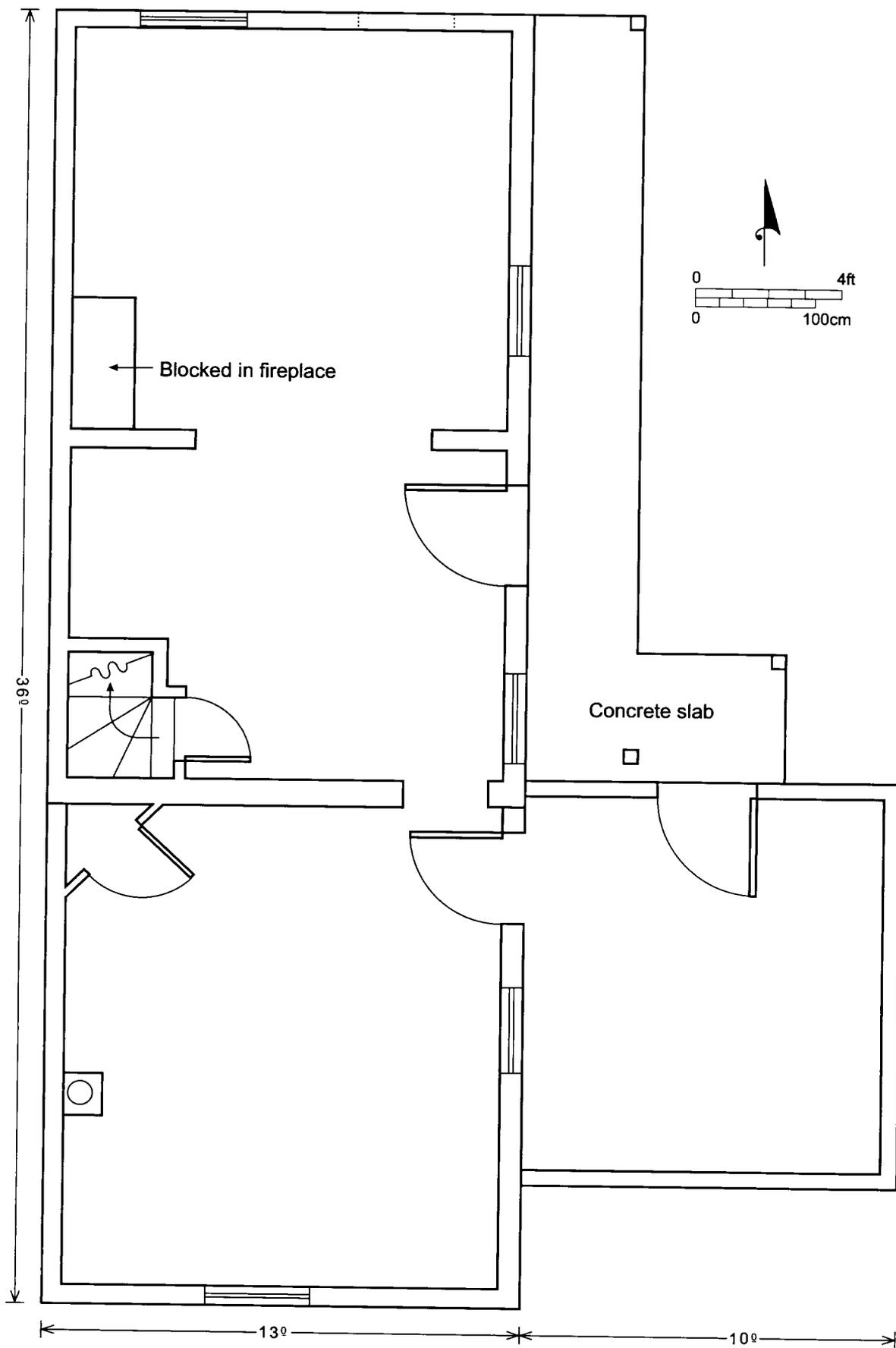
John Wagner House

162 B&O Avenue

Frederick County

**Section number**   9   **Page**   1  

- Bond, Isaac, C.E., Map of Frederick County, Maryland, E. Sachs & Co. Lithographers, Baltimore, Maryland, 1858.
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- Frederick County Circuit Court, *George W. Marks et al. v. William F. Marks et al.*, Circuit Court Equity Case #5788, 1900.
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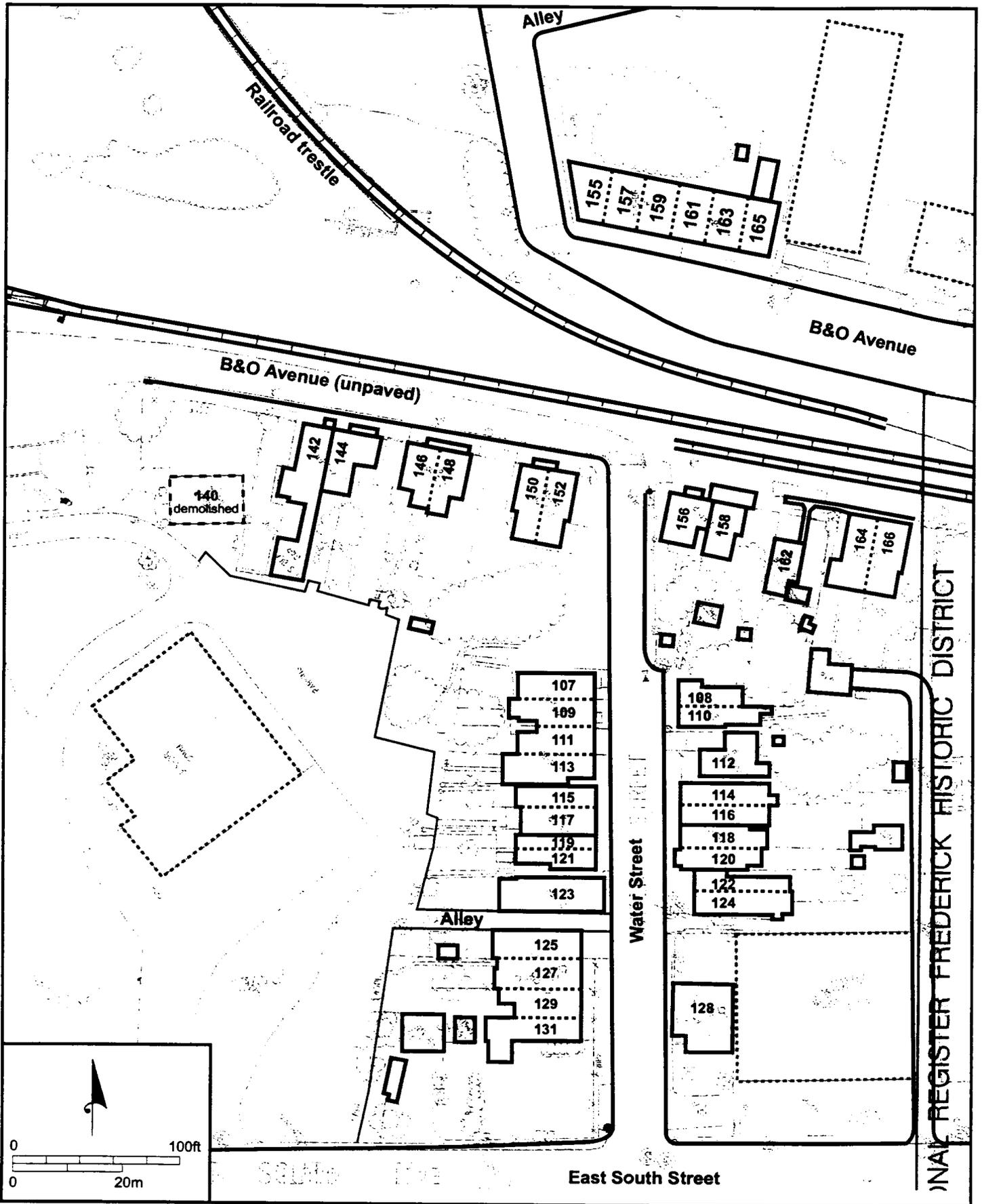
MHT #FHD-1284  
John Wagner House (162 B&O Avenue)  
Frederick, Frederick County, Maryland  
Drawn by Anita L. Dodd, 1996  
Measured floor plan, first floor

John Wagner House (162 B&O Avenue), MHT #FHD-1284

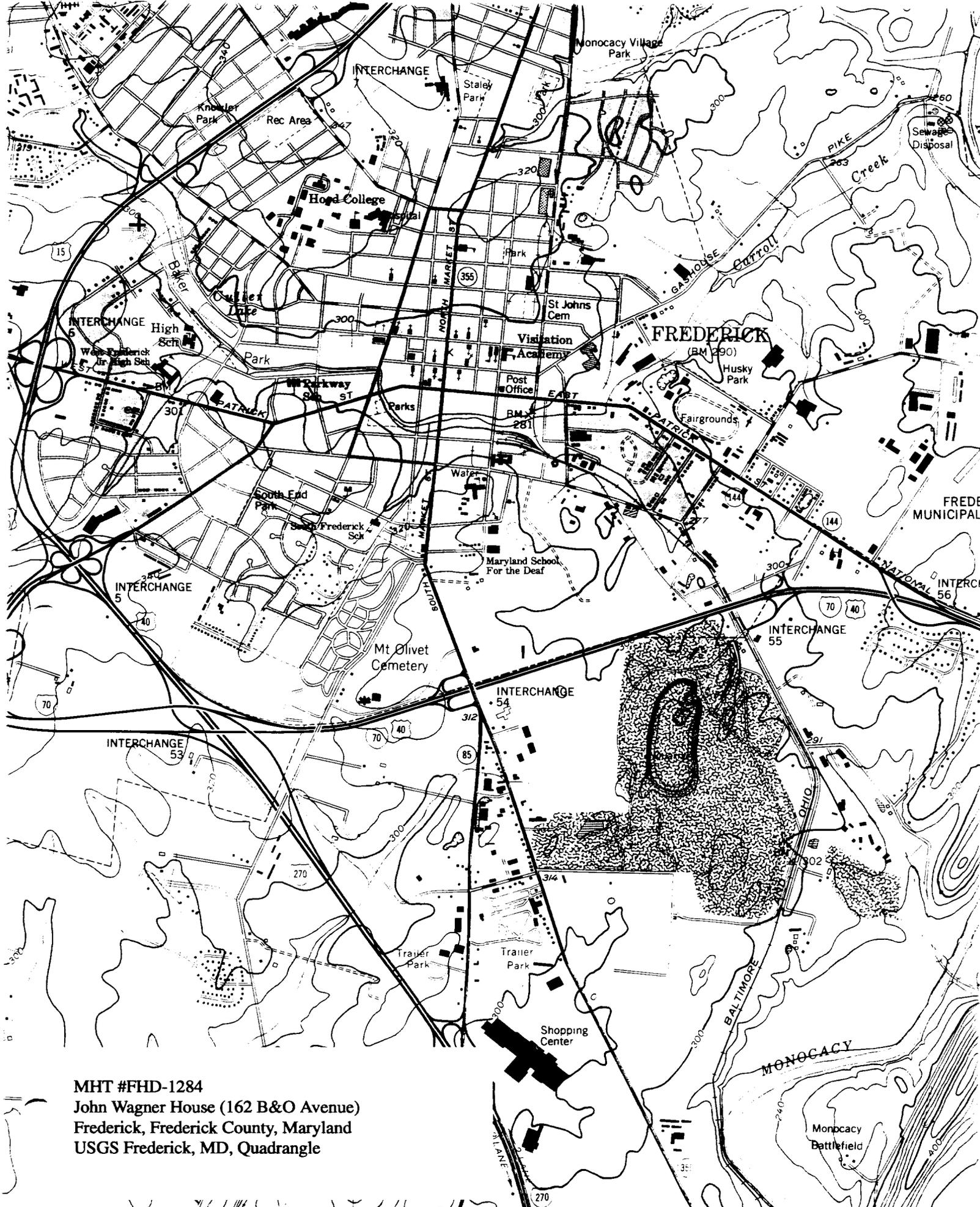
Date	Transaction	Property description	Reference
Nov. 22, 1993	Deed: Martha Ann Brittain (succ. to Helen Y. Reed et al.) to William Lewis Rife for \$30,000	162 B&O Avenue	Deed Book 1954/984
Dec. 30, 1982	Deed: David H. Yinger to Helen Y. Reed et al. one third interest	162 B&O Avenue	Deed Book 1187/626
May 8, 1962	Deed: Charles L. Axline et al. to David and Helen Yinger for \$2,250	162 B&O Avenue	Deed Book 668/105
1960	City Directory: Verbanie Florian	renter of 162 B&O Avenue	Polk 1960
1955	City Directory: James W. Finneyfrock	renter of 162 B&O Avenue	Polk 1955
1950	City Directory: James W. Finneyfrock (Evelyn) laborer	renter of 162 B&O Avenue	Polk 1950
July 22, 1946	Deed: Ned S. and Johanna M. Zeiler to Harry D. and Alma J. Axline	162 B&O Avenue	Deed Book 455/390
Jan. 9, 1946	Deed: Roy E. and Thelma L. Baker to Ned S. and Johanna M. Zeiler	162 B&O Avenue	Deed Book 455/375
1946	City Directory: Meredith Groshon, household of 3	renter of 162 B&O Avenue	Polk 1946
1940-41	City Directory: Meredith Groshon (Annie M.) household of 4	renter of 162 B&O Avenue	Polk 1940-41
Jan. 10, 1939	Deed: Gilmer and Ruth Flautt to Roy E. and Thelma L. Baker	Three dwellings, 162, 164, and 166 B&O Avenue	Deed Book 416/32
Oct. 15, 1938	Deed: Lewis R. Jamison to Gilmer R. and Ruth R. Flautt	two lots: including a 30'-wide lot (other was 42'-wide)	Deed Book 414/237
Oct. 6, 1938	Deed: Wilbur C. Harshman to Lewis R. Jamison	two lots: including a 30'-wide lot (other was 42'-wide)	Deed Book 414/198
Sept. 13, 1938	Deed: Allen A. and Alice Z. Stager (of D.C.) to Wilbur C. Harshman	two lots: one described in Deed DHH 13/55; one in Deed 287/454	Deed Book 414/136
1935	City Directory: Alf Killingsworth	renter of 162 B&O Avenue	Polk 1935
1928-29	City Directory: R.T. Smith	renter of 162 B&O Avenue	Polk 1928-29
January 6, 1920	Census: Thomas Oden, 30, ice factory engineer; Fannie, 30, wife; Lindale, son, 10, Lillian, daughter, 8; Charlotte, daughter, 6; Carl, son, 4; Marshall, son, 5 mos.	renters of 162 B&O Avenue	1920 census

Date	Transaction	Property description	Reference
April 20, 1910	Census: William Oden, 52, blacksmith; Jennie, 48, wife, housekeeper; Rufus, son, 13, bundle boy at dry goods store; Carrie, daughter, 8; Clara, daughter, 18, working at home; Alfred, grandson, 1	renters of 162 B&O Avenue	1910 census
Sept. 22, 1909	Deed: Coleman and Sally Lidie to Clarence J. Stager	Lot 30' x 110	Deed Book 287/454
Sept. 2, 1909	Tax Assessment: Clarence Staiger for \$490	Lot and house on B&O Avenue of Coleman Lidie	Tax Book 1896-1910
1897	Tax Assessment: Coleman Lidie for \$350	Lot at \$100, house at \$250, furniture at \$50	Tax Book 1896-1910
July 17, 1893	Tax Assessment: Coleman Lidie for \$450	Lot and House on B&O Avenue of Lemuel Mark	Tax Book 1876-1896
Dec. 8, 1900	Equity Case George W. Mark et al. vs. William F. Mark et al.: records sale to Lidie for \$365	House and 30'x 110' lot with comfortable 2-story weatherboard dwelling	Equity Case 5788
1892	City Directory: Coleman Lidie, blacksmith	occupant of 22 B&O Avenue	Kirwin 1892
Aug. 10, 1891	Deed: John C. Motter to Coleman Lidie (trustee case 5788)	House and lot 30' x 110'	Deed Book WIP 13/555
April 29, 1878	Tax Assessment: Lemuel Mark for \$450	House and lot from C. Lerch	Tax Book 1876-1896
May 22, 1877	Deed: Christian and Sophia Lerch to Lemuel Mark for \$600	30' x 110' part of Resurvey on Meadow between land of Isaac Prout and Louis Birely	Deed Book TG 9/618
1876	Tax Assessment: Christian Lerch for \$450	for lot near depot at \$100, house at \$350; 5 hogs at \$40, furniture at \$40	Tax Book 1876-1896
1873	Map:	Lot appears vacant	1873 Map
Dec. 17, 1872	Tax Assessment: Christian Lerch for \$560	for frame house and lot near depot	Tax Book 1866-1896
Oct. 28, 1872	Deed: John A. and Zerne Wagner to Christian Lerch for \$650	30' x 110' part of Resurvey on Meadow between that of Isaac Prout and Lewis Birely	Deed Book CM 9/222

Date	Transaction	Property description	Reference
July 8, 1870	Census: John A. Wagner, 51, railroad hand; Zerne, 39, keeping house; Mary E., 19; Charles, 11; William, 5	owner of property worth \$1,000	1870 census
April 8, 1867	Tax Assessment abatement: John A. Wagner for \$800 - \$240 = \$560	for frame house and lot near depot	Tax Book 1866-1896
1866	Tax Assessment: John A. Wagner for \$800	for 2-story frame house on All Saint's St. near railroad	Tax Book 1866
1859-1860	City Directory: John A. Wagner	South side of Railroad, east of Carroll Street	Williams 1859
July 9, 1859	Deed: Smallwood and Mary Ann Thompson to John A. Wagner for \$100	field of ground, part of Resurvey on Meadow, 30'x 110' lot between that of Isaac Prout and Lewis Birely	Deed Book BGF 4/590
1858	Map:	Small square building shown adjacent to and with same set-back as 156 and 158 B&O Avenue	Bond Map
1852	Tax Assessment: Smallwood Thompson for \$300	for house lot and vacant lot (this likely the vacant lot)	Tax Book 1852
Dec. 20, 1851	Deed: Isaac and Charity Prout to Smallwood Thompson for \$20	30' x 110' part of Resurvey on Meadow between that of Isaac Prout and Lewis Birely	Deed Book ES 1/58
1850	Census: John Waggoner, 32, laborer; Lisa E., 18	Occupants of unknown dwelling between John Koontz and Charles Geitz	1850 census



Resource Sketch Map  
 MHT #FHD-1284  
 John Wagner House (162 B&O Avenue)  
 Frederick, Frederick County, Maryland



**MHT #FHD-1284**  
**John Wagner House (162 B&O Avenue)**  
**Frederick, Frederick County, Maryland**  
**USGS Frederick, MD, Quadrangle**



MHT # FHD-1284

John Wagner House

162 B 30 AVE., Frederick, Md.

Elizabeth O'Brien 8/96  
MD SHPO

North Elevation 3; East Elevation, Looking SW

10 + 9



MHT # FHD-1284

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South (REAR) elevation, Looking NW, East elevation also

2 of 9



MHT # FHD-1284

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MD SHPO

Detail of shed addition on East elevation, Looking NW

South; East elevation of shed

3 of 9



MHT # FHD-1284

John Wagner House

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Elizabeth O'BRIEN 8/96

<sup>MD SHPO</sup>  
North ? West elevation, Looking SE

4 of 9



MHT # FHD-1284

John Wagner House

162 B & O Ave, Frederick, md

Elizabeth O'Brien 8/96  
MD SHPO

Fireplace in Front parlor (Northwest most room) on 1<sup>st</sup> Floor  
Looking West

5 of 9



MHT # FHD - 1284

John Wagner House

162 B 30 AVE, FREDERICK, MD

Elizabeth O'Brien 8/96

MD SHPO

Enclosed staircase to 1/2 story (Attic), middle room of  
2nd story. Stairs to 1<sup>st</sup> Floor are at bottom left of  
photograph. Looking SW

6 of 9



MAT = FHD-1284

John Wagner House

162 BJO Ave, Frederick, md.

Elizabeth O'Brien 8/96

MD SHPO

Enclosed staircase to attic (1/2 story), middle room of 2<sup>nd</sup> story.

stairs to 1<sup>st</sup> Floor are at middle left of photograph

Looking SW

7 of 9



MHT #FH0-1284

John Wagner House

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Second story door to porch. Door in middle room. Looking NE

8 of 9



MHT # FHD-1284

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MD SHPO

STAIR TO 2<sup>ND</sup> STORY IN MIDDLE ROOM (2<sup>ND</sup> PARLOR). LOCKING SW  
9049