MHT #FHD-1292
108-110 Water Street
Built around 1902
Frederick, Frederick County, Maryland
Private dwellings

Brief Description

This four-bay, two-story, frame duplex has a side-gabled roof with a boxed cornice. The back rooms of the units are sheltered by a shed roof. Both halves of the building have rear one-story additions and shed porches.

Summary Statement of Significance

This double house is a contributing building in the Frederick Historic District. It was built around 1902, toward the end of the approximately ten-year-period during which most of the houses on Water Street were built. It was probably built around 1902 by John Lewis Ford, one of several members of the Ford family, which was responsible for the construction of several houses on Water Street. It stands on Lot 11 of Mary A. Welty's Addition to Frederick, Maryland, a small subdivision that was developed in the last decade of the nineteenth century. In general, occupants of the 108 and 110 Water Street have been employed in skilled and unskilled positions at a number of the nearby businesses and industries.

Maryland Historical Trust
State Historic Sites Inventory Form

MARYLAND INVENTORY OF HISTORIC PROPERTIES

Survey No. FHD-1292

Magi No.

DOE __yes __no

1. Name (indicate preferred name)

historic

and/or common

2. Location

street & number 108-110 Water Street ___not for publication

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 Acqusition**	**Accessible**	___entertainment	___religious
___object	___in process	X yes: restricted	___government	___scientific
	___being considered	___yes: unrestricted	___industrial	___transportation
	X not applicable	___no	___military	___other:

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

name Please see continuation sheet

street & number telephone no.:

city, town state and zip code

5. Location of Legal Description

courthouse, registry of deeds, etc. Frederick County Court House liber 1244 folio 183

street & number 100 West Patrick Street ~~XXXXX~~ liber 972 folio 501

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-1292

Condition		Check one	Check one
___excellent	___deteriorated	___unaltered	X original site
X good	___ruins	X 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.

Contributing Resource Count: 1 building

This double house was built around 1902, toward the end of the approximately ten-year-period during which most of the houses on Water Street were built. The two dwellings together, 108 to the north and 110 to the south, form a four-bay, two-story, two-pile main block. This form has also been referred to as a one-third double-pile house, or "city house," typically built to house lower middle-class and lower class families and most commonly found in the Pennsylvania region. A side-gabled roof with a boxed cornice covers the front rooms of the dwellings. The back rooms are under a shed roof. Both halves of the building have rear one-story additions and shed porches. The roof of 108 Water Street is covered with composition shingles, and the roof of 110 Water Street is covered with standing-seam metal. A parged interior brick flue rises from the ridge of the roof of 110 Water Street. An additional flue rises from the common wall in the shed-roofed rear section of the two dwellings. The building rests on a low foundation of limestone with cellar vents.

The west front elevations of 108 and 110 Water Street are nearly identical. Both are two bays wide with a front door in the southern bay. Both units are clad in vinyl siding and have corner boards. The windows throughout are two-over-two, double sash with wooden sills and lintels, except for one second-story window on 108 Water Street which is a two-over-one, double sash replacement. Decorative louvered shutters flank the first story window of 110 Water Street. The doorway of 108 Water Street has a single-light transom and a two-panel replacement door with one large light. The transom over the six-panel door of 110 Water Street has been covered. Both have storm doors, and 110 Water Street has an aluminum awning, extending over the first floor window and doorway. Both have two-step, poured-concrete stoops.

The two halves of the building have more distinct differences on their side and rear elevations. On the north side elevation of 108 Water Street, the second story of the two-story shed-roofed section was probably originally an open balcony, but it has been enclosed and extended out from the wall of the north elevation, creating an overhang which is supported on three metal posts. Sanborn maps indicate that this extension was added between 1922 and 1930.

A one-story, shed-roofed frame addition on the back of 108 Water Street has a shed-roofed porch, extending from its north elevation. The roof of the porch is supported by four-by-fours and is covered with composition shingles. The poured-concrete floor of the porch wraps around the rear of the addition.

On 110 Water Street, the south side elevation has one two-over-two sash window at the rear of the first floor. Like the front window, it is flanked with decorative louvered shutters, but has historic shutter pins in its frame. The original east rear elevation is partially obscured by a one-story addition, but a second-story window on the rear elevation still has operable, wood-paneled shutters.

The one-story, shed-roofed frame kitchen addition on the rear is covered with vinyl siding. Originally, the one-story rear wing was the same width as the front section of the house, but Sanborn maps indicate that it was replaced with a narrower rear addition between 1911 and 1922. The roof of this addition is covered with standing-seam metal. A shed-roofed porch, supported on metal posts, extends southward from the kitchen wing.

A one-story, flat-roofed storage area was added to the rear of the kitchen addition, and the whole composition extends well beyond the rear addition of the neighboring 108 Water Street. The roof of this addition and that of the shed-roofed porch are covered with composition shingles. This addition has a parged brick flue for a wood stove. A flat-roofed porch extends southward from the storage shed and is flush with the south elevation of the kitchen addition. This porch roof is supported by four-by-fours and has the same covering as the storage shed.

(please see continuation sheet)

8. Significance

Survey No. FHD-1292

Period	Areas of Significance--Check and justify below			
___prehistoric	___archeology-prehistory	___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	___transporation
X 1900-	___communications	___industry	___politics/government	___other (specify)
		___invention		

Specific dates c. 1902 **Builder/Architect** John Lewis Ford

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

Level of Significance: __national __state X local

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

The frame double house at 108-110 Water Street was probably built around 1902 by John Lewis Ford, one of several members of the Ford family, which was responsible for the construction of several houses on Water Street. It stands on Lot 11 of Mary A. Welty's Addition to Frederick, Maryland, a small subdivision that was developed in the last decade of the nineteenth century. Although the houses were built as a rental dwellings, they have been occupied by both renters and owner-occupants. In general, occupants of the 108 and 110 Water Street have been employed in skilled and unskilled positions at a number of the nearby businesses and industries.

In 1889, George K. Birely's heirs sold an approximately three-acre tract of land to Horace Welty. With the assistance of John S. Ramsburg, Horace Welty surveyed more than two acres of the tract which they divided into twenty irregularly shaped residential lots. These lots are illustrated in a May 23, 1891 plat, recorded in the land records of Frederick County. Lot 11 was 120-feet deep and fronted 39½ feet on Water Street, a new street platted as part of the subdivision. Because it was the northernmost lot on the east side of the street, it was trapezoidal in shape to accommodate the rear lot lines of the properties fronting on B&O Avenue to the north.

On January 8, 1892, Charles E. Zellars purchased Lots 11 and the two adjacent lots, 12 and 13, from Horace and Mary Welty for $300. Zellars does not appear to have resided in the neighborhood or to have made any improvements to the lots. Three years later, on June 15, 1895, Zellars sold the lots to John Lewis Ford for $210. Two years later, in 1897, John Lewis Ford was assessed $350 in taxes for a house and lot and two vacant lots on the east side of Water Street. The house referenced to in the assessment was likely the adjacent dwelling at 112 Water Street, which was shown on the 1897 Sanborn Fire Insurance Map, while this lot apparently remained undeveloped.

On April 14, 1902, John Lewis Ford was assessed for taxes on a new house worth $200, built on one of his Water Street lots. This assessment likely indicated the construction of 108-110 Water Street. Ford, who does not appear to have ever married, resided in 112 Water Street from at least 1900 until 1920. In 1900, he lived there with his 81-year-old mother, Julia A. Ford, and remained there alone in 1910 and 1920. In 1900 he was described as a laborer, in 1910 as a fence maker, and in 1920 as a carpenter who made boxes. He probably built 108-110 Water Street for rental income. The double house first appeared on a Sanborn Fire Insurance Map in 1904 when it was shown as 22 and 24 Water Street, a two-story frame double dwelling with a two-story rear wing and a one-story rear addition.

Tax assessment records indicate John Lewis Ford sold the north half of the house, worth $270, to William Hildebrand in 1909. Hildebrand was listed in the 1910 census as a 40-year-old night watchman with a 42-year-old wife named Margaret, who was a housekeeper. They had three children, but none was living with them. Next door, James B. Eyler, also a night watchman, rented 110 Water Street from John Lewis Ford.

(please see continuation sheet)

9. Major Bibliographical Reference

Survey No. FHD-1292

Please see continuation sheet

10. Geographical Data

Acreage of nomiated property 3,412 sq. ft.

Quadrangle name Frederick, MD

Quadrangle scale 1:24 000

UTM Refernces do NOT complete UTM references

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

Verbal boundary description and justification

Frederick Tax Map 418 parcels 914 and 915

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	Elizabeth Barthold O'Brien/Project Architectural Historian		
organization	John Milner Associates, Inc.	**date**	November 1996
street & number	5250 Cherokee Avenue, Suite 410	**telephone**	703-354-9737
city or town	Alexandria	**state**	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)

108 Water Street	Jacob C. and Katherine Bartlett 462 W. South Street Frederick, Maryland 21701
110 Water Street	Connie J. Hurst 110 Water Street Frederick, Maryland 21701

The interiors of 108 and 110 Water Street are probably similar, but interior access was permitted only in 110 Water Street. The original first floor plan of 110 Water Street is two rooms deep. The front west room, or parlor, has its original molded window and door surrounds. The plaster walls have been covered with modern paneling and wainscotting, and a dropped ceiling has been added. The doorway at the east end of the parlor that leads to the second room behind has been widened.

The second room was originally a kitchen, but is now a dining room. A straight-run, box stair to the second story is located along its north wall. The beaded, vertical tongue-and-groove staircase door has its original thumb-latch handle. The stairs to the cellar are located beneath the second-story staircase. A boxed flue that formerly served a stove, projects from the southeast corner of the room. The wall treatment is the same as that in the parlor, but the ceiling is plastered. The wide opening on the east wall leads into the rear kitchen addition.

The small kitchen was nearly doubled in size with a rear addition, and an exposed ceiling joist marks where the shed roof addition was added. The sloping ceiling of the kitchen reflects the slope of the shed roof. Measuring seven-feet-eight-inches in height at the front of the room, it slopes to six-feet-ten-inches at the exposed joist and to six-feet-six-inches at the rear wall.

The basement has a dirt floor and is used for storage space. Its east wall is dirt, and the limestone foundation does not reach to the floor as it does on the north, south, and west walls. The visible floor joists are circular sawn.

In 1916, John Lewis Ford sold 110 Water Street to Eyler, who lived in the house until at least 1929. In the 1920 census Eyler was not listed with any occupation and shared the house with his new wife, 50-year-old Emma Eyler. By 1920, 108 Water Street was a rental property again. In 1919 William Hildebrand had purchased 109 Water Street across the street and moved his family there. William H. Oden, who was 59 and widowed and worked as an oiler at the oil mills, rented 108 Water Street. Residing with him were his daughter Carrie, who was 18, and his son Alfred, who was 10. Before the death of William Oden's wife, the family lived in 162 B&O Avenue where they were enumerated in the 1910 census.

By the end of the 1920s, the Oden family had moved out of 108 Water Street. The house appears to have been occupied by a number of short term occupants until the 1940s and 1950s when Bessie T. Wetzel, who worked at one time as a charwoman for the Muse Tailoring Company, was its owner occupant. In the 1930s, laborer Daniel Pearl and his wife Catherine moved into 110 Water Street and remained there through the 1940s. By 1945, C. Russell Pearl, possibly Daniel Pearl's son, was listed as the head of household. A laborer and later an employee of the Grove Lime Kiln, C. Russell Pearl lived with his wife Bertha in 110 Water Street into the 1960s.

Connie Hurst, who is the owner-occupant of 110 Water Street, has lived in the house since the early 1960s when she bought it from Grayson Wachter. Presently, 108 Water Street is a rental dwelling.

Frederick County Board of County Commissioners, Tax Assessment, 1896-1910.

Frederick County Recorder of Deeds, Land Books,liber WIP 9, folio 597; liber WIP 13, folio 376; liber JLJ 1, folio 90; liber JLJ 11, folio 165; liber 318, folio 303; liber 328, folio 218.

Hurst, Connie, Personal Communication, August 1996.

Jakle, John A. Robert W. Bastain, and Douglas K. Meyer, *Common Houses in America's Small Towns,* University of Georgia Press, Athens, Georgia, 1989.

Polk, R.L. and Co. *Polk's Directory of Frederick.* New York, New York, 1928-29, 1935, 1940-41, 1946, 1950, 1955.

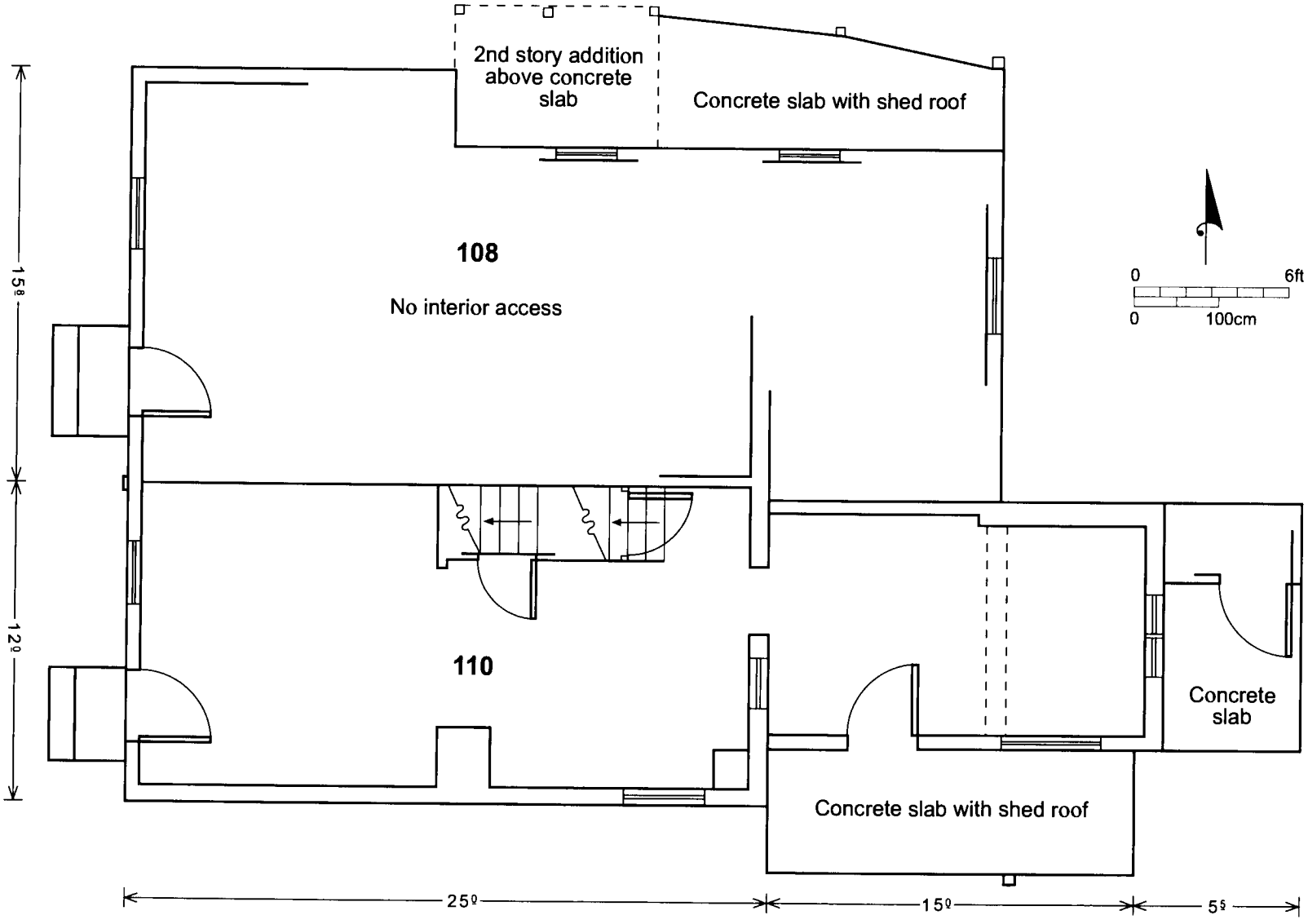
Sanborn Map Company. *Sanborn Fire Insurance Map of Frederick, Maryland*, New York, New York, 1897, 1922, 1930.

United States Bureau of the Census, *Manuscript Population Census*, 1900, 1910, 1920

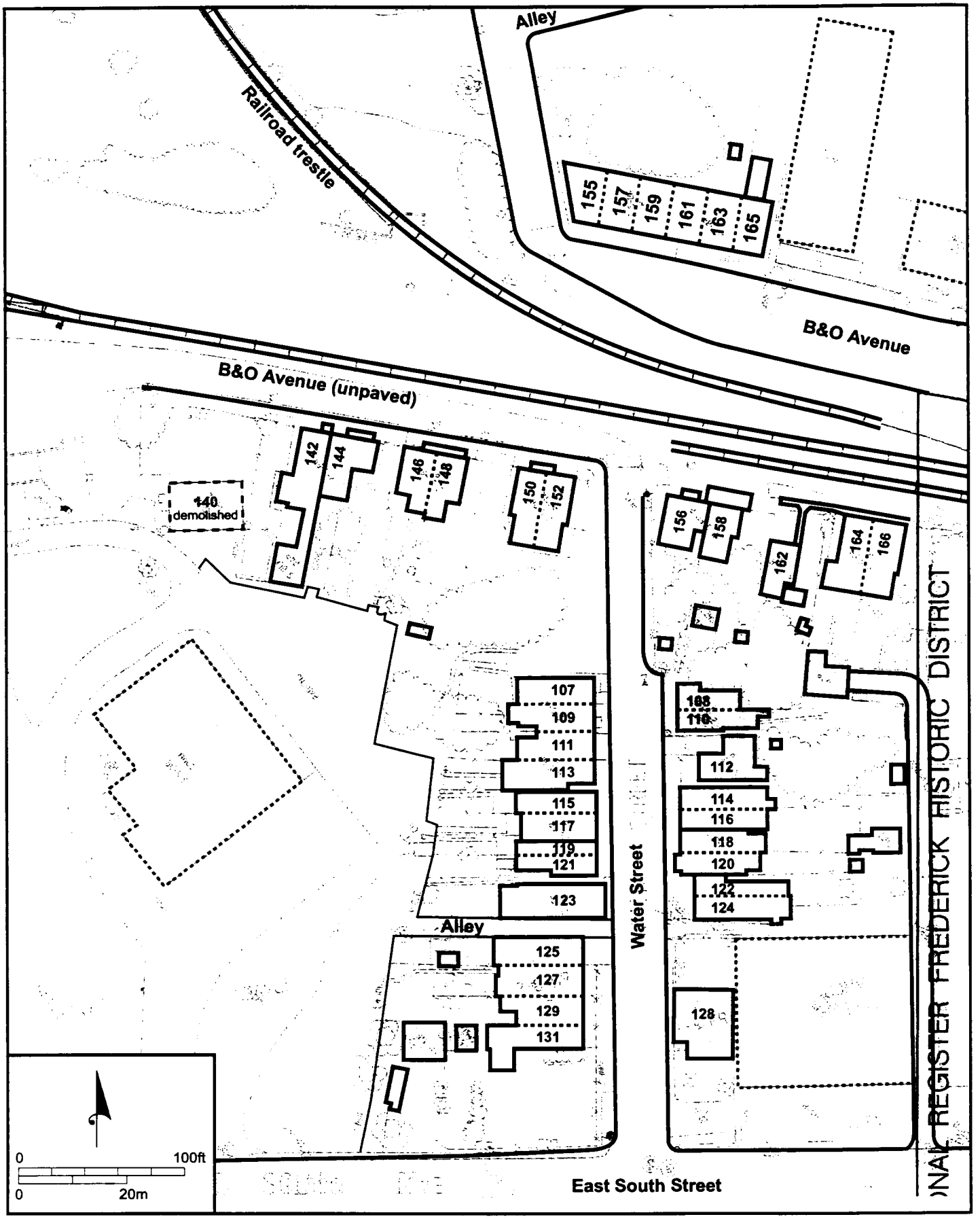
108-110 Water Street, MHT #FHD-1292

Date	Transaction	Property description	Reference
1960	City Directory: Harry F. Minnick and Mrs. Glenda Tomlin, presser Frederick Tailoring Co.; C. Russell Pearl (Bertha P.) employee Grove Lime	renters of 108; 110 Water Street	Polk 1960
1955	City Directory: Mrs. Bessie T. Wetzel; C. Russell Pearl	Wetzel owns 108 Water Street; Pearl rents	Polk 1955
1950	City Directory: Mrs. Bessie T. Wetzel, charwoman, Muse Tailoring Co.; C. Russell Pearl (Reatha), laborer	renters of 108; 110 Water Street	Polk 1950
1946	City Directory: Mrs. Bessie T. Wetzel, household of 5; C. Russell Pearl, household of 4	renters of 108; 110 Water Street	Polk 1946
1940-41	City Directory: Harry T. Phelps (Elva) employee of WPA, household of 5; Daniel T. Pearl (Catherine) laborer, household of 3	renters of 108; 110 Water Street	Polk 1940-41
1935	City Directory: Edward T. Hargett; Daniel T. Pearl	occupants of 108; 110 Water Street	Polk 1935
1928-29	City Directory: Harry Staley; James Eyler	occupants of 108; 110 Water Street	Polk 1928-29
January 7, 1920	Census: William H. Oden, 59, widowed, oiler at oil mills; Carrie, 18; A?? (son)	Renters of 108 Water Street	1920 Census
January 7, 1920	Census: James B. Eyler, 63 (no occupation); Emma F. 50	Owner occupants of 110 Water Street	1920 Census
Sept. 4, 1916	Deed: John L. Ford to James B. Eyler	Portion of Lot 11	Deed Book 318/303
1910	Census: James B. Eyler, 53, night watchman	Renter of 110 Water Street	1910 census
1910	Census: William Hildebrand, 40, night watchman; Margaret, 42, housekeeper	Owner-occupants of 108 Water Street	1910 census
1909	Tax Assessment: John Lewis Ford for 270 abatement	½-lot on Water Street sold to William H. Hildebrand	Tax Book 1896-1910

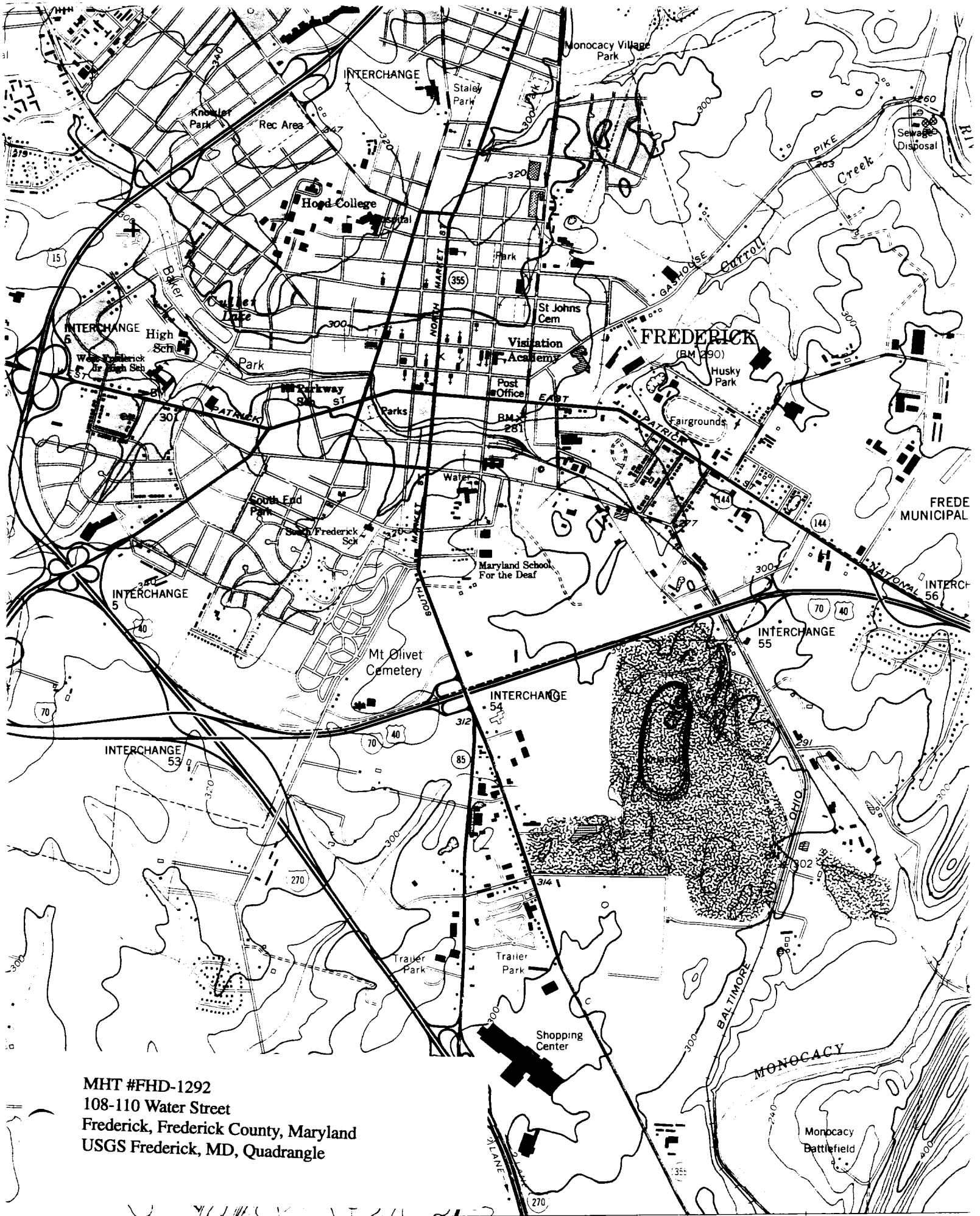
Date	Transaction	Property description	Reference
1904	Map:	Shown as 22 and 24 Water Street, 2-story frame double dwelling with 2-story rear wing and 1-story rear addition	Sanborn 1904
1902	Tax Assessment: John Lewis Ford for $250	New house $200; lot on Water Street, $50	Tax Book 1896-1910
1897	Map:	shows vacant lot	Sanborn 1897
1897	Tax Assessment: John Lewis Ford	$50 each for 2 vacant lots on east side of Water Street	Tax Book 1896-1910
June 15, 1895	Deed: Charles Edward and Mary E. Zellars to John L. Ford for $210	Lots 11 and 12 on Welty Plat	Deed Book JLJ 11/165
April 19, 1892	Tax Assessment: C. Edward Zellars for $300	Three lots from H.G. Welty	Tax Book 1876-1896
Jan. 8, 1892	Deed: Mary A. and Horace G. Welty of Baltimore, MD, to Charles Zellars	Lots 11, 12, and 13 on Welty Plat	Deed Book JLJ 1/90
May 23, 1891	Plat of Mary A. Welty's Addition to Frederick City, Maryland	Lot 11 shown as a trapezoidal lot fronting on the east side of Water Street	Deed Book WIP 13/376
May 25, 1891	Deed: Joseph and Adaline Welty (of Tuscarora, Ohio) to their daughter-in-law Mary Welty for $1 and natural love and affection	2 acres, 1 rood and 11½ perches	Deed Book WIP 13/372
Jan. 18, 1890	Deed: Mary and Horace G. Welty to Joseph Welty for $500	2 acres, 1 rood and 11½ perches	Deed Book WIP 9/667
April 30, 1890	Tax Assessment: Horace G. Welty for $700	3 acres, 3 roods and 16 perches of vacant land from G.K. Birely heirs	Tax Book 1876-1896
April 28, 1890	Tax Assessment: George K. Birely heirs for $462	3 acres, 3 roods and 16 perches of vacant land to H.G. Welty	Tax Book 1876-1896
Nov. 26, 1889	Deed: George K. Birely hiers to Horace G. Welty for $1,000	3 acres, 3 roods and 16 perches of vacant land	Deed Book WIP 9/597



MHT #FHD-1292
108-110 Water Street
Frederick, Frederick County, Maryland
Drawn by Anita L. Dodd, 1996
Exterior measurements and first floor plan of 110 Water Street



Resource Sketch Map
MHT #FHD-1292
108-110 Water Street
Frederick, Frederick County, Maryland



MHT #FHD-1292
108-110 Water Street
Frederick, Frederick County, Maryland
USGS Frederick, MD, Quadrangle

110

fig 43

MHT # FHD-1292

108 & 110 S. Water St, Frederick, Md.

Anita Dodd 8/96

MD SHPO

West (Front) and South (of 110) elevation. Looking NE.

1 of 4

MHT # FHD-1292
108 & 110 S. Water St., Frederick, md.
Anita Dodd 8/96
MD SHPO
East (rear) elevations. Looking west
2 of 4

MHT # FHD-1292

108 & 110 S. Water St, Frederick, Md

Anita Dodd 8/96

MD SHPO

East (Rear) Elevation. Looking West

3 of 4

Mother

MHT # FHD - 1292

108 & 110 S. Water St., Frederick, Md

Elizabeth O'Brien 8/96

MD SHPO

110's door to basement in 2nd parlour Looking North

4 of 4