MHT #FHD-1294
Annie and John Benjamin Ford House and Store (114-116 Water Street)
Built around 1897
Frederick, Frederick County, Maryland
Private dwellings

Brief Description

This two-story frame duplex is a contributing building in the Frederick Historic District. It was built to accommodate a dwelling and a grocery store. The grocery store was designed in the first story of the unit to the south, 116 Water Street, and served in that capacity until several decades ago. The two units at 114-116 Water Street were probably erected by the same builder as the slightly later neighboring duplex at 118-120 Water Street, and the two duplexes share many common features. The uniform cornice treatment makes the four units appear almost as one continuous row house. Ornate brackets on this denticulated box cornice delineate the ends of the row and the divisions between each unit. Although the units have been clad in synthetic siding and enlarged with a number of rear additions, they retain their historic form and feeling.

Summary Statement of Significance

This frame duplex is a contributing building in the Frederick Historic District. It was erected in the late 1890s as an attached house and store in Lot 13 of Mary A. Welty's Addition to Frederick. At the time this duplex was erected, several other dwellings stood in this small subdivision, located south of the B&O Railroad tracks. It was probably built by John Benjamin and Annie S. Ford, as a combined dwelling and store.

Maryland Historical Trust
State Historic Sites Inventory Form

MARYLAND INVENTORY OF HISTORIC PROPERTIES

Survey No. FHD-1294

Magi No.

DOE __yes __no

1. Name (indicate preferred name)

historic Annie and John Benjamin Ford House and Store

and/or common

2. Location

street & number 114 and 116 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	__yes: restricted	__government	__scientific
	__being considered	__yes: unrestricted	__industrial	__transportation
	X not applicable	X no	__military	__other:

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

name Prosport LLC

street & number 25 East Patrick Street telephone no.:

city, town Frederick state and zip code Maryland 21701

5. Location of Legal Description

courthouse, registry of deeds, etc. Frederick County Court House liber 2073

street & number 100 West Patrick Street folio 81

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 1294

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 two-story frame duplex was built to accommodate a dwelling and a grocery store. The grocery store was designed in the first story of the unit to the south, 116 Water Street, and served in that capacity until several decades ago. Its former function is indicated by a few minor architectural details that distinguish it from 114 Water Street, the unit to the north that was built as a dwelling. The two units at 114-116 Water Street were probably erected by the same builder as the slightly later neighboring duplex at 118-120 Water Street, and the two duplexes share many common features. The uniform cornice treatment makes the four units appear almost as one continuous row house. Ornate brackets on this denticulated box cornice delineate the ends of the row and the divisions between each unit. Although the units have been clad in synthetic siding and enlarged with a number of rear additions, they retain their historic form and feeling.

The four-bay duplex at 114-116 was built on a low foundation of brick, rather than the limestone which was commonly used for foundations. The cellar windows have been partially blocked by the later poured-concrete sidewalk in front of the units. The duplex is now clad with vinyl siding, although its original wood corner boards remain. The shed roof that covers the original portion of the building and the two-story rear additions is covered with standing-seam metal.

On their west front elevations, the two units of 114-116 Water Street appear nearly identical, except that 116 Water Street has only one window centered on its second floor. Its front doorway is wider than the neighboring unit and is recessed and paneled, doubtlessly due to the unit's intended function as a store. Additionally, 116 Water Street has a cellar entrance below its first-story window. The entry is covered with metal doors that lie flush with the sidewalk. Although a number of the dwellings in the neighborhood have cellars accessed by outdoor entries, this is the only such entry located on the front of the house in the public right-of-way.

The five windows on the front elevation are two-over-two double-sash and retain their original shutter pins, but have no shutters. The three-panel door on 114 Water Street is topped by a transom which has been covered with plywood, and the recessed entry at 116 Water Street contains a one-light, two-panel door. In front of both units are poured-concrete slabs that form small stoops.

The north elevation of 114 Water Street faces a narrow pedestrian alley that separates it from 112 Water Street. The original block of the building has no openings on this side, but the two-story, shed-roofed rear addition includes two six-over-six double-sash windows on its north elevation that face into the narrow alley. Two one-story additions project from the rear of this two-story addition. The second story of the two-story wing, visible above the additions, is covered with untreated vertical boards, although the rest of the addition is clad with vinyl siding. Two second-story windows on this east elevation match those on the north elevation.

The one-story, shed-roofed, frame addition at the rear of the two-story addition is covered with vinyl siding. It has no openings on its north or south elevations, and its east elevation is obscured by another one-story concrete-block addition.

This shed-roofed, concrete-block storage room has no openings on its north or south elevations, but its east elevation has a one-over-one double sash window and a door that lead out to a poured concrete pad at the rear of the house. The pad is sheltered by a shed-roof porch, supported on four-by-fours, that runs across the east elevation of the concrete-block addition. A frame addition to the roof of this porch raised the roof several feet to form a higher, flat roof over the rear patio. The roof atop this construction is covered with corrugated metal, and the walls on its three sides, which extend between the lower shed roof and the higher flat roof, have louvered vents.

A one-story, shed-roofed storage shed has been added to the south corner of the east elevation of this rear addition. This frame storage shed is covered with plywood, and its roof is covered with tar paper. The door on its north elevation is also plywood.

The unit at 116 Water Street also has a two-story, shed-roofed, frame addition on its east rear elevation. The exposed east wall of the second story of the addition is covered with brick-tex and has a two-over-two double-sash window. A one-story, shed-roofed frame addition has been added to the rear of this two-story addition. Its east elevation is flush with the rear of the second one-story addition on 114 Water Street. Its exposed east elevation is covered with composition siding, and it has a one-over-one double-sash window and a six-panel door.

8. Significance

Survey No. FHD 1294

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
X 1800-1899	X commerce	__exploration/settlement	__philosophy	__transporation
X 1900-	__communications	__industry	__politics/government	__other (specify)
		__invention		

Specific dates c. 1897 **Builder/Architect** John Benjamin 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.

This frame building was erected in the late 1890s as an attached house and store in Lot 13 of Mary A. Welty's Addition to Frederick. At the time this duplex was erected, several other dwellings stood in this small subdivision, located south of the B&O Railroad tracks. It was probably built by John Benjamin and Annie S. Ford, as a combined dwelling and residence. At the time they built the duplex, the Fords resided across the street in that house they owned at 115 Water Street, where Annie operated a grocery store.

In 1896, Annie Ford bought Lot 13 from John Lewis Ford, who was probably a close relative of her husband, John Benjamin Ford. John Lewis Ford, who was a carpenter and a resident of East Patrick Street, had purchased three lots in Welty's Addition the previous year from Charles Zellars, who had purchased them in 1892 from Mary and Horace Welty. The lot appears to have been vacant when Annie Ford bought it from him for $75.

In 1897, Annie Ford was assessed for taxes on the lot, as well as improvements worth $50, which probably indicates that construction had begun on the existing duplex. Around the same time 114-116 Water Street was under construction, John Lewis Ford was building his own dwelling, 112 Water Street, in the adjacent Lot 12, which he still owned.

The 1900 census indicates that the Fords moved into the new store and dwelling soon after it was completed. In the house, listed as 30 Water Street, the census taker enumerated John B. Ford, a 42-year-old grocer and his 40-year-old wife Annie, who was a native of Virginia. All four of their children resided with them and included 16-year-old Charles, who worked as a salesman, 14-year-old P. August and 11-year-old Lewis, who both attended school, and 3-year-old Joseph. Another household at the address included two of Annie Ford's sisters, 53-year-old Sophia Ford, who had been widowed and whose only child had died, and Mary Hahn, who was 44 and single. Their 15-year-old nephew Stephen Hahn also resided in the house and worked as a day laborer.

Although the land in Welty's Addition remained vacant until the 1890s, the Fords were not new to the area. Since at least 1880, members of the household had resided in one of the houses facing onto the nearby railroad tracks in the neighborhood then known as Lower Depot. In 1880, Annie Ford (at that time Ann Hahn) was living with her sisters Sophia Ford, who was already a widow, and Mary Hahn, in a household headed by their brother Jacob Hahn. By 1886, she had married John Benjamin Ford, and the two of them were listed as residents of a house on East All Saint's Street, the designated street name of B&O Avenue for part of the nineteenth century. Like many of the residents of the Lower Depot neighborhood, they were apparently satisfied with the area and remained in it for many years, living in several different properties. The Ford family invested in the development of the new subdivision at Welty's Addition, owning a number of its lots and building.

(please see continuation sheet)

The new store and dwelling at 114-116 Water Street was about the same size as the dwelling in which they had resided across the street, but it had a significantly larger rear lot. On the 1897 *Sanborn Fire Insurance Map of Frederick*, the dwelling was depicted as having two substantial frame outbuildings in the back yard.

The Fords remained in the house at 114-116 Water Street into the 1920s. John Ford was listed as a grocer at the store in a 1906 city directory, but by 1910, the census described him as a box maker at the hosiery factory. This factory, named the Union Manufacturing Company, was founded in 1887 and was one of several nearby manufacturers that provided employment for the residents of the Lower Depot and Welty's Addition neighborhoods. The Ford's 24-year-old son Philip was also employed at the hosiery factory, while their 22-year-old son Lewis was a house painter. Annie possibly ran the grocery store in 116 Water Street, since the building was still identified as such on the 1904 and 1911 Sanborn maps. By 1920, Annie and John Ford, both in their sixties, were the only occupants listed in the dwelling in the 1920 census, and by the late 1920s, the store had been taken over by grocer C.G. Sponseller.

Annie and John Ford had probably died by the time their children sold the property in 1933 to William Stallings. Stallings continued to operate a grocery store in 116 Water Street and rented rooms in 114 Water Street to tenants. After six years, however, Stallings sold the property to Harry and Bertha Rowe, who maintained it as a rental property.

In 1940, William E. Oden operated the store in 116 Water Street. Oden had been a long time occupant of the Lower Depot and Welty's Addition neighborhoods, but by the 1940s resided on nearby South Street. The adjacent house at 114 Water Street was occupied by two renting families in the 1940s and was home to a total of six people. One of these households, headed by Joseph Bowers, remained in the dwelling as late as the 1960s. Bowers was employed in the 1940s at the nearby canning factory, Colt and Dixon, and in the 1960s as a laborer at the city water department. Of the other members of his household, Robert Bowers was employed at the Ox Fibre Brush Company, another local industry, and James Bowers was serving in the U.S. Army.

By 1940, Merhl Shankle had become the proprietor of the grocery store in 116 Water Street. He and his wife Mamie lived on East Patrick Street, but continued to run the store through the 1950s. In 1952, he and his wife purchased the store and adjacent house from Bertha and Harry Rowe's heirs for $3,500. Although Shankle still owned the building, by 1960, the store was called Dronenburg's Grocery and was run by Claude T. Dronenburg, who resided outside the Frederick City limits.

In 1962, Merhl and Mamie Shankle sold the property to Helen and David Yinger, Sr. The Yingers gradually acquired a number of properties on Water Street and B&O Avenue, maintaining them all as rental properties. Both 114 and 116 Water Street are currently occupied by renters, and 116 Water Street appears to have ceased serving as a store many years ago.

9. Major Bibliographical Reference

Survey No. FHD1294

Please see continuation sheet

10. Geographical Data

Acreage of nomlated property approximately 3,120 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 Lot 13 parcel 917A

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)

Bailey, J. Herbert, *Frederick City and County*. Press of Mercury Printing Co., Wilmington, Delaware, 1895.

Coggins and Heath, *Frederick City and County Directory*. Coggins and Heath Co., Baltimore, Maryland, 1906.

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

Frederick County Recorder of Deeds, Frederick County Land Books, liber JLJ 11, folios 165, 587; liber JLJ 1, folio 90; liber 386, folio 462; liber 418, folio 448; liber 508, floio 125; liber 673, folio 332.

Miller, Charles W., *General Directory of Frederick City*. W.T. Delaplaine Co., Frederick, Maryland, 1886.

Polk, R.L. and Co. *Polk's Directory of Frederick*. New York, New York, 1928-29, 1940-41, 1946, 1950, 1955, 1960.

Sanborn Map Company, *Fire Insurance Map of Frederick, Maryland*, New York, New York, 1897, 1904, 1911.

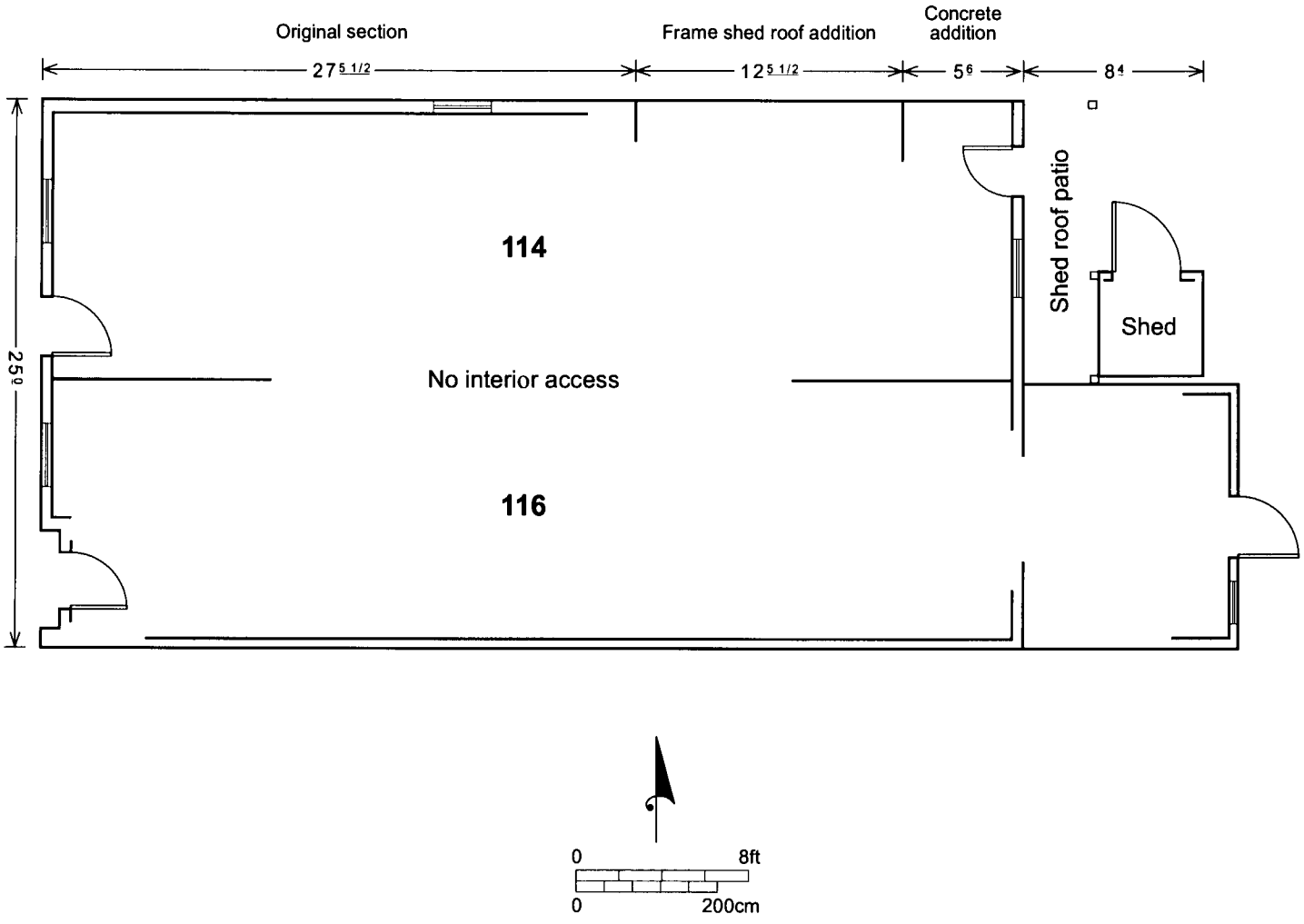
United States Bureau of the Census, *Manuscript Population Census of the United States*, U.S. Government Printing Office, Washington, D.C., 1880, 1900, 1910, 1920.

Annie and John Benjamin Ford House and Store (114-116 Water Street) MHT #FHD-1294

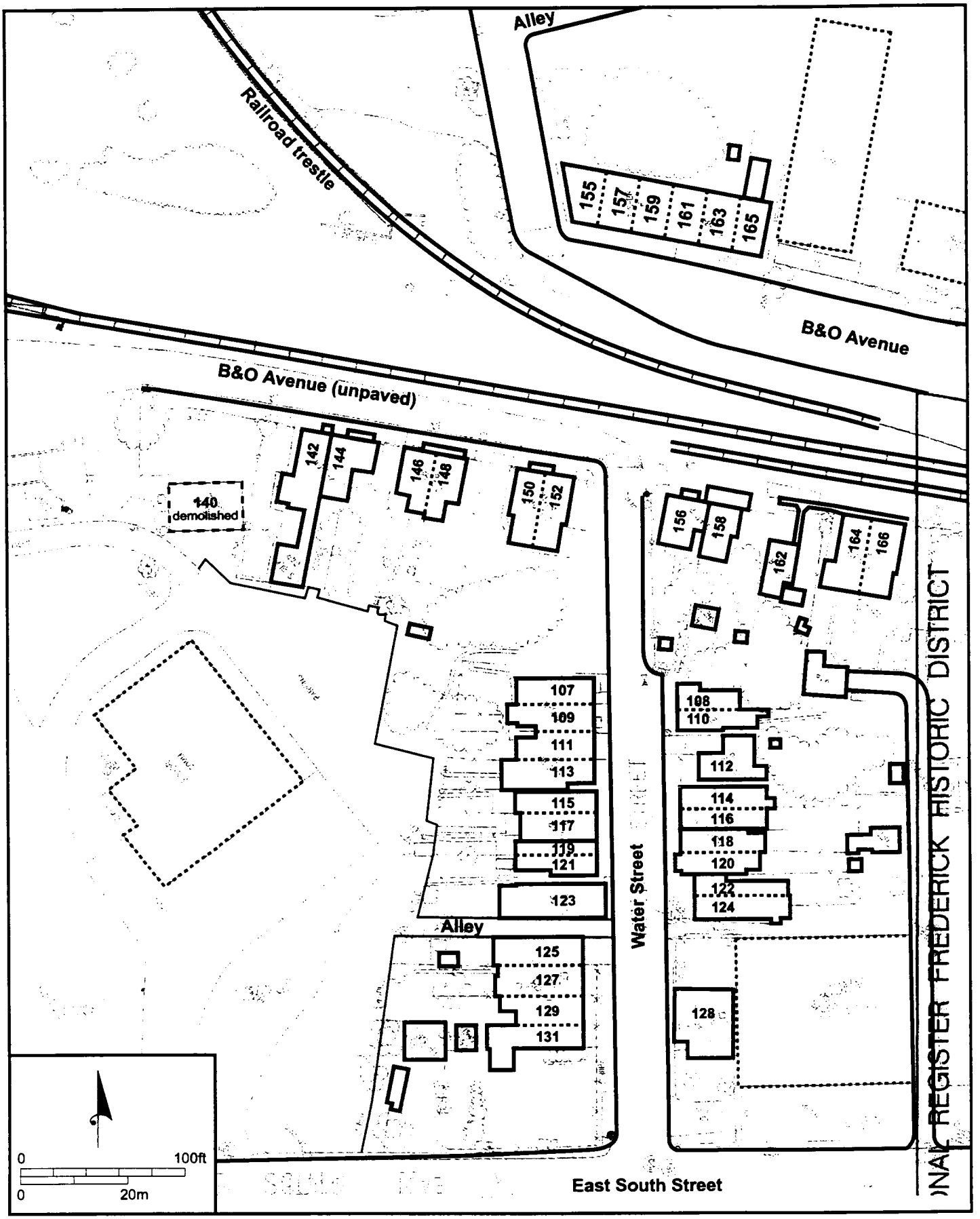
Date	Transaction	Property description	Reference
Jan. 25, 1995	Deed: David H. Yinger, Sr., David H. Yinger, Jr., and Mary E. Yinger to Prosport LLC	numerous lots, including 114 and 116 Water Street, Lot 13 on Welty Plat, 24' x 130'	Deed Book 2073/81
Aug. 31, 1962	Deed: Merhl and Mamie E. Shankle to Helen S. and David Yinger, Sr.	114 and 116 Water Street, Lot 13 on Welty Plat, 24' x 130'	Deed Book 673/332
1960	City Directory: Joseph A. Bowers, laborer, city water dept.; Robert Bowers, Ox Fibre Brush Co.; James Bowers, U.S. Army (114); Dronenburg's Grocery (116) Claude T. Dronenburg resided at RD 3	occupants of 114-116 Water Street	Polk 1960
1955	City Directory: Joseph A. Bowers (114); Merhle Shankle, grocer (116)	occupants of 114-116 Water Street	Polk 1955
Sept. 30, 1952	Deed: Katherine K. and Grover L. Michael (Pittsburgh), Mary Evlyn and Elroy J. Herman (Baltimore), Barbara R. and James I. Ewing, and Lewis W. and Maud S. Rowe (heirs of Bertha and Harry Rowe) to Merhl and Mamie E. Shankle for $3,500	114 and 116 Water Street, Lot 13 on Welty Plat, 24' x 130'	Deed Book 508/125
1950	City Directory: Joseph A. Bowers; Mrs. Flora Wright; Charles Tyeryar, laborer (114); Merhle Shankle, grocer (116) home 321 Patrick	occupants of 114-116 Water Street	Polk 1950
1946	City Directory: Joseph A. Bowers (114); Merkle Shankle, grocer (116)	occupants of 114-116 Water Street	Polk 1946
1940-41	City Directory: Joseph A. Bowers (Alice), laborer Colt and Dixon, household of 4; Thomas F. McCabe (Fannie), household of 2 (114); William E. Oden, grocer (Catherine) home 136 E. South St.	occupants of 114-116 Water Street	Polk 1940-41
Aug. 11, 1939	Deed: William F. and Freda N. Stallings to Harry and Bertha Rowe	Lot 13 on Welty Plat, 24' x 130'	Deed Book 418/448
1935	City Directory: John Knipple; Charles Murphy (114); William F. Stalling, grocery (116)	occupants of 114-116 Water Street	Polk 1935

Date	Transaction	Property description	Reference
April 8, 1933	Deed: Philip A. and Freda M. Ford, Louis H. and Mary R. Ford, Charles B. and Ida G. Ford, and William J. Ford to William Stallings	Lot 13 on Welty Plat, 24' x 130'	Deed Book 386/462
1928-29	City Directory: C.G. Sponseller, grocer	occupant of 116 Water St. (no occupants listed for 114 Water St.)	Polk 1928-29
January 7, 1920	Census: John Ford, 61, carpenter of boxes; Annie S., wife, 65	Owner occupants of 114 Water Street	1920 census
April 20, 1910	Census: Benjamin Ford, 53, hosiery box maker; Annie S. (4 surviving of 6 children, b. Virginia); Philip, 24, hosiery box maker; Lewis A., 22, house painter; Willie, 13	Owner occupants of 114 Water Street	1910 census
1906	City Directory: John B. Ford, grocer	store at 116 Water St., residence at 114 Water St.	Coggins and Heath 1906
1900	Census: John B. Ford, 42, grocer; Annie S., 40 wife, mother of four surviving children (b. Virginia); Charles, 16, son, salesman; P. August, 14, son, at school; Lewis H., 11, son, at school; Joseph, 3, son	Owner occupants of 30 Water Street	1900 Census
1900	Census: Sophia Ford, 53, widow, mother of one child who died, Mary Hahn, 44, sister, single; Stephen Hahn, 15, nephew, day laborer	Renters at 30 Water Street	1900 Census
Dec. 24, 1898	Tax Assessment: Annie		
1897	Map	Shown as 30 Water Street, 2-story double frame dwelling with 1-story rear wings, south half identified as a grocery	Sanborn 1897
1897	Tax Assessment: Annie S. Ford for $100	lot on east side Water Street $50, improvements, $50	Tax Book 1896-1910
Jan. 3, 1896	Deed: John L. Ford to Annie S. Ford for $75	Lot 13 on Welty Plat	Deed Book JLJ 11/587

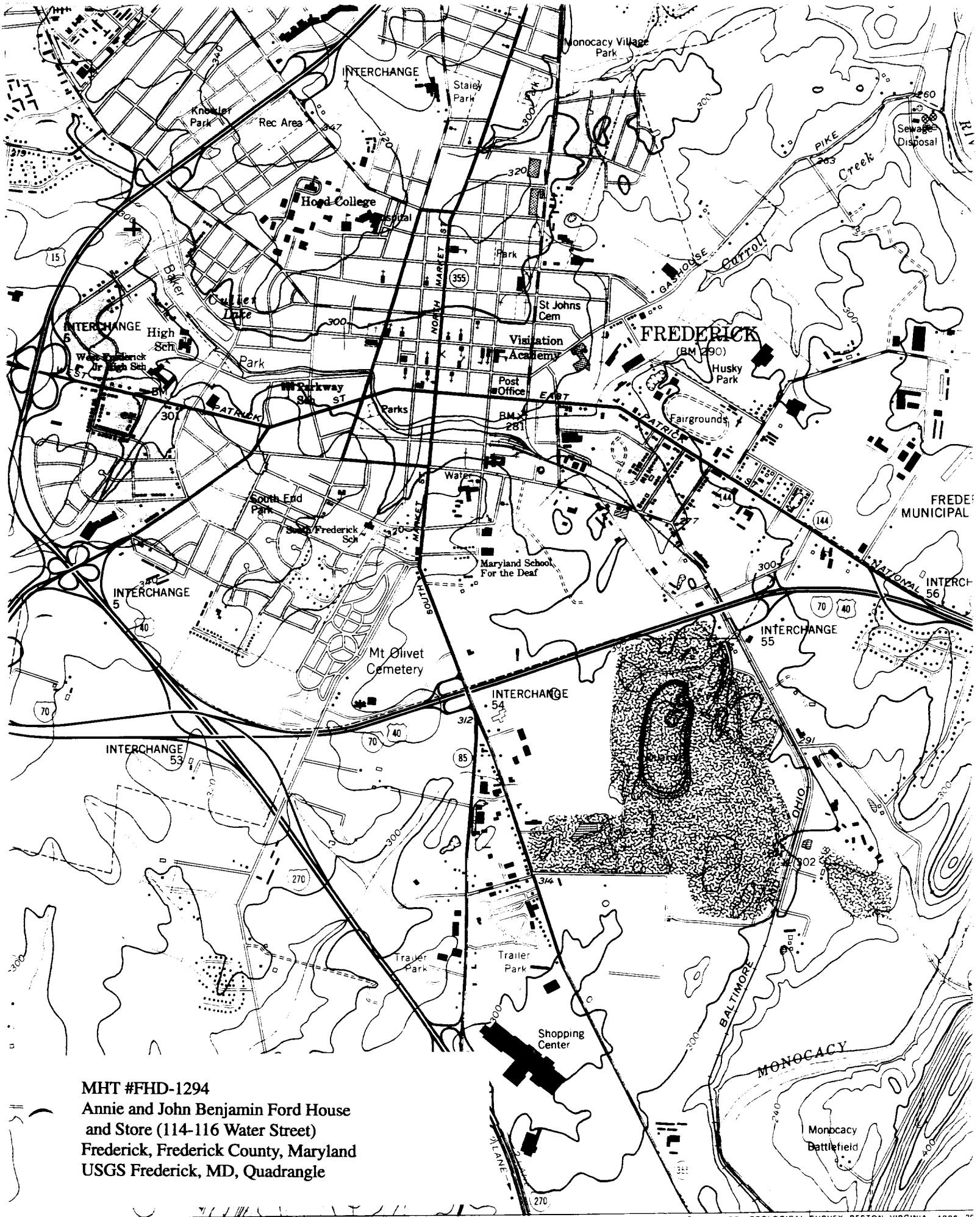
Date	Transaction	Property description	Reference
June 15, 1895	Deed: Charles Z. and Mary C. Zellars to John L. Ford	Lots 11, 12, and 13 on Welty Plat	Deed Book JLJ 11 165
April 19, 1892	Tax Assessment: C. Edward Zellars for $300	Three lots from H.G. Welty	Tax Book 1896-1910
Jan. 8, 1892	Deed: Mary A. 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 13 shown as a 25'x100' lot fronting on 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 heirs to Horace G. Welty for $1,000	3 acres, 3 roods and 16 perches of vacant land	Deed Book WIP 9/597



MHT #FHD-1294
Annie and John Benjamin Ford House and Store (114-116 Water Street)
Frederick, Frederick County, Maryland
Drawn by Anita L. Dodd, 1996
Exterior measurements



Resource Sketch Map
MHT #FHD-1294
Annie and John Benjamin Ford House and Store (114-116 Water Street)
Frederick, Frederick County, Maryland



MHT #FHD-1294
Annie and John Benjamin Ford House
and Store (114-116 Water Street)
Frederick, Frederick County, Maryland
USGS Frederick, MD, Quadrangle

114
116

fig. 47

MHT # FHD-1294

Annie and John Benjamin Ford House and Store

114 & 116 S. Water St., Frederick, Md.

Anita Dodd 8/96

MD SHPO

West elevation (Front), looking East

1 of 4

MHT # FHD-1294

Annie and John Benjamin Ford House and Store

114 & 116 S. Water St, Frederick, Md.

Elizabeth O'Brien 8/96

MD SHPO

East Elevation (Rear), Looking SW

114 & 116 are at middle & left of photograph

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MHT # FHD-1294

Frederick, Md. John Benjamin Ford House and Store

114 & 116 S. WATER St, FREDERICK, Md.

Anita Dodd 8/96

MD SHPO

114 North Elevation, Looking SE

3 of 4

116

MHT # FHD-1294

Annie and John Benjamin Fund House and Store

114 & 116 S. Water St., Frederick, Md.

Anita Dodd 8/96

MD SHPO

Detail of 116 West (Front) elevation door, Looking East

4 of 4