

Capsule Summary

Inventory No.F-3-220

Nicodemus Development – Penn. Ave. Survey District
100-108 & 101-109 Penn. Ave. (10 Buildings)
Frederick (Frederick County), MD
Ca. 1924
Access: Private

The Nicodemus Development-Pennsylvania Avenue Survey District encompasses both the east and west side of the 100 block of Pennsylvania Avenue in Frederick, Maryland. The 100 block of Pennsylvania Avenue lies one block south of East Patrick and runs north to south with a gentle down hill slope towards the south end of the street. The yard levels on the east side of the block are terraced and range from two feet above the public sidewalk on the north end down to side walk level on the southern end. The terrain on the east side of the block is level with the public sidewalk. The survey district contains 10 bungalows and their associated outbuildings, all-dating from approximately 1924. The bungalows are set back from the street an equal distance of about 30 feet and face each other, five on each side of the street. All of the bungalows have low-pitched hipped roofs with full front recessed porches.

The Nicodemus Development-Pennsylvania Avenue Survey District is significant as a suburban development of employee housing, associated with the dairy industry in Frederick (National Register Criterion A). The block of ten bungalows are significant as examples of the popular bungalow style used for low-cost housing (National Register Criterion C). The Nicodemus Development, constructed c.1923, was built just before the bungalow style began losing popularity throughout the country. They were constructed as “company houses.” by the Nicodemus Ice Cream Company. These houses represent a transitional period in Maryland’s

F-3-220

past. They were popular low cost houses of a fading style used for a business practice that was prevalent at the time.

7. Description

Inventory No. F-3-220

Condition

_____	excellent	_____	Deteriorated
_____x	good	_____	Ruins
_____	fair	_____	Altered

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

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100 Pennsylvania Avenue

There are a few small evergreen trees in front of this house and some small shrubs along the north and south sides. There is a large yard about forty feet wide on the north side. A concrete walk runs from the public sidewalk to the center of the front porch. There is a two bay concrete block garage on the rear of the lot. This garage has a Quonset style roof covered with flat seamed sheet metal.

This house is three-bays wide and has a hipped roof that cantilevers over the front porch on the west end. The roof, which is covered with asphalt shingles, has an eighteen-inch overhang that has been enclosed with vinyl on the underside of the eave. There is a shed-roofed dormer on the west side of the roof with a half round vinyl vent in its face. A brick chimney extends through the eastern hip of the roof near the roof's apex. The house is sheathed with vinyl siding, has a concrete foundation. Windows are one over one sash with plain trim.

The porch has a tongue and groove wood floor supported by concrete pillars that is about thirty inches above the level of the yard. The underside of the porch is enclosed with wood lattice that has a square pattern. Four, round, tapered columns support the front edge of the roof. A balustrade with a flat handrail and rectangular balusters runs between the columns on the porches' west side. Concrete steps flanked by metal balusters of recent vintage led up from the yard in the center of the porch. (Two contributing buildings.)

102 Pennsylvania Avenue

There is a full, well-rounded maple tree growing on the east side of Pennsylvania Avenue in front of this house. Each side of the house has a row of small boxwood growing near the edge of the house. There is a single bay garage with a Quonset style roof located on the back edge, or east end of the lot. This garage's walls and roof are covered with corrugated sheet metal.

This house is three-bays wide and has a hipped roof that cantilevers over the front porch on the west end. The roof, which is covered with standing seam sheet metal, has an eighteen-inch overhang with exposed rafters on the underside of the eave. There is a shed-roofed dormer on the west side of the roof with a light horizontal window in its face. A brick chimney extends through the western hip of the roof near the roof's apex. The house is sheathed with lapped siding, and has a concrete foundation.

The porch has a tongue and groove wood floor that is about thirty inches above the level of the yard. Concrete pillars support the porch and its underside is enclosed with wood lattice that has a square pattern. Four, round, tapered columns support the front edge of the roof. The porch ceiling is covered with beaded boards. A low balustrade with a flat handrail and rectangular balusters runs along the porch's edge. Wooden steps flanked by flat wooden handrails led up from the yard in the center of the porch. (Two contributing buildings.)

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. F-3-220

Name Nicodemus Development-Pennsylvania Ave. Survey District
Continuation Sheet

Number 7 Page 1

104 Pennsylvania Avenue

There is shrubbery growing in front and along the south side of this house and a narrow concrete walk on the north side. A single bay concrete block garage is located on the rear or east edge of the lot.

This house is three-bays wide and has a hipped roof that cantilevers over the front porch on the west end. The roof, which is covered with asphalt shingles, has an eighteen-inch overhang. There is a shed-roofed dormer on the west side of the roof with a six light horizontal window in its face. The house has an addition that extends out about three feet from its north side. This addition has a hipped roof and a paired window in its face. The house is sheathed with vinyl siding, and has a concrete foundation, and a central brick chimney. Windows are one over one sash surrounded by plain trim.

The porch has a wooden floor that is about thirty inches above the level of the yard. Concrete pillars support the porch; the area between the pillars is enclosed with bricks laid in a honeycomb pattern that allows for ventilation. Decorative metal posts of recent vintage support the front edge of the roof. Concrete steps flanked by metal balustrades lead up from the yard in the center of the porch. (Two contributing buildings).

106 Pennsylvania Avenue

Roses and small shrubbery grow on the north and south sides of this bungalow.

The house is three-bays wide and has a hipped roof that cantilevers over the front porch on the north side. The roof, which is covered with standing seam sheet metal, has a shed-roof dormer in the center of its west side. This dormer has a six light horizontal window in its face. The house has a five-foot wide addition with a shed roof on its north side. The house is sheathed with lapped siding and has a concrete foundation. Windows are one over one sash within plain trim.

The porch has a wooden floor that is about thirty inches above the level of the yard. Concrete pillars support the porch and wooden lattice encloses the underside of the porch. Tapered round columns support the front edge of the roof. A balustrade with a flat handrail and rectangular balusters encloses the porch. Wooden stairs flanked by metal balustrades of recent vintage lead up from the yard to the center of the porch. (One contributing building.)

108 Pennsylvania Avenue

There is a large arborvitae growing at the northwest corner of this house along with other smaller shrubbery growing around the buildings perimeter. There is a single bay garage located at rear or east end of the lot. The garage has a gabled roof covered with V-channel sheet metal and is sheathed with wood siding.

The house is three bays wide and has a hipped roof that cantilevers of the front porch on the north side. The roof, which is covered with standing seam sheet metal, has a shed-roof dormer in the center of its west side. This dormer has a six light horizontal window in its face. The house is sheathed with lapped siding and has a concrete foundation. A brick chimney extends through the roof's eastern hip near the apex. Windows are one over one sash surrounded with plain trim. There are modern, fixed louvered shutters attached next to the windows for decorative purposes.

The porch has a wooden floor that is about thirty inches above the level of the yard. Concrete pillars support the porch and wooden lattice encloses the underside of the porch. Tapered round columns support the front edge of the roof. A balustrade with a flat handrail and square balusters encloses the porch. Wooden stairs flanked by metal balustrades of recent vintage lead up from the yard to the center of the porch. (Two contributing buildings).

Maryland Historical Trust

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Name Nicodemus Development-Pennsylvania Ave. Survey District
Continuation Sheet

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101 Pennsylvania Avenue

There is a three high and three foot wide privet hedge growing along the north and east edges of the lot. A small metal storage shed is located on the rear or western end of the lot.

The house is three bays wide and has a hipped roof that cantilevers of the front porch on the east side. The roof, which is covered with asphalt shingles, has a shed-roof dormer in the center of its east side. This dormer has a six light horizontal window in its face. The house is sheathed with vinyl siding and has a concrete foundation. A brick chimney extends through the roof's eastern hip near the apex. Windows are one over one sash surrounded with plain trim. The house is sheathed with lapped siding and has a concrete foundation.

The porch has a wooden floor that is about thirty inches above the level of the yard. Concrete pillars support the porch and wooden lattice encloses the underside of the porch. Tapered round columns support the front edge of the roof. A balustrade with a flat handrail and square balusters encloses the porch. Wooden steps lead up from the yard to the center of the porch. (One contributing buildings).

103 Pennsylvania Avenue

There is a twenty-five foot cedar tree on the bungalow's north side and a very large maple tree behind the house. A single bay, vinyl sided garage of recent stands vintage on the rear or west end of the lot.

This house has undergone more extensive renovations than any other house in this block. It is three bays wide and has a hipped roof that cantilevers over the front porch on the east side. The roof, which is covered with asphalt shingles, has a cross gabled dormer in the center of its east side. This dormer has a round, louvered vent in its gable end. Two skylights have been installed in the south side of the roof. The east façade of this house has been covered with a dark brown brick while the other sides of the house have been covered with T-111 siding. Windows are one over one sash surrounded by plain trim. Two sets of paired windows have been installed in the front façade. The entrance door has a nine light glass panel in its top half.

The porch has a wooden floor that is about thirty inches above the level of the yard and is supported by concrete pillars. Straight, square post about six inches square support the front edges of the roof. A balustrade with a flat handrail and square balusters encloses the porch. Wooden steps lead up from the yard to the center of the porch. (One contributing building. One non-contributing building.)

105 Pennsylvania Avenue

Some large shrubs landscape the front of this bungalow and various other shrubs are scattered throughout the yard. There is a single bay concrete block garage with a sheet metal roof on the rear or west end of the lot

The house is three bays wide and has a hipped roof that cantilevers over the front porch on the east side. The roof, which is covered with standing seam sheet metal, has a shed-roof dormer in the center of its east side. This dormer has a six light

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Name Nicodemus Development-Pennsylvania Ave. Survey District

Continuation Sheet

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horizontal window in its face. A brick chimney extends through the roof's eastern hip near the apex. The house is sheathed with asbestos shingles and has a concrete foundation. Windows are one over one sash surrounded with plain trim.

The porch has a wooden floor that is about thirty inches above the level of the yard and is supported by concrete pillars. Wooden lattice with a diamond pattern encloses the underside of the porch. Four, slender, turned post support the front edge of the roof. A balustrade with a flat handrail and square balusters encloses the porch. Wooden steps lead up from the yard to the porch's center. . (One contributing building. One non-contributing building.)

107 Pennsylvania Avenue

Some small shrubs in the front and a mature tulip poplar tree behind distinguish this bungalow.

This three bay house has a hipped roof that cantilevers over the front porch on the east side. The roof, which is covered with asphalt shingles, has a shed roof dormer in the center of the east side. This dormer has a six light horizontal window in its face. A brick chimney extends through the roof's eastern hip near the apex. The house is sheathed with lapped siding and has a concrete foundation. A small bay window has been installed on the south side if the house. Windows are one over one sash surrounded by plain trim. A wooden deck with a flat handrail and square balusters has been added to the back or west end of the house.

The porch has a wooden floor that is about thirty inches above the level of the yard and is supported by concrete pillars. Wooden lattice with a diamond pattern encloses the underside of the porch. Four, slender, turned post support the front edge of the roof. A balustrade with a flat handrail and square balusters - that have been installed at a sixty-degree angle relative to the floor - encloses the porch. Concrete steps lead up from the yard to the porch's center. (One contributing building.)

109 Pennsylvania Avenue

There is a twenty-foot evergreen tree on the south side of this house and some small trees and shrubs in front. A concrete walk running from Pennsylvania Avenue to the center of the porch divides the front yard. A narrow concrete walk goes down the north side of the house. There is a single bay garage with a corrugated roof and sides on the rear or west end of the lot.

This three bay house has a hipped roof that cantilevers over the front porch on the east side. The roof, which is covered with asphalt shingles, has a shed roof dormer in the center of the east side. This dormer has a six light horizontal window in its face. A brick chimney extends through the roof's eastern hip near the apex. The house is sheathed with vinyl siding and has a concrete foundation. Windows are one over one sash surrounded by plain trim. The entrance door has a large glass panel in its upper half.

The porch has a wooden floor that is about thirty inches above the level of the yard and is supported by concrete pillars. Wooden lattice with a diamond pattern encloses the underside of the porch. Two slender, turned post at the southeast and northeast corners of the porch support the front edge of the roof. Square newel post with ball shaped tops are adjacent to the top of the brick steps leading up from the yard. A balustrade with a flat handrail and square balusters encloses the porch. (One contributing building. One non-contributing building)

8. Significance

Inventory No. F-3-220

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> recreation	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input type="checkbox"/> community planning	<input type="checkbox"/> exploration/	<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation	<input type="checkbox"/> settlement	<input type="checkbox"/> military	<input type="checkbox"/> other: _____	

Specific dates

Architect/Builder Unknown

Construction dates Ca. 1924

Evaluation for:

National Register

Maryland Register

not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

The Nicodemus Development-Pennsylvania Avenue Survey District is significant as a suburban development of employee housing, associated with the dairy industry in Frederick (National Register Criterion A). The block of ten bungalows are significant as examples of the popular bungalow style used for low-cost housing (National Register Criterion C). The Nicodemus Development, constructed c.1923, was built just before the bungalow style began losing popularity throughout the country. They were constructed as “company houses.” by the Nicodemus Ice Cream Company. These houses represent a transitional period in Maryland’s past. They were popular low cost houses of a fading style used for a business practice that was prevalent at the time.

Craftsman style houses were largely the inspiration of Charles and Henry Greene of California. The two brothers were practicing in Pasadena at the beginning of the 20th century. They designed simple Craftsman-type Bungalows around 1903 and later designed complex “landmark” examples with intricate details. These houses appeared in a number of popular magazines such as *Good Housekeeping* and *Ladies Home Journal* gaining national recognition. As a result of this exposure the one story bungalow soon became the most popular style of small house in the country. Pattern books offering plans were developed and pre-cut lumber packages became available.¹ Thousands of bungalows were built all over the country in many different finishes and configurations. The bungalow’s popularity began to diminish in the mid 1920s and very few were built after 1930.²

The Nicodemus Ice Cream Company created the Nicodemus Development in 1923. Fifty-six lots were surveyed and platted along Pennsylvania and West Virginia Avenues in southeast Frederick. These ten bungalows were built on lots one through five and lots twenty-four through twenty-eight. These houses were probably constructed from similar or near identical kits or plans. Property tax records indicate that six of the houses have exactly 864 square feet of enclosed area. The four houses with larger enclosed areas have obvious additions. These ten houses seem to represent the full extent of the Nicodemus development. The Nicodemus Ice Cream Company sold all of its holdings, including this Development, to Southern Dairies Inc. in October of 1928.³ Southern Dairies began selling these houses to private individuals, presumably their employees, in January of 1929.

¹ Virginia and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

² John J. G. Blumenson. *Identifying American Architecture: A Pictorial Guide to Styles and Terms 1600 – 1945*. New York: W. W. Norton & Company, Inc., 1981.

³ Frederick County Land Records. Frederick County Courthouse. Frederick Co., Maryland. Liber 368, Folio 240.

9. Major Bibliographical References

Inventory No. F-3-220

- Blumenson, John J. G. Identifying American Architecture: A Pictorial Guide to Styles and Terms 1600 – 1945. New York: W. W. Norton & Company, Inc., 1981.
- McAlester, Virginia and Lee. A Field Guild to American Houses. New York: Alfred A. Knoph, 1998.
- Frederick County Land Records. Frederick County Courthouse. Frederick Co., Maryland.
- Sanborn Fire Insurance Maps, Frederick City, microfilm collection, Maryland Room, C. Burr Artz Library, Frederick, MD.

10. Geographical Data

Acreage of surveyed property 1.47

Acreage of historical setting unknown

Quadrangle name Frederick Quadrangle scale 1:24,000

Verbal boundary description and justification

Beginning at the northwest corner of 100 Pennsylvania Avenue the district boundary follows the northern property line of said lot west to its northeast corner and then turns south. The boundary then follows the eastern property lines to the southeast corner of 108 Pennsylvania Avenue and then turns west. The boundary follows the southern property line of said lot west to its southwest corner, continuing west across Pennsylvania Avenue to the southeast corner of 109 Pennsylvania Avenue following said lot's southern property line to its southeast corner. The boundary then turns north following the western property lines to the northwest corner of 101 Pennsylvania Avenue, turning east following said lot's northern property line to its northeast corner. The boundary continues west crossing Pennsylvania Avenue back to the beginning at the northwest corner of 100 Pennsylvania Avenue.

The above boundary description includes all of the land associated with company houses of the Nicodemus Ice Cream Co., Inc., which is the entire property associated with the Pennsylvania Avenue Historic Survey District.

11. Form Prepared by

name/title Daniel Jackson and Paula S. Reed PhD

organization Paula S. Reed and Associates date June, 2003

street & number 105 North Potomac Street telephone (301) 739-2070

city or town Hagerstown state Maryland

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
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. F-3-220

Name ~~1000~~ Nicodemus Development - Pennsylvania Ave^{SD}
Continuation Sheet

Number 3 Page 2

101 Pennsylvania Avenue
Elizabeth A. Zimmerman
Frederick, MD 21701-5744

102 Pennsylvania Avenue
Charles B. and Claudia R. Fogle
Frederick, MD 21701-5743

103 Pennsylvania Avenue
J. Michael & Sherry L. Moore
Frederick, MD 21701-5744

104 Pennsylvania Avenue
Joseph W. & Janice M. Robbin
Frederick, MD 21701-5743

105 Pennsylvania Avenue
Samuel J. & Margaret L. Herbert
Frederick, MD 21701-5744

106 Pennsylvania Avenue
Debra E. Williams
Frederick, MD 21701-5743

107 Pennsylvania Avenue
Steven A. Evans
Frederick, MD 21701-5744

108 Pennsylvania Avenue
Gregory S. Harpster & Joseph P. Swisher
Frederick, MD 21701-5743

109 Pennsylvania Avenue
Howard W. Harmon Sr.
Frederick, MD 21701-5744

100 Pennsylvania Avenue
Paul M. & Cynthia A. Coelho
P.O. Box 114
Jefferson, MD

104 Penn Ave

Chain of Title

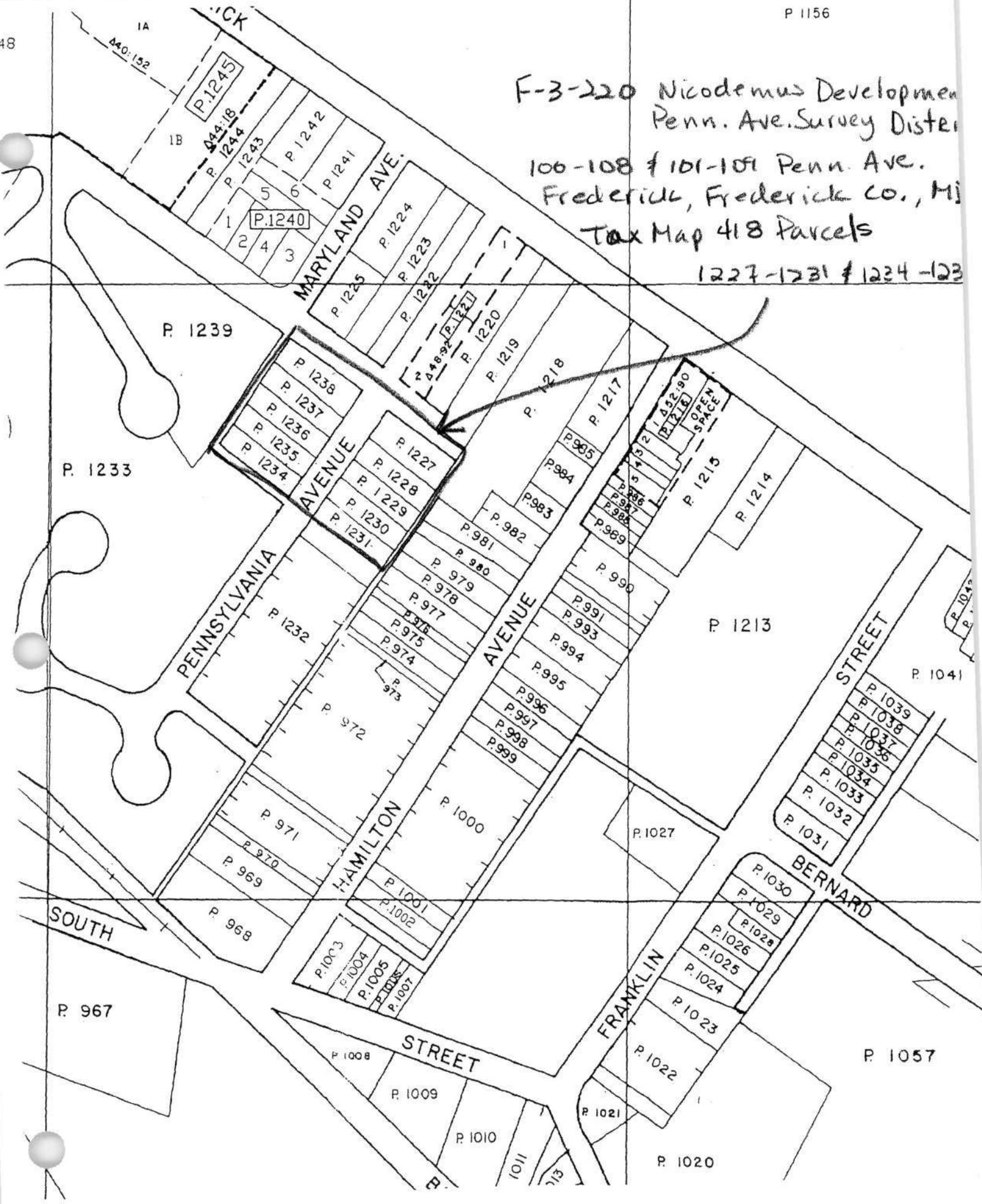
~~Patrick~~ St., Frederick, MD

F-3-220

Liber/Folio	Conveyance Date	Price	Grantee	Grantor	Miscellaneous
1025 / 127	7/11/1977	\$22,500.00	Joseph W. Janice M. Robbins	J.C. Engh et al. representing John C. Engh	
368/ /547	1/25/1929		John C. Engh Grace W. Engh	Southern L...	Lot 3 (ST# 147)
368/ /240	10/8/1928		Southern L...	The Northern L...	

F-3-220 Nicodemus Development
 Penn. Ave. Survey District
 100-108 & 101-109 Penn. Ave.
 Frederick, Frederick Co., Md
 Tax Map 418 Parcels

1227-1231 & 1234-1239



1/2 MILE RACE TRACK

FORMERLY
PENNSYLVANIA

1 K.G. x

GRAND STAND

1/2 GRAND STAND

RAISED 5'

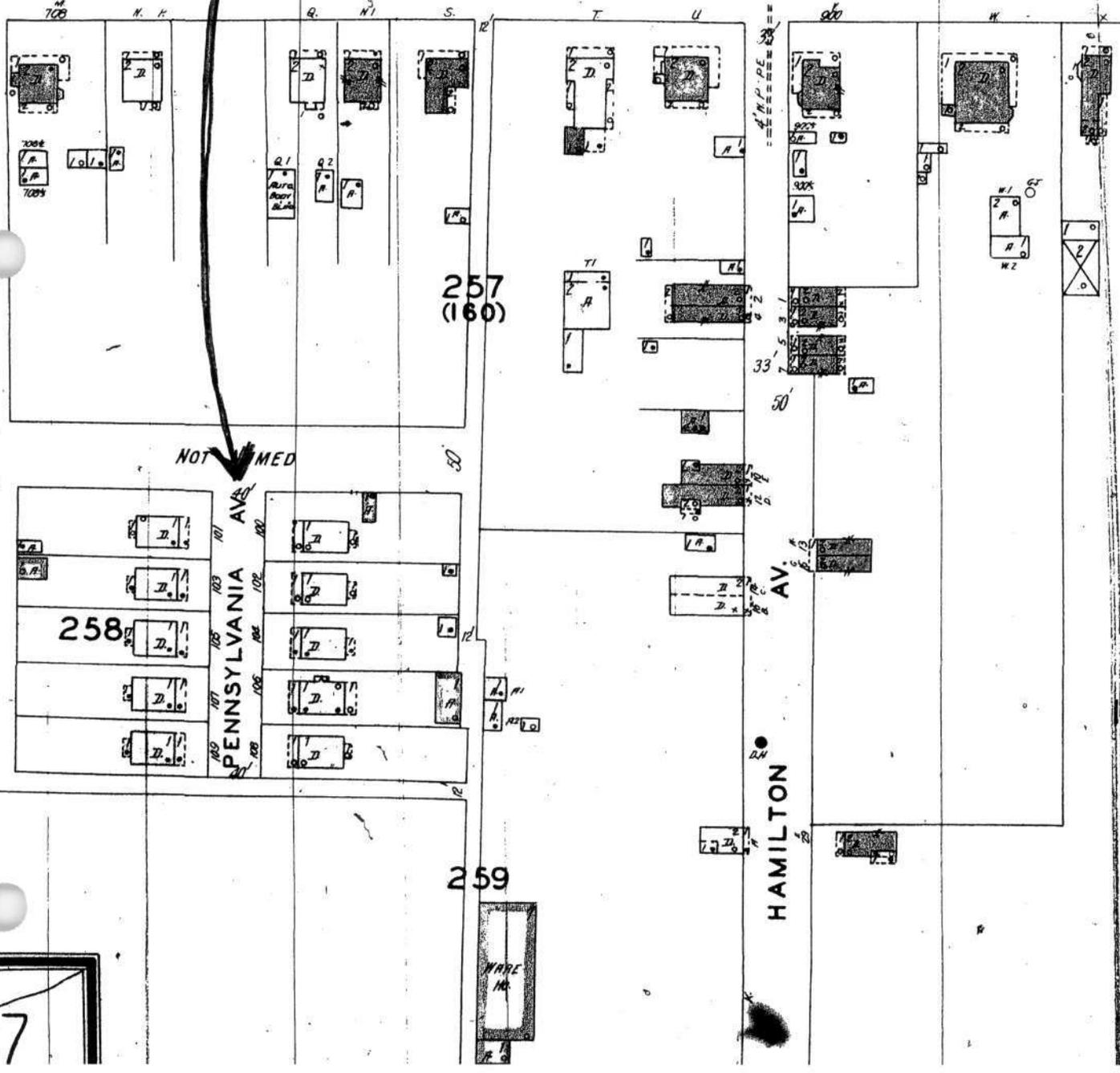
F-3-220 NICODEMUS DEVELOPMENT-
PENN AVE SURVEY DISTRICT
100-108 & 101-109 PENN AVE., FREDERICK
FREDERIC CO, MD
SANBORN FIRE INSURANCE MAP 1930 + SITE PLAN

2 OFFICE

WOMEN'S
REST RM

TH

E. PATRICK (BALTIMORE PIKE)



257
(160)

NOT MED

258

PENNSYLVANIA AVE

HAMILTON AV

259

WARE

12

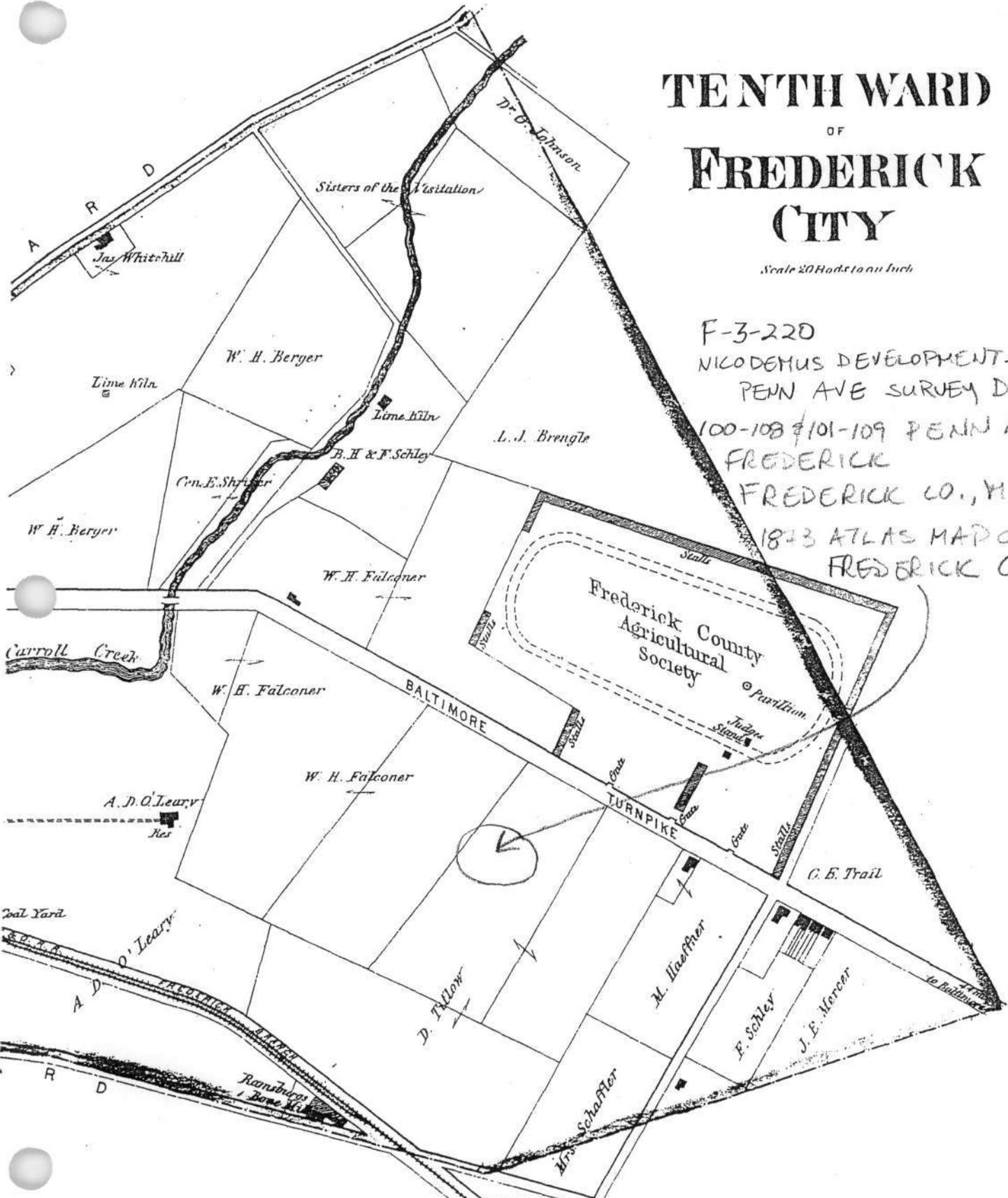
37

Part 100

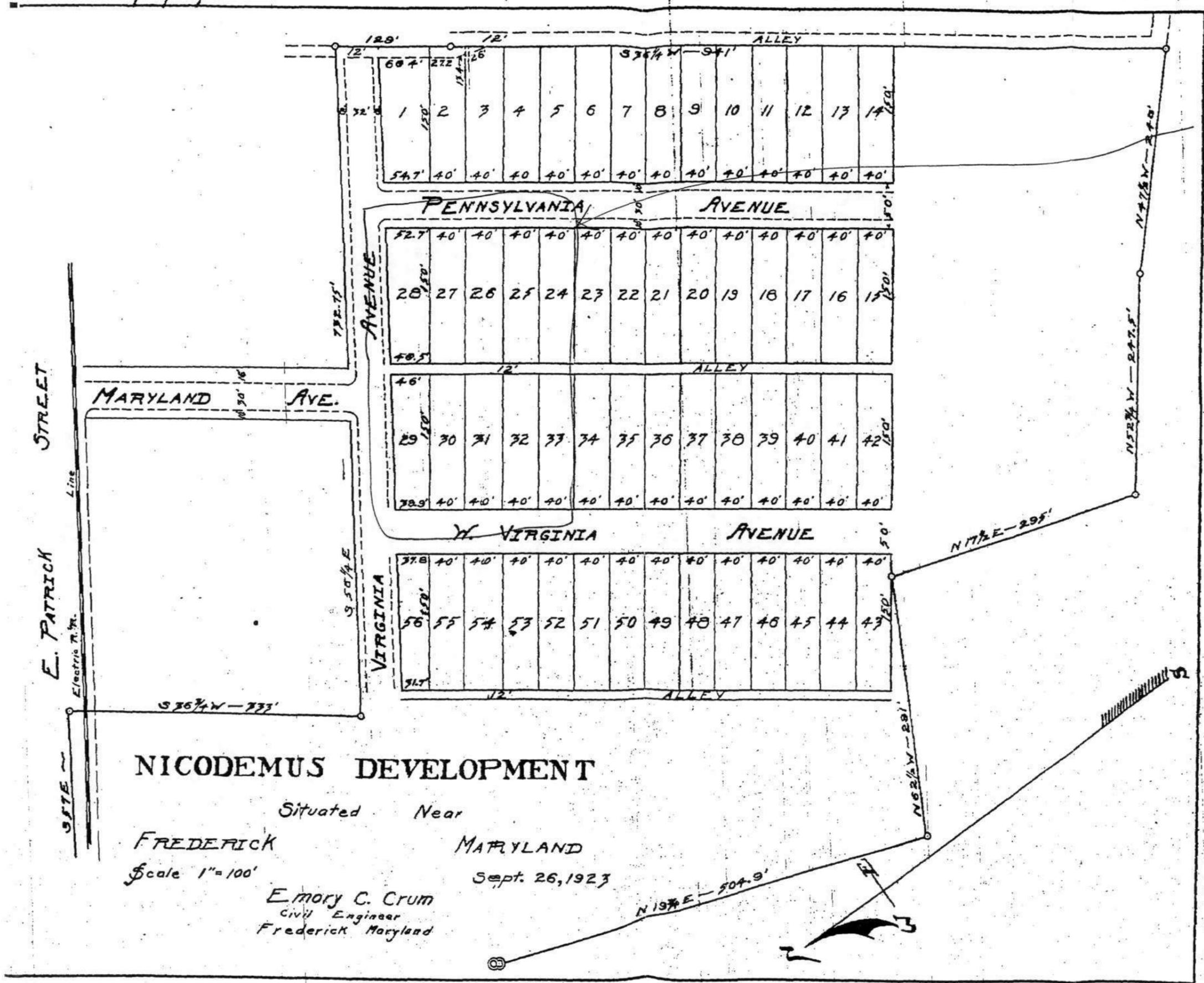
TENTH WARD OF FREDERICK CITY

Scale 20 Rods to an Inch

F-3-220
NICODEMUS DEVELOPMENT-
PENN AVE SURVEY DIST.
100-108 & 101-109 PENN AVE.
FREDERICK
FREDERICK CO., MD
1873 ATLAS MAP OF
FREDERICK CO., MD



147



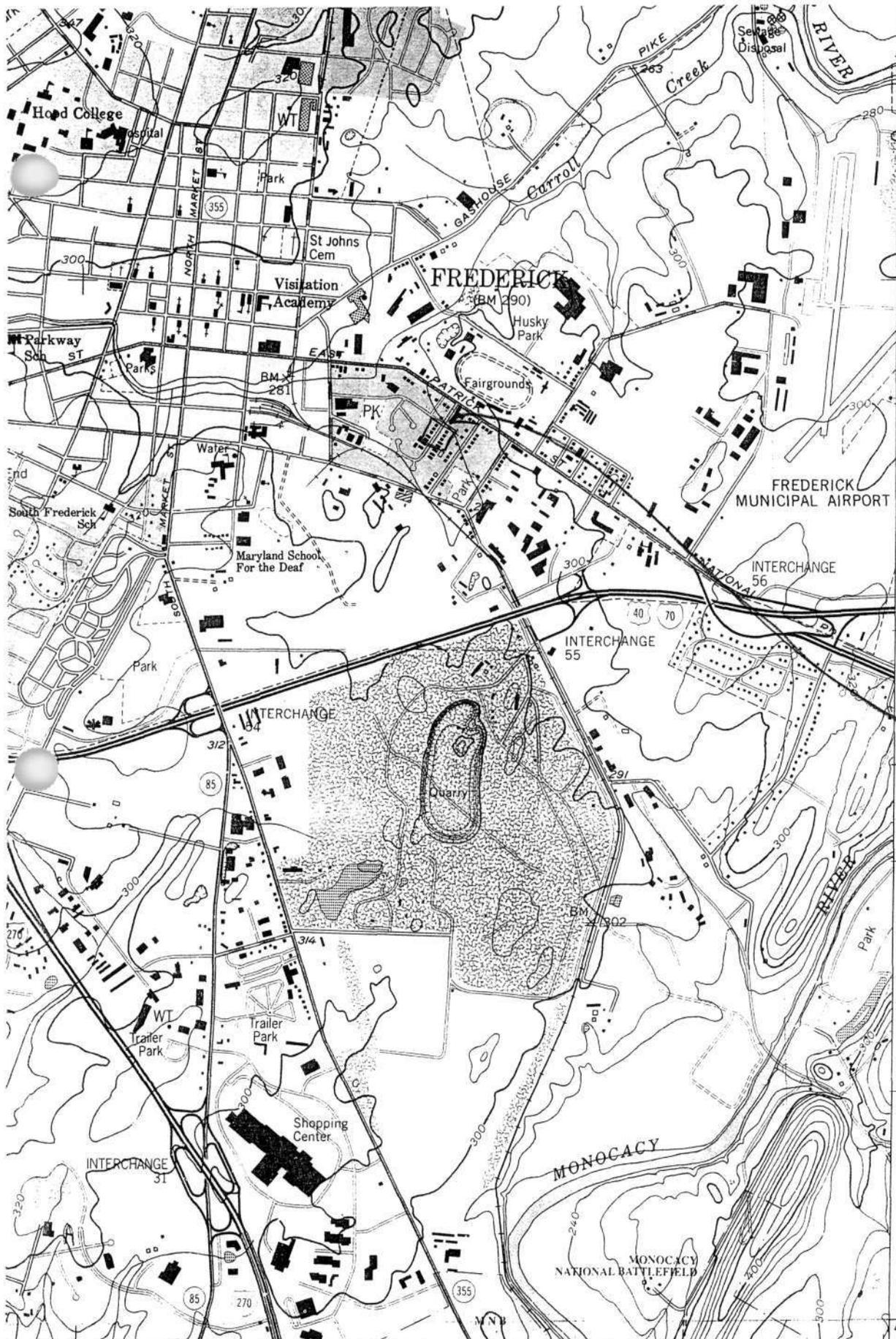
NICODEMUS DEVELOPMENT

Situated Near
FREDERICK **MARYLAND**
 Scale 1" = 100' Sept. 26, 1923

Emory C. Crum
 Civil Engineer
 Frederick, Maryland

F-3-220
 NICODEMUS DEVELOPMENT
 PENN AVE. SURVEY DISTR
 No. 230926.
 100-108 + 101-109 PENN
 AVE
 FREDERICK
 FREDERICK CO., MD
 PLAT PLAN 1923





NEW MARKET 6 MI.
BALTIMORE 43 MI.

F-3-220
 25'
 NICODEMUS DEVELOP.
 PENN AVE SURVEY
 DISTRICT
 100-1001 1011109 PENN
 AVE., FREDERICK
 FREDERICK CO., MD
 USGS Frederick, MD
 Quad
 (10 buildings, 5 on west
 side / 5 on east side)

NA

25' 1292 URBANA 4.6 MI WASHINGTON D C 40 MI INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1994 294 295000m.E. 77°22'30" 4361000m.N. 39°22'30"

ROAD CLASSIFICATION

- | | |
|------------------------------------|--|
| Primary highway,
hard surface | Light-duty road, hard or
improved surface |
| Secondary highway,
hard surface | Unimproved road |

1 MILE

(URBAN)
5562 IV SE



F-3-220 Nicodemus Development - Penn. Ave Survey
District

101-109 Pennsylvania Ave, Frederick, MD

Daniel Jackson

June, 2003

Md SHPO

View - South

1/8



F-3 - 220 Nicodemus Dev. - Penn. Ave Survey District

109-101 Pennsylvania Ave, Frederick, MD

Daniel Jackson

JUNE, 2003

Md SHPO

View - North

2/8



F-3-220 Nicodemus Dev. - Penn. Ave Survey District

100-108 Pennsylvania Ave., Frederick, MD

Daniel Jackson

June, 2003

Md SHPO

View - South

3/8





F-3-220 Nicodemus Dev. - Penn. Ave. Survey District
108 Pennsylvania Ave, Frederick, MD

Daniel Jackson

June, 2003

Md SHPO

View - East

5/8

F-3-220 200 0000 57.



F-3-220 Nicodemus Dev. - Penn. Ave Survey District
109 Pennsylvania Ave., Frederick, MD

Daniel Jackson

June, 2003

Md SHPO

View - West

6/8

01-544 200 0000 50



F-3-220 Nicodemus Dev. - Penn. Ave. Survey District
105 Pennsylvania Ave., Frederick, MD

Daniel Jackson

June 2003

MD SHPO

View - North West

7/8



F-3-220 Nicodemus Dev. - Penn. Ave. Survey District
102 Pennsylvania Ave., Frederick, MD

Daniel Jackson

JUNE, 2003

Md SHPO

View - South east

8/8