

(Rev. 10-90)

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

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1. Name of Property

=====

historic name Highland Lodge

other names/site number Pequea; F-3-157

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2. Location

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street 5519 Old National Pike

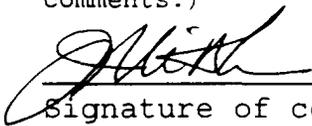
not for publication n/a city or town Frederick vicinity x
state Maryland code MD county Frederick code 042 zip code 21701

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3. State/Federal Agency Certification

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As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide x locally. (See continuation sheet for additional comments.)



9-15-98

Signature of certifying official

Date

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

=====

6. Function or Use

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Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: single dwelling
DOMESTIC domestic outbuilding

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: single dwelling
DOMESTIC domestic outbuilding

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7. Description

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Architectural Classification (Enter categories from instructions)

LATE VICTORIAN/Gothic
LATE 19TH AND 20TH CENTURY REVIVALS/Colonial Revival

Materials (Enter categories from instructions)

foundation Stone
roof Asphalt
walls Wood
other Wood

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

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8. Statement of Significance
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Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

ENTERTAINMENT/RECREATION
ARCHITECTURE

Period of Significance ca. 1881-1936

Significant Dates ca. 1881

Significant Person (Complete if Criterion B is marked above)

n/a

Cultural Affiliation n/a

Architect/Builder Unknown

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

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9. Major Bibliographical References

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(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

- Previous documentation on file (NPS)
- preliminary determination of individual listing (36 CFR 67) has been requested.
 - previously listed in the National Register
 - previously determined eligible by the National Register
 - designated a National Historic Landmark
 - recorded by Historic American Buildings Survey # _____
 - recorded by Historic American Engineering Record # _____

- Primary Location of Additional Data
- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

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10. Geographical Data

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Acreeage of Property approximately 6 acres

USGS quadrangle Frederick, MD

UTM References (Place additional UTM references on a continuation sheet)

| | Zone | Easting | Northing | Zone | Easting | Northing |
|---|------|---------------|----------------|------|---------|------------------------------|
| A | 18 | <u>286950</u> | <u>4366180</u> | B | 18 | <u>287010</u> <u>4365960</u> |
| C | 18 | <u>286840</u> | <u>4365940</u> | D | 18 | <u>286820</u> <u>4366190</u> |

See continuation sheet.

Verbal Boundary Description: The nominated property consists of Parcel 1 recorded among the Frederick County Land Records in Liber 1085, Folio 288.

Boundary Justification: The nominated property, approximately 6 acres, comprises all the contributing elements of the resource within the remnant of the property with which it is historically associated.

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11. Form Prepared By
=====

name/title Paula S. Reed, Ph.D.
organization Paula S. Reed & Associates, Inc. date February 1998
street & number 105 North Potomac St. telephone (301) 739-2070
city or town Hagerstown state MD zip code 21740
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Additional Documentation
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Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

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Property Owner
=====

(Complete this item at the request of the SHPO or FPO.)

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____
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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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F-3-157
Highland Lodge
Frederick Co., MD

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Description Summary:

The property known as "Highland Lodge," and later as "Pequea" is located on the south side of the Old National Pike, at the base of Catoclin Mountain, about three miles west of Frederick, at the Community of Braddock. The complex consists of a large, Victorian period frame house which is centered at the end of a circular driveway, and its complement of outbuildings. In addition to the house, the property includes a frame stable and carriage house, both converted to garages, a small frame barn, a small log dwelling moved to the property in the early 20th century, a frame summer kitchen and a frame secondary dwelling located behind and to the southwest of the main house. The buildings are oriented to the Old National Pike and face north on a landscaped six acre parcel. Along the front border of the property is a stone wall, with stone pillars and iron gates at the entrance.

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General Description

The centerpiece of the complex is the large frame dwelling built about 1881 by prominent Frederick attorney and banker, John H. Williams as his family's summer residence. The house is eclectic in style with Gothic and Italianate features, large and rambling. It is a two story, six bay house with a T-shaped plan and a prominent central projecting gable. The house was updated in the early 20th century by a subsequent owner, prominent local businessman Casper Cline. The renovations resulted in the addition of Colonial Revival style elements. Some later Colonial Revival features were added in the mid 20th century. While the house has overall symmetry of shape, the spacing of fenestration is irregular, giving the facade a slightly off-center appearance. The six bays are spaced with the central projecting gable having one bay, and the facade to its east having two bays and the facade to its west with three. Dormer windows are aligned with the other openings with a group of two on one side of the central gable and a group of three on the other side. The central projecting gable is dominated by a bracketed cornice, an arched attic window and a second story double window with two long, narrow sashes with arched tops. Beneath the across-the-front porch is the main entrance, a Colonial Revival style opening with elliptical fanlight and side lights. This is one of the modifications to the house. Historic photographs reveal that a semi-hexagonal projecting bay was originally in this location and the main entrance was located in the next bay immediately to the west. As part of the Colonial Revival work on the house, this effort was made to make the front appear more symmetrical. Except for the alteration to the front and east end porches and the front entrance, most of the original features are retained.

The west end wall retains all of its original features including a bracketed cornice, a round arched attic window, double segmentally arched second story windows, and a semi-hexagonal projecting bay, trimmed with paired brackets. This vertical arrangement was identical to that of the frontal projecting gable. At the rear of the house, the bracketed cornice continues and a rear porch shelters the back doors. Some time in the mid

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20th century, a one story kitchen and mud room were attached to the rear of the building. The only other alteration of note at the exterior is the enclosure of the two story porch at the east gable wall. Fortunately, good photographic documentation remains of the original appearance of this side porch as well as the front porch for restoration purposes.

The interior of the house retains most of its original features, plus some modifications from the early 20th century. Notable interior elements include parquet floors at the main level, decorative wooden grille work above the main staircase and across the opening for the west projecting bay window, interior doors with four molded panels and transoms for borrowed light and ventilation, white ceramic door knobs and escutcheons, a finished attic with early 20th century wall paper and a staircase with turned newel posts and balusters. Above the second floor these retain their original natural finish revealing alternating use of walnut and chestnut to provide a contrasting color scheme. This play with wood species was a popular decorating scheme in the 1880s. One other important interior detail is the molded plaster decoration on the parlor ceiling. Outlining the ceiling with a bell flower pattern followed by an inner bead pattern, this decorative trim was painted gold to contrast with the ceiling. There is also a marbled painted slate mantelpiece. The other period mantel is wooden with applied trim.

In addition to these features, the floor plan of the house is distinctive. The main part of the house is an elongated rectangle, running west to east. The parlor with its projecting bay window is at the west end, and the now enclosed double porch is at the east end. Today's kitchen and mud room are additions, but continue the original outline of the house. The original kitchen formed a projecting wing at the rear of the house; this space is now occupied by a pantry. A dominating feature of the floor plan is a broad stair and entrance hallway extending from front to rear of the house. To the west of this hallway is the large parlor with its projecting west window and elongated windows to the north and to the south.

Also leading off from the hallway, and running perpendicular to it is the formal stairway, leading to the dining room, a smaller parlor or library and a small reception room near the entrance. This small room is dominated

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by an early 20th century fireplace with an original glazed tile surround and natural wood-finished mantel and mirrored overmantel, supported with round columns. Located beneath the projecting frontal gable, this small room now contains the front entrance. Originally this room had a projecting bay window and the main entrance was located immediately to the west, opening into the entrance hallway. The original kitchen had entrances into the main hallway, directly to the outside in the south and east walls and into the smaller east-west passage which gave access to the dining room. The two rooms at the east end of the house each have original built in closets with combined drawers and shelving. The southeast room has the painted slate mantelpiece previously mentioned.

Despite the fact that the house has had changes during the mid 20th century, among them the addition of colonial style mantelpieces, brick fireplace liners, and relocation of the front entrance, The floor plan and many original features remain intact.

Complementing the main house is a group of associated buildings. The frame carriage house is located immediately to the east of the main house. It has a low-pitched hipped roof cut to a gable at the front. Rising from this is a steeply pitched hipped roof tower with a cupola at the top. The roofing system is covered with standing seam sheet metal. The walls retain their original German siding and the windows their original peaked top architraves. In the front is a pair of arched top louvered vent openings. The only change to this building has been the installation of three modern garage doors where the original entrances were. East of this building is a stable, now also used as a garage. Also covered with German siding, it is gable roofed with a central cross gable. Between the house and the carriage house and a little to the south, is a wash house or summer kitchen. It is a square hip roofed building covered with German siding. It has an entrance in its front (north) elevation and six over six light windows. To the northeast of these buildings is a one story three bay log cabin of unknown origin. It has an exterior stone chimney and a shed porch across the front. The type of stone work on the chimney and the manner in which the logs are finished with what appears to be cement daubing and fully exposed appears to be a 1920s or '30s treatment. The cabin is said

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to have been moved to its present site from Baker Park in Frederick in the 1940s.

A short distance to the southwest of the main house and reached by a separate driveway is a small secondary dwelling. It has four bays across its front with a two bay wide, two story central section. It is gable roofed with a shed extension, two stories high extending to the rear. A frame outbuilding is located behind it. Two other frame sheds are located along the east property line.

The buildings are in excellent condition and most of the original defining landscape features, particularly the circular driveway and stone fence with iron entrance gates, remain in place. The property was purchased recently by the current owners who plan to restore the facade of the house based on evidence clearly visible in a series of historic photographs.

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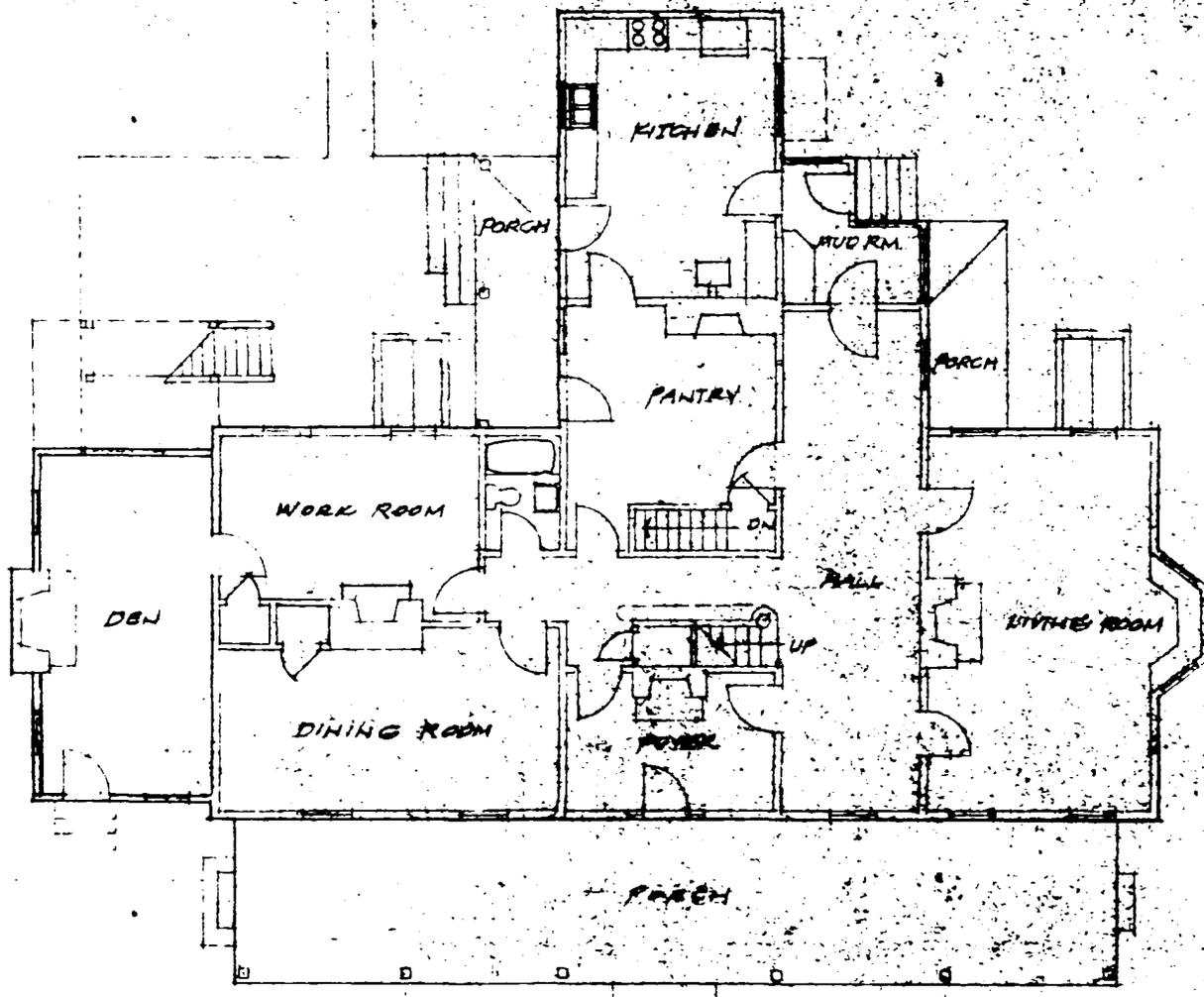
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Sketch floor plan



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Significance Summary

The summer "cottage" known as Highland Lodge is significant under Criterion A for its association with the development of the highlands west of Frederick city as the location of resort properties for the city's emerging professional and merchant class during the late 19th and early 20th century. Highland Lodge was built for John H. Williams, a wealthy and influential Frederick attorney and banker, as his summer home shortly after he purchased the property in 1881. Later, another prominent Frederick businessman, Casper E. Cline, also left his mark upon the property. Cline, who was a successful dealer in furniture, carpet, wallpaper and "undertakers' goods" owned the property from 1912 to 1936. These two gentlemen, among the other owners of Highland Lodge reflect the trend among the well-to-do in the late 19th and early 20th centuries to build fancy summer houses outside, but nearby the city which contained their business, economic and social interests. Highland Lodge is also significant under Criterion C for its architectural expression, an eclectic blend of aspects of the Gothic, Italianate and Colonial Revival styles. Important features include a distinctive floor plan and elaborate decorative detailing executed in wood and plaster. Although the house has been altered, particularly the front entrance and porch areas, it retains integrity of location, design, setting, materials, workmanship, feeling and association. These strengths are enhanced by the collection of support buildings, the remaining landscape features and approach to the property and its location on high ground overlooking the city of Frederick. The period of significance extends from 1881 when Williams purchased the property to 1936 when Casper Cline sold it.

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Historic Context:

Along with the rest of the nation, Frederick County experienced a period of rapid urbanization and industrialization during the late 19th century. Except for periods of economic depression in the mid 1870s and the mid 1890s, the last three decades were times of economic growth and prosperity, at least for those in the middle and upper levels of society. One way that wealth was expressed was in the ability to enjoy leisure time, and to have a second house, often referred to as a "cottage" for summer use, away from the increasingly crowded urban areas. Although Frederick did not experience the same type of industrial growth that Baltimore, Hagerstown and Cumberland did, much of it associated with the railroads, the city did prosper. Frederick's late 19th century prosperity appears to be related mostly to commercial development, as evidenced in the fine commercial buildings along Market Street, dating from the 1880s and 1890s. There were also several furniture manufactories and farming prospered as growers could ship their goods to nearby cities of Baltimore and Frederick, D.C. Frederick had a long tradition of agricultural prosperity, brought about by rich farmland and cultivation of small grains, making the county a leader in wheat and corn production.

Typical of the closing decades of the 19th century and the first two of the 20th century, society was clearly demarcated by wealth. Wealth was obviously expressed, and class distinctions were well marked. Highland Lodge expresses this social and economic order for Frederick County. It is among the earlier of such places, predating nearby Braddock Heights which was developed in the 1890s and early 1900s as a resort community. Also, Highland Lodge is distinctive in that it was built new as opposed to being a renovation of an earlier residence as was sometimes the case.

The community of Fairview near the foot of Braddock Mountain was a desirable location to build a summer place. Beginning as a settlement along the edge of the Old National Road, Fairview has roots which go back to the early 1800s. Its buildings are closely aligned with the road and clearly oriented to it and include a former tavern and toll house. Highland Lodge breaks this linear pattern, being set back from the road at

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the end of a circular driveway. Fairview is also known for the attractive vista it provided of Frederick. In 1862, Oliver Wendell Holmes wrote of the beauty of the "clustered spires" of Frederick as seen from Fairview. Holmes' reference to the clustered spires was used in the opening lines of Whittier's poem, "Barbara Fritchie." Highland Lodge was oriented to take advantage of both the view to the east toward Frederick and the mountain vistas to the west. The importance placed on the outdoors and enjoyment of the vistas is conveyed by the spacious porches of Highland Lodge and the landscaped grounds which originally were embellished with statuary.

About 15 years after the construction of Highland Lodge another group of summer houses was developed atop Braddock Mountain, at Braddock Heights. This was a development scheme initiated by George William Smith and other prominent Frederick Countians to provide a summer resort community linked with the Frederick and Middletown Railway, later known as the Hagerstown and Frederick Railway, an electric interurban line which was the parent company of the Potomac Edison Company (now part of Allegheny Power). The railway began operation in 1896 and the resort community was to provide a destination point and riders for the line. The line passed to the south of Highland Lodge, and the fact that the house is oriented to the north and to the National Pike indicates that it was completed and established before the railway was present.

Resource History

The first owner of Highland Lodge, John H. Williams (1814-1896), was a prominent attorney in Frederick and eventually became President of the Frederick County National Bank. He was born in 1814 near Emmitsburg in Frederick County. After graduating from college, he studied law under William Schley in Frederick and was admitted to the Frederick County Bar. According to T. J. C. Williams' History of Frederick County (written in 1910, and itself a product of the Gilded Age), John H. Williams "enjoyed a large and influential clientele, and represented many of the most important interests in the county." (Williams, 1910, p. 711). Mr. Williams also served for many years as editor of the Frederick Examiner. His principal

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residence was in the city of Frederick, on South Market Street, a two and a half story, Federal style mansion which he purchased in 1852.

An observer in 1887 commented that the summer home of John H. Williams, Esq. was one of the most prominent houses in the Braddock post office district, built in the "most modern style with every convenience," and further noted that "Mr. John H. Williams and family have been quite an accession to the material portion, and the charities which they always bestow with liberal hands are seen on every side" (Miller, 1887, np).

In 1894, two years before his death, John H. Williams sold the property to Margaret and Charles Ramsburg, who sold it in 1897 to B. Frank Pampel, another prominent Frederick attorney, who kept it until 1905. It exchanged hands several more times until 1912 when it was purchased by Casper E. Cline who kept it until 1936. (Maryland Inventory of Historic Properties form, Fairview District).

Casper Cline came to Frederick City at age 14 (1886) and worked as a clerk in the carpet store belonging to Charles E. Thomas. When he was just 16, Casper bought the carpet store, upon the death of Mr. Thomas. About nine years later, Casper Cline moved the store from 11 North Market Street to 12 North Market and expanded his inventory to include furniture. He moved his business again in 1905 and expanded it by adding two stories to the building and dealt in furniture, carpet, wallpaper and undertakers' goods (Williams, 1910, p. 1088).

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MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization: Piedmont

Chronological/Developmental Period: Rural Agrarian Intensification,
1680-1815
Agricultural-Industrial Transition,
1815-1870

Prehistoric/Historic Period Theme: Architecture
Entertainment/Recreation

Resource Type:

Category: Buildings

Historic Environment: Rural

Historic Function and Use: Domestic/single dwelling

Known Design Source: None

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MAJOR BIBLIOGRAPHICAL REFERENCES

- Davis, Janet, Frederick County Historic Sites Surveyor, interview.
Frederick County Land Records, Frederick, MD
Maryland Inventory of Historic Properties, Maryland Historical Trust,
 Crownsville, MD
Miller, Charles W. "Post Offices of Frederick County," ms., 1887
Williams, T. J. C. History of Frederick County, orig. pub. 1910, rpt.
 Baltimore: Regional Publishing Co., 1967.

HIGHLAND LODGE (F-3-157)
5519 OLD NATIONAL PIKE
BRADDOCK SURVEY DISTRICT (F-3-112)

DESCRIPTION (Revised after 12-16-94 site visit):

The principal dwelling, originally built about 1881, currently has a six-bay asymmetrical north elevation with a full-width one-story veranda and a projecting center bay on the second story and attic level with a round-arched gable window. Gable-roofed dormers project from the roof, an late 1940's alteration of the original segmental arched dormers, and a two-story frame extension on the east end which was originally a one-story open sided porch. The west gable end has a one-story polygonal bay in the center of the elevation, and a two-story rear wing extends from the south side of the house. A one-story extension to the rear wing probably dates from the period about 1912-1920. A one-story open porch extends along the east side of the rear wing. Two interior chimneys rise from the roof of the main section and a third chimney is located in the two-story section of the rear wing.

The exterior cladding is german siding, most of which appears to date from the early 20th century, but sections of late 19th century german siding may exist on the second story and rear wing. The roofing material is modern composition material, installed in the mid-1980's. The original roofing material is unknown, but is assumed to have been either slate or wood shingles. The original appearance of the main elevation is documented in a historical photograph and a painting in the possession of the current owner, Mrs. Erma R. Little. The north elevation had a two-story projecting center element with a polygonal bay on the first story. One-story porches adjoined the bay on the east and west sides and the principal entrance was in the first bay on the right or west side of the polygonal projection. In the mid 1940's, a subsequent owner of the property removed the polygonal projection in the process of a major remodeling, but died before the work was finished. The property was sold to Mrs. Little and her husband (now deceased) who had the present first story flat facade installed, relocating the main entrance to the center of the elevation with a fanlighted Colonial Revival doorway and converting the original entry to a window. The porch was extended across the entire facade, with a new deck of brick and modern metal fluted columns replacing the turned wood original supports. A Chippendale style railing tops the roof of the porch. The Littles also enclosed the first story sun porch on the east elevation in 1957 and in the 1970's built a second story over the porch and fully enclosed the extension with wood siding.

The interior of the house shows basically the original plan intact on the first floor, a typical Victorian period asymmetrical plan with an off-center hall and a cross hall containing the main staircase. On the east side of the main hall were three rooms, one of which is now the vestibule of the relocated main entrance. This room was reduced in size and squared in shape by the removal of the projecting bay. It has an oak mantelpiece with a tiled surround and an overmantel inset mirror. This design is typical of the early 20th century and was probably installed during the period 1900-1915. The room was probably a small reception

room. The next room to the east has a paneled dado and wallpapered plaster walls. The present use is as a bedroom, but the Littles assume that the room was either a library or a dining room. It has a parquet floor with a border and an early electrical outlet with three in-line sockets near the center of the floor. A projecting wall section on the south side of the room has an apparent call button near one corner, but the fixture is covered with wallpaper and its original purpose is not yet confirmed.

The first story room at the southeast corner of the house is identified on the current plan as a music room. It has an 1880's painted and grained slate mantelpiece with an incised design and a round-arched opening. This mantel type is commonly found in builders' supply catalogs of the last quarter of the 19th century and several others of its style have been documented in Frederick County houses. The walls of the room are also wallpapered and a door in the east wall leads to the family room, the 1957 enclosure of the sun porch. Adjoining the music room on the west is a small bathroom and a short passage beyond the bathroom leads to the original kitchen, now used as a dining room. It has a fireplace with a plain pine mantel surround in the southwest corner. The relationship of the kitchen to the present bathroom and the music room suggests that the music room was probably the original dining room and the bathroom was a butler's pantry. This arrangement is typical in the dwellings of the wealthy class in the late 19th century, where the dining room was placed near the kitchen so that food would not be carried through the more formal front part of the house and the butler's pantry was the staging area and buffer between the dining room and the kitchen. A summer kitchen separate from the house may also have existed near the rear wing and was demolished during the early 20th century. In the period about 1912-1925, the present kitchen, a one-story extension to the rear wing, was added. It has been considerably altered by a 1974 remodeling, but had undoubtedly been modernized in previous years as well.

The main staircase has a polygonal fluted newel post and scroll-sawn closer design extending to the attic level. At the ceiling at the foot of the staircase are turned spindle decorative grilles. A dentil cornice was installed during the late 1940's alterations. On the west side of the main hall is the living room, the original formal parlor. This room also has a parquet floor and the projecting bay on the west wall. Framing the bay are more of the turned spindle grilles. The mantelpiece on the east wall is a Colonial Revival mantelpiece, a replacement of the original mantelpiece which was removed because of damage during the excavation of the underlaying crawl space during work in the period since 1950. The original mantelpiece was probably a painted slate type similar to that in the music room. The dentil cornice is also part of the late 1940's alteration.

The second story of the house has been considerably altered in terms of the wall surfaces, but the basic original plan apparently had several bedrooms arranged around the upstairs hall with a bathroom at the south end of the hall. In several rooms are wood mantelpieces in a simple Tudor-arched style typical of the 1880's period. Closets have been added or enlarged in most of the rooms and a second kitchen was built in the second story enlargement of the east side porch to serve the two-family use which took place from the 1970's to the present.

Outbuildings: The frame meathouse is a 10 ft. by 10 ft. one-story frame building located south of the rear wing. It has a composition roof in a hipped shape terminated in a wood finial. This building has 2/2 windows in each elevation except the north, where the vertical board door opens. The interior has tongue and groove paneled walls. Across the rear upper wall is a surviving row of hooks for meat, however, the building has shelves around the walls and has been used for other storage for many years. The log cabin located east of the house was moved to the property in the 1940's. Its origin is unknown, but it may have been originally located elsewhere in the Braddock vicinity. The Littles had been told that the log structure was a Boy Scout meeting house which had been located at West Patrick Street and West College Terrace in Frederick, but doubt has recently been raised about this story. The building has been considerably rehabilitated and has a one-story porch across its west elevation, 6/6 windows, and an exterior stone chimney on the north gable end. The two frame garages located east of the house were probably originally the stable and the carriage house mentioned in the 1904 advertisement for sale of the property in an equity case. The carriage house has a vertically dominant center section with German siding, arched louvred vents, and is topped by a standing seam hipped roof with a louvred cupola. Shed additions on the east and west elevations were possibly added in the 1930's and the building now has lift-type garage doors in each section. A visitor to the property in the 1970's named C. V. Dye related to the Littles that he had lived at Highland Lodge and "built" the garages to house milk trucks, his occupation then being a milkman. This has not been verified by documentation, but the Casper E. Cline family, the owners in the 1930's, were distantly related to a Dye family, according to the Williams & McKinsey History of Frederick County (1910), and in 1939, an advertisement for sale of the property due to mortgage default stated that Mr. Dye and his family were the occupants in the last years of the Cline ownership, until 1936. The construction and materials of the buildings appear to indicate that Mr. Dye may have considerably enlarged at least two of the existing structures. The other building, apparently the stable, was enlarged with an addition on the north where a cross gable indicates that an entrance in that location may have been obscured by a later application of siding. South of the stable, beyond a non-contributing frame shed, is a small frame barn with sliding doors and vertical tongue-and-groove siding. This building may also date from the period 1920-1940. The tenant house was not closely examined in the current site visit, but its simple design and artificial siding suggest that its date is probably during the period about 1900-1920. A large frame bank barn which appears to date from the 1880's located some distance to the southwest of the main building group is not included in this description because it is not part of the parcel being offered in the current sale or the subject of the proposed special exception application (B-94-60).

SIGNIFICANCE: (Revised)

Highland Lodge is a fair example of an 1880's Victorian vernacular dwelling which was altered in the period about 1900-1950, with a major exterior change in the early to mid-1940's which removed a significant original feature, a polygonal bay, and relocated the principal entrance. The later alterations also changed the Victorian segmental arched dormers

to larger, Colonial Revival gabled dormers. The interior plan of the 1880's house is still discernible and certain decorative features remain of the original house, including turned spindle grilles in the main hall and parlor, a paneled dado in another room, and a painted and grained slate mantelpiece. A circa 1900-1915 oak mantelpiece with an overmantel mirror inset is also a significant surviving feature, showing the modernization of the house in a later historical period. The house was built in the early 1880's by John H. Williams (1815-1896), attorney, editor of the Frederick Examiner newspaper during the period about 1840-1849, and the president of the Frederick County National Bank from 1867 to his death in 1896. The purchase of two parcels by Williams totaling about 31 acres in 1881 indicates that the house was associated with a working farm, but the plan and features are those of a summer residence of the wealthy class, with several porches, living and entertaining spaces, and decorative details suggesting a leisurely existence.

Two years prior to Williams' death, the property was sold to Charles T. Ramsburg (born 1841), a farmer. The 1910 History of Frederick County states that Ramsburg made many improvements, although they are not specified. This was undoubtedly the beginning of many periods of alteration, some minor, others more substantial, to which the property has been subjected since 1894. The completion of the Frederick & Middletown Railway, the first leg of the future Hagerstown & Frederick interurban trolley line, in 1896 made electric power available to those who paid for lines to the main stem. It was probably during the period 1896 to 1906 that Highland Lodge was wired for electricity. In 1897, P. Frank Pampel (1854-1927), another lawyer who had just been appointed the City Attorney for Frederick, purchased the house. With this deed, the 31-acre Williams farm was separated into smaller parcels. Two adjoining parcels, one of about 6 acres comprising the house and its domestic outbuildings, and another of about 4.9 acres form the present approximately 10-acre parcel. A mountain lot of about 8 acres somewhat to the west was also included. (The attached chain of title focuses on the 6-acre parcel which contains the principal buildings.) Pampel transferred the title in 1900 to his future wife, Mary Elder, but the Pampels had financial difficulties in 1901, moved to a town residence in 1903, and turned over their power of attorney to William P. Maulsby, Jr. to sell the property to pay debts. Pampel had lived at the Carlin House hotel in Frederick prior to his marriage, an establishment managed by Patrick E. Long, a well-known hotel proprietor who later built and ran the Hotel Braddock at Braddock Heights and the City Hotel in Frederick until his death in 1909. Long and Marcus R. Williams purchased the property in Braddock from Pampel, probably as a favor to a friend. Long and his family apparently lived at the house for at least a couple of years. His daughter Catherine, still living in the early 1980's, recalled the house being named "Pequot" in this period, although it is not known when and by whom this name was given to the property. By 1903, Long had sold his interest to Williams, about whom little is known. His wife Marie E. Williams received title to the property in March 1904, but in November of the same year, the farm went on the market to satisfy the mortgagee of Pampel. It is not clear from the land records whether or how Mrs. Williams' interest in the property was consolidated.

Dr. Samuel W. Hoopes and his wife Gertrude owned the house from 1904 to 1912. It was possibly during Dr. Hoopes' ownership that the house was wired for electricity. The advertisement for sale of the Pampel property in 1904 did not mention electric power as one of its advantages, in a time when it would have been unusual outside of Frederick City. Little has been discovered about Dr. Hoopes. He died in 1911 or 1912 and Mrs. Hoopes sold the estate to Casper E. Cline in 1912.

Casper E. Cline (1872-1947) was a prominent businessman who built a large furniture and undertaking business from his entry into business as the 16-year-old owner of a carpet store in Frederick. By 1909, he was a director of the Citizens' National Bank of Frederick, a director of the Mutual Insurance Company, the YMCA, president of the Credit Men's Association, and a member of many lodges and fraternal associations. Cline gave the Braddock property the name "Highland Lodge" and in the 1923-1924 Frederick City Directory, it was listed as his residence. By 1928, his principal residence was given as 7 South Market Street, but the house was probably still used as the Clines' summer residence until the 1930's. During this period, Highland Lodge was presumably altered for the Clines' large family of six children and modern updates to domestic living were incorporated. The east side porch may have been enclosed with glass during this time, and a sleeping porch was possibly made by enclosing a second story rear porch with wire screens. The present kitchen wing was probably built. It is not known when the first story bathroom was built, but this may have occurred in the 1930's when the Clines no longer used the house and it was occupied by Mr. C. V. Dye, possibly a distant relative of the Clines. As related in the Description section, Dye and his family resided at Highland Lodge during the mid 1930's while carrying on a milk delivery route which caused the enlargement of some of the outbuildings. The need for a butler's pantry, a relic of a more affluent time, was undoubtedly long past when the Dye family lived at the Lodge.

After a brief span of three years during which it was owned by Roscoe Admire, Highland Lodge was sold to Ralph G. and Mary B. Kline. The Klins began an extensive remodeling on the main dwelling which included the removal of the first story polygonal bay. Mr. Kline's death in 1947 resulted in the sale of the property to Mr. and Mrs. Ralph J. Little. Mrs. Little, now a widow, remains the owner of record. Over the years since 1947, the Littles have adapted spaces in the house as their family needs changed. They finished the first story facade to its present appearance, with the relocated main doorway, the full-width veranda with a brick deck and metal fluted columns and a Chippendale roof railing. The east elevation sun porch was fully enclosed in 1957 with a modern chimney and an exterior door. The open sun terrace on the roof of this porch was later enclosed and converted to a small kitchen and den, as the house became two living units for two generations of the family. Closets were added to the second story hall and to the second floor bedrooms. A partition wall in the west room on the second story divided the original single chamber into two bedrooms. The cellar was excavated under the western section of the house which had originally had only a crawlspace under the floor. In the process of this work, the west parlor chimney footing and the fireplace collapsed, necessitating the rebuilding of the base and the replacement of the mantelpiece. A patio was added off the southeast corner of the house. The original roof dormers had

deteriorated and were leaking, so the Littles redesigned them to the present, larger gable-roofed Colonial Revival style. In 1974, the kitchen addition was completely remodeled.

Bibliography:

Delaplaine, Edward S. "Edgar Lee Masters", Frederick News-Post, August 25, 1970. (Contains biographical information on P. Frank Pampel)
Frederick City and County Directories, 1895 1906, 1915, 1923-24, 1928.
Holdcraft, Jacob M. Names In Stone. Privately published, Ann Arbor, Michigan, 1966.
Land Records of Frederick County
Personal interviews with Mrs. Erma R. Little and Mr. and Mrs. H. J. Kaempf
Real estate data sheets and floor plan provided by Royd Smith Realty
Williams, T. J. C., and Folger McKinsey. History of Frederick County, 1910. Reprinted Baltimore: Regional Publishing Co., 1979, pp. 710-711, 1037-1038, 1088.

Prepared by Janet L. Davis, Historic Sites Surveyor
Frederick County Planning & Zoning Department
December 1994

HIGHLAND LODGE (F-3-157)
5519 OLD NATIONAL PIKE
BRADDOCK SURVEY DISTRICT (F-3-112)

Chain of Title

Deed Reference

1085/288 Grantee: Erma R. Little
8 June 1979 Grantor: Erma R. Little, widow
Acreage: Parcel 1: 6 acres, conveyed by 302/184
Parcel 2: 4.9 acres, conveyed by 316/339

466/120 Grantee: Erma R. & Ralph J. Little
23 Oct 1947 Grantor: Mary B. Kline, widow

421/561 Grantee: Ralph G. & Mary B. Kline
2 Jan 1940 Grantor: John E. Oxley, assignee, and
Federal Deposit Insurance Corp.,
in Equity Docket 14047, regarding
property of Roscoe Admire
Purchase amount: \$9,350

Equity Record
ECW 2/152

Advertisement for sale, 1939:
" . . . improved with a 13-room frame
mansion house surrounded by beautiful
grounds with large shade trees. The
mansion house is improved with an oil
burner heating system, electric current,
hardwood floors on first floor, two
baths, running water in four bedrooms,
glass enclosed sun parlor, screened-in
sleeping porch and other spacious
porches. This property is also improved
by servant's cottage with running water
and electricity, large garage, and a
barn. . . . This property was the
former residence of Mr. Casper E. Cline
and family of Frederick City and was
later occupied as a residence by Mr.
C.V. Dye and family."

402/554 Grantee: Roscoe Admire
30 Jul 1936 Grantor: Casper E. Cline & Minerva I. Cline
Acreage: Parcel 1: 6 a., 1 rd., 29 sq. p.
Parcel 2: 8 a., 1 rd., 30 sq. p.,
conveyed by 314/212
Parcel 3: 4.937 a.

302/184 Grantee: Casper E. Cline
26 Sept 1912 Grantor: Gertrude B. Hoopes, widow
Acreage: 6 acres

HIGHLAND LODGE
BRADDOCK SURVEY DISTRICT
F-3-112
Title Chain, Page 2

Will Record
WBC 2/371
16 Dec 1910

Heir: Gertrude Hoopes, wife
Testator: Samuel W. Hoopes

STH 269/175
14 Jan 1905

Grantee: Samuel W. Hoopes
Grantor: Edward J. Smith, assignee of mortgage,
Equity Docket 7843, property of P. Frank
Pampel
Acreage: 6 acres
Purchase amount: \$3,500

Equity Record
STH 2/260

Advertisement for sale, 26 Nov 1904:
" . . . 6 acres, 1 rood, 29 square perches . . .
improved with a two-story dwelling house containing
about 12 rooms, a stable in good condition, carriage
house, and numerous outbuildings . . ."

STH 265/313
23 Mar 1904

Grantee: Marie E. Williams, resident of Frederick
County, wife of Marcus Williams
Grantor: Marcus R. Williams, of Terrebonne Parish,
Louisiana
Acreage: 6 acres, 1 rood, 29 sq. perches
Purchase amount: " . . . natural love and affection
and the further consideration of \$5 . . ."

DHH 17/268
28 Apr 1903

Grantee: Marcus R. Williams
Grantor: Patrick E. and Margaret E. Long
Acreage: 6 acres, 1 rood, 29 sq. perches

DHH 13/196
4 Feb 1902

Grantee: Patrick Long & Marcus R. Williams
Grantor: William P. Maulsby, Jr., attorney
Acreage: 6 acres, 1 rood, 29 sq. perches
Purchase amount: \$350

DHH 13/101
10 Dec 1901

Grantee: William P. Maulsby, Jr., attorney
Grantor: P. Frank Pampel and Mary R. Pampel
(Power of attorney to sell real estate to pay debts)
Acreage: 6 acres, 1 rood, 29 sq. perches, acquired
from C. Thomas Ramsburg et ux and
conveyed by Pampel to Mary R. Elder
(subsequently his wife)

DHH 7/3
17 Mar 1900

Grantee: Mary R. Elder
Grantor: P. Frank Pampel
Acreage: 6 acres, 1 rood, 29 sq. perches
Purchase amount: " . . . natural love and affection
and the further consideration of \$1 . . ."

HIGHLAND LODGE
BRADDOCK SURVEY DISTRICT
F-3-112
Title Chain, Page 3

| | |
|---------------------------|---|
| JLJ 16/242 18 May 1897 | Grantee: P. Frank Pampel Grantor: Margaret B. and Charles T. Ramsburg Acreage: 6 acres (Plat with deed shows circular drive and trees north of rectangular house and a dark unidentified square plan structure east of house [stable or carriage house?] Purchase amount: \$4,000 |
| JLJ 7/11 1 May 1894 | Grantee: Margaret B. and Charles T. Ramsburg Grantor: John H. Williams Acreage: 31 acres, part of "Neighbors' Agreement", in two adjoining parcels Purchase amount: \$7,750 |
| AF 4/118 10 May 1881 | Grantee: John H. Williams Grantor: John Young of C. |
| AF 3/98 21 Feb 1881 | Grantee: John H. Williams Grantor: Benjamin Keyser |



Royd Smith Realty

2 S. WISNER STREET • FREDERICK, MARYLAND 21701 • PHONE: (301) 662-0977

"HIGHLAND LODGE"

Owner: Erma R. Little

Property: 5519A Old National Pike, Frederick, Maryland 21702

Legal Description: Located S/Route 40A, Braddock Mountain, across from Old Braddock Grange Hall, Liber 1085 Folio 288, 10.66 acres, zoned R1,A use, Parcel 831, Braddock (24) Election District, Tax Map 66, Frederick Street Map 28F5. Approved for single family, 2-family dwelling, horse farm, cattle or sheep farm. Also suitable for following uses with P&Z site plan approval: child care center, group home, nursing home, private school, or community center.

Frame Colonial Revival Style Home, c. 1890, 15 rooms, 2 full baths, 4 bedrooms in use, 4 working fireplaces. Presently accommodates two families.

First Floor

Vestibule: 9 x 14 w. f.p.
 LR: 15 x 25 w. f.p.
 DR: 13 x 13.9 w. f.p./AC
 Kitchen: 13.8 x 18.75
 wood stove & pantry on porch
 Library: 12.1 x 22
 Music Room: 11.7 x 22.2 w. f.p./AC
 Family Rm: 11.7 x 22.2 w. f.p.
 Bath: Full c.t.
 Hall: 9 x 33.5 & 6.8 x 19.8

Full Basement

Rec. Rm: 17.8 x 22 w. f.p., OSE
 Utility Area: W/D hookup, OSE
 cement floor
 Heat: Oil, steam radiator
 Outside dimensions: 2,426 sq.ft.
 Taxes: \$2,100 approx.
 Porches: 3 & brick patio
 Garage: 3 bay frame w. loft (det.)

Second Floor

BR #1: 9 x 15 (box car)
 BR #2: 14 x 15 w. f.p.
 BR #3: 11.6 x 17.8 w. f.p.
 BR #4: 13.8 x 15.1 w. f.p.
 LR: 13.8 x 15.1 w. f.p.
 DR: 11.9 x 22.4 w. f.p.
 Kit: 11.9 x 12
 Den: 12 x 12 OSE
 Bath: Full, tub enc.
 Hall 9 x 22.9

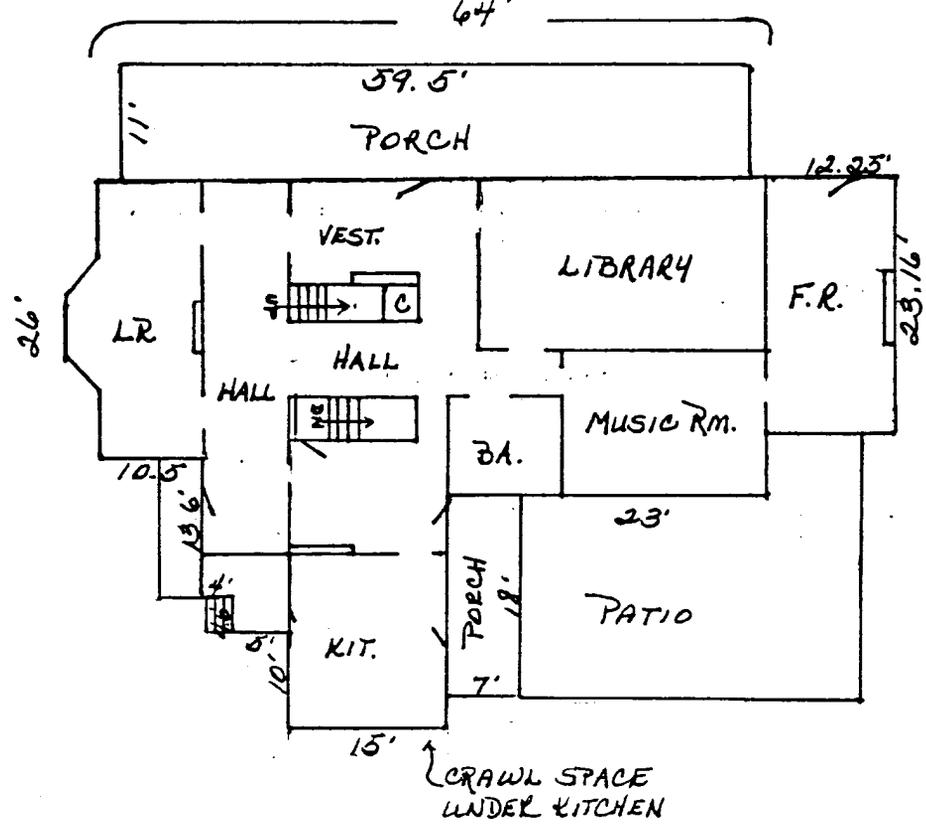
Kitchens:

1st Floor: DW, Range w. hood,
 Refrig., eat-in
 2nd Floor: DW, Stove top, 2 wall
 ovens, refrig., disp., eat-in
 Roof: Asph.sh.10 yrs, part tin
 Water: Well 290'
 Septic: 2 separate
 Storm doors, windows, & screens

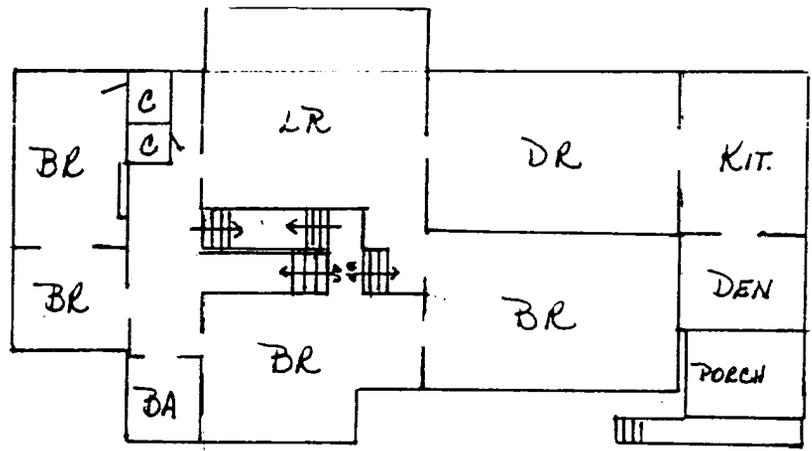
Items which do not convey: original LR (1st floor) ceiling fixture, bell, jockey, and statues in front.

Out-buildings: 5 Room Tenant House, Log Cabin, 3-bay Garage, 4 Frame Sheds/barns. All out-buildings to convey in "as is" condition. Details on request. Seller requests no "Buyer Brokers". Possession is negotiable. Sale is contingent on Kaempfs and Littles completing new homes. Co-op commission: 3%. Seller requests \$10,000 earnest money deposit. Qualified buyers contact C. Richard Miller, 301-662-1251 for additional information and showing appointment.

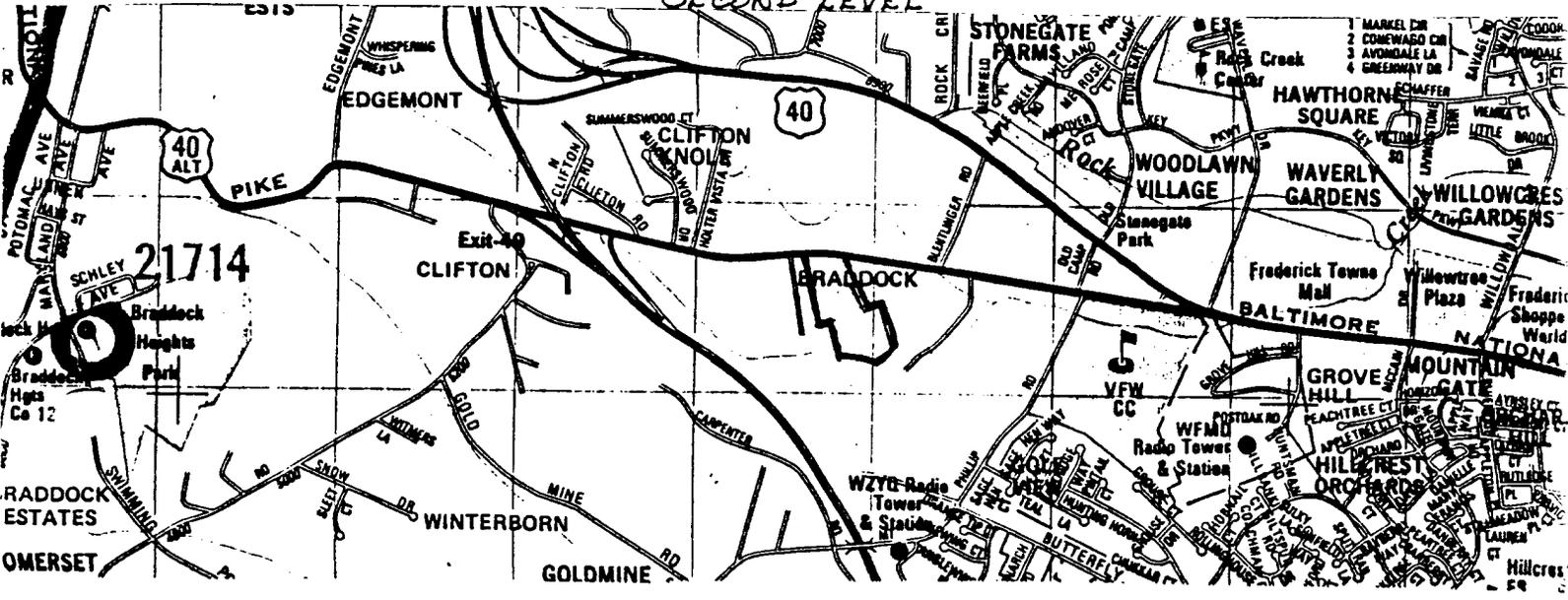
List Price: \$750,000



FIRST LEVEL

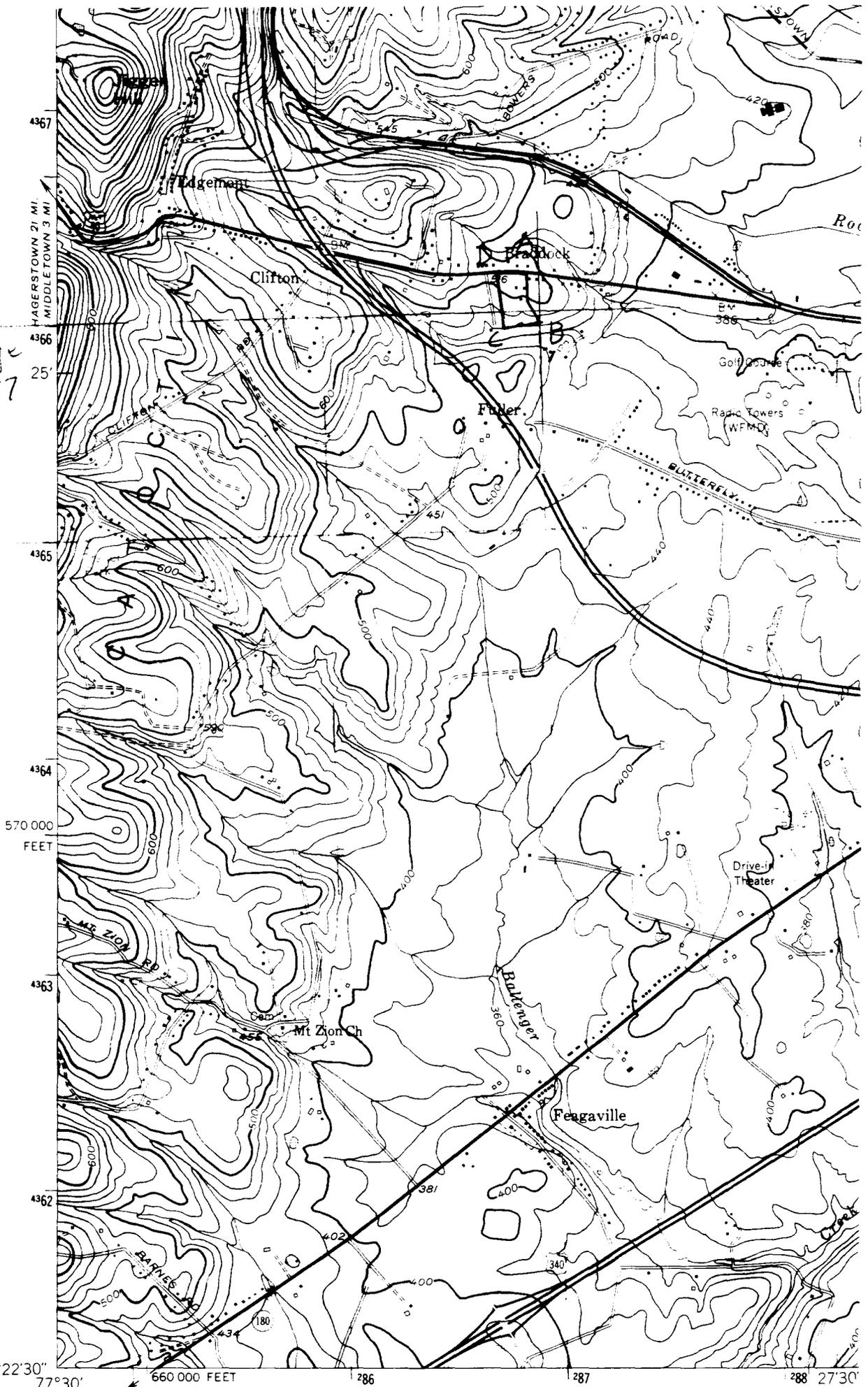


SECOND LEVEL



A: 18-286750
 4366180
 B: 18-287010
 4365960
 C: 18-286840
 4365940
 D: 18-286820
 4366190

Highland Lodge
 F-3-157



39°22'30" 77°30' 660 000 FEET 286 287 288 27'30"

JEFFERSON 24 MI
 Mapped by the Corps of Engineers, U. S. Army
 Edited and published by the Geological Survey

OF ROCK(S)
 SE

MN ★



Highland Lodge

F-3-157

5519 Old National Pike

Frederick, MD (Frederick Co.)

photo by P. Reed

1/98

neg. by P. Reed + Assoc. Inc. Hagerstown MD

South view from Old National pike,

#1

1#



Highland Lodge F-3-157

5519 Old National Pike

Frederick MD (Frederick Co)

photo by P Reed

1/98

req. by P Reed + Assoc. Inc. Hagerstown, MD

S view

#2



Highland Lodge F-3-157

5519 Old National Pike

Frederick MD, (Frederick Co)

photo by P. Reed

1/98

neg by P. Reed + Assoc. Inc.,

Hagerstown, MD

SE view

#3



Highland Lodge F-3-157

5519 Old National Pike
Frederick, MD (Frederick Co)

photo by P. Reed

198

req. loc. P. Reed + Assoc. Inc.

Hagerstown, MD

NE view

#4



Highland Lodge F-3-157

5519 Old National Pike

Frederick MD, (Frederick Co)

photo by P Reed

1/98

req loc. P. Reed + Assoc. Inc.

Hagerstown, MD

Garage, E View

#5



Highland Lodge F-3-157

5519 Old National Pike

Fredersick MD (Frederick Co.)

photo by P. Reed

1/98

req loc. P. Reed + Assoc. Inc., Hagerstown, MD

garage, out buildings NE view

#6



Highland Lodge F-3-157

5519 Old National Pike

Frederick MD (Frederick Co)

photo by P. Reed

1/98

neg. loc. P. Reed + Assoc. Inc., Hagerstown MD

log dwelling E. view

#7



Highland Lodge F-3-157

5519 Old National Pike

Frederick MD (Frederick Co.)

photo by P. Reed

1/93

mg. by P. Reed + Assoc. Inc. Hagerstown MD

tenant house SE view

#8



Highland Lodge F-3-157

5519 Old National Pike

Frederick, MD (Frederick Co)

photo by P. Reed

4/98

map loc. P. Reed + Assoc Hagerstown MD

Entrance hall and passage way

#9



Highland Lodge F-3-157
5519 Old National Pike
Frederick MD (Frederick Co)

photo by P. Reed

1/98

neg. loc. P. Reed + Assoc. Hagerstown MD
stair hall

#10



Highland Lodge F-3-157

5519 Old National Pike

Frederick, MD, (Frederick Co)

photo by P. Reed

4/98

neg. loc. P. Reed + Assoc. Inc.
Hagerstown, MD

Second Floor Hall + stair

#11



Highland Lodge F-3-157

5519 Old National Pike
Frederick MD (Frederick Co)

photo by P. Reed

4/98

req. loc. P. Reed + Assoc. Inc.
Hagerstown, MD

First Floor, fireplace

#12



Highland Lodge F-3-157

5519 Old National Pike

Frederick, MD (Frederick Co)

photo by P. Reed

1/98

neg. loc. P. Reed & Assoc. Inc.

Hagerstown, MD

Door foyer to hall, 1st floor

#13



Highland Lodge F-3-157

5519 Old National Pike

Frederick, MD (Frederick Co)

photo by P. Reed

1/98

req. loc. P. Reed + Assoc. Inc. Hagerstown, MD

Dining Room

#14



Highland Lodge F-3-157

5519 Old National Pike
Frederick, MD (Frederick Co)

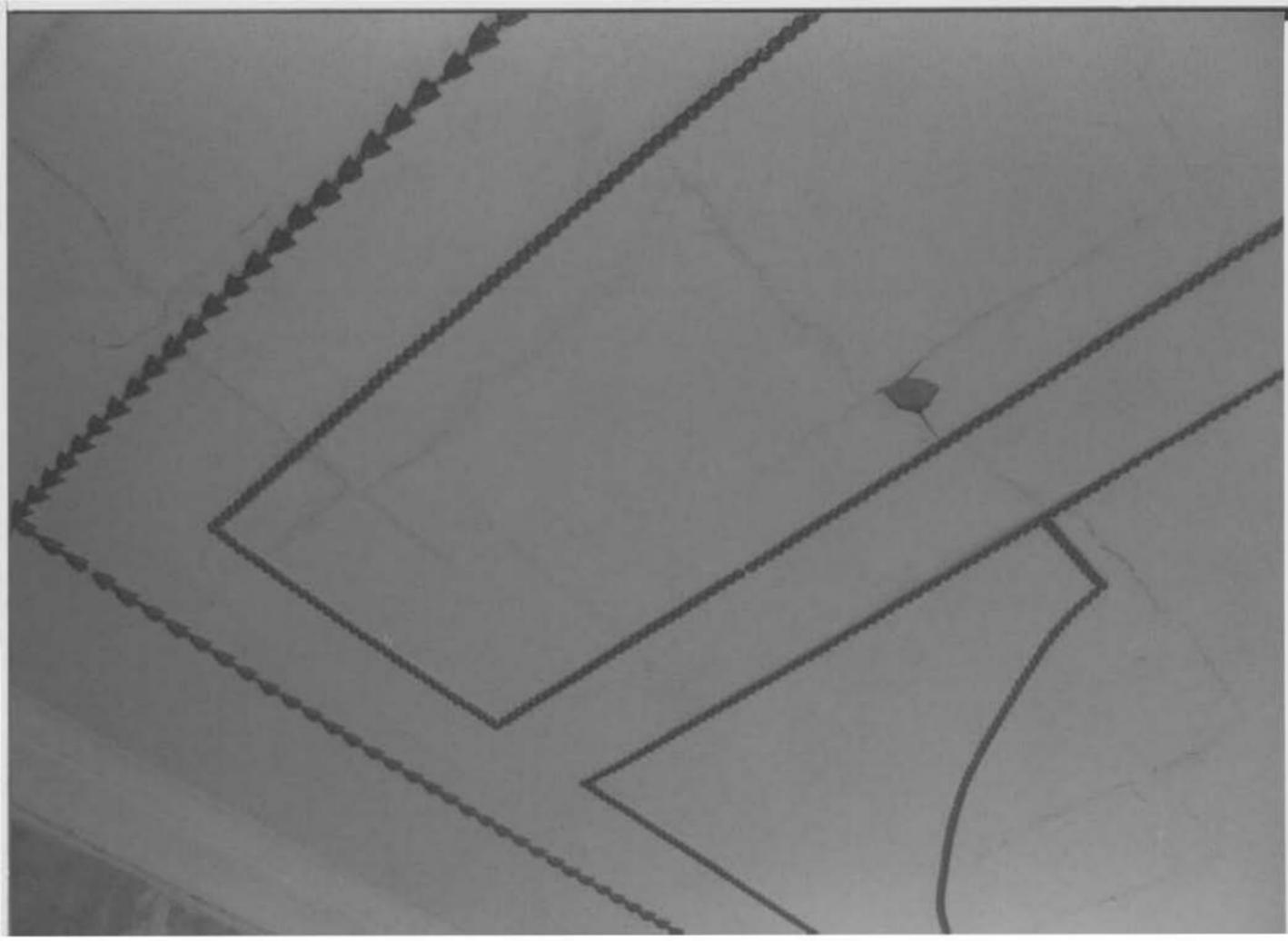
photo by P. Reed

1/98

neg. loc. P. Reed & Assoc. Inc., Hagerstown MD

west room

#15



Highland Lodge

F-3-157

5519 Old National Pike

Frederick, MD (Frederick Co)

photo by P. Reed

1/98

neg loc. P. Reed + Assoc. Inc., Hagerstown MD

west room, 1st floor, ceiling decoration

#16



Highland Lodge

F-3-157

5519 Old National Pike

Frederick, MD (Frederick Co)

photo by P. Reed

1/98

neg loc. P. Reed + Assoc. Inc. Hagerstown, MD

Southeast room, fireplace

#17



Highland Lodge . F-3-157

5519 Old National Pike

Frederick, MD (Frederick Co)

photo by P. Reed

1/98

neg. loc. P. Reed + Assoc, Inc. Hagerstown, MD

S. view front elevation

#18



Highland Lodge F-3-157
5519 Old National Pike
Frederick MD (Frederick Co.)

photo by P. Reed

4/98

req. loc. P. Reed + Assoc. Inc.
Hagerstown, MD

stair case, second floor

#19



Highland Lodge F-3-157

5519 Old National Pike
Frederick MD (Frederick Co)

photo by P. Reed

4/98

req. loc. P. Reed + Assoc. Inc.

Hagerstown MD

stairs to attic with wall + ceiling
paper

#20



Highland Lodge F-3-157

5519 Old National Pike

Frederick, MD (Frederick Co)

photo by P. Reed

4/98

neg. loc. P. Reed + Assoc. Inc.

Hagerstown, MD

Detail, numeral post

#21



Highland hodge F-3-157

5519 Old National Pike
Frederick, MD (Frederick Co)

photo by P. Reed

4/98

req. wr. P. Reed + Assoc. Inc.
Hagerstown, MD

Detail, stairs to attic

#22



Highland Lodge F-3-157

5519 Old National Pike

Frederick, MD (Frederick Co)

photo by P. Reed

4/98

neg. wr. P. Reed + Assoc. Inc.

Hagerstown, MD

Detail, porcelain knob and escutcheon

23