

## Capsule Summary

### **Inventory No. F-3-219**

Waters House  
704 East Patrick Street  
Frederick (Frederick County), MD  
Ca. 1860's – 1870's  
Access: Private

The mid-late 19<sup>th</sup> century brick farmhouse located at 704 E. Patrick Street is situated on a level lot on the south side of Patrick Street (Baltimore Pike) near the eastern edge of Frederick. The house faces north overlooking the Frederick County Fairgrounds. This is a two-story, four-bay, brick house with the front entrance in the western most bay. Bricks forming the exterior walls are laid in common bond at all elevations with a seven to one stretcher/header ratio suggesting an 1860s construction date. The house has an L shape with a gabled roof covered with V-channel sheet metal. There is a shed-roofed addition on the rear or south side of the house. An exterior chimney made with smooth red brick is located on the east end of the house. This chimney appears to be a late 20<sup>th</sup> century addition. There is what appears to be an interior brick chimney protruding through the roof on the west end of the house. This structure seems to be too narrow to house a flue and may simply serve an aesthetic function, or has been altered from its original form. There is also an interior brick end chimney with a corbelled cap on the south side of the house. The house has a one-story portico about sixteen feet long and deep on the west side of the house. A four-foot tall brick wall with cast stone copping forms the west side of the portico. . There is an early 20<sup>th</sup> century two-story addition on the back or west side of the house with a shed roof covered with sheet metal. There is a two-story wooden porch on the east side of the house enclosed with simple balustrades that have flat handrails and square balusters.

F-3-219

The Waters House is significant as a component of an area of early suburban development in Frederick, as the city expanded over outlying agricultural fields for residential neighborhoods (National Register Criterion A). This 1860s farmhouse represents the remnants of a farmstead, engulfed by the suburban expansion of Frederick during the early decades of the 20<sup>th</sup> century.

The Waters House is significant as an example of a mid 19<sup>th</sup> century farmhouse (National Register Criterion C). The house is believed to have been constructed in the 1860s. The Waters family retained possession of this property thirty-five years.

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. F-3-219

## 1. Name of Property (indicate preferred name)

historic Waters House

other

## 2. Location

street and number 704 East Patrick Street not for publication

city, town Frederick vicinity

county Frederick

## 3. Owner of Property (gives names and mailing addresses of all owners)

name Frederick County Agricultural Society, Inc.

street and number P.O. Box 604 telephone

city, town Frederick state MD zip code 21705-0604

## 4. Location of Legal Description

courthouse, registry of deeds, etc. Frederick Co. Courthouse liber 3038 folio 1099

city, town Frederick tax map 418 tax parcel 1214A tax ID number 092646

## 5. Primary Location of Additional Data

- Contributing Resource in National Register District  
 Contributing Resource in Local Historic District  
 Determined Eligible for the National Register/Maryland Register  
 Determined Ineligible for the National Register/Maryland Register  
 Recorded by HABS/HAER  
 Historic Structure Report or Research Report at MHT  
 Other: \_\_\_\_\_

## 6. Classification

Category		Ownership		Current Function			Resource Count				
<input type="checkbox"/>	district	<input type="checkbox"/>	Public	<input type="checkbox"/>	agriculture	<input type="checkbox"/>	landscape	<input type="checkbox"/>	Contributing	<input type="checkbox"/>	Noncontributing
<input checked="" type="checkbox"/>	building(s)	<input checked="" type="checkbox"/>	Private	<input type="checkbox"/>	commerce/trade	<input type="checkbox"/>	recreation/culture	<input type="checkbox"/>	1	<input type="checkbox"/>	buildings
<input type="checkbox"/>	structure	<input type="checkbox"/>	Both	<input type="checkbox"/>	defense	<input type="checkbox"/>	religion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	sites
<input type="checkbox"/>	site			<input checked="" type="checkbox"/>	domestic	<input type="checkbox"/>	social	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	structures
<input type="checkbox"/>	object			<input type="checkbox"/>	education	<input type="checkbox"/>	transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	objects
				<input type="checkbox"/>	funerary	<input type="checkbox"/>	work in progress	<input type="checkbox"/>	1	<input type="checkbox"/>	Total
				<input type="checkbox"/>	government	<input type="checkbox"/>	unknown				
				<input type="checkbox"/>	health care	<input type="checkbox"/>	vacant/not in use				
				<input type="checkbox"/>	industry	<input type="checkbox"/>	other:				
										<b>Number of Contributing Resources previously listed in the Inventory</b>	
										0	

---

## 7. Description

Inventory No. F-3-219

---

### Condition

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

---

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

The mid-late 19<sup>th</sup> century brick farmhouse located at 704 E. Patrick Street is situated on a level lot on the south side of Patrick Street (Baltimore Pike) near the eastern edge of Frederick. The house faces north overlooking the Frederick County Fairgrounds. There is a large, treeless lot of several acres on the east side of the house and an early 20<sup>th</sup> century brick house is on the west side. The yard level is about two feet above that of the public sidewalk that parallels Patrick Street. There are two large walnut trees and a large cherry tree on the west side of the house. There is a mature maple tree on the northeast corner of the lot and some shrubbery on the east side of the house. The house sits about 40 feet back from the street's edge.

This is a two-story, four-bay, brick house with the front entrance in the western most bay. Bricks forming the exterior walls are laid in common bond at all elevations with a seven to one stretcher/header ratio suggesting an 1860s construction date. The house has an L shape with a gabled roof covered with V-channel sheet metal. There is a shed-roofed addition on the rear or south side of the house. An exterior chimney made with smooth red brick is located on the east end of the house. This chimney appears to be a late 20<sup>th</sup> century addition. There is what appears to be an interior brick chimney protruding through the roof on the west end of the house. This structure seems to be too narrow to house a flue and may simply serve an aesthetic function, or has been altered from its original form. There is also an interior brick end chimney with a corbelled cap on the south side of the house.

Windows in the north façade have two over two sash while the windows on the east and west sides have six over six sash. All of the windows have heavy wood sills and lintels and are encased in narrow mitered frames with a bead at the inside edge. The lintels are capped with a decorative board. The front entrance is located in the western most bay on the north elevation. A four light transom is above the paneled door. A four bay entrance porch shelters the front of the house. The porch has brick sidewalls and a concrete floor that is about one foot above the level of the yard. The porch has a shed roof covered with V channel sheet metal. The roof is supported by straight, twelve-inch square post at the front edge of the porch and pilasters next to the house. There is a band of decorative spindle work with dentil molding just below the eaves around the porch's perimeter. Simple brackets are located at the intersection of the porch post and the bottom side of this decorative band.

The house has a one-story portico about sixteen feet long and deep on the west side of the house. A four-foot tall brick wall with cast stone capping forms the west side of the portico. Short fluted columns of the Ionic order set atop this wall supporting a hipped roof covered with V channel sheet metal. There is also three-sided bay window with one over one sash on the west side of the house. The bay has dentil molding at the cornice. There is an early 20<sup>th</sup> century two-story addition on the back or west side of the house with a shed roof covered with sheet metal. There is a two-story wooden porch on the east side of the house enclosed with simple balustrades that have flat handrails and square balusters.

## 8. Significance

Inventory No. F-3-219

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 checked="" 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 checked="" 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** 1860s-1920s **Architect/Builder** unknown

**Construction dates** 180s

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 Waters House is significant as a component of an area of early suburban development in Frederick, as the city expanded over outlying agricultural fields for residential neighborhoods (National Register Criterion A). This 1860s farmhouse represents the remnants of a farmstead, engulfed by the suburban expansion of Frederick during the early decades of the 20<sup>th</sup> century. The Waters House is significant as an example of a mid 19<sup>th</sup> century farmhouse (National Register Criterion C). The house is believed to have been constructed in the 1860s. The Waters family retained possession of this property thirty-five years.

This section of East Patrick Street went through a rapid phase of development in the early part of the 20<sup>th</sup> century. A number of enterprising individuals purchased tracts of land, formerly agricultural fields, along the south side of Patrick Street subdividing the land into building lots, and selling the lots to prospective homebuilders. These subdivisions were part of a general trend of urban expansion throughout the United States. Typically the lots had deep setbacks from the street and relatively large single-family residences.

Horatio Waters (the presumed builder) purchased 8.75 acres from Joseph Adlum in 1835 for \$650.<sup>1</sup> At the time of Water's death in 1870, the lot had been reduced to 4 ½ acres, but its value had risen to \$1,450 indicating that the farmstead improvements were already in place.<sup>2</sup> The property was sold to M. Haeffner, under whose name it appears on the 1873 Atlas map (see attached).<sup>3</sup> The acreage (later listed as 5 acres) remained intact until it was apparently subdivided after 1902 by the Nusbaum family.<sup>4</sup> Although the adjoining acreage appears never to have been developed, the Waters House was updated during the early decades of the 20<sup>th</sup> century with Colonial Revival features to match the "modern" residences that now lined the south side of East Patrick Street.

<sup>1</sup> Frederick Co. Land Record, Liber JS 50, Folio 371.

<sup>2</sup> Frederick Co. Will Book TLM 1, page 397.

<sup>3</sup> Frederick Co. Land Record, Liber CM 5, Folio 109.

<sup>4</sup> Ibid, Liber DHH 17, Folio 297.

---

## 9. Major Bibliographical References

Inventory No. F-3-219

---

McAlester, Virginia and Lee. A Field Guild to American Houses. New York: Alfred A. Knopf, 1998.  
Frederick County Land Records. Frederick County Courthouse. Frederick Co., Maryland.

### Maps:

Lake, D. J. Atlas of Frederick County Maryland. C. O. Titus & Company. Philadelphia: 1873. Reproduction reprinted by Frederick Landmarks Foundation. 2000

Sanborn Fire Insurance Maps, Frederick City, microfilm collection, Maryland Room, C. Burr Artz Library, Frederick, MD.

---

## 10. Geographical Data

---

Acreage of surveyed property .28  
Acreage of historical setting 8.75  
Quadrangle name Frederick Quadrangle scale 1:24000

### Verbal boundary description and justification

The surveyed property includes the entire Parcel #1214 of Tax Map 418, as described in Frederick County Land Records Liber 3038, Folio 1099. The surveyed area contains the entire property now associated with the Waters House.

---

## 11. Form Prepared by

---

name/title Daniel Jackson and Paula S. Reed PhD  
organization Paula S. Reed and Associates, Inc. date June, 2003  
street & number 105 North Potomac Street telephone (310) 739-2070  
city or town Hagerstown state Maryland

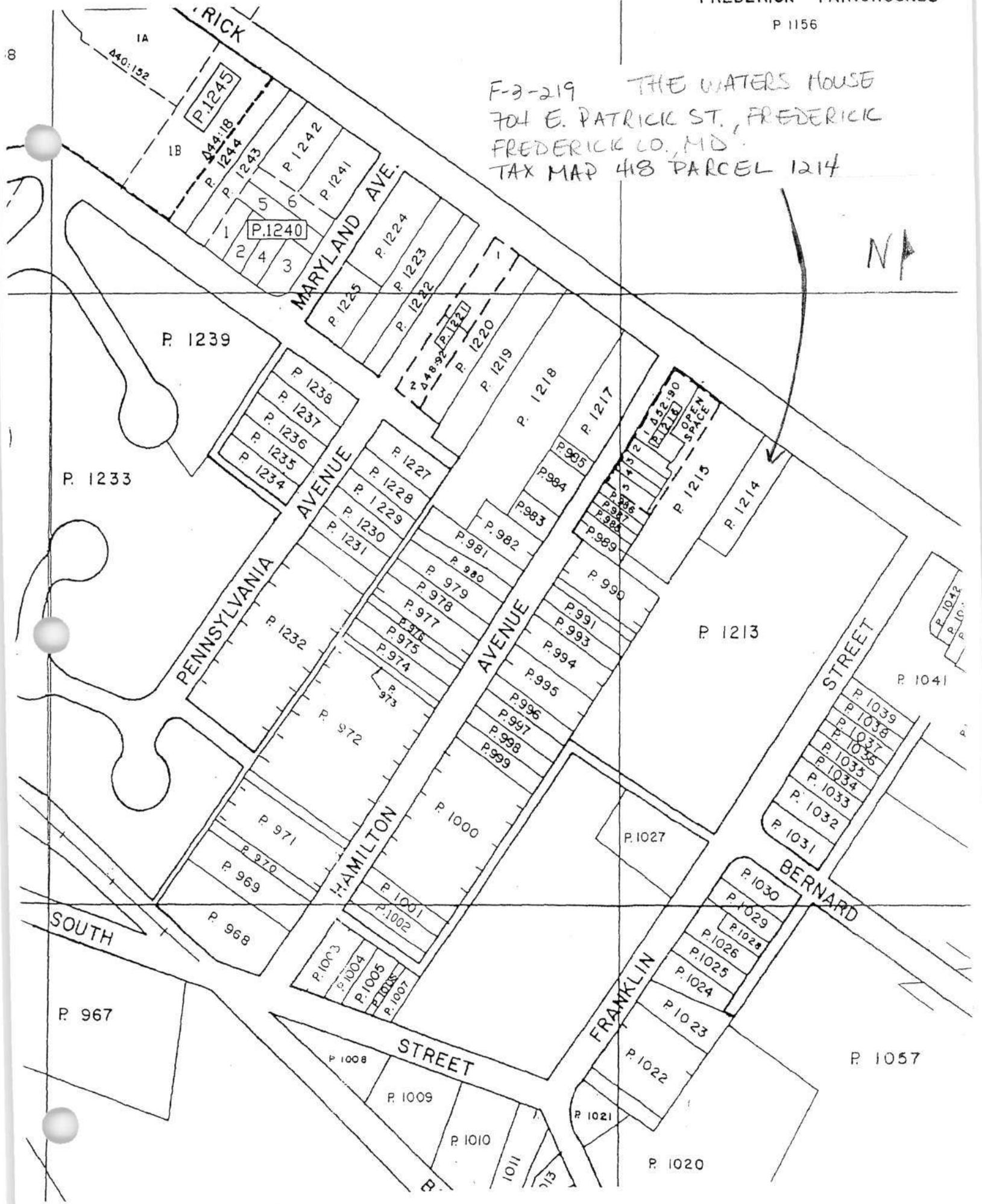
The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

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

F-3-219 THE WATERS HOUSE  
704 E. PATRICK ST., FREDERICK  
FREDERICK CO., MD.  
TAX MAP 418 PARCEL 1214

NA



1/2 MILE RACE TRACK

1 R.C. x

GRAND STAND

1/2 GRAND STAND

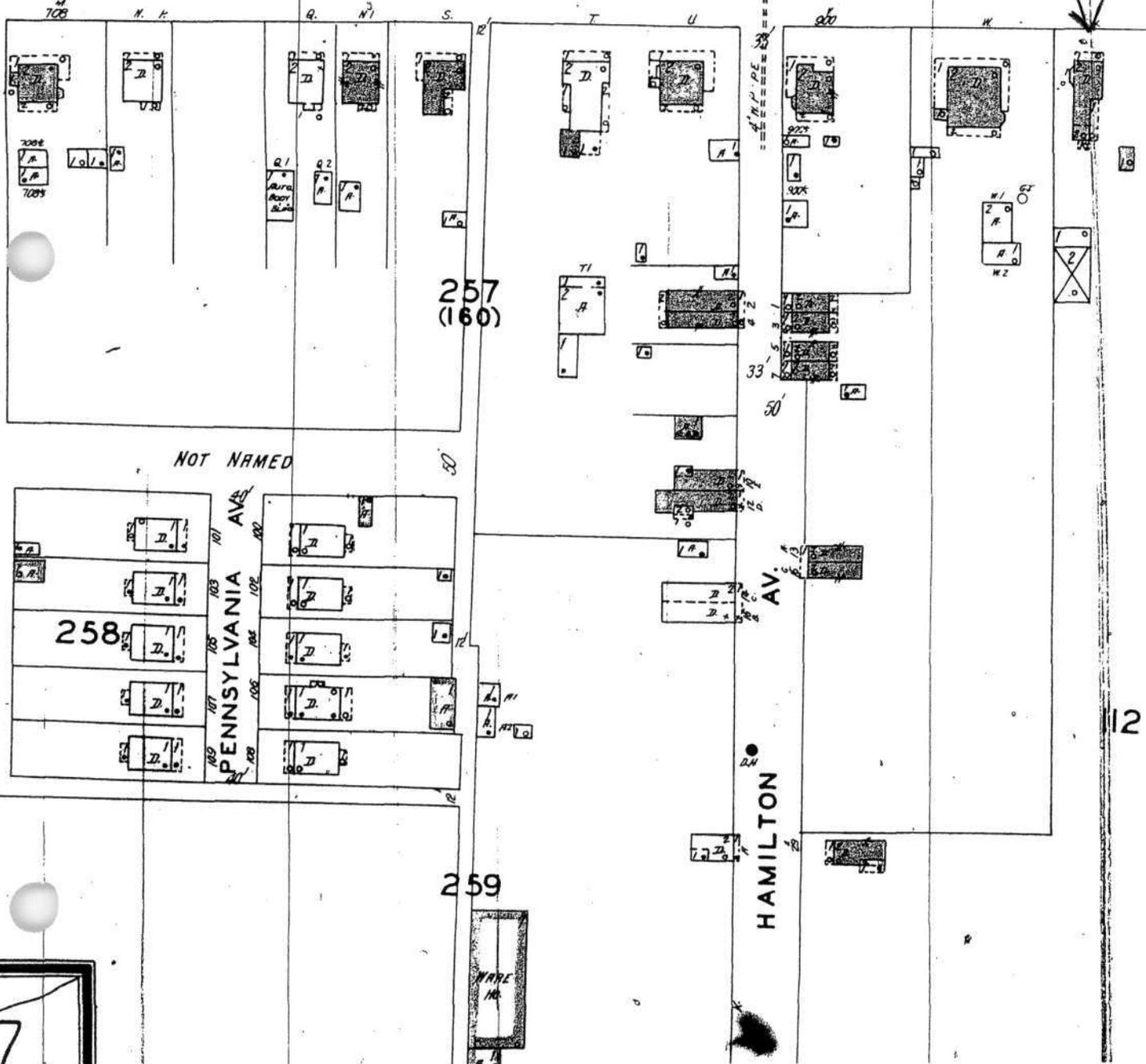


F-3-219 THE WATERS HOUSE  
704 E. PATRICIA ST. FREDERICK  
FREDERICK CO., MD  
SANBORN FIRE INSURANCE MAP 1930



SITE PLAN

E. PATRICK (BALTIMORE PIKE)



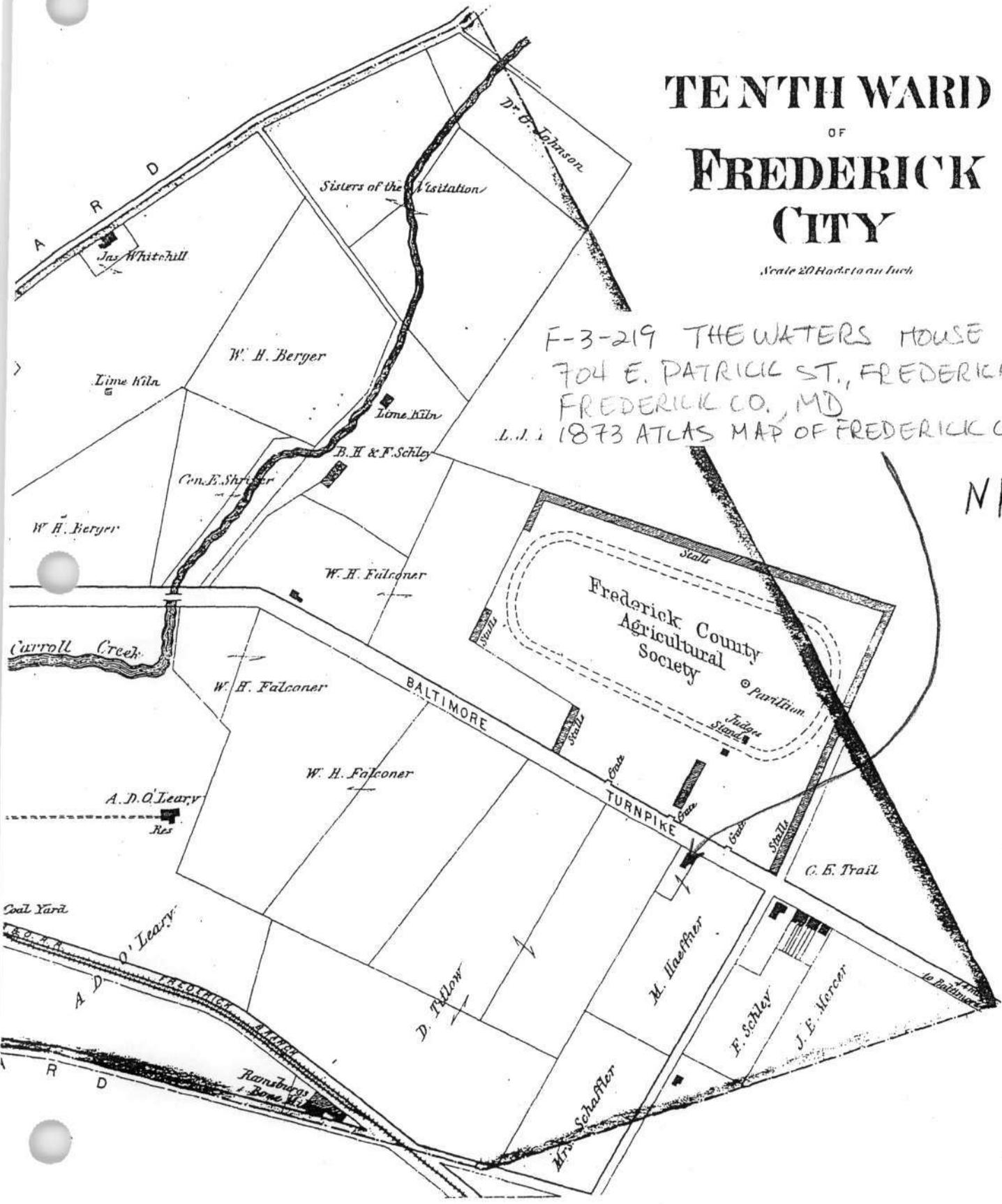
37

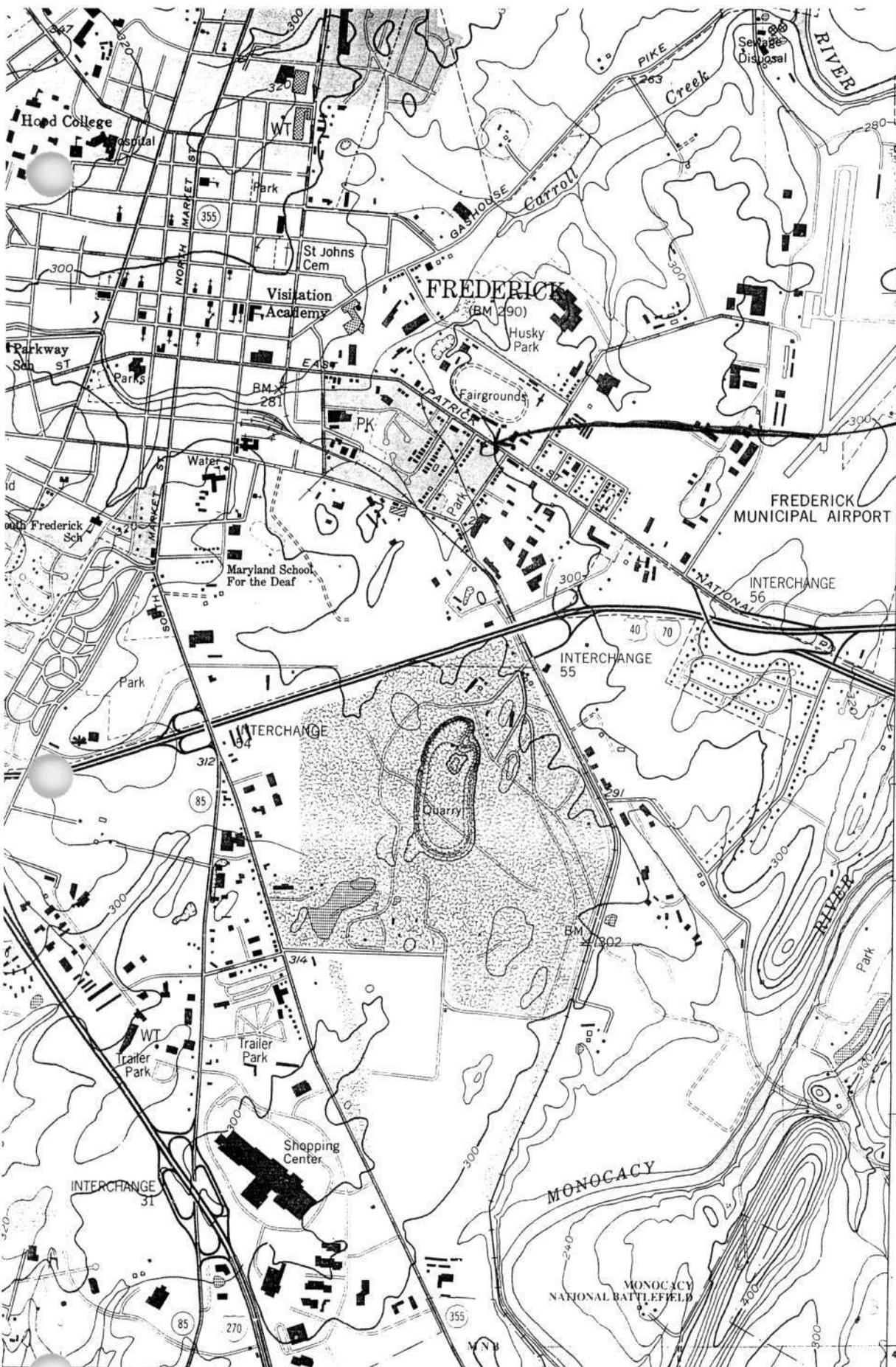
# TENTH WARD OF FREDERICK CITY

Scale 20 Rods to an Inch

F-3-219 THE WATERS HOUSE  
704 E. PATRICK ST., FREDERICK  
FREDERICK CO., MD  
L.I. 1873 ATLAS MAP OF FREDERICK CO., MD

NA





F-3-219 THE WATERS  
HOUSE  
704 E. PATRICK ST  
4366  
FREDERICK  
FREDERICK CO., MD  
25'  
USGS Frederick, MD  
Quad  
NA

NEW MARKET 6 MI.  
BALTIMORE 43 MI.

292 BLYSTOWN 3.1 MI. URBANA 4.5 MI. WASHINGTON D.C. 40 MI. 294 295000m E. 77°22'30"

4361000m N. 39°22'30"

ROAD CLASSIFICATION

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

1 MILE

(URBANA)  
5502 N SE



F-3-219

Waters House

704 E. Patrick St., Frederick, MD

Daniel Jackson

June 2003

Md SHPO

View - North Facade

1/3



F-3-219

Waters House

704 E. Patrick St., Frederick, MD

Daniel Jackson

June, 2003

Md SHPO

View - North - Northeast - Facades

2/3



F-3 -219

Waters House  
704 E. Patrick St.  
Frederick, MD

Daniel Jackson

June, 2003

Md SHPO

View - North - southwest Facades

3/3