

F-4-10 F-410
 MARYLAND HISTORICAL TRUST South Mtn. St. Pk
 DNR #: None
 USGS quad: Myersville

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

Echo Lake Camp, Echo Lake Stone House

2 LOCATION

STREET & NUMBER

North of Monument Rd., South Mt Natural Environmental Area.

CITY, TOWN

Myersville vicinity

— VICINITY OF

CONGRESSIONAL DISTRICT

6

STATE

COUNTY

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERICAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER: *None*

4 OWNER OF PROPERTY

NAME

Maryland Dept. of Natural Resources

Telephone #:

STREET & NUMBER

Tames State Office Building

CITY, TOWN

Annapolis

— VICINITY OF

STATE, zip code

Md 21401

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Frederick County Courthouse

Liber #:

Folio #:

STREET & NUMBER

CITY, TOWN

Frederick

STATE

Md.

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

— FEDERAL — STATE — COUNTY — LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

F-4-10

7 DESCRIPTION

CONDITION

CHECK ONE

CHECK ONE

- EXCELLENT
- GOOD
- FAIR

- DETERIORATED
- RUINS
- UNEXPOSED

- UNALTERED
- ALTERED

- ORIGINAL SITE
- MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE _____ COUNTY _____

STATE _____ COUNTY _____

11 FORM PREPARED BY

NAME / TITLE

Paula Stoner

4/79

ORGANIZATION

Preservation Assoc. Inc

DATE

STREET & NUMBER

P.O. Box 202

TELEPHONE

432/5466

CITY OR TOWN

Sharpsburg

STATE

MD

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
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

Fr-1 F-4-10

#7

← shadow lines and "ghosts" remain so that they could be reproduced. A remaining original door architrave has quirked ovolo trim. Nails that once held the woodwork to the scantling wall are machine cut. SCANTLING

In the kitchen wing to the rear of the building is a large service fireplace flanked with cupboards which had doors. A curious and apparently original part of the construction is a passageway through the wall shared by the kitchen and the main house. The opening, which is about four to five feet above the floor level, approximately one foot high and perhaps two feet wide with side walls flaring wider toward the kitchen. The part of the opening facing the room in the main house retains wooden framing. The entire surface of the opening is plastered.

Although deteriorated and neglected the house seems to be in rather sound condition.

West of the house is a stone bank barn in ruined condition. It appears to be contemporary with the house.

#8

This abandoned farmstead is significant for its architecture and for its contribution to the history of agriculture in Frederick County. The buildings provide an excellent example of period vernacular architecture typical of the northern Maryland and southern Pennsylvania region where stone construction was prominent.

Although much of the architectural details have been removed enough evidence remains to suggest that the house was built during the early 19th century. It appears to have had no major alterations. The pass through opening from the kitchen into the room adjacent to it is an unusual feature and one that is worthy of further study as to its origins and uses.

The complex was a working farm and reflects farming needs and buildings. All of the major buildings appear to date from the early 19th century making this complex a period architectural set.

F-4-10

Fr-1
South Mtn. State Park
DNR #: None
USGS Quad: Myersville

#7

This complex is located at the end of a paved access road which leads in a northerly direction from Monument Road along the south berm of Interstate Route 70 in Frederick County, MD. The buildings face south.

The complex includes the ruins of a stone house, stone end barn, and stone spring house all showing evidence of dating from the 1800-1820 period.

The house is a two and one half story, five bay stuccoed stone structure with a one story, two bay stuccoed stone kitchen wing extending to the rear.

The walls have a plain stucco finish with a white lime top coat without evidence of striking or other decorative work. In wall areas where the stucco has fallen away, the stone construction is revealed as rubble work rather than dressed stone suggesting that the walls were stuccoed originally.

The front elevation displays basic symmetry with windows at the main level being slightly longer than those at the upper story. At the ground level there are three small openings into the basement. They appear to be original with wide frames having pegged joints. The topography is such that the house is built on a slope so that a ground story is fully exposed at the east end wall. No window sashes remain at the two main stories, however, a few parts still in place show that the main floor level had nine over six light sash white while the uppermost story had six over six pane windows. The windows retain wide wooden frames with pegged joints and are trimmed with quirked ovolo molding. This framing and trim is consistent throughout the house including the kitchen wing.

The main entrance is located in the center bay of the front elevation. The original transom has been filled in with some 20th century wainscoting. The front door is reached by a rotted flight of wooden steps slightly wider than the entrance. There is no evidence now observable of there having been any sort of entrance porch or door hood.

Most areas of the roof are covered with corrugated sheet metal, channel drain sheet metal applied over an older wood shingle roof. Brick chimneys are located inside at the end walls of the main section and a large stone chimney is located inside the end wall of the kitchen.

Unfortunately, vandals have removed much of the interior woodwork and trim from the interior of the house. The front door opens into a central stair hall with one large room to its west and two rooms to its east. Baseboards, chairrail, the stair-rail and stair trim have been removed from the hallway but

COPY

February 20, 1979

Mr. Ralph F. Young, Jr.
Superintendent
South Mountain Natural Environmental Area
c/o Gathland State Park
900 Arnoldstown Road
Jefferson, MD 21755

Dear Ralph:

To refresh your memory, on February 14, 1979, we visited the stone house standing on the old Echo Lake property. The purpose was to ascertain the structural stability and feasibility of adaptive reuse of the house and barn.

The stone house was built ca. 1810 judging from the remaining architectural evidence. All of the window, doors, stair-railings, and moldings have been removed from the house as has the entire attic floor system. Most of the plaster walls and ceilings are also in poor condition.

However, the stone shell, first and second floor framing systems, staircase framing system and the roof framing system are all intact and in good, salvageable condition. The bulges in the stone walls have been there for many years. There are no cracks in the exterior stucco to suggest there has been any recent movement. I can remember the house being stuccoed 20 years ago and the covering is probably older than that. It is my judgement that the shell is not moving and that the bulges in the walls pose no threat of falling.

The main house is 24' by 35' with two floors and a one floor addition of about 16' by 20'. There is exactly 2000 square feet of historical "living space", with an expandable area in the basement and attic of 1680 additional feet. Another 320 square feet could be added by raising the roof over the stone kitchen wing. This could bring the total useable floor space possible to 4000 square feet.

Consider:

- A. A new building of 4000 square feet would cost from \$40 to \$45 per square feet or about \$160,000.00 to \$180,000.00. Of course, this depends largely on what is installed, the nature of the construction and many other factors. It might also be added that a new building will not match in character, charm, history, nor construction the old existing building.

- B. Renovation of existing stone shell of the entire possible 4000 square feet will cost around \$120,000.00. Should only the exterior be entirely refurbished and the two main floors of 2000 square feet be done in a first stage, then the cost can be dropped to around an initial expenditure of about \$75,000.00. Again many factors will affect the final figure.

Benefits of renovating old stone shell:

1. Educational value. The Boy Scouts who show an aptitude and interest in the project could form a team under the direction of a professional architectural historian and completely study the structure. Architectural history, construction and materials history, and a set of measured drawings will be the possible products. This activity will provide the boys with an extremely unique activity. It can also save the Scout Council a great deal of money. The information can be used for planning.
2. Retention of historical artifact. By renovating the old structure, the boys will constantly be reminded of their architectural heritage and this will help in building a vital national preservation ethic. Scout leaders will be surprised at the possibility of increased Scout attendance by the boys during activities at the renovated house and lake.
3. The conservation of the environment and the ecology was an underlying theme when I was a Scout. It might be pointed out that it will take energy to knock down and haul away the energy it took to build the house. It will also take energy to reproduce a useable structure. A lot of wasted energy will be spent on a new building that will neither look as nice nor be as sound for as long as the stone building has been and can still continue to be.
4. For those who say that retrofitting an old building is more expensive or too expensive over raising a new structure, the statistics prove that dollar for dollar adaptive reuse creates more jobs, conserves energy, uses less man-made materials, and has a higher rate of return and resale value at the end of the project. Because of the good condition of the structure and the potential for salvage as well as the fact the cost of renovation could be way less than the \$100,000.00, I highly recommend that the building be considered for renovation. I am confident that a well done feasibility study will impress all concerned with the possibilities.

Concerning the barn, the structure could be saved but at great expense. The south wall has moved because of the failure of the mortar between the stone joints. There has also been interior framing structural damage both from fire and later alterations. The entire forebay has collapsed. If a trade off has to be made, allow the barn to be demolished if all efforts can then be put into the house. It may be wise to consider the retention of the stone foundation and recapping this area to provide storage and parking facilities for the camp.

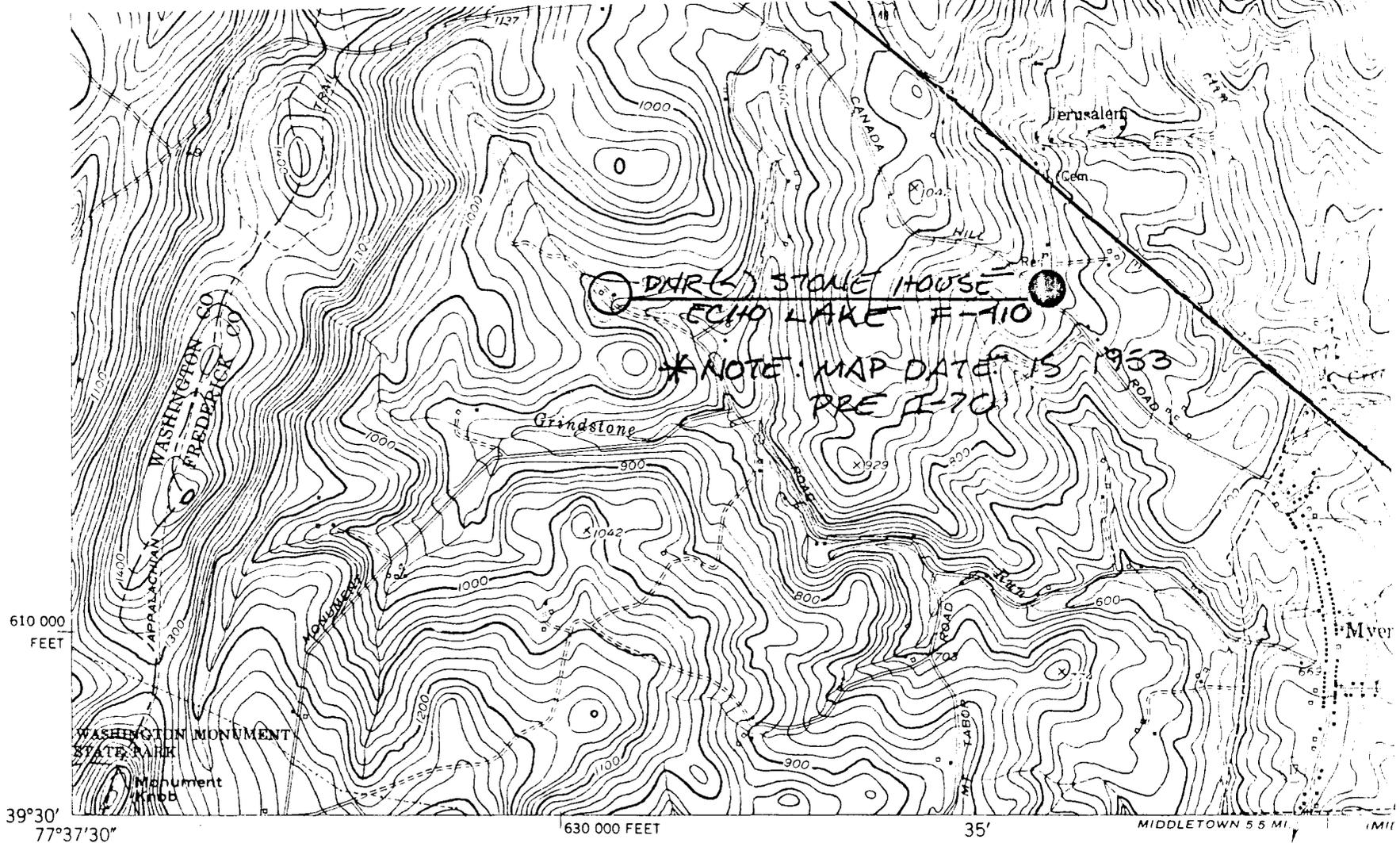
If I can be of further assistance in meeting with interested parties or doing the feasibility study, please feel free to call at any time.

Sincerely,

Douglass C. Reed
Architectural Technician

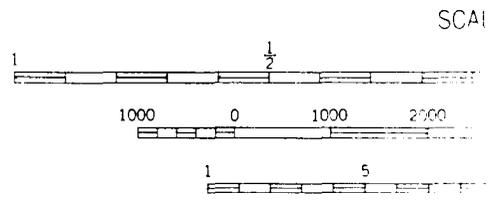
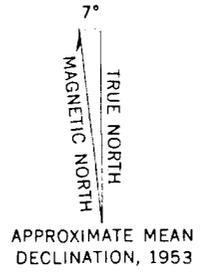
DCR/sc

F-4-10



(KEEDYSVILLE)

Mapped by the Corps of Engineers, U.S. Army
 Edited and published by the Geological Survey
 Control by USGS and USC&GS
 Topography from aerial photographs by KEK plotter
 Aerial photographs taken 1943
 Revised by the Geological Survey 1953
 Polyconic projection. 1927 North American datum
 10,000-foot grid based on Maryland coordinate system



CONTOUR DATUM IS
 THIS MAP COMPLIES WITH
 FOR SALE BY U. S. GEOLOGIC
 A FOLDER DESCRIBING TOPOGRAPHIC M



South Mtn State Park

F-4-10

Echo Lake Farm

House

S.E. View

Nov. 1978

Patsie Stoner
Preservation Association



South Mtn State Park
Echo Lake Farm
House, S.E. View
Nov. 1978

F-4-10

Paula Stoner
Preservation Association



F-4-10

South Mtn. State Park

Echo Lake Farm

Spring House

N.E. view

Nov. 1978

Paula Stoner
Preservation Associates



South Mtn. St. Plk

F-4-10

Echo Lake Farm

House

N.W. view

Nov. 1978

Pasia Stoner
Preservation Associates



South Mtn. State Park

F-4-10

Echo Lake Farm

House, Springhouse, N.W. View

Nov. 1978

Paula Stoner
Preservation Association



F-4-10

South Mtn State Park
Echo Lake Farm
Barn, S.W. View
Nov. 1978

Paula Stoner
Preservation Association



South Mtn State Park

Echo Lake Farm

Barn, N.W. View

Nov. 1978

F-4-10

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F-4-10

South Mtn State Park

Echo Lake Farm

House, stair detail

Nov. 1978

Paula Stoner
Preservation Associates



South Mtn. State Pr
Echo Lake Farm
House, Stair detail
Nov, 1978

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South Mtn. State Park

F-4-10

Echo Lake Farm

House, window detail

Nov. 1998

Patsie Stoner
Preservation Associates



South Mtn. State Park

Echo Lake Farm

House, detail - Kitchen wing - Main Section

Nov. 1978

F-4-10

Paula Stoner
Preservation Architect



South Mtn State Park

Echo Lake Farm

House, Hallway detail

Nov. 1978

F-4-10

Paula Stoner
Preservation Associates



South Mountain State Park
Echo Lake Farm
House, Interior, Kitchen wing
Nov. 1978

F-4-10

Paulo Stoner
Preservation Associates



South Mountain State Park
Echo Lake Farm
House, Kitchen wing
Nov. 1978

F-4-10

Paula Stoner
Preservation Associates



South Mtn. St. PK

Echo Lake Farm

House door detail, Kitchen wing

Nov. 1978

F-4-10

Paula Stoner
Preservation Associates



South Mountain State Park

Echo Lake Farm

F-4-10

House, kitchen wing detail

Nov. 1978

Pavlo Stoner
Preservation Associates



F-4-10

South Mountain State Park

Echo Lake Farm

Boy Scout Camp Area

N.W. View

Nov. 1978

Paula Stoner
Preservation Associates