

## Capsule Summary

Rippin Property

MIHP # F-5-169

West Side of Linganore Road at Gas House Pike

Frederick

Ca. Late nineteenth/early twentieth centuries

Private

The property features three resources located on wooded-property near the intersection of Gas House Pike and Linganore Road. Formal landscaping is absent. The two-story, wood-frame dwelling with integral ell faces east and fronts Linganore Road. The building rests on a stone foundation and terminates in a side-gable roof sheathed in corrugated-metal panels. Cladding materials are asbestos shingles over lap siding. Windows are two-over-two-light, double-hung, wood-sash units; most windows are missing the bottom sash. A chicken coop and the remains of two buildings also are located on the site.

Site inspection and archival research suggest that the rural complex was developed during the last quarter of the nineteenth century. Based on analysis of limited documentation and site survey, research suggests small rural properties incorporating primary dwellings and multiple small-scale specialized agricultural buildings emerged as a property type during the late nineteenth and early twentieth centuries. Archival research and site investigations did not yield information on the type of farming practiced on the property. Barns, chicken coops, corn cribs, and other similar agricultural outbuildings, if originally constructed, no longer are extant. The property no longer retains built resources associated with Frederick County's agricultural context.

Archival research suggests the property was owned by members of the Main family during the late nineteenth through the early twentieth centuries. The property was acquired by Rodney W. and Susan K. Rippin in 1917. Several other families owned the property until it was acquired by L.T. Ventures in 1991.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. F-5-169

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

historic Rippin Property

other N/A

### 2. Location

street and number West side of Linganore Road, approximately 300 feet south of Gas House Pike     not for publication

city, town Frederick     vicinity

county Frederick

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

name L.T. Ventures

street and number N/A telephone N/A

city, town N/A state N/A zip code N/A

### 4. Location of Legal Description

courthouse, registry of deeds, etc. Frederick County Courthouse liber 1723 folio 1256

city, town Frederick tax map 68 tax parcel 176 tax ID number N/A

### 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	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture	<u>0</u>	<u>2</u> buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion	<u>0</u>	<u>2</u> sites
<input type="checkbox"/> site		<input type="checkbox"/> domestic	<input type="checkbox"/> social	<u>0</u>	<u>0</u> structures
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation	<u>0</u>	<u>0</u> objects
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	<u>0</u>	<u>4</u> Total
		<input type="checkbox"/> government	<input type="checkbox"/> unknown		
		<input type="checkbox"/> health care	<input checked="" type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> industry	<input type="checkbox"/> other:		
				Number of Contributing Resources previously listed in the Inventory	
				<u>0</u>	

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## 7. Description

Inventory No. F-5-169

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### Condition

excellent     deteriorated  
 good         ruins  
 fair          altered

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

### Summary

The property consists of a dwelling, one outbuilding, and the remains of two buildings located on wooded-property near the intersection of Gas House Pike and Linganore Road. Formal landscaping is absent. The dwelling sits parallel to Linganore Road.

### **Domestic Buildings**

#### *Dwelling (Late nineteenth/early twentieth centuries)*

The two-story, wood-frame dwelling with integral ell faces east. The building rests on a stone foundation and terminates in a side-gable roof sheathed in corrugated-metal panels. Three chimneys pierce the roof. One chimney is located at the north and south gable ends of the principal block and one chimney is located at the gable end of the ell's west elevation. Cladding materials are asbestos shingles over lap siding. Windows are two-over-two-light, double-hung, wood-sash units; most windows are missing the bottom sash. In some cases, both the top and bottom sash are missing altogether. The remains of a porch are visible on the east (front) elevation.

The main entrance is centered on the east elevation. The door is no longer extant. Brick piers and wood flooring remain on the porch. Visual observation suggests the piers were constructed during the late twentieth century. Window openings flank the entrance; the south opening is covered in plywood, the north opening is uncovered. The three second-floor windows retain their upper sash. The one bay south elevation features one window at each the first and second floors. The first floor window retains its sash; however, the sash at the second floor no longer is extant. A window also is located in the gable end; the sash is not extant. The north elevation of the principal block is similar to the south elevation; however, all windows retain their sash. The west elevation is blind. Poured-concrete steps located on the west elevation provide access to the basement. A well with a poured-concrete cap is located at the southwest corner of the dwelling's principal block.

All windows on the integral ell are similar to those found on the principal block. The ell's north elevation is two bays whereas the south elevation is three. Door openings are centered on the south elevation at the first and second floors. None of the second floor window sash remain intact. The remains of a two-story porch are evident on the ell's south elevation. An exterior concrete-block chimney and a window in the gable-end define the west elevation of the ell.

The dwelling has three rooms on the first and second floors. A mantel is present on the wall breast for the fireplace located in the ell. A straight-run, enclosed stair provides access to the second floor.

#### *Chicken Coop (ND)*

A wood-frame chicken coop, which is located south of the dwelling, is clad in corrugated-metal and metal panels. The building faces east, occupies a rectangular footprint, and terminates in a shed roof sheathed in corrugated metal.

### **Ruined Buildings**

#### *Ruin (ND)*

The remains of a brick and concrete built resource are located south of the chicken coop and adjacent to Linganore Road. The resource occupies a circular footprint. The original use of the resource is unknown.

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**Maryland Historical Trust**  
**Maryland Inventory of**  
**Historic Properties Form**

Inventory No. F-5-169

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*Collapsed Building (ND)*

A collapsed building is located south of the chicken coop. The wood-frame building is clad in board-and-batten siding. The building occupies a rectangular footprint and terminates in a front-gable roof sheathed in corrugated metal. One opening is located on each the north and east elevations. The building type and use is unknown.

## 8. Significance

Inventory No. F-5-169

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/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____

**Specific dates** ca. 1890 to ca. 1950 **Architect/Builder** N/A

**Construction dates** late nineteenth – early twentieth centuries

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.)

### Summary

Site inspection and archival research suggest that the rural complex was developed during the last quarter of the nineteenth century. Archival research and several surviving buildings and building ruins suggest that previous occupants engaged in agriculture on a modest scale through the late twentieth century. Based on analysis of limited documentation and site survey, research suggests small rural properties incorporating primary dwellings and multiple small-scale specialized agricultural buildings emerged as a property type during the late nineteenth and early twentieth centuries. The rural properties may not have been well-suited for the cultivation of agricultural products and may have been occupied by migrant or tenant occupants. This property type represents the broad evolution in rural domestic patterns from earlier subsistence farmsteads to single lots having an exclusively residential use in a rural setting.

### Project Background

This property was documented as a prerequisite to its removal as part of the development of the Westridge, Woodridge, Hamptons West, and Hamptons East residential communities. Preliminary review of project development plans by the Frederick County Community Development Department identified documentation of four existing rural domestic properties, including the Rippin property, as a condition to their demolition. Maryland Inventory of Historic Properties (MIHP) forms were prepared for each of these properties for submission to the Frederick County Community Development Department.

### Historical Project Area

The project area, which is located northwest of New Market and south of Mount Pleasant, is in close proximity to twentieth century residential developments surrounding Lake Linganore. The area was sparsely populated during the nineteenth through the mid-twentieth centuries. During the last quarter of the nineteenth century, at least four mills operated along the Linganore Creek (Lake 1873).

Historic maps record few property owners in the general project area during the nineteenth century. However, census records identify many more residents in the area, suggesting that a segment of the area's population were tenants.

A review of historic U.S.G.S. quadrangle maps suggests few buildings were constructed along Linganore Road during the twentieth century. Buildings first are depicted on U.S.G.S quadrangle maps 1909, even though maps as early as 1903 are available for the area. Between 1909 and 1943 three buildings are depicted along Linganore Road, including the two

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## Maryland Inventory of Historic Properties Form

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dwellings on the west side of Linganore Road that are the subjects of the current investigation and one dwelling on the east side of Linganore Road. The area became noticeably more populated between 1944 and 1953, particularly the east side of the road.

Growth in the area exploded during the second half of the twentieth century when the Linganore Corporation received county approval in 1968 to construct the first Planned Unit Development (PUD) in the county (Lake Linganore n.d.). The community includes 15 “villages,” or neighborhoods (Lake Linganore Association n.d.).

### **Historic Overview**

In general, the four properties identified for documentation share a similar overall development history. This general context is presented for each property along with site specific data.

Farming and commodity production and processing have been important in the Frederick County economy from the eighteenth century to the present. Changing markets, technologies for agricultural and food preservation, and advances in transportation were factors that influenced the commodities produced and the design of associated agricultural infrastructure. The county’s agricultural economy shifted from an eighteenth century focus on wheat production for export to South American markets through the Port of Baltimore, to the cultivation of tomatoes and corn for regional canneries in the years following the Civil War, to “truck farms” focusing on perishable commodities shipped by train to regional urban centers, to commercial dairies made possible by advances in transportation, sanitation, and refrigeration. Properties associated with this dominant pattern of agricultural economics include substantial farms with frequently substantial building complexes consisting of main dwellings, secondary dwellings, domestic outbuildings, and substantial barn complexes that were modified and expanded over time to reflect architectural fashion and agricultural technology. Large-scale agricultural operations such as farms that supported local canneries or commercial dairies often included tenant houses. Such dwellings generally were simple family structures with minimal ornamentation.

A less documented pattern of modest rural domestic properties is found in the county throughout these periods. Such properties frequently are associated with small parcels averaging five acres or less. Primarily residential in use, these properties often include modest principal dwellings, minor domestic outbuildings, and small scale agricultural sheds. House lots usually include small orchards and kitchen gardens. Census data records the owners of such parcels as employed in a variety of pursuits ranging from farmers to craftsmen to laborers.

Industry historically maintained a secondary role in Frederick County’s economy into the twentieth century. Changes in the agricultural sector, compounded with the consolidation of various industries, forced residents, particularly those engaged in agriculture, to search for jobs in or closer to nearby cities (Polglase et al. 2003:24). Consequently, population growth in the county during the first quarter of the twentieth century stagnated due to the changing economic conditions. Limited industrial growth in Frederick County during the early twentieth century prolonged the effects of the Great Depression on the county’s economy. This factor contributed to the county’s slow population growth during the 1930s.

Construction of Fort Detrick during World War II and the subsequent construction of Interstate 270 as part of President Dwight Eisenhower’s interstate highway system during the late 1950s spurred dramatic economic and population growth in the county (Polglase et al. 2003:24). Interstate access, supplemented by commuter rail, made Frederick County an

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increasingly attractive bedroom community to those employed in the metropolitan Washington, D.C. and Baltimore regions. Housing developments were constructed by merchant builders that catered to urban commuters in the post -World War II period. The demand for residential housing placed increased development pressure on rural property. Development pressures occurred concurrently with the introduction of improved consumer services, such as the supermarket. First introduced in 1936 by the Great Atlantic & Pacific Tea Company (A&P), self-service grocery stores decreased the need for small residential parcels integrating a level of subsistence agriculture. Increasingly restrictive land use policies and improvement in transportation, which facilitated access to stores, further diminished the need for rural property owners to produce their own agricultural products. The population and economic growth that occurred in the county during the postwar period continued through the end of the twentieth century and to the present.

### **Domestic Architecture in Frederick County**

Modest, two-story, wood-frame dwellings are ubiquitous throughout Frederick County. Most dwellings constructed in the county during the second half of the nineteenth century and the early decades of the twentieth century are related to the Maryland Piedmont farmhouse: a two-story, wood-frame dwelling with integral ell. Often an open porch spanned the principal block and the ell incorporated a two-story porch.

The majority of these vernacular dwelling were constructed with mass produced building materials, including ornamentation. Builder's guides, improved transportation, local availability of standardized materials, and builder's budget influenced the size and elaboration of the dwelling. Builder's guides afforded property owners the opportunity to choose ornamentation and customize such houses. Improved transportation, namely railroad access, facilitated the movement of building materials from one region to another and reduced construction costs. Mass production of building components standardized design and eliminated the necessity for skilled craftsmen to produce building parts.

### *Tenant Houses*

Tenant houses constructed during the second half of the nineteenth and early twentieth centuries are similar in design. In general, tenant houses constructed during the time period are modest, two-story, wood-frame dwellings. The use of exterior ornamentation is uncommon. The houses often occupy rectangular footprints and the integral ell with porch, typically, is absent.

Other examples of tenant houses constructed in Frederick County during the time period are documented in the Maryland Inventory of Historic Properties. Previously surveyed tenant houses include the Curtis W. Thomas Tenant House (F-1-210) in Adamstown and the tenant house located on the Caidlyn Properties in the City of Frederick and documented in F-3-253.

Tenant houses constructed in the general vicinity of Lake Linganore include Tenant House 1 (F-8-144) and Tenant House 2 (F-8-145). Both of these dwellings were located on the north side of Gas House Pike. Much of the farmland along Gas House Pike during the late nineteenth and early twentieth centuries was cultivated to supply corn and tomatoes to the locally-based McMurry cannery Louis McMurry, owner of the cannery, eventually acquired approximately 3,000 acres for corn production (Sheetenhelm and Kuranda 1990).

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### Property History

Visual observation and archival research suggest the dwelling was constructed during the last decades of the nineteenth century or the first quarter of the twentieth century. The dwelling does not appear on the 1873 Lake Atlas of Frederick County, suggesting the dwelling was constructed after 1873. Laura V. and David I. Main acquired the property in 1881 from the executor of the estate of Ezra Heard. According to the 1873 Lake atlas, Ezra Heard also owned property on Gas House Pike, east of Linganore Road. The 1880, 1900, and 1910 federal censuses record the Mains living in the Buckesytown District of Frederick County. Laura and David Main sold the 22-acre parcel to George M. and Viola A. Bruchey, who sold the property to Charles H. and Ada T. Masser in 1905 (Frederick County Land Records [FCLR] liber DHH 12/folio 692; liber 269/folio 252). The property transferred ownership twice more before it was acquired by Rodney W. and Susan K. Rippin (Rippeon) in 1917 (FCLR liber 322/folio 210). The Kline family acquired the 22-acre property in 1922 from Rodney and Susan Rippin. The property remained in the Kline family until 1972. Daniel C. Kline and his wife Julia lived on the property with their son Daniel A. and grandson George, Jr. The federal census identified Daniel C. as a general farmer. Neighbors in the immediate vicinity also were identified as farmers (U.S. Federal Census [www.ancestry.com](http://www.ancestry.com)). Later, Harvey Kline lived on the property with his brother Amos. When Harvey Kline died in 1971, George C. Kline, Maggie Mercer, and Esther C. Pyles were appointed executors of his estate (FCLR liber 876/folio 50). The property was acquired by Adrian M. and Kathalyn J. Cohen in 1972. The Cohens owned the property until 1991 when it was purchased by L.T. Ventures (FCLR liber 1723/folio 1256).

Archival research and site investigations did not yield information on the type of farming practiced on the property. Built resources on the property include a dwelling, an outbuilding, and the remains of two other buildings. With the exception of the extant chicken coop, buildings associated with agricultural production, including barns, corn cribs, and other similar agricultural outbuildings, if originally constructed, are absent. The property no longer retains built resources associated with Frederick County's agricultural context.

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## 9. Major Bibliographical References

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Inventory No. F-5-169

See attached.

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## 10. Geographical Data

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Acreage of surveyed property .60 acres  
Acreage of historical setting 22 acres  
Quadrangle name Walkersville

Quadrangle scale: 1:24,00

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### Verbal boundary description and justification

The boundaries of the property include the area immediately around the dwelling and outbuildings for a total of .60 acres.

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## 11. Form Prepared by

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name/title	Kirsten Peeler, Senior Project Manager		
organization	R. Christopher Goodwin & Associates, Inc.	date	June 2015
street & number	241 East Fourth Street, Suite 100	telephone	301.694.0428
city or town	Frederick	state	Maryland

The Maryland Inventory of Historic Properties 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.

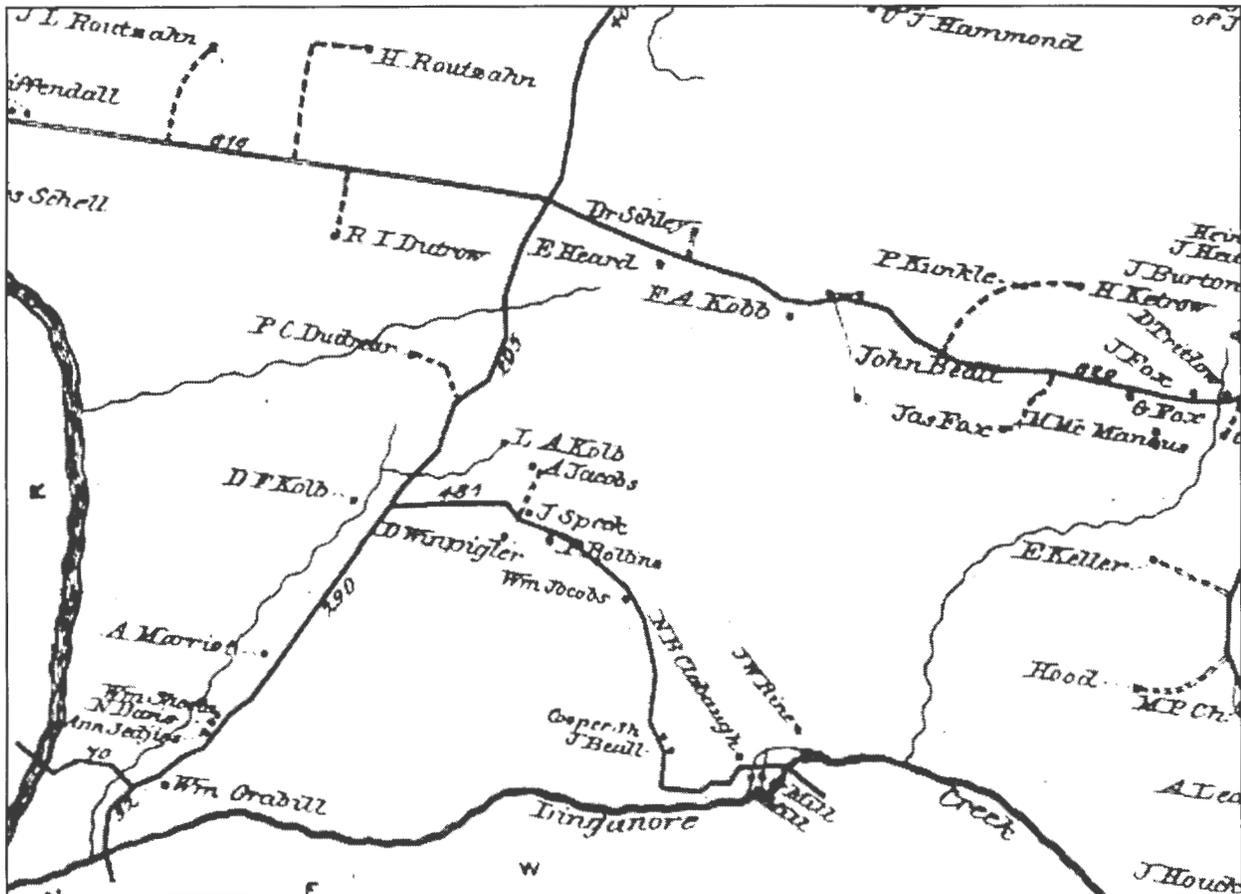
return to: Maryland Historical Trust  
Maryland Department of Planning  
100 Community Place  
Crownsville, MD 21032-2023  
410-514-7600

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

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Excerpt: 1873 Lake Atlas of Frederick County.

**Maryland Historical Trust**  
**Maryland Inventory of**  
**Historic Properties Form**

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**Bibliography**

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**Continuation Sheet**

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### Photo Log

MIHP#: F-5-169

Rippon Property

Frederick County, Maryland

Photos taken by: R. Christopher Goodwin & Associates, Inc.

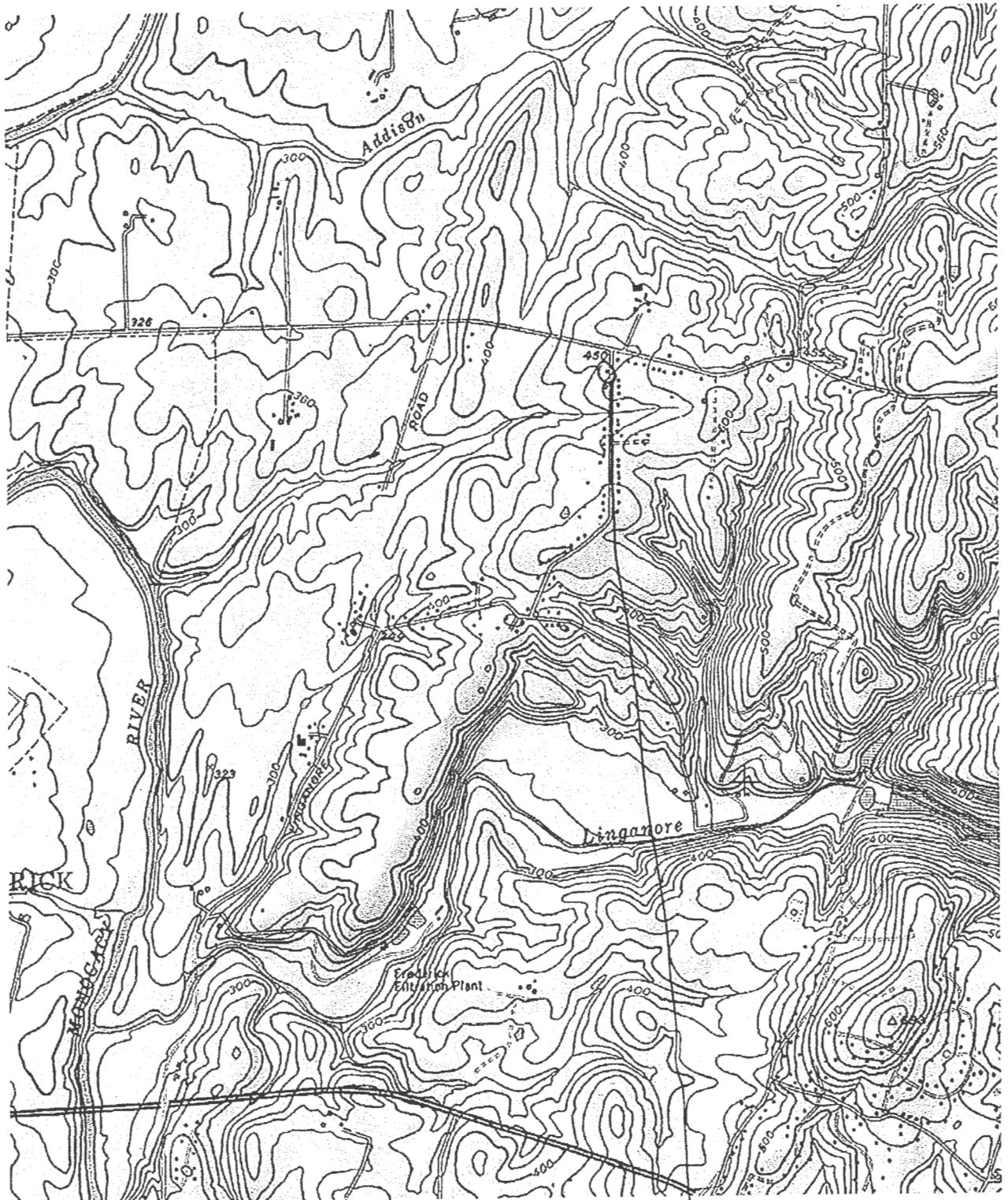
Photos taken on: 28 April 2015

Photo paper and ink: HP Viverra ink 97 Tri-Color cartridge, 101 Blue Photo cartridge, and 102 Gray Photo cartridge on Epson Premium Photo Paper (high gloss)

Verbatim Ultralife Gold Archival Grade CD-R, PhthaloCyanine Dye

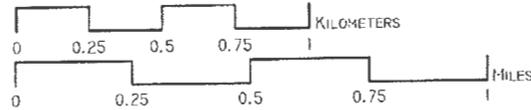
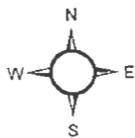
F-5-169_2015-04-28_01	Dwelling, east elevation
F-5-169_2015-04-28_02	Dwelling, south elevation
F-5-169_2015-04-28_03	Dwelling, north elevation
F-5-169_2015-04-28_04	Chicken coop, looking southwest
F-5-169_2015-04-28_05	Ruined building, looking east
F-5-169_2015-04-28_06	Collapsed building, looking southwest
F-5-169_2015-04-28_07	Dwelling interior, front parlor
F-5-169_2015-04-28_08	Dwelling interior, dining room

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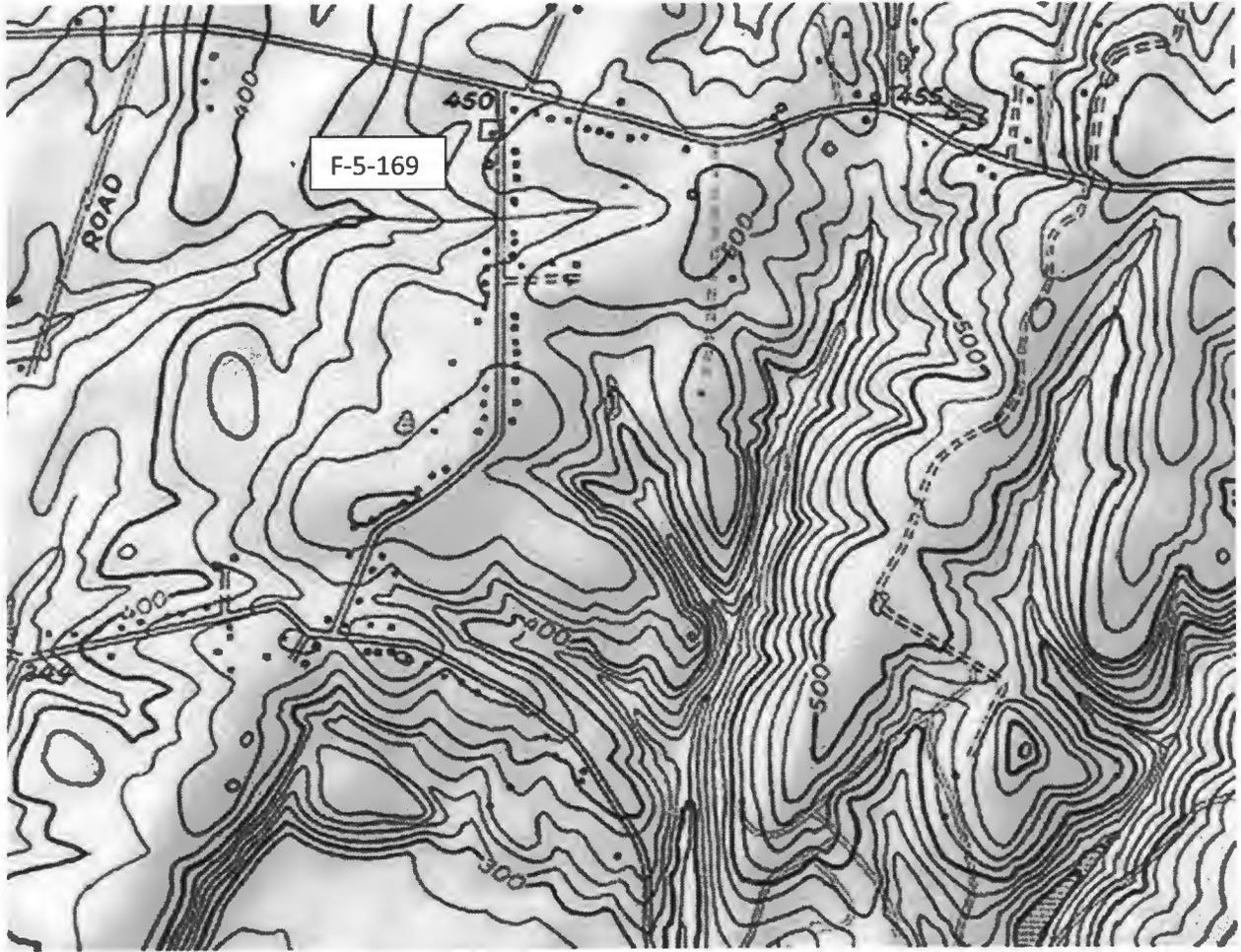


MSR: 1:24,000  
 SRS: SPCS MD (FT) / NAD 83

Service Layer Credits:  
 Copyright: © 2013 National Geographic Society, I-cubed  
 Walkersville 7.5' Quad; Rev. '77, Pub. '80



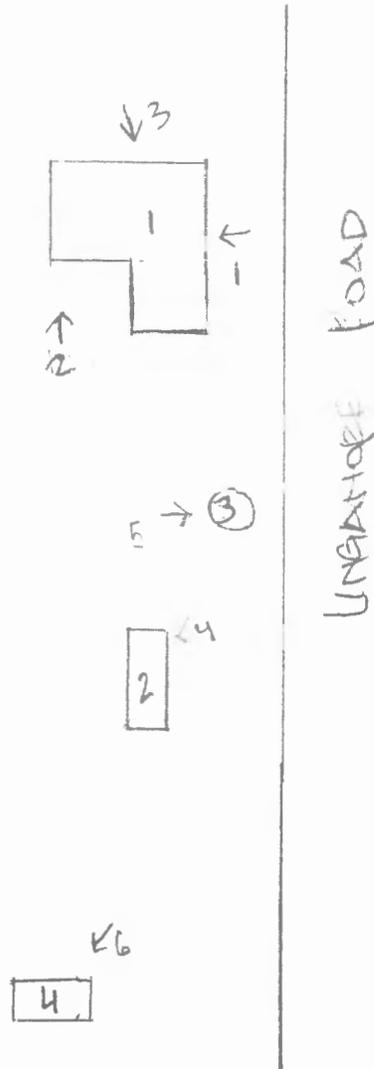
ZIPPIN PROJECT  
 LINGANORE ROAD (WEST  
 SIDE)  
 FREDERICK  
 FREDERICK COUNTY, MD



Rippin Property  
MIHP # F-5-169  
West Side of Linganore Road at Gas House Pike  
Frederick, Frederick County, Maryland  
Walkersville Quad



1. DWELLING
2. CHICKEN COOP
3. RUIN
4. COLLAPSED OUTBUILDING



MHP # F-5-169  
 RIPPAN PROPERTY  
 WEST SIDE OF LINGAHOPE ROAD  
 FREDERICK  
 FREDERICK COUNTY, MARYLAND

APRIL 2015

DRAWN BY: K. PEELER

NOT TO SCALE



MHP # F-5-1109

KIPPIN PROPERTY

FREDERICK COUNTY, MD

RCGA

APRIL 2015

MD SHPO

DWELLING, EAST ELEVATION

1 of 8



MHTA # F-5-169  
KIPPIN PROPERTY  
FREDERICK COUNTY, MD  
PCAS

APRIL 2015

MD STATE

DWELLING, SOUTH ELEVATION

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MHP # F-5-109  
PARENT PROPERTY  
FREDERICK COUNTY, MD  
RCGA

APRIL 2015

WBS SMO

DWELLING, NORTH ELEVATION

3 of 8



MU# # F-5-169

PAINT PROPERTY

FREDERICK COUNTY, MD

ROSA

APRIL 2015

MD SUPD

CHUCKEN COOP, LOCKING SOUTHWEST

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MHA # F-5-169  
RIPPIN PROPERTY  
FREDERICK COUNTY MD  
RCGA

APRIL 2015  
MD STPS

ROBERT BURNHAM, LANDLORD GRP

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NHHS F-5-169  
RIPPIN PROPERTY  
FREDERICK COUNTY, MD  
REGA  
APRIL 2015

HU STAD  
UNAPPROVED BANDS, LOOKING SOUTHWEST  
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MUD # F-5-169  
RIPPIN PROPERTY  
FREDERICK COUNTY MD  
RCA  
APRIL 2015  
MD SHPO  
SWELLING INTERIOR FRONT PORCH  
7 of 8



MURK # F-5-169  
RIPPAW PROPERTY  
FREDERICK COUNTY, MD  
PCSA

APRIL 2015

MD SHPO

DWELLING INTERIOR, DINING ROOM

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