

NATIONAL PARK SERVICE  
Washington D.C. 20240

FHD-1274

HISTORIC PRESERVATION CERTIFICATION  
APPLICATION—PART 1

Instructions: Applicant should read the instructions carefully before completing application. No certification may be made unless a completed application form has been received. Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at anytime during the year.

PART 1 EVALUATION OF SIGNIFICANCE

1. Name of property: LEE'S BUILDING  
 Address of property: 69 SOUTH MARKET STREET  
 City FREDERICK County FREDERICK State MARYLAND Zip Code 21701  
 Name of historic district in which property is located: CITY OF FREDERICK HISTORIC DISTRICT

Check here if request is for:

- certification (structure contributes to significance of the district)
- decertification (structure does not contribute to significance of the district)
- easement qualification (for donation of easement on structure or land for conservation purposes).

2. Description of Physical Appearance:  
 (see instructions for map and photograph requirements—use reverse side if necessary) THE STRUCTURE IS A THREE STORY BRICK BUILDING WHICH STANDS ALONE AT THE POINT WHERE SOUTH MARKET STREET AND CARROLL CREEK INTERSECT IN THE FREDERICK HISTORIC DISTRICT.

3. Statement of Significance:  
 (use reverse side if necessary) THE STRUCTURE IS A KEY COMPONENT OF THE S. MARKET ST. PORTION OF THE HISTORIC DISTRICT. ALTHOUGH THE BASIC STRUCTURE, AS EVIDENCED BY THE BRICK, MORTAR, AND MASONRY WAS BUILT IN 1897, AN ELEGANT FACADE WAS ADDED IN 1919. THE FACADE, WHICH HAS A MARBLE STONE STATING IT IS THE "JACOBSON BUILDING" ALSO CONTAINS DISTINCTIVE AND UNUSUAL BRICK TILES AND DECORATION. IT WILL BE REHABILITATED CAREFULLY ACCORDING TO HERS BRIEF AND SEC. INT. STANDARDS.  
 Date of construction (if known): \_\_\_\_\_  Original site  Moved  Date of alterations (if known): \_\_\_\_\_

4. Name and Mailing Address of Owner: SUBMITTED BY J. MICHAEL CONNELLAN  
14700 FLINTS GROVE PLACE  
GAITHERSBURG MD 20878  
 Name M.L.S. ASSOCIATES  
 Street 1333 NEW HAMPSHIRE AVENUE N.W.  
 City WASHINGTON State D.C. Zip Code \_\_\_\_\_  
 Telephone number (during day): Area Code MR. CONNELLAN 202 337-6700

I hereby attest that the information I have provided is to the best of my knowledge, correct, and that I am owner of the property described above.

Signature [Signature] Date 7/18/93

Social Security Number or Taxpayer Identification Number \_\_\_\_\_

For office use only

The structure described above is included within the boundaries of a Registered Historic District and  contributes  does not contribute to the character of the district.

The structure  appears  does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6); and  will likely  will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).

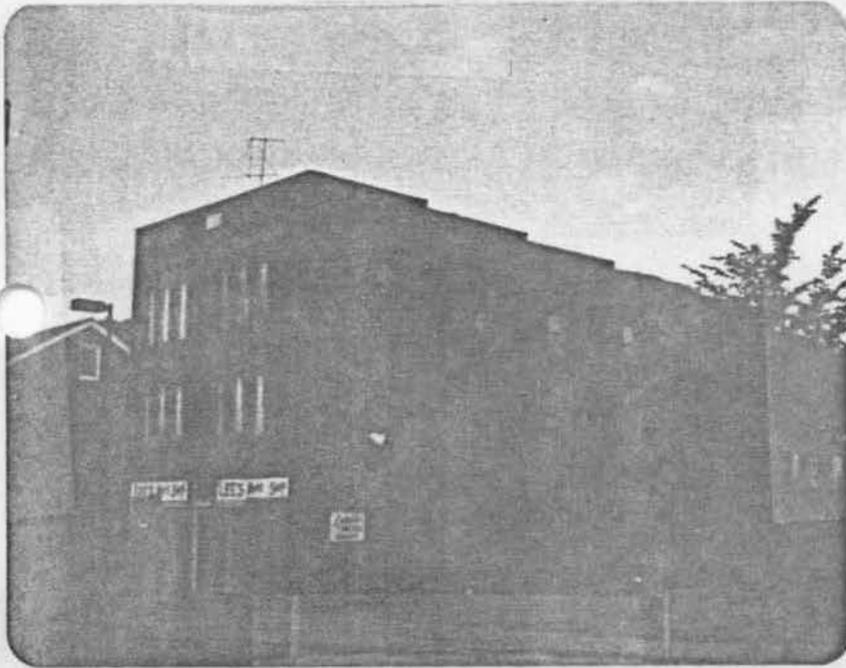
The structure is located in a district which  appears  does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6); and  will likely  will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60) and  appears  does not appear to contribute to the character of said district or  will likely  will not be recommended for certification as substantially meeting National Register criteria.

Signature \_\_\_\_\_ Date \_\_\_\_\_  
 State Historic Preservation Officer

FHD-1274



EXTERIOR OF 67 S. MARKET ST.,  
LOOKING SOUTH

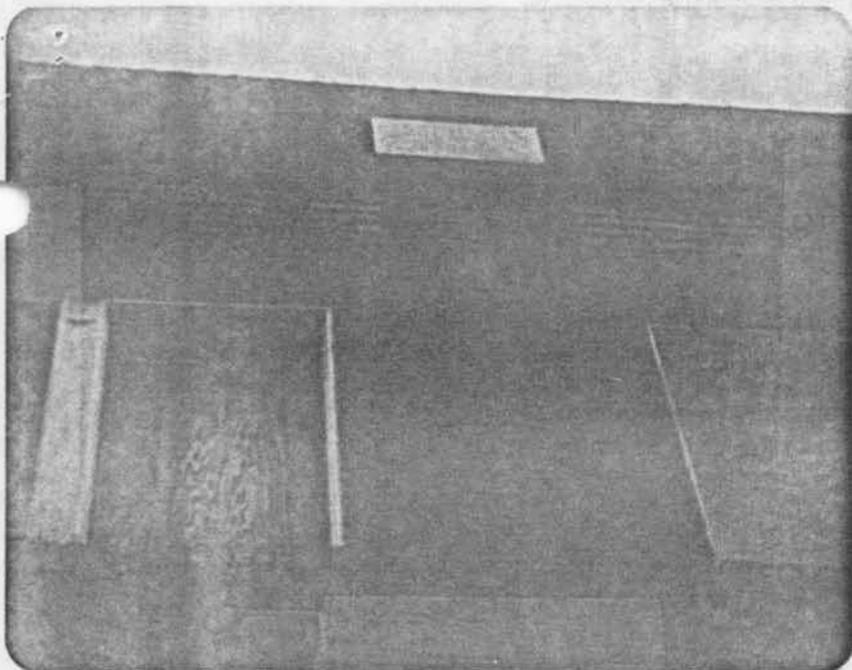


EXTERIOR VIEW

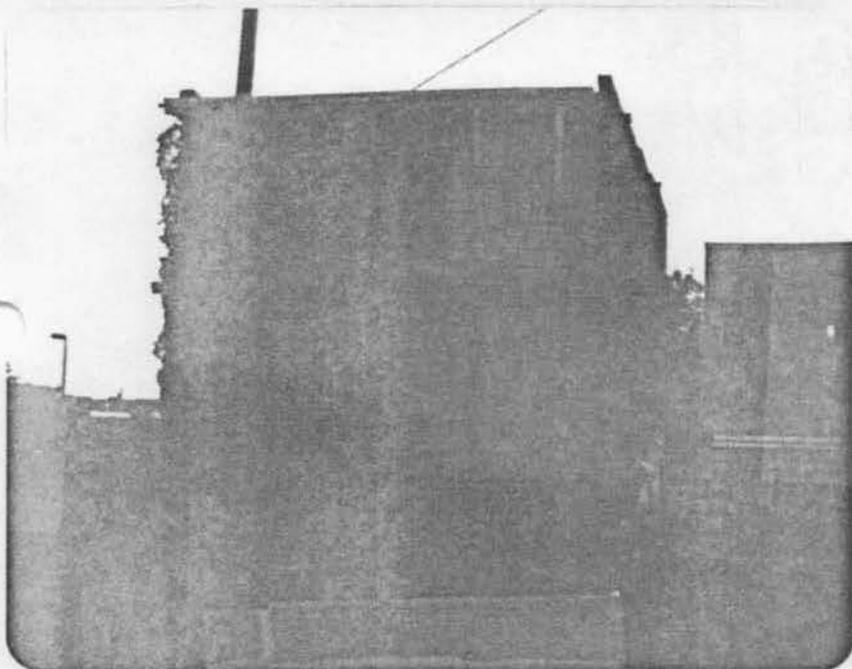


EXTERIOR VIEW

FHD-1274



EXTERIOR VIEW OF TOP  
FLOOR... STONE SAYS  
"JACOBSON BUILDING"



REAR VIEW



LEFT UPPER APARTMENT,  
FRONT WINDOW

NATIONAL PARK SERVICE  
STATE REVIEW SHEET  
Historic Preservation Certification Application--Part I

PHD-1274

Property: 69 SOUTH MARKET STREET, FREDERICK, MARYLAND

Historic District: FREDERICK

~~11-20-86~~ date initial application received by State

date additional information requested by State

~~11-20-86~~ date complete information received by State

date of this transmittal to NPS

inspection of property by State staff?  no  yes date: \_\_\_\_\_

There is adequate documentation enclosed to evaluate the historic character and integrity of this property.

There is insufficient documentation to evaluate the property adequately. The application is missing the following items: \_\_\_\_\_

Reasonable efforts, described below, have been made to obtain this information. Copies of the information requests are enclosed.

This property involves:

Extensive loss of historic fabric

Substantial alterations over time

Preliminary determination of listing for district

for individual property

Obscured or covered elevation(s)

Moved property

State recommendation inconsistent with NR documentation

Recommendation different than the applicant's request

Complete one section below as appropriate.

(1)  The property contributes  does not contribute to the historic significance of this district in:

location  design  setting  materials  workmanship  feeling and association

Property is mentioned in the NR documentation in Section \_\_\_\_\_, page \_\_\_\_\_.

(2) For properties less than 50 years old:

the historical merits of the district (the periods and areas of significance) are documented in the National Register nomination form or district documentation on file as less than 50 years old, justifying the certification of this property's contribution.

the strong historical or architectural merit of this property as described in the National Register nomination form or district documentation on file justifies its certification as contributing.

there is insufficient justification to consider this property contributing to the district on the basis of its individual architectural or historical merits or the significance of the district does not extend up to and including the latest 50 year period.

Briefly explain how Standard (3) applies to this property's individual merits or its significance in relationship to the significant qualities and characteristics of the district.

(3) For preliminary determinations:

A. The status of the nomination for the property/historic district:

Nomination has already been submitted to State review board, and if reviewed by the board, nomination will be forwarded to the NPS within a reasonable period of time. (Draft nomination is enclosed.)

Nomination was submitted to the NPS on \_\_\_\_\_.

Nomination will be submitted to the State review board within twelve months.

Nomination process likely will be completed within thirty months.

Other; explain: \_\_\_\_\_

B. Evaluation of the property:

Property is individually eligible and meets National Register Criteria for Evaluation

Property is located within a potential registered district that meets National Register Criteria for Evaluation

A  B  C  D Exceptions:

(4) The property is located in a registered district, is outside the period(s) and/or area(s) of significance as documented in the NR nomination and:

appears to contribute to the expanded significance of the district. Enclosed is the revised nomination documentation.

does not contribute to the district's significance and is not a contributing property of the district.

Complete sections below for all properties:

3

Description of district including the period(s) and area(s) of significance as described in the National Register documentation or documentation on file (except for preliminary determination of individual listing). THE FREDERICK HISTORIC DISTRICT CONTAINS A LARGE NUMBER OF WELL PRESERVED STRUCTURES CONSISTING PRIMARILY OF 2 TO 3 STORIES AND 2 OR 3 BAYS. MOST OF THESE STRUCTURES SPAN THE 19TH CENTURY AND THEIR DIVERSE ARCHITECTURAL STYLES ARE TIED TOGETHER BY A UNIFORM SCALE AND PREVALENCE OF BRICK AND STONE IN THE EXTERIOR FABRIC. PROMINENT ARCHITECTURAL STYLES FOUND IN FREDERICK INCLUDE FEDERAL, GREEK REVIVAL, ITALINATE AND SOME EXAMPLES OF RICHARDSON INSPIRED BUILDINGS.

Period(s) of significance: 19TH CENT Section 7. page 294

Description of the property documenting current condition.

N/A

Retains sufficient integrity?  Yes  No

Statement of significance of the property N/A

State Official Recommendations:

4

This application for the above-named property has been reviewed by \_\_\_\_\_, a professionally qualified architect, architectural historian, or historian on my staff.

The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.

The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposed in accordance with the Tax Treatment Extension Act of 1930.

The property does not contribute to the significance of the above-named district.

The property appears to meet the National Register Criteria for Evaluation and will likely be nominated.

The property does not appear to meet the National Register Criteria for Evaluation and will not be nominated.

The property appears to contribute to the significance of a potential historic district which appears to meet the National Register Criteria For Evaluation and will likely be nominated.

registered historic district but is outside the period(s) and area(s) of significance as documented in the National Register nomination or district documentation on file with the NPS. Revised nomination or district documentation is enclosed.

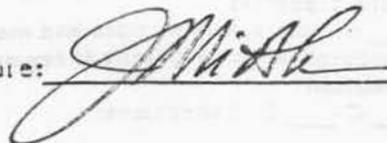
The property should be denied a preliminary determination that it could qualify as a certified historic structure.

insufficient documentation has been provided to evaluate the structure.

Detailed NPS review recommended  Precedent setting case  Forwarded without recommendation

Date: 3-10-87

State Official Signature:





HISTORIC PRESERVATION  
CERTIFICATION APPLICATION-

NPS Office Use Only

69 SOUTH MARKET ST.

Property Name

FREDERICK, MARYLAND 21701

Property Address

PART 1

Project Number:

CARROLL CREEK LIMITED PARTNERSHIP

Owner Name/Social Security or Taxpayer ID Number

5. Description of physical appearance:

Date of Construction: \_\_\_\_\_ Source of Date: \_\_\_\_\_

Date(s) of Alteration(s): \_\_\_\_\_

Has building been moved?  yes  no. If so, when? \_\_\_\_\_

6. Statement of significance:

7. Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached:  yes  no

HISTORIC PRESERVATION  
CERTIFICATION APPLICATION-  
PART 1

October 22, 1986

ATTACHMENT

5. Description of physical appearance

The property, which is located within the Frederick Historic District (see map) at 69 South Market Street, Frederick, Maryland 21701, is located on a site which consists of an irregular but roughly wedge shaped piece of ground located on the south side of Carroll Creek and the west side and fronting South Market Street. The building stands alone and is separate from the rest of the Historic District. The dimensions of the site are 32.05 feet by 69.10 feet by 27.70 feet by 157.60 feet for a total of 3,623 square feet of land. Of this total approximately 1,963 square feet is occupied by the structure.

The site is improved with a three story brick and masonry building which measures 32.00 feet by 67.00 feet by 26.60 feet by 68.10 feet for a total of 1,963.00 square feet per floor or total square footage of 5,889. The 12 inch masonry foundation was built under a building permit issued by the City of Frederick in 1887. There is physical evidence around the ground level that the current building is the second on the site and was built on the original foundation (see photographs). An examination of available records failed to provide an exact date of construction. Based on the style and materials, however, it is estimated that the building was constructed to contain a retail store during the late 1930s, probably in the 1938-1941 period prior to World War II.

The property was acquired by the Carroll Creek Limited Partnership on April 4, 1984 from MLS Associates. At that time the building was still vacant due to severe flood damage in the late 1970s. Its physical appearance at that time, however, was basically the same as it is currently, rehabilitation having been completed, with the exception on the north facade facing Carroll Creek. As can be seen from the photographs, the South Market Street facade was repaired but left as built with the exception that the front wall had to be strengthened due to ground level deterioration caused by flood damage. On the south wall the brick was repointed and windows were installed in the openings to match the original wood 1 over 1 windows (one window was left in the north wall). However, one small window in the rear of the south wall on both the second and third floors was bricked in and painted over during the course of the renovation due to structural considerations.

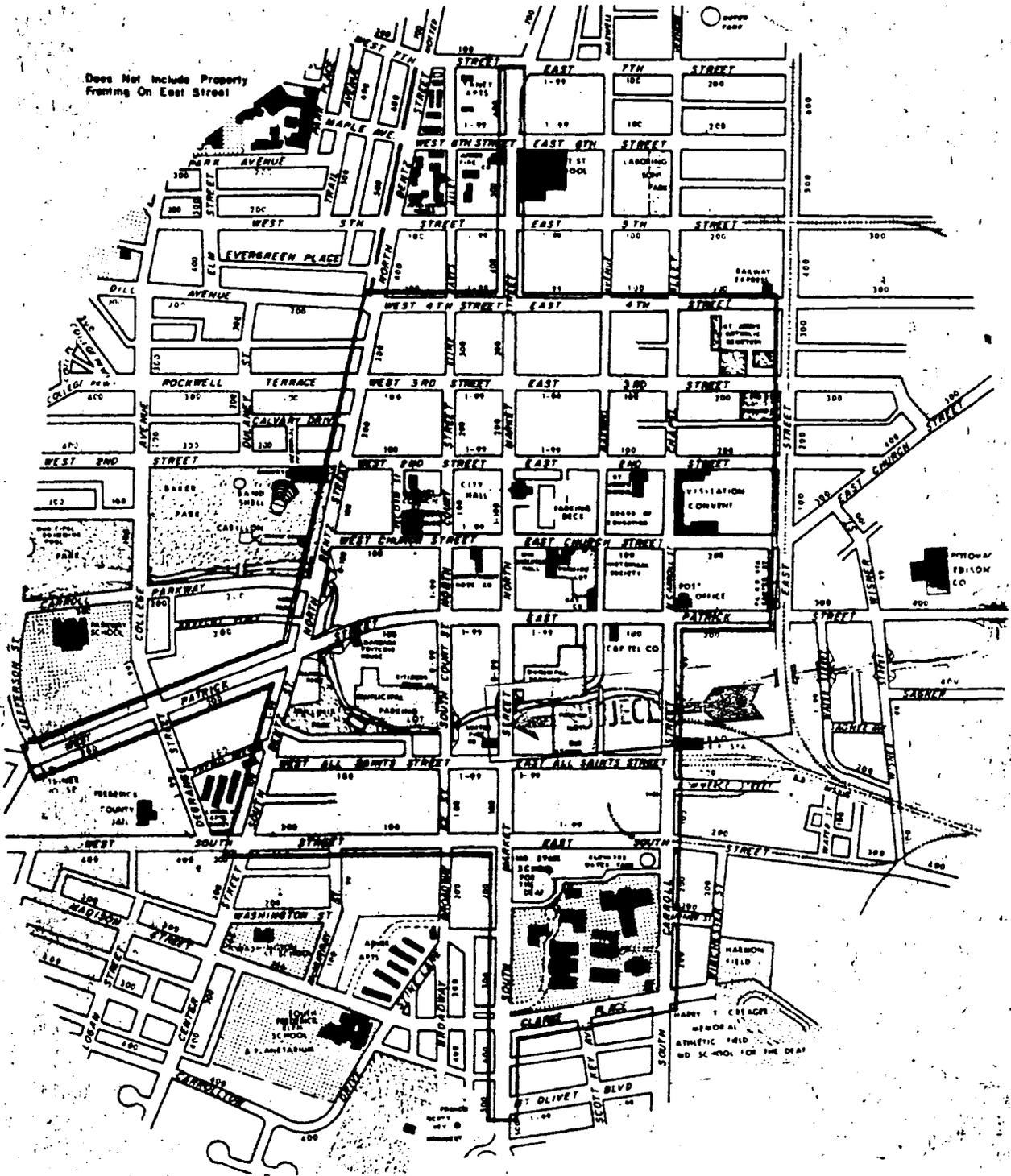
The north wall, at the direction of the City, was given an opening facing the Creek (see photographs). This was done because when the Carroll Creek project is completed the City will have a park along the Creek and they want commercial establishments facing that park. The design was approved by the Frederick City Historic District Commission on August 9, 1984.

The interior of the building was extensively renovated but was left intact as four two-bedroom apartments. Since the building was not too old, the interior was in much better condition than other older buildings in downtown Frederick. Although the copies of the photographs are difficult to see, one can at least note the superficial deterioration which had taken place. The enclosed architectural drawings detail the interior layout and the "Description of Improvements", also enclosed, details the interior rehabilitation which was done.

#### 6. Statement of Significance

The property is not of significance to the Frederick Historic District. It stands alone and borders on non-historic areas. It was built for retail and apartment rental purposes in the late 1930s or later and the construction was plain and of only moderate quality. The brick and masonry construction lacks distinction. The original windows, for instance, were of ordinary modern wood 1 over 1 design. It is possible to see clearly that the current building was built upon a previously existing foundation. However, when the rehabilitation was done the South Market Street facade was nevertheless left essentially unchanged.

In summary, the building does not materially contribute to the historic significance of the Historic District and does not significantly add to the District's sense of time and place and historical development.



The bold lines show the boundaries of the historic district in Frederick City, but do not include those properties fronting on East Street. The latest boundaries were adopted by the mayor and board of aldermen on April 14, 1977, and the map was redrawn May 25, 1983.

SITE DATA CONT'D.:

The entire site is located within the 100 Year Historic Flood Plain Area of Frederick County, Maryland.

DESCRIPTION OF IMPROVEMENTS:

Subject is improved with a three story brick and masonry building which measures 32' x 67' x 26.6' x 68.10'+ or a total of 1,963+ square feet per floor, or total square footage of 5,889 +. Roof is built-up, gutters and downspouts are galvanized and painted.

The building is built upon a masonry foundation with a partial basement approximately 16' x 21'+ with concrete floor, floor drain and sump pump. The remainder of the building is set on 12" masonry foundation and excavated to provide minimum 18" crawl space. Entry to the basement area is provided by means of a below grade masonry entryway at the front of the building.

The first floor consists of approximately 1,725+ square feet of floor space with two storefront glass and aluminum display areas in the front (east wall), separated by two entryways and an exterior entrance and center stairwell leading to the second and third floors. The north wall has a winged inset storefront aluminum and insulated glass display area approximately 38'+ in length and 4'+ in depth. 4" load bearing pipe columns and I beams have been installed to support the removed outer load bearing wall for the second and third floors. The exterior suffitt in the display area is gypsum board, painted, exterior walkway is concrete.

The floor is wood in the front section, subfloor in the rear, with newly installed 6" FG insulation batts between joists. The front suspended ceiling has been removed and 3 1/2" FG insulation applied to the entire ceiling.

DESCRIPTION OF IMPROVEMENTS CONT'D.:

All new wiring with six fluorescent ceiling fixtures has been installed. Heating is provided by two 3.3 KW electric heating systems. There are no partitions or restrooms. The area is to remain in this unfinished state for refinishing as desired by prospective lessees. Entry to the second and third floors is by central stairwell with landings at each floor for entry to the apartments.

There are four apartments, two on each floor, each using essentially one half the building lengthwise. Configuration, space type finish and appliances are essentially the same for each apartment.

Each apartment consists of living room, dining room, kitchen, central hallway, bath and two bedrooms with approximately 925 ± square feet per apartment. All new wiring and plumbing has been installed.

Ceilings are suspended acoustic tile, exception baths, over 3 1/3" FG insulation on the second floor and 9" FG batt on the third floor. Ceiling in baths is painted drywall. Interior walls are drywall over 3 1/2" FG batt insulation. Floors are wood, covered by carpet in all areas except bath and kitchen where floor covering is resilient. Cove moulding is wood except in kitchen or bath where vinyl is used.

Each kitchen has adequate cabinetry, formica counter, sink, refrigerator and four plate electric range/oven with covering exhaust fan and hood.

Bathrooms have sink, commode, full bath and ceiling exhaust fan.

Electricity is provided through 100 amp separately metered panel to each apartment.

Heat is provided by single or multiple 500 or 750 watt electric baseboard panels for each room except bath which has 1,250 watt electric ceiling

DESCRIPTION OF IMPROVEMENTS CONT'D.:

heater. Hot water is provided by separate forty gallon hot water heaters.

To the rear of each apartment is a covered wood balcony approximately 5' x 12' + on the south side and 5' x 13'+ on the north side.

ZONING:

According to the Frederick City Zoning Map, November, 1983, subject is zoned B-3 (General Business District). A copy of the Frederick City Zoning Regulations for B-3 Zoning is attached as an Addendum to this appraisal report.

ASSESSMENTS:

Subject is carried by the Frederick County Assessment Office as follows:

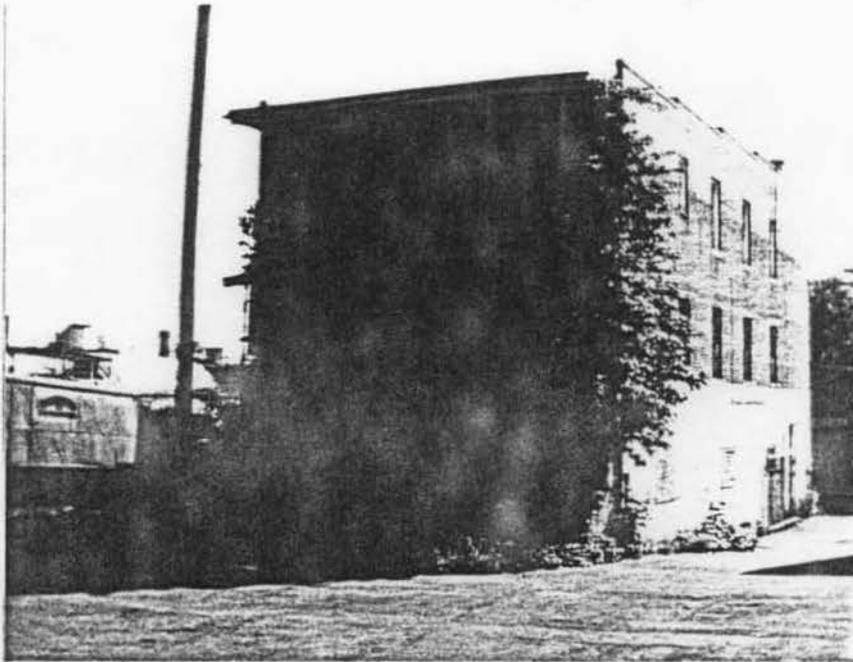
Land Value:-----	\$28,090.00
Improvement Value:-----	\$26,800.00
Total Value:-----	\$46,690.00
Assessed Value:-----	\$20,300.00

The tax load is \$2.25 Frederick County, \$1.55 Frederick City and \$.21 State for a total tax burden of \$4.01 per assessed \$100.00.

ANALYSIS OF HIGHEST AND BEST USE:

Highest and best use is defined as that classification and use, which at the time of the appraisal, is most likely to produce the greatest net return to the property over a given period of time and consequently indicates the highest present value.

69 S. MARKET ST.  
SUBJECT PICTURES



REAR  
BEFORE REHAB  
(1983)

Rear View



Street View

SOUTH WALL, FRONT  
LOOKING NORTH ON S. MARKET ST.  
BEFORE REHAB (1983)

69 S. MARKET ST.  
SUBJECT PICTURES



SOUTH MARKET ST.  
FACADE AND SOUTH  
WALL  
BEFORE REHAB  
1983

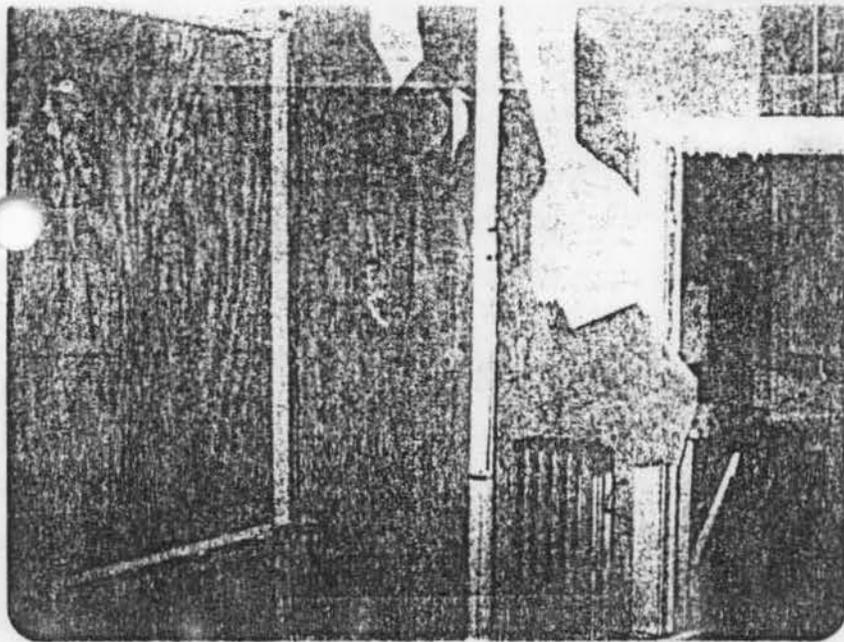
Front View



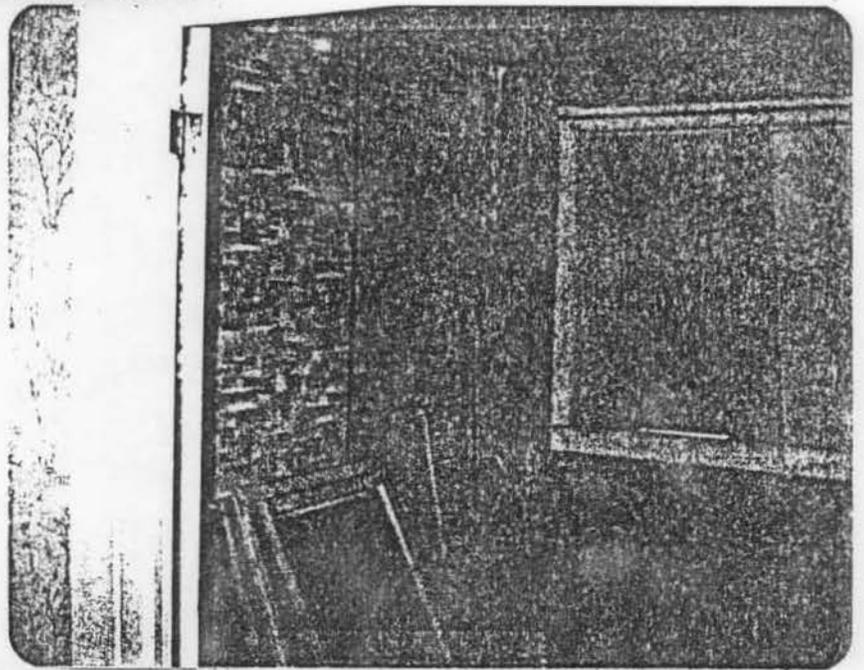
Front View

SOUTH MARKET ST. FACADE AND NORTH WALL  
BEFORE REHAB  
1983

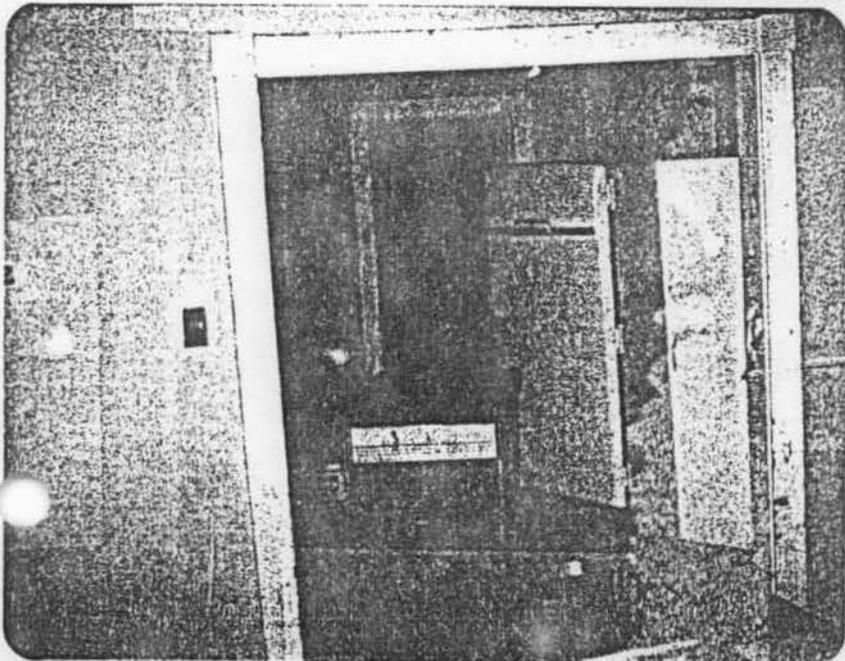
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LEFT UNIT, SECOND FLOOR,  
NORTH WALL

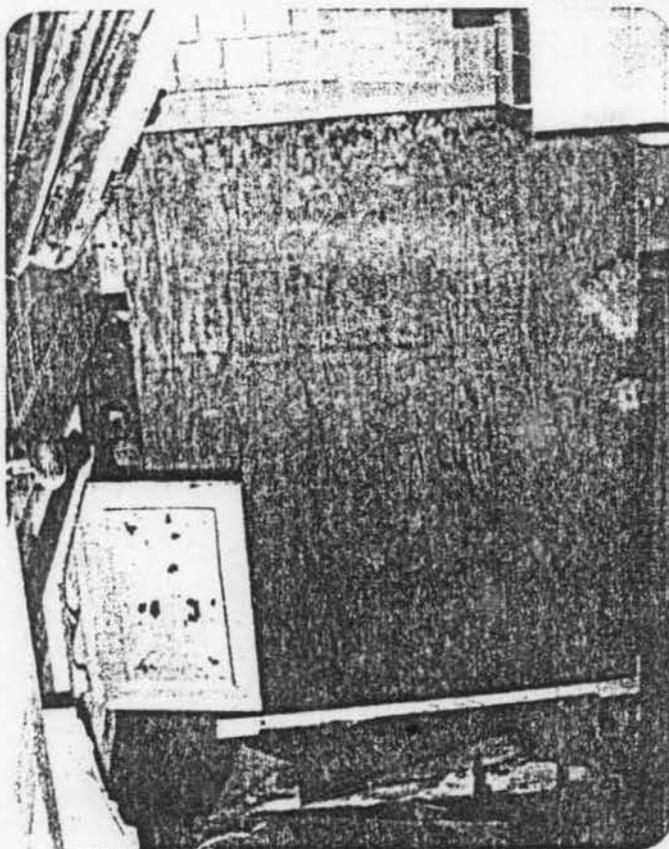


RIGHT UNIT, SECOND  
FLOOR, SOUTH WALL



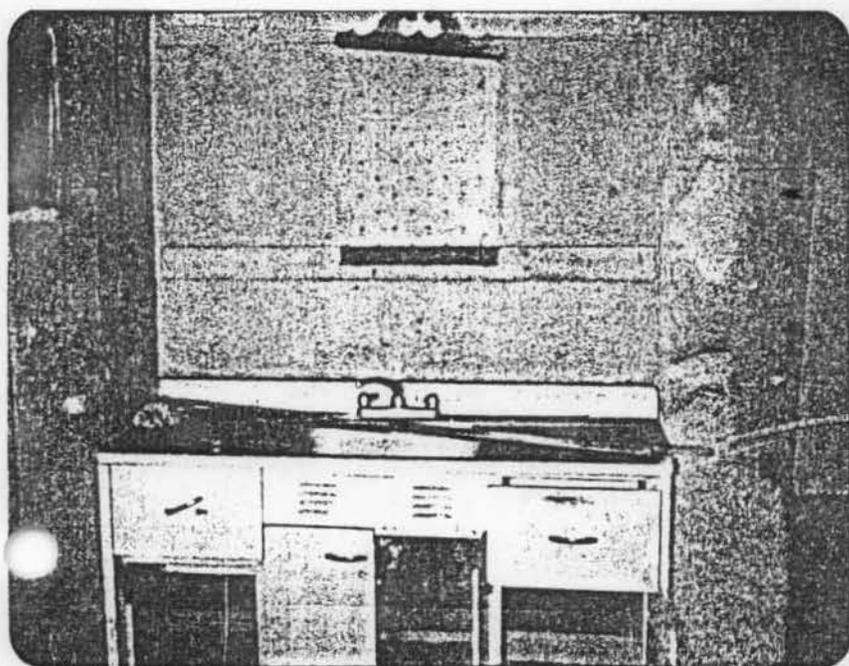
RIGHT UNIT, THIRD FLOOR,  
KITCHEN

FAD-1274



LEFT UNIT, THIRD FLOOR,  
BATHROOM

CENTRAL HALLWAY  
SECOND FLOOR, LOOKING  
EAST



THIRD FLOOR, RIGHT UNIT,  
KITCHEN