

MHT #FHD-1285
164-166 B&O Avenue
Built around 1900
Frederick, Frederick County, Maryland
Private dwellings

Brief Description

One of the most recent dwellings on B&O Avenue, this two-and-one-half-story, six-bay, frame duplex was erected between 1897 and 1900. Like the other dwellings in the Lower Depot and Welty's Addition neighborhoods, it has a back building with two-story porches serving each unit. It is situated toward the front of its lot and has a large rear yard for additions, outbuildings, and gardens. It differs from its neighbors, however, in that its front entrances are recessed within corner porches, possibly in an effort to distance the formal entrance of the dwelling from the nearby railroad tracks.

Summary Statement of Significance

This frame duplex is a contributing building in the Frederick Historic District. It was built in the late 1890s in Lot 10 of Mary A. Welty's Addition to Frederick, Maryland, a small subdivision developed in the last decade of the nineteenth century in the industrial southeast section of town. The duplex has been occupied variously by renting and owning families, and at least half of the house served as a boarding house in the early twentieth century. Men and women who occupied the house have been employed, for the most part, by nearby businesses and industries.

Maryland Historical Trust

State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. FHD-1285

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic

and/or common

2. Location

street & number 164 - 166 B&O Avenue not for publication

city, town Frederick vicinity of congressional district

state Maryland county Frederick

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

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

name Marvin J. and Sylvia J. Mock

street & number 164 B&O Avenue telephone no.:

city, town Frederick state and zip code MD 21701

5. Location of Legal Description

courthouse, registry of deeds, etc. Frederick County Court House liber 974

street & number 100 West Patrick Street folio 917

city, town Frederick state Maryland

6. Representation in Existing Historical Surveys

title Standing Structures Report, East Street Widening and Extension in Frederick, Maryland

date May 1981 federal state county local

depository for survey records Maryland Historical Trust

city, town Crownsville state Maryland

7. Description

Survey No. FHD-1285

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

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

Contributing Resource Count: 1 building

One of the most recent dwellings on B&O Avenue, this two-and-one-half-story frame duplex was erected between 1897 and 1900. Like the other dwellings in the Lower Depot and Welty's Addition neighborhoods, it has a back building with two-story porches serving each unit. It is situated toward the front of its lot and has a large rear yard for additions, outbuildings, and gardens. It differs from its neighbors, however, in that its front entrances are recessed within corner porches, possibly in an effort to distance the formal entrance of the dwelling from the nearby railroad tracks.

The six-bay, gable-roofed main block has a low-pitched, gabled, back building that creates an overall rear-facing T-plan. The structure rests on a low limestone foundation, which has recently been covered with concrete. The original drop or German cladding has been covered with asbestos siding. The roof is covered with standing-seam metal, and a parged brick chimney pierces the center peak of the gabled roof.

The symmetrical six-bay north front elevation faces the railroad tracks and has eight one-over-one double-sash windows, four on the first floor and four on the second. The building originally had six two-story windows, but those in the first and sixth bays were sealed, and any remaining evidence of them is concealed beneath the asbestos siding.

Two gabled dormers with two-over-two double-sash windows punctuate the roof, and two one-light awning windows in the foundation illuminate the basements of the two units. Principal roof corner porches are carved from the first story at both ends of the front elevation and are delineated with cornerboards. Each porch has two doors serving the two halves of the duplex. The four-panel doors to the formal front parlors are located on the east and west elevations of the building, and have single-light transoms and original lock boxes. The doors to the informal parlors, which are the second rooms back in both units, face north from the rear walls of the porches and lack transoms. The informal parlor door in 166 B&O Avenue is a three-panel, one-light door. The door in 164 B&O Avenue has been sealed. The corner porches have balustrades with square balusters and square porch posts, except for the corner post of the east corner porch, which is turned.

The east and west elevations of the main block are mirror images of each other. These two-bay elevations on the gable ends include the principal-roof entry porches at the northeast and northwest corners of the building. Their southern bays include aligned windows on the first and second stories that match those on the front elevation.

The two-story back building is centered on the south rear elevation of the duplex. Its two-bay east and west elevations include two-story porches, supported on square four-by-fours. Two-light, two-panel doors in the northern bays on both stories of both elevations access both levels of the porches. The first-story doors lead into the kitchens, and the upper-story doors lead into bedrooms. The kitchen doors have a single-light transoms with side hinges. The four doors have storm doors, all of which are modern metal doors, except for the eight-light, one-panel wood door leading to the second-floor bedroom in 164 B&O Avenue. To the south of all four doors are two-over-two windows in the southern bays of the east and west back building elevations.

Four single windows on the first and second stories of the rear of the main block face both levels of these rear porches. Entrances to the cellars beneath each unit are located beneath the first-story rear windows. The two-bay south elevation of the back building has four symmetrically placed, two-over-two double-sash windows.

(please see continuation sheet)

8. Significance

Period	Areas of Significance--Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistory	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates c. 1900 Builder/Architect unknown

check: Applicable Criteria: A B C D
and/or
Applicable Exception: A B C D E F G

Level of Significance: national state local

Prepare both a summary paragraph of significance and a general statement of history and support.

The double house at 164-166 B&O Avenue was built in the late 1890s in Lot 10 of Mary A. Welty's Addition to Frederick, Maryland, a small subdivision developed in the last decade of the nineteenth century in the industrial southeast section of town. The duplex has been occupied variously by renting and owning families, and at least half of the house served as a boarding house in the early twentieth century. Men and women who occupied the house have been employed mainly as employees of the nearby businesses and industries.

The site of the dwelling, facing the B&O railroad tracks, was set aside as a building lot as early as the 1830s, but does not appear to have been developed until the turn of the twentieth century when it was included in the Welty's Addition subdivision. In 1890, Frederick Birely's heirs sold an approximately three-acre tract of land to Mary A. and Horace Welty. Horace Welty and John S. Ramsburg surveyed an approximately two-acre portion of the tract which they divided into twenty lots, as illustrated in a May 23, 1891 plat recorded in the land records of Frederick County. Lot 10 was one of two lots that fronted on B&O Avenue, while the rest faced South Street or the newly created Water Street. In 1892, Robert Bridges and Charles Henderson of the firm Bridges and Henderson purchased Lot 10 for \$375, which was a very high price in comparison to other lots in the area. The Sanborn Map of 1897 indicates, however, that the lot remained undeveloped.

In 1900, Bridges and Henderson sold the lot to Effie and Charles Mealey for \$156, who sold it to David Schill a year later for \$180. Schill then sold it six months later for \$200 to Clarence Staiger. Although Schill sold the house, he was listed in the 1900 census as the owner-occupant of the dwelling. Schill was identified as a 29-year-old ice-factory employee with a 21-year-old wife Emma and an infant son Grayson. The other half of the double house was occupied by 49-year-old widow, Mary Schill. The census indicated that she had only one child, her daughter, 16-year-old Violet, but two children, 9-year-old Andrew Phillips and 6-year-old Charles Biggs, were listed as her grandsons.

After Schill sold the house to Staiger, he apparently moved next door to rent 168 B&O Avenue where he was enumerated with his wife, son, and daughter in the 1910 census, and with his son and daughter in 1920, after his wife had died.

Although Staiger was listed as an occupant of 164 B&O Avenue in the 1910 census, he was described as a boarder in a household headed by Irene Shuffler. Shuffler, a 44-year-old widow, was described as a boarding-house housekeeper. She had moved to 164 B&O Avenue from 148 B&O Avenue where she had lived with her husband, Martin Shuffler, in a home that had been in his family for several generations. Irene Shuffler moved to 164 B&O Avenue with two daughters in their early twenties, Mary S. and Blanche R., who both worked as hosiery knitters at the nearby hosiery factory, and a 19-year-old son who was unemployed. Clarence Staiger was a widowed 41-year-old railroad fireman who was a native of Pennsylvania. Also residing in the house was another boarder, 17-year-old Allen Staiger, who was also born in Pennsylvania and was probably Clarence Staiger's son. The census listed the Zepp family as the renters of 166 B&O Avenue. Head of the family, 31-year-old William Zepp, was a laborer. He lived with his wife Daisy and three children between the ages of three and seven.

(please see continuation sheet)

9. Major Bibliographical Reference

Survey No. FHD-1285

Please see continuation sheet

10. Geographical Data

Acreage of nominated property 5,445 sq. ft.Quadrangle name Frederick, MDQuadrangle scale 1:24 000UTM References **do NOT complete UTM references**A

Zone	Easting			Northing					

B

Zone	Easting			Northing					

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification

Frederick Tax Map 418 Lots 910

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Elizabeth Barthold O'Brien/Project Architectural Historianorganization John Milner Associates, Inc. date November 1996street & number 5250 Cherokee Avenue, Suite 410 telephone 703-354-9737city or town Alexandria state Virginia

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
DHCP/DHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032
(301-514-7600)

MARYLAND INVENTORY OF HISTORIC PROPERTIES Continuation Sheet

MHT # FHD-1285

Name of Property 164 - 166 B&O Avenue

Frederick County

Section number 7 Page 1

A shed-roofed porch has been added to the west elevation of the back building of 164 B&O Avenue. The shed roof is covered with composition shingles and is supported on four-by-fours. One support is a turned post which was reused after being removed from the principal roof porch. A shed-roofed storage area has been added to the east elevation of the back building of 166 B&O Avenue. This frame structure is covered with composition shingles and is supported on four-by-fours. The south elevation of this addition is partially enclosed and has a six-pane fixed window.

Two non-contributing outbuildings at the rear of the duplex include a concrete-block, cross-gable-roofed garage, and a small wood shed.

Interior access was permitted on the first and second stories and in the basement of 166 B&O Avenue. Although the interior of 164 B&O Avenue was not accessible, Marvin Mock, owner of the duplex, said that it is a mirror image of 166 B&O Avenue. Mock also stated that of the two, 166 B&O Avenue retains more of its original interior fabric. He described alterations to 164 B&O Avenue that include dropped ceilings, new paneling, and the removal of original base boards. The attic of 164 B&O Avenue has also been finished, while that of 166 B&O Avenue remains unfinished.

On the first floor of 164 B&O Avenue, the north room is a formal parlor, accessed by a door in the principal roof porch to the east of the room. The molded-wood window and door surrounds appear original, as do the plain base boards and plastered walls and ceiling. The sealed fireplace in the southwest corner of the room has simple molded features that include chamfered pilasters. The entrance to the informal parlor is on the south wall.

The informal parlor room has the same moldings, the formal parlor, and a plaster ceiling, but its beaded board wainscotting has been covered with paneling. Steps to a box, winder stair to the second floor are located in the southwest corner. The vertical beaded-board door to the stair retains its original ornate metal thumb latch. The storage space beneath the stair is enclosed with a tongue-and-groove beaded-board door. The door to the kitchen on the south wall has been removed. The kitchen has the same moldings as the formal parlor and retains its original tongue-and-groove beaded board wainscotting with a plain chair rail.

The second floor of 166 B&O Avenue contains three bedrooms and a bath. The bath, at the rear of the unit, has a clawfoot tub. The stair to the second floor is paneled with vertical tongue-and-groove boards, and its opening on the second floor has a square newel with chamfered sides and an urn finial, similar to that in 123 South Water Street.

The basement has been renovated with paneling and a dropped ceiling. The fireplace on the west wall has been sealed.

MARYLAND INVENTORY OF HISTORIC PROPERTIES Continuation Sheet

MHT # FHD-1285

Name of Property 164 - 166 B&O Avenue

Frederick County

Section number 8 Page 1

Only the occupants of 164 B&O Avenue were enumerated in the 1920 census. The dwelling was rented by William Shull, a 43-year-old ice company laborer, his wife Florence, and their two children. Their son Clarence was 20 years old and worked as a butcher, and their daughter Blanche, who was 16, was a hosiery stamper at the hosiery factory.

City directories indicate that Shull remained in 164 B&O Avenue throughout the twenties, and a man named Winfield Phelps headed the household in 166 B&O Avenue in the 1920s and 1930s. Throughout the 1940s and 1950s, carpenter Clarence Huffer and his wife Sarah rented 166 B&O Avenue, but by 1960, the house was rented by Connie Sawyers, a seamstress at the Frederick Tailoring Co. Throughout the 1930s, 1940s, and 1950s, 164 B&O Avenue had a series of renters who do not appear to have occupied the house for more than five years at a time. Their occupations included a laborer, a bulldozer operator, and a driver for Hahn's.

Current owner Marvin Mock resides in 164 B&O Avenue and rents the other half of the house to his daughter and her family. Mock moved into the house in 1962, when he and his wife rented the house from her grandmother, Molly Brightwell. Mock recently had the foundations beneath the house replaced.

MARYLAND INVENTORY OF HISTORIC PROPERTIES Continuation Sheet

MHT # FHD-1285

Name of Property 164 - 166 B&O Avenue

Frederick County

Section number 9 Page 1

Frederick County Recorder of Deeds, *Frederick County Land Books*, liber WIP 13, folio 376; liber JLJ 1, folio 515; liber DHH 7, folio 34; liber DHH 13, folios 15, 55

Mock, Marvin, Personal Communication, August 1996.

Polk, R.L. and Co., *Polk's Directory of Frederick*, R.L. Polk and Co., New York, New York, 1928-29, 1935, 1940-41, 1945, 1950, 1955, 1960.

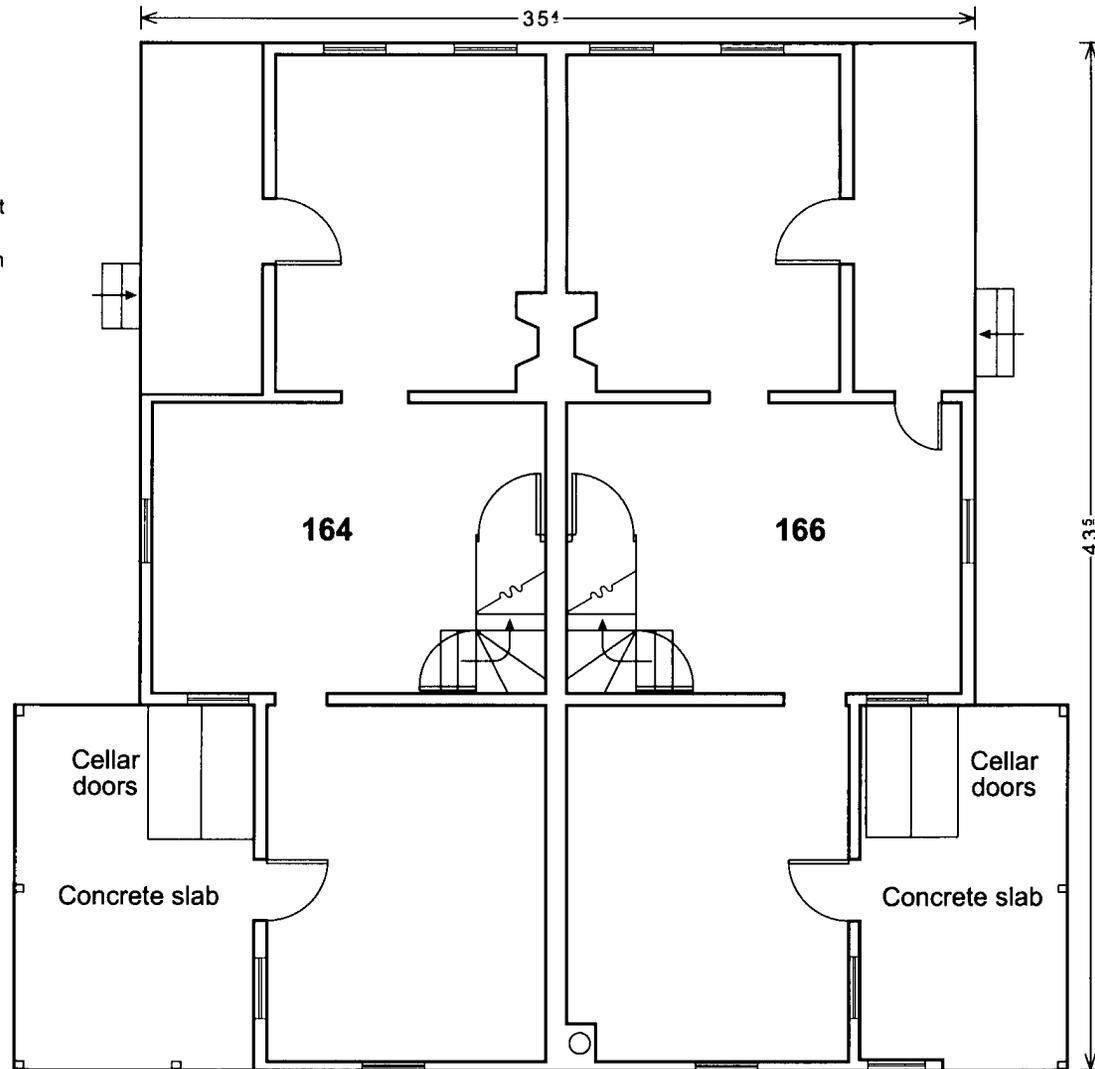
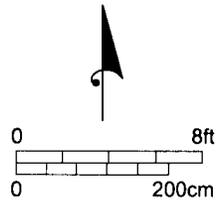
Sanborn Map Company, *Fire Insurance Map of Frederick, Maryland*, Sanborn Map Company, New York, New York, 1897.

United States Bureau of the Census, *Manuscript Population Census of the United States*, U.S. Government Printing Office, Washington, D.C., 1900, 1910, 1920.

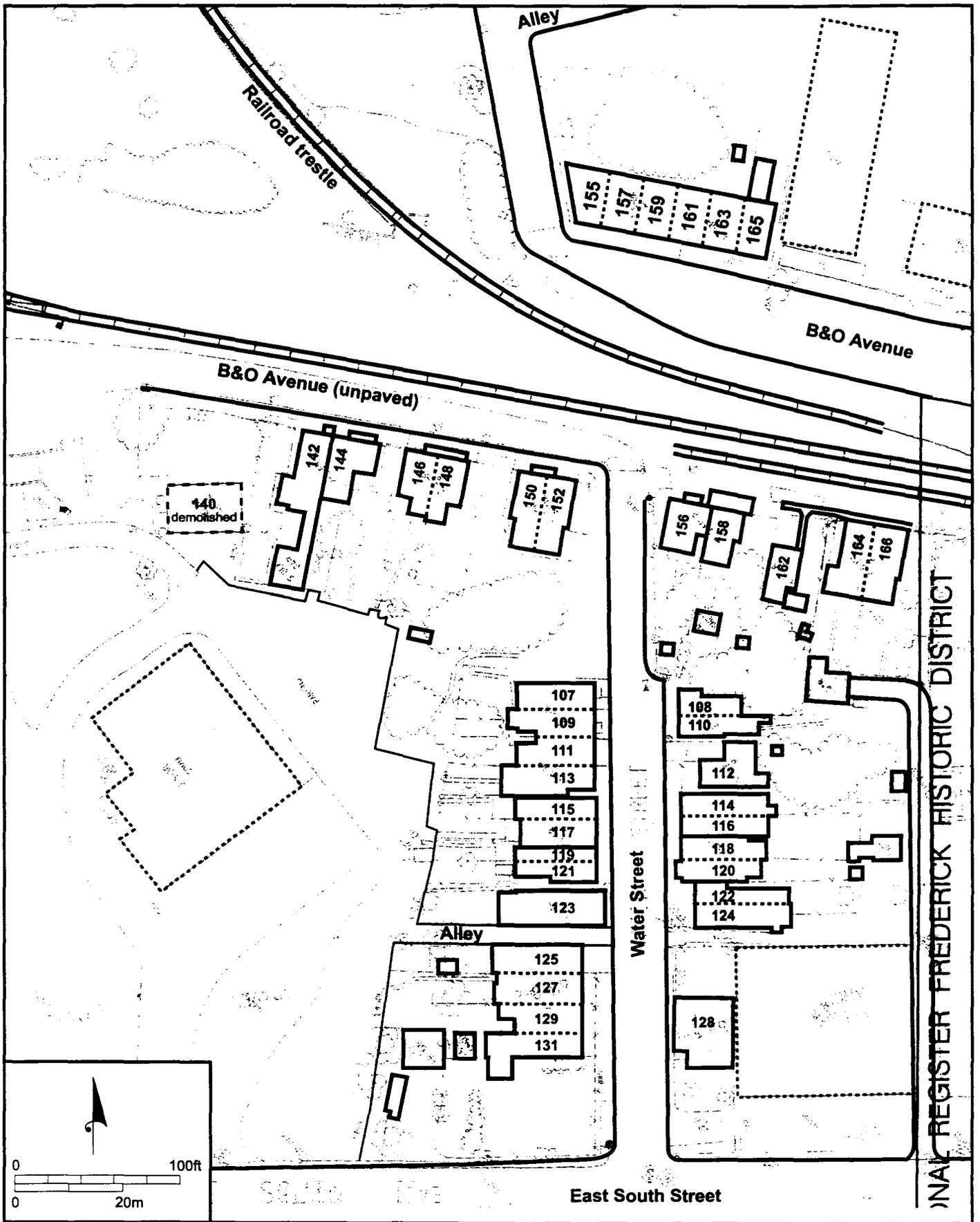
164-166 B&O Avenue, MHT #FHD-1285

Date	Transaction	Property description	Reference
1962	Current occupant Marvin Mock began renting dwelling from his wife's grandmother, Molly Brightwell		Mock 1996
1960	City Directory: John Woods (Janet) driver for Hahn's; Mrs. Connie Sawyers, seamstress Frederick Tailoring Co.	renters 164; 166 B&O Avenue	Polk
1955	City Directory: Richard A. Brightwell; Clarence F. Huffer	renters 164; 166 B&O Avenue	Polk 1955
1950	City Directory: Charles Rhodes (Helen K.) bulldozer operator at Richard F. Kline; Clarence F. Huffer (Sarah J.) carpenter in Wash. D.C	renters 164; 166 B&O Avenue	Polk 1950
1946	City Directory: Harry BeCraft, household of 2; Clarence Huffer, household of 5	renters 164; 166 B&O Avenue	Polk 1946
1940-41	City Directory: Boate Myers (Mollie) laborer, household of 7; Clarence Huffer (Sarah) carpenter, household of 7	renters 164; 166 B&O Avenue	Polk 1940-41
1935	City Directory: Mrs. Barbara C. Main; Winfield Phelps	occupants 164; 166 B&O Avenue	Polk 1935
1928-29	City Directory: W.H. Shull; Winfield Phelps	occupants 164; 166 B&O Avenue	Polk 1928-29
January 7, 1920	Census: William Shull, 43, ice company laborer; Florence, wife, 38; Clarence, 20 son, butcher [Beaves]; Blanche, 16, daughter, hosiery stamper	renters of 164 B&O Avenue	1920 census
April 20, 1910	Census: Irene Shuffler, 44, widow; boardinghouse housekeeper; Mary S., daughter, 22, hosiery knitter; Blanche R., daughter, 20, hosiery knitter; Irving C. son, 18; Clarence Stager, boarder, 41, widower (b. PA), railroad fireman; Allen Stager, boarder, 17 (b. PA)	renters of 164 B&O Avenue	1910 census
April 20, 1910	Census: William Zepp, 31, laborer; Daisy, wife, 25, housekeeper; Evaline, daughter, 7; Harry, son, 5; Frank, son, 3	renters of 166 B&O Avenue	1910 census

Date	Transaction	Property description	Reference
1904	Map	shown as N and O on B&O Avenue, 2-story frame double dwelling with 2-story rear wing	Sanborn 1904
April 14, 1902	Tax Assessment: Clarence Staiger for \$1,000	house and lot on B&O Avenue	Tax Book 1896-1910
Dec. 23, 1901	Deed: David Schull to Clarence Staiger for \$200	42' lot on B&O Ave., Lot 10 on Mary Welty Plat	Deed Book DHH 13/55
April 5, 1901	Deed: Effie and Charles Mealey to David A. Schill for \$180	Lot 10 on Welty Plat	Deed Book DHH 13/15
June 2, 1900	Census: David Schull, 29, works at ice factory, Emma, 21, wife; Grayson, 1, son	Owner occupant of unidentified house on B&O Avenue	1900 census
June 2, 1900	Census: Mary Schull, 49 mother of 1 surviving child; Violet, daughter, 16; Andrew Phillips, grandson, 9, at school; Charles Biggs, grandson, 6	Renters of unidentified house on B&O Avenue	1900 census
May 11, 1900	Deed: Bridges and Henderson to Effie and Charles Mealey for \$156	Lot 10 on Welty Plat	Deed Book DHH 7/34
May 4, 1892	Deed: Jacob Rohrback to Robert Bridges and Charles Henderson (Bridges and Henderson) for \$375	Lot 10 on Welty Plat	Deed Book JLJ 1/515
May 23, 1891	Map of Mary A. Welty's Addition to Frederick	Lot 10 is an irregularly shaped lot fronting on B&O Avenue	Deed Book WIP 13/376
May 25, 1890	Deed: Joseph and Adeline Welty (of Tuscarora, Ohio) to their daughter-in-law, Mary A. Welty for \$1 and natural love and affection	2 acres, 1 rood and 11½ perches	Deed Book WIP 13/372
April 30, 1890	Tax Assessment: Horace G. Welty for \$700	3 acres, 3 roods and 16 perches of vacant land from G.K. Birely heirs	Tax Book 1876-1896
Jan. 18, 1890	Deed: Horace G. and Mary A. Welty to Joseph Welty for \$500	2 acres, 1 rood and 11½ perches	Deed Book WIP 9/667
Nov. 6, 1889	Deed: Lewis Birely heirs to Horace G. Welty for \$1,000	3 acres, 3 roods and 16 perches of vacant land	Deed Book WIP 9/597

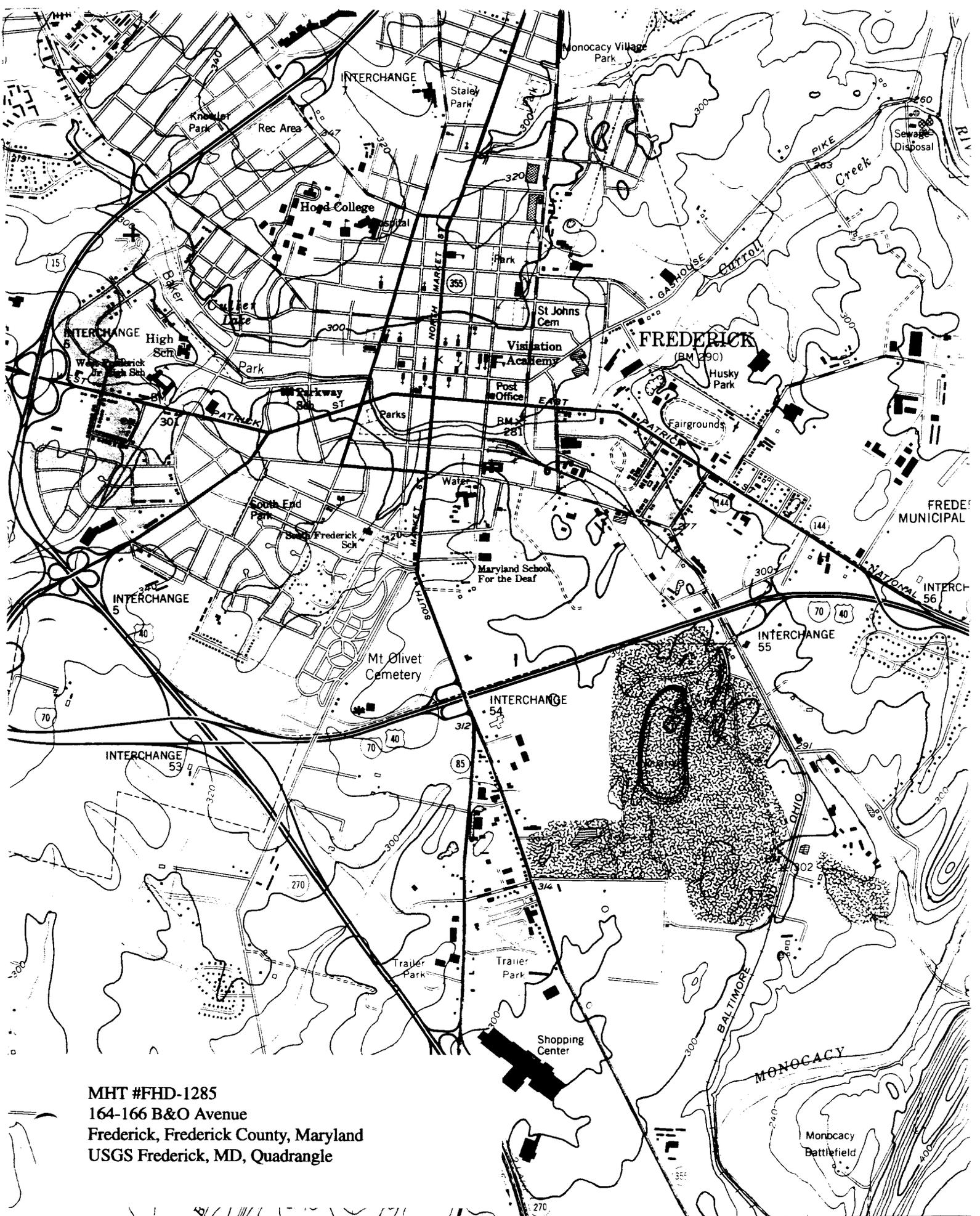


MHT #FHD-1285
164-166 B&O Avenue
Frederick, Frederick County, Maryland
Drawn by Anita L. Dodd, 1996
Measured floor plan, first floor



NAC REGISTERED HISTORIC DISTRICT

Resource Sketch Map
 MHT #FHD-1285
 164-166 B&O Avenue
 Frederick, Frederick County, Maryland



MHT #FHD-1285
 164-166 B&O Avenue
 Frederick, Frederick County, Maryland
 USGS Frederick, MD, Quadrangle



MHT # FHD - 1285

164 & 166 B; O AVE., FREDERICK, MD.

Avita Dodd 8/96

MD SHPO

NORTH ELEVATION & EAST ELEVATION. Looking SW

1 of 8



MHT # FHD-1285

164 3/166 B & O AVE, FREDERICK, MD
Elizabeth O'Brien 8/96

MD SHPO

Detail of 166 Porch, Looking SW

2 of 8



MIT # FHD-1285

1643 166 B30 Ave, Frederick, Md.

Elizabeth O'Brien 8/96

MD SHPO

EAST? South Elevations of 166. Looking North

3 of 8



MHT # FHD-1285

164 & 166 B?O AVE., FREDERICK, MD.

Elizabeth O'BRIEN 8/96

MD SHPO

South (REAR) Elevation, Looking North

4 of 8



MHT # FHD-1285

1643 166 B₃O Ave., Frederick, Md.

Elizabeth O'Brien 8/96

MD SHPO

Detail of shed addition on East elevation of 166. Looking SW

5 of 8



MHT # FHD - 1285

1643166 B30 Ave., Frederick, Md.

Elizabeth O'Brien 8/96

MD SHPO

GARAGE AT REAR (south of) 166

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MHT# FHD-1285

1643 166 B 30 AVE., Frederick, Md.

Elizabeth O'Brien 8/96

MD SHPO

164 side porch, looking EAST

7 of 8



107 126 BFD AVE, FREDERICK MD.

AMITK 333 110

WD SHPS

126 FRONT PARK DR, FREDERICK MD

8 of 8