

Memo to file

June 15, 2023

From: Mary Kate Mansius
Architectural Inventory Registrar

Re: F-2-9-4
J.P. Karn Lumber Building

Please note, in the PDF version of this form on Medusa, some of the interior photos have been slightly altered to mask highly offensive graffiti.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. F-2-9-4

1. Name of Property (indicate preferred name)

historic J.P. Karn Lumber Building *

other Karn's Lumber Yard

2. Location

street and number 12 South Maryland Avenue (aka 15 S. Maryland Ave) not for publication

city, town Brunswick, MD vicinity

county Frederick

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

name Railroad Square LLC

street and number PO Box 224 telephone

city, town Philomont state VA zip code 20131

4. Location of Legal Description

courthouse, registry of deeds, etc. Land Records of Frederick County liber 16386 folio 210 Parcel A

city, town Frederick, MD tax map tax parcel 469 tax ID number 25-465962

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		
☐ district	☐ public	☐ agriculture	☐ landscape	Contributing	Noncontributing
☒ building(s)	☒ private	☒ commerce/trade	☐ recreation/culture	1	1 buildings
☐ structure	☐ both	☐ defense	☐ religion		sites
☐ site		☐ domestic	☐ social		structures
☐ object		☐ education	☐ transportation		objects
		☐ funerary	☐ work in progress		Total
		☐ government	☐ unknown		
		☐ health care	☒ vacant/not in use		
		☐ industry	☐ other:		

Number of Contributing Resources previously listed in the Inventory

7. Description

Inventory No. F-2-9-4

Condition

☐ excellent	☐ deteriorated
☐ good	☐ ruins
☒ fair	☒ altered

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

J.P. Karn Lumber Building is an assemblage of frame sections unified on the front façade by German siding. The remainder of structure is wrapped in board-and-batten with varying shallow roofs. Frame building appears utilitarian in function with an office on the southwest corner. Other enclosed spaces used for storage and potentially as a carpentry shop. Once an open U-shaped structure, central area was covered over to increase year-round use of the unheated space. Some window sash have been removed. A secondary concrete block structure mid-block behind the Lumber Building does not contribute to the architectural character of the district nor this site.

The front of J.P. Karn Lumber Building faces west to South Maryland Avenue. While not symmetrical, the façade is composed of a central, 2.5 story portion with gable end stepped up from flanking, shallow-pitched, end sections. Dominant features of this façade are continuous German siding, very large, sliding loading door under the four evenly spaced window openings (sash removed) on second floor, and two smaller ones above. One 6/6 window provides daylight into the 1st floor north section. South section that had been used as office has two 6/6 windows flanking entry door accessed from a replacement short flight of wood steps and small landing. Another empty window opening once offered light into 2nd floor above the office. Foundation appears to have been constructed in sections. Foundation at north end seen from the exterior appears to be light colored brick, though inside is of different material and height. Single row of another type of brick is seen outside between siding and foundation uphill (north) of the sliding loading door. Most of structure's visible foundation and its extension along east lot line as a low retaining wall appears to be local stone. Other sides of the frame structure are covered with board-and-batten.

Two-story north elevation (left side) has four, evenly spaced bays of stacked windows toward rear and three seemingly random-sized and utilitarian windows closer to street. At least part of that shallow-pitched roof has standing seam metal roofing.

At west end of south façade, two-story section only has one high window opening near eave. Beyond that south façade has series of miss-matched 2/2s and 6/6, likely reflective of Karn's business of supplying window sash.

Inside long, open office, ceiling is covered with plywood panels. There are two restrooms at rear.

Center portion of lumber building's U-shaped footprint was filled in with high roof composed of various materials, including translucent corrugation to provide daylight into center area. (Photos 10-12/21) There are two staircases within center which provide 2nd floor access—one open, primary stair along north side of center space and other a very steep set of steps ascending to western storage area under front façade gable. (Photos 11, 12, 19 & 20/21)

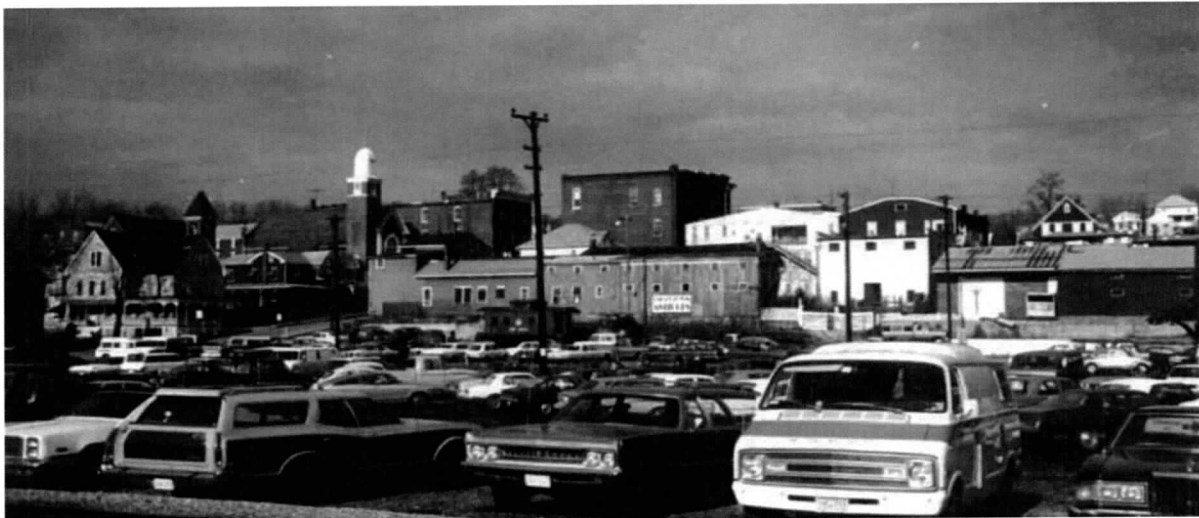
North section of the lumber building is divided into multiple storage areas on 1st and 2nd floors, separated from open central area by sliding wood doors. Some racks and stalls remain.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. F-2-9-4

Name
Continuation Sheet

Number 7 Page 1



1978 photo from Brunswick National Register application shows southern elevation of Karn Lumber Building, centered behind largest pole, still full length extending east at full two stories. Storage building at right is where current Secondary Structure is located.



South elevation of JP Karn Lumber Building

SECONDARY STRUCTURE:

Mid-block, there is a one-story, windowless storage building, constructed of concrete block, measures approximately 55'x45'. Its primary elevation faces south with two large sets of sliding doors with pedestrian doors embedded within for easier access. There is a concrete pad at grade level that extends out from the structure approx. same size as generous roof overhang. The plywood-faced gable ends are peeling. The post 1978 structure is partially banked into the gently rising slope ascending to the north.

West end closely butts up to an adjacent structure and trees shade north side of concrete structure. While functionally associated with the businesses that formerly occupied the site, the existing structure does not contribute to the architectural character of the district nor this site.

8. Significance

Inventory No. F-2-9-4

Period	Areas of Significance	Check and justify below		
☐ 1600-1699	☐ agriculture	☐ economics	☐ health/medicine	☐ performing arts
☐ 1700-1799	☐ archeology	☐ education	☐ industry	☐ philosophy
☐ 1800-1899	☐ architecture	☐ engineering	☐ invention	☐ politics/government
☒ 1900-1999	☐ art	☐ entertainment/	☐ landscape architecture	☐ religion
☐ 2000-	☒ commerce	☐ recreation	☐ law	☐ science
	☐ communications	☐ ethnic heritage	☐ literature	☐ social history
	☐ community planning	☐ exploration/	☐ maritime history	☐ transportation
	☐ conservation	☐ settlement	☐ military	☐ other: _____

Specific dates

Architect/Builder

Construction dates 1900-1930s; late 1970s

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.)

J.P. Karn Lumber Inc. was a product of the commerce B&O Railroad Company activity generated within the riverside town of Berlin, incorporated as Brunswick, shortly after 1890 when it established shops and extensive switching yards, and the small town boomed. Entrepreneurial carpenter Jeremiah P. Karn selected the site for his lumberyard directly above the railroad depot and bustling trainyards in a strategically advantageous real estate purchase. He was joined in business and in developing the expanding town of Brunswick by brothers William and C.B. Karn. The J.P. Karn Lumber Building and yard evolved over time to reflect the growing and later shrinking of the lumber, carpentry, millwork, and building supply business, supplying many of the building materials used in the expanding town of Brunswick in the first half of 20th century. The primary structure still evokes its function and period of significance and the business' local influence from early 1890s well into the 20th century. Having been repainted and many distinguishing features, such as window sash, removed, it could still serve a utilitarian storage function, yet lacks noteworthy architectural significance.

In the 1880s, Brunswick, then called Berlin, was merely a stop along the railway between Weverton/Knoxville and Catocin Creek. The village of Berlin, less than 45 acres, mushroomed after 1890, when B&O Railroad Company activity within “established shops and extensive switching yards, and a town of considerable size was laid out.”¹ J.P. Karn Lumber was very much a product of the commerce that activity generated. Though not the first home of J.P. Karn Lumber Co., entrepreneurial Jeremiah P. Karn, raised nearby and trained in carpentry by his father,² selected this site for his lumberyard directly above the railroad depot and the bustling trainyards in a strategically advantageous real estate purchase.

“Jeremiah P. Karn, born of Dutch extraction in 1857 near Burkittsville, learned carpentry and building from his father and first worked for the C&O Canal Company and the B&O Railroad. He later began a contracting business with his brother William. After working in the District of Columbia, he returned to Brunswick in 1891, then opened a lumberyard with his brother in 1892. In an 1896 directory, the ad for Karn indicated they were dealers in ‘sash, doors, blinds, molding, framing, flooring, siding shingles and building materials of every description. Florida cypress shingles a specialty. Plans and specification furnished on all types of Buildings [sic].’ Karn also handled Carmote paints, hinges, nails, tools, plaster and plasterboard and plywood. The company served Virginia and West Virginia in addition to Maryland.

“This lumber business, J.P. Karn & Bro., was according to William’s *History of Frederick County* (1910), the largest in the southern section of the county...As time passed, the building expanded to accommodate storage space for lumber,

¹ H.B. Funk. *The Brunswick Times Opus Four: The Journey continues in Brunswick, Maryland, Garden Spot of the World*. p. 39.

² “Jeremiah P Karn” https://www.brunswickmdhistory.com/index.php?title=File:Karn_Lumber-_1892.pdf

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. F-2-9-4

Name
Continuation Sheet

Number 8 Page 1

machinery, and supplies. Karn received their lumber in box cars on the B&O, unloading by hand and trucking to the storage area...Trucks began transporting the lumber in 1966...

Karn had a millwork shop in the rear area...in the 600 block of West Potomac Street...They produced door and window frames...The millwork shop was transferred to the Karn's Maryland Avenue yard...The business passed to Edgar Herring and Ralph Stauffer about 1948 and to Joel Koehl in 1971... [a fuel oil and kerosene company] was acquired by Karns in 1964. Mr. Koehl installed gas pumps. Richard F. Kline sold electrical equipment and plumbing there, also."³

J.P. Karn, being a prominent businessman and landowner in town sat as a District School Trustee until 1890,⁴ on the City Council at a time when there was strong movement for town expansion and improvement,⁵ and he was elected in 1915 as a Director to the board of the State Bank of Brunswick.⁶

"Charles Bernard Karn came to Brunswick about 1910 to join his brothers' firm of Jeremiah P. Karn & Bros., who managed the lumberyard on S. Maryland Avenue. His finest design and building achievement is the Gothic stone Grace Episcopal Church on 'A' St. He is also credited with houses in the area of Delaware venue, 'B' and 'C' Streets, Brunswick's Beth Israel synagogue (the first in Frederick County), the Reformed Church of Brunswick, and numerous homes, apartments, and other buildings."⁷

C.B. Karn is also credited with painting and repairing the bridge across the Potomac at Brunswick in 1912, when he was awarded a contract for the painting of the Point of Rocks bridge too. Around the same time, he also remodeled a house above Knoxville, constructed a double house for William Barger and a cottage for Mrs. Stella Potts in Brunswick.⁸

Through their accomplishments from the time of the boomtown renaming, it is easy to understand the role these brothers and their pivotal lumber yard and construction businesses played in building the expanding town of Brunswick from the 1890s well into the 20th century.

Onsite development of the J.P. Karn Lumber Building traced back as far as the original platting as lot 57 by Leonard Smith in 1878, and James R. Castle tracked the ownership up to shortly after 1890 when the lot was purchased by Jeremiah Karn.⁹

Site development has been tracked through frequent Sanborn fire insurance maps for 145 years. 1899 Sanborn map shows one-story log dwelling in the northwest corner of the lot along with the words "To be removed" behind it, as well as a small, one-story outbuilding. When Karn took over the lot shortly thereafter, he began constructing for his lumber and building supply business.

By 1904, as indicated by the next Sanborn map, significant changes had taken place onsite; pre1899 buildings had been removed as mentioned. Two green-colored buildings were shown—significance meant they represented potential fire hazard if occupied.¹⁰ One

³ Brunswick History Commission. *Brunswick: 100 Years of Memories*. Brunswick Maryland, 1990. P. 120-121.

⁴ H.B. Funk. *Ibid.* p. 39.

⁵ *Ibid.* p. 88.

⁶ *Ibid.* p. 251-252.

⁷ *Ibid.* p. 187.

⁸ *Ibid.*, p. 40.

⁹ Castle, James R. "Historical Validation of Properties Located in Proposed Railroad Square Development Project Area: What Makes a Building 'Historic' in Maryland?"

<https://brunswickmainstreet.org/wp-content/uploads/2020/02/RR-Square.pdf>

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. F-2-9-4

Name
Continuation Sheet

Number 8 Page 2

is a two-story building labeled "Carp 2nd", located in the northwestern corner. Also, there is a two-story, framed building marked "lumber" behind the Carp building. The second green building is located at southwestern corner and runs east along southern property line. It is two-story and labeled "Off" for office at the front and "paints," implying storage, towards the rear. All other buildings were framed (shown as yellow) and included a two-story section between the two green buildings, as well as lumber shed along southern property line. There was a one-story, frame lathe and shingle shed in the northeastern corner of the lot. There are also two log or lumber piles on property marked "LP."

According to 1910 Sanborn map, building's basic configuration remained same as shown in 1904, though all buildings were yellow in color, indicating frame buildings. Lumber pile on rear lot line was labeled as "lumber shed."



Vintage photo of J.P. Karn Lumber Building, pre-SE corner rear addition shows painted signage and early window configuration along south side facing railroad tracks.

¹⁰ Sanborn fire insurance maps Key - <https://www.loc.gov/rr/geogmap/sanborn/images/sankey22c.jpg>

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. F-2-9-4

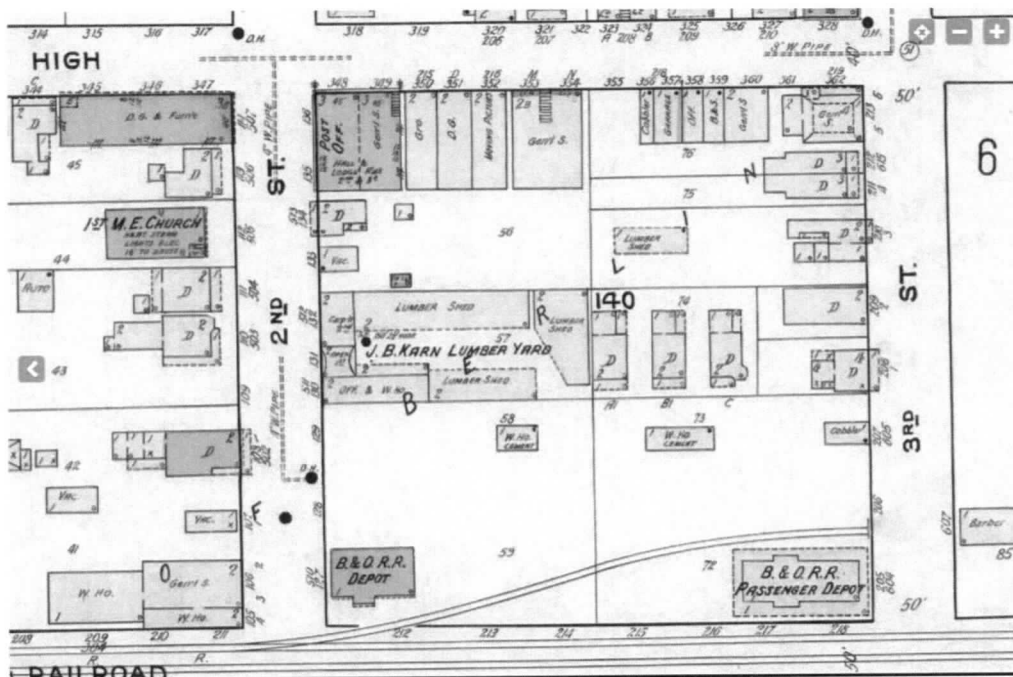
Name
Continuation Sheet

Number 8 Page 3

The early photo of lumber building above, taken from southwest corner, shows large promotional signage across full south side which faced railroad, advertised building supplies, hardware, and paint, among other phrases.¹¹ As is still the situation, primary west façade was covered with German siding clapboard, while the other elevations were board and batten. At that time, there were a variety of window sash configurations, including 2/2, 6/3, and 6/6. The former 2/2 window in north corner of primary façade has been replaced with 6/6 sash, and upper sash on west façade have been removed. While part of east elevation remains as two-story, rear section was lowered to one-story and extended farther east. Existing brick chimney in the now one-story southeast wing cannot be seen in pre-1920 photograph, though it may date to early days to provide some heat for lumber yard and office workers.

According to 1920 Sanborn map, NW corner of existing J.B. Karn Lumberyard building was described as Carpentry shop on 2nd floor and SW corner, two-story frame structure was labeled office and warehouse, with two-story, central frame section facing 2nd Street (Maryland Avenue) with open, first floor pass-through. U or C-shaped complex was open in center as courtyard. There were three two-story, frame lumber sheds on same parcel, as well as another one-story frame lumber shed on diagonally cornered lot NW at rear of 210 3rd St, which later became 9 South Maple Avenue, now referred to as Berlin House, aka Snoots House.

In addition, 1920 Sanborn also shows cement warehouses on both B&O.R.R. Freight Depot and B&O.R.R. Passenger Depot lots between Karn's and railroad tracks, as well as three detached dwellings east of J.P. Karn Lumber lot.



Adjacent residences seen in 1920 Sanborn map of Brunswick later were removed to accommodate Karn Lumber Yard expansion eastward.¹

¹¹ "J.P. Karn Bldg (Lumber Yard) Business started in 1892, South Maryland Ave" found at

[https://www.brunswickmdhistory.com/images/1/1d/J.P. Karn Bldg %28Lumber Yard%29 Business started in 1892%2C South Maryland Ave.jpg](https://www.brunswickmdhistory.com/images/1/1d/J.P._Karn_Bldg_%28Lumber_Yard%29_Business_started_in_1892%2C_South_Maryland_Ave.jpg)

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. F-2-9-4

Name
Continuation Sheet

Number 8 Page 4



Modern SDAT map of J.P. Karn Lumber parcel obtained through Maryland Medusa shows just two buildings on Karn lot, indicating both sheds and much of the main building length have been removed over time.

A mid-20th C photo of J.P. Karn Inc. lumberyard workers shows them in front of a mid-block frame structure which may be the frame lumber shed shown on 1910 Sanborn map.



J.P. Karn Lumber employees. Sheds were located mid-block at the rear of lot for 9 S. Maple Avenue. Note gable end of 5 S. Maple Ave at right.¹²

¹² "Men and woman in front of lumber warehouse and trucks" J.P. Karn Inc Lumber. Kaplon Photo Collection, Brunswick Public Library. Also Smoketown History Facebook page, <https://www.facebook.com/307806060207/photos/the-good-people-of-jp-karn-inc-behind-their-location-at-the-foot-of-s-maryland-a/10153763269240208/>

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. F-2-9-4

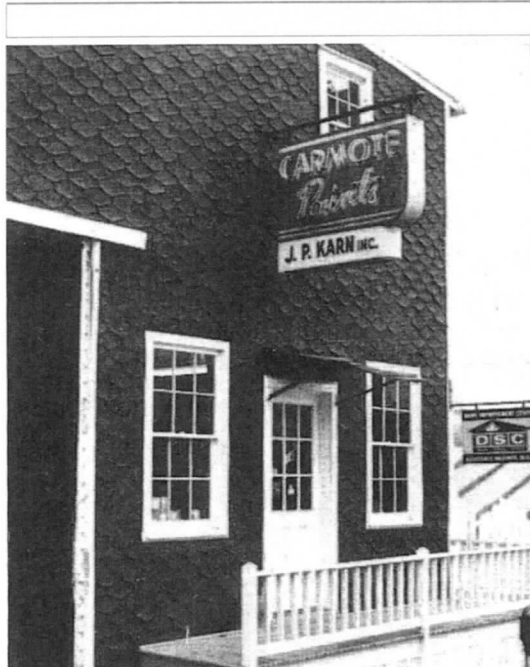
Name
Continuation Sheet

Number 8 Page 5

In the 1920s, K.P. Karn was trading as J.P. Karn & Bro.¹³ By 1927, Sanborn indicated a storage building had been constructed north of the Freight Depot with a lumber pile behind and another lumber pile was stacked between the Berlin House and the lumber shed behind it; it is unknown if those were used by Karn's business, though likely in this small town. The company expansion was seen in 1935 Sanborn,¹⁴ though "both the B&O Railroad and Brunswick were hard-hit by the Great Depression. The decision to cut half of the railroad's workforce was a major blow to Brunswick; nearly 30 percent of its population was employed by the railroad in 1930. Only the intervention of state and county officials in 1932 saved the yard from closing entirely. World War II revived rail operations in Brunswick. During the war, the yard processed 75 freight trains per day and employed 1,000 people, numbers almost as high as the pre-depression workforce. But diesel began replacing steam locomotives during the 1940s. Diesel could travel farther, did not require coal or water, and needed less servicing. Trains could travel non-stop between Washington and Cumberland without servicing [or stopping] in Brunswick... [Into the 1950s] Brunswick continued to operate as a classification area and processed nearly 3,000 trains each day, one of the busiest rail yards in the B&O system."¹⁵

The town's growth slowed yet continued in new ways with advent of automobile commuting, so the lumber and building business responded. J.P. Karn Lumber Inc.'s business finally closed later in 20th century.

File:J. P. Karn, Inc. - South Maryland Ave in 1966.



Office entrance in SW corner of building

16

¹³ J.P. Karn receipts <https://eyewitnessburkittsville.files.wordpress.com/2014/04/magaha-1920-reduced.pdf>

¹⁴ Sanborn maps for Brunswick detail within Frederick County in 1927, 1935, ProQuest Digital Sanborn Maps 1867-1970.

¹⁵ Brunswick: Maryland's Railroad Boomtown. Maryland Department of Transportation, State Highway Administration, https://geo.sha.maryland.gov/images/Brunswick%20Story%20Map_PDF.pdf. 2019. p. 21.

¹⁶ Brunswick History Commission <https://www.brunswickmdhistory.com/index.php?title=File:J. P. Karn, Inc. - South Maryland Ave in 1966.jpg>

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. F-2-9-4

Name
Continuation Sheet

Number 8 Page 6



*2010 view of Karn's yellow building in context from
Smoketown Brunswick, Maryland Facebook page*



Karn Lumber mid-block Secondary Structure at left, after business closed. 5 S. Maple Avenue is in center.¹⁷

¹⁷ Brunswick History Commission [https://www.brunswickmdhistory.com/images/5/56/J.P. Karn Business after it closed.jpg](https://www.brunswickmdhistory.com/images/5/56/J.P._Karn_Business_after_it_closed.jpg)

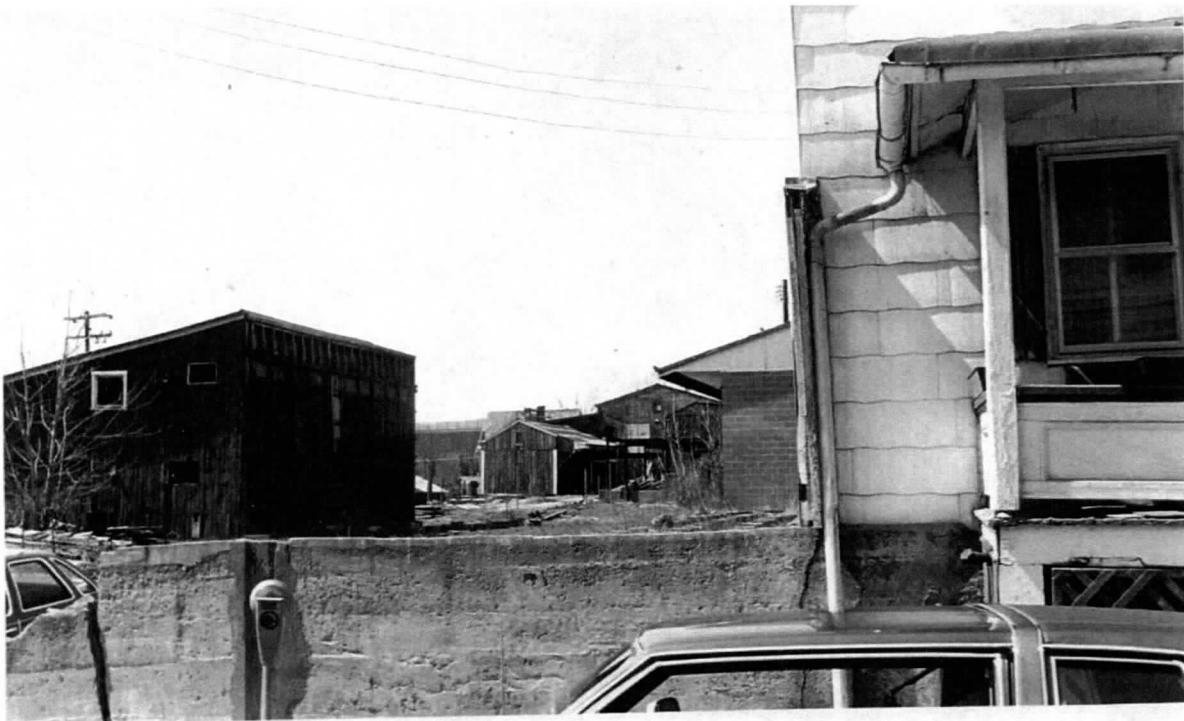
Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. F-2-9-4

Name
Continuation Sheet

Number 8 Page 7



Looking west from S. Maryland Ave at east end of secondary concrete block structure with J.P. Karn Lumber Building at center in distance after the business closed.¹⁸

The J.P. Karn Lumber Building and yard evolved over time to reflect the growing and later shrinking of the lumber, carpentry, millwork, and building supply business, supplying many of the building materials used in the expanding town of Brunswick in the first half of 20th century. The primary structure still evokes its function and period of significance and the business' local influence from early 1890s well into the 20th century. Having been repainted and many distinguishing features, such as window sash, removed, it could still serve a utilitarian storage function, yet lacks noteworthy architectural significance.

¹⁸ *Ibid.*

9. Major Bibliographical References

Inventory No. F-2-9-4

See continuation sheet

10. Geographical Data

Acreage of surveyed property .58
Acreage of historical setting _____
Quadrangle name Harpers Ferry

Quadrangle scale: _____

Verbal boundary description and justification

Now vacant, J.P. Karn Lumber Yard encompassed a block-wide lot (approximately 325') which spanned from South Maryland Avenue, formerly 2nd St, to S. Maple Avenue, formerly 3rd St., north of Walnut St parking and the railroad. Karn's parcel recently was incorporated into a larger development called Railroad Square, and the plat was recorded as Railroad Square, LLC, Liber 6708, Folio 85, and Liber 9001, Folio 37. Specifically, 12 South Maryland Avenue's T-shape of lot labeled New Parcel 'A' is depicted on Frederick County Tax Map Parcel 469 in Plat Reference 108/21. That parcel has 66' frontage on South Maryland Avenue and 72' frontage on South Maple Avenue with a northern extension mid-block.

The .58-acre lot was defined by recent property ownership and tax records and incorporates what remains of both the early 20th century lumber related structure cluster, as well as later c. 1970s concrete block storage building which replaced an earlier frame lumber shed. It represents the property historically associated with the resource which still retains structures.

11. Form Prepared by

name/title	Lisa Jensen		
organization	Preservation Maryland	date	April 2023
street & number	3600 Clipper Mill	telephone	410-685-2886
city or town	Baltimore	state	MD

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
410-697-9591

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. F-2-9-4

Name
Continuation Sheet

Number 9 Page 1

BIBLIOGRAPHY

Brunswick History Commission. *Brunswick: 100 Years of Memories*. Brunswick Maryland, 1990.

Brunswick: Maryland's Railroad Boomtown. Maryland Department of Transportation, State Highway Administration. PowerPoint https://geo.sha.maryland.gov/images/Brunswick%20Story%20Map_PDF.pdf c. 2019.

Brunswick National Register Historic District

Scanned application:

https://mht.maryland.gov/secure/Medusa/PDF/NR_PDFs/NR-552.pdf

Data base record:

<https://mht.maryland.gov/secure/medusa/mapintermediate.aspx?ID=10357&ID1=10357&ID2=undefined&Section=nrhp&PropertyID=10357&selRec=nrhp>

Castle, James R. "Historical Validation of Properties Located in Proposed Railroad Square Development Project Area: What Makes a Building 'Historic' in Maryland?" <https://brunswickmainstreet.org/wp-content/uploads/2020/02/RR-Square.pdf>

Funk, H.B. *The Brunswick Times Opus Four: The Journey continues in Brunswick, Maryland, Garden Spot of the World*.

"Jeremiah P Karn" https://www.brunswickmdhistory.com/index.php?title=File:Karn_Lumber-1892.pdf

McIntosh, David. "Some History About the Village of Berlin 1728-1890."

PHOTOGRAPHS

J.P Inc. South Maryland Avenue in 1966. Karn https://www.brunswickmdhistory.com/index.php?title=File:J._P._Karn,_Inc._-South_Maryland_Ave_in_1966.jpg

Kaplon Myer. Photograph of men and woman in front of truck and warehouse [J.P. Karn Inc. Lumber & Building Supplies lumber shed]. <https://collections.digitalmaryland.org/digital/collection/fcmk/id/152/rec/1>. Kaplon Photograph Collection, digitized at <https://collections.digitalmaryland.org/digital/collection/fcmk>, specifically 1.151. Brunswick History Committee photo collection now at Brunswick Library, Brunswick.

Smoketown History (Brunswick Maryland) Facebook page

MAPS and ATLASES

Berlin 1871-1873 map of lot owners <https://www.brunswickmdhistory.com/index.php?curid=13914>

Bond, Isaac. Detail of Berlin, Map of Frederick County, Maryland. E. Sachse & Co. Baltimore. c 1858. Library of Congress. <https://www.loc.gov/resource/g3843f.la000292/?r=0.141,1.118,0.248,0.151,0>

D.J. Lake, C.E., *Atlas of Frederick County, Maryland*. C.O. Titus & Co, Philadelphia 1873.

1920 Sanborn Fire Insurance Map: Brunswick, Frederick County, Maryland, Sheet 4.

https://www.loc.gov/resource/g3844bm.g3844bm_g035811920/?sp=4&st=image&r=0.601,0.516,0.42,0.255,0

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. F-2-9-4

Name
Continuation Sheet

Number 9 Page 2

Sanborn maps for Brunswick in 1899, 1904, 1910, 1927, 1935, Enoch Pratt Library, Research Data Base Maryland & DC Sanborn Maps. <https://www.prattlibrary.org/research/databases/connect> and ProQuest Digital Sanborn Maps 1867-1970.

Sanborn fire insurance maps Key. Library of Congress collection. <https://www.loc.gov/rr/geogmap/sanborn/images/sankey22c.jpg>

This is the boundary outline for Karns obtained through Medusa.
Address was 12 S. Maryland Avenue, Brunswick

F-2-9-4



Parcel A: Tax ID No. 25-465962/ 15 South Maryland Avenue



Identifier:

District - 25 Account Number - 465962

Owner Information

name:

RAILROAD SQUARE L.L.C

Use:

COMMERCIAL
NO

Principal Residence:

address:

PO BOX 224
PHILOMONT VA 20131-0224

Deed Reference:

/06708/ 00085

Liber 16386, Folio 246

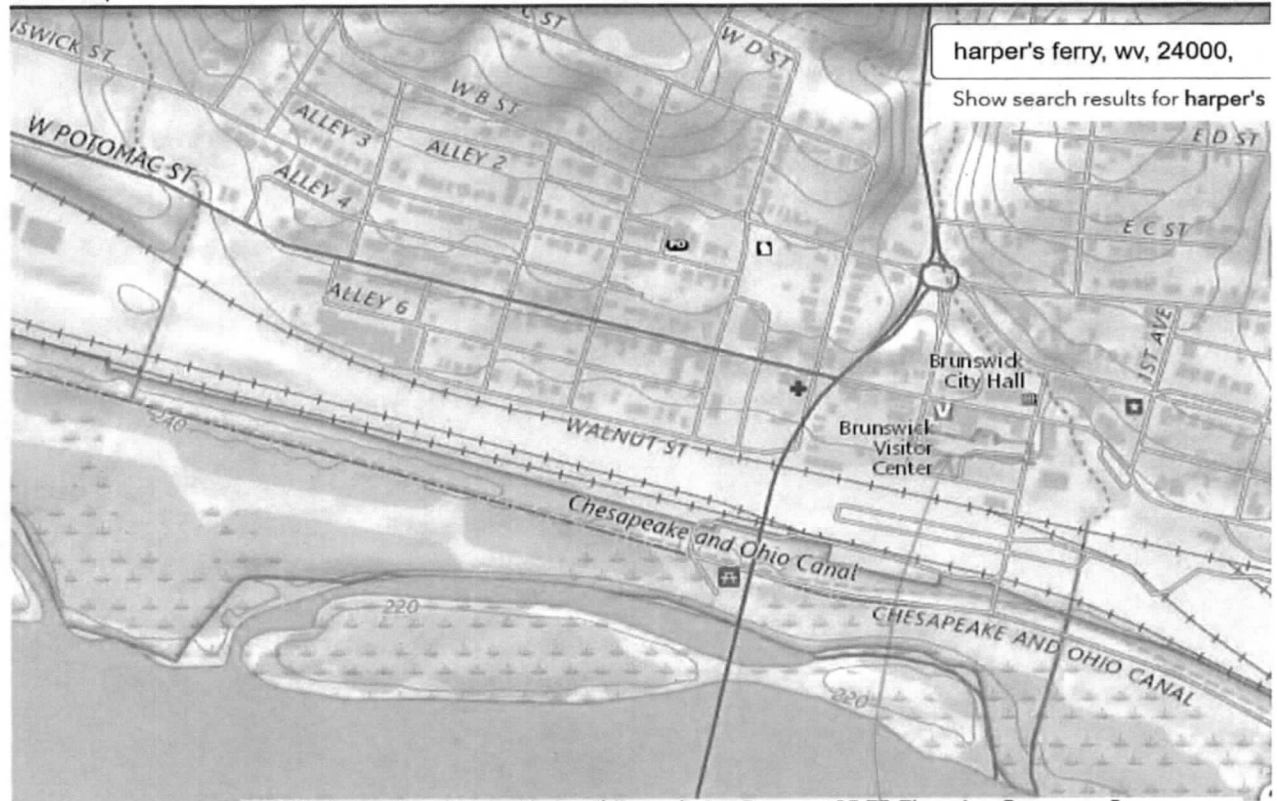
F-2-9-4
JP Karn's Lumber
Current SDAT
map (2023)

J.P. Karn Lumber Building

F-2-9-4

F-2-9-4
JP Karn Lumber

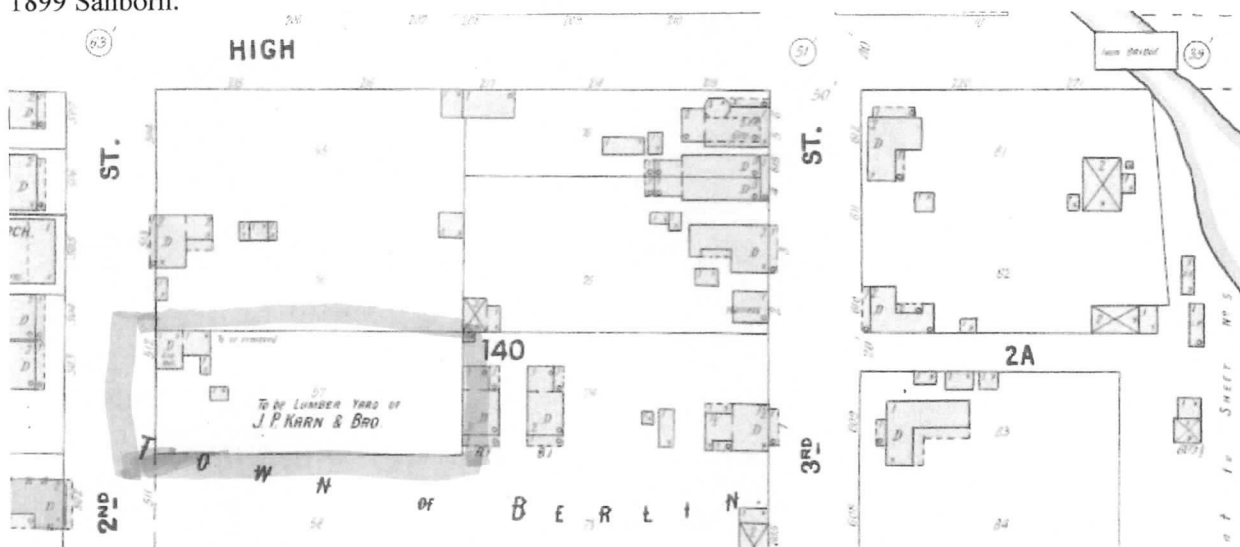
USGS map:



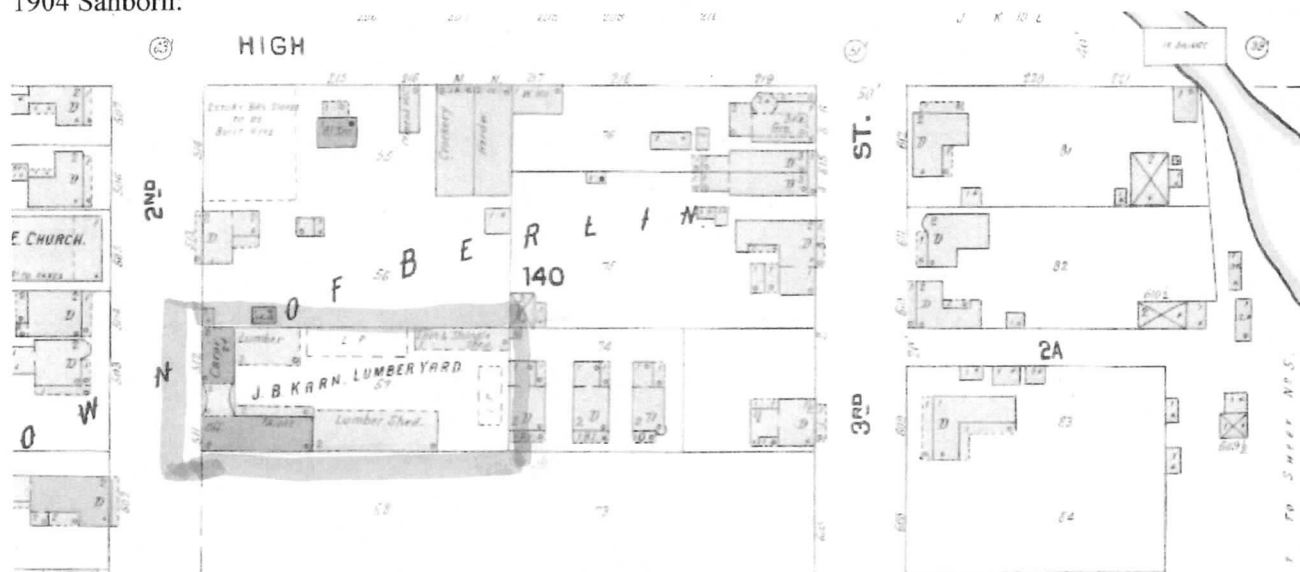
Karn

F-2-4-4
J P Karn Lumb
Brunswick

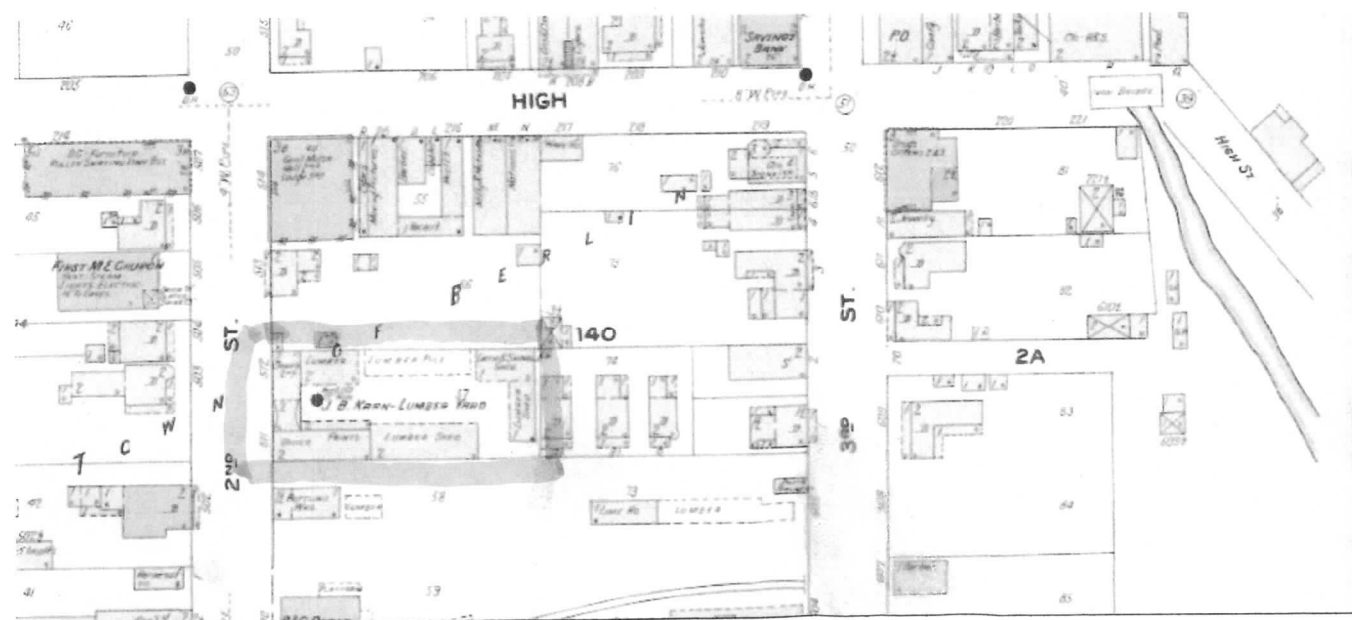
1899 Sanborn:



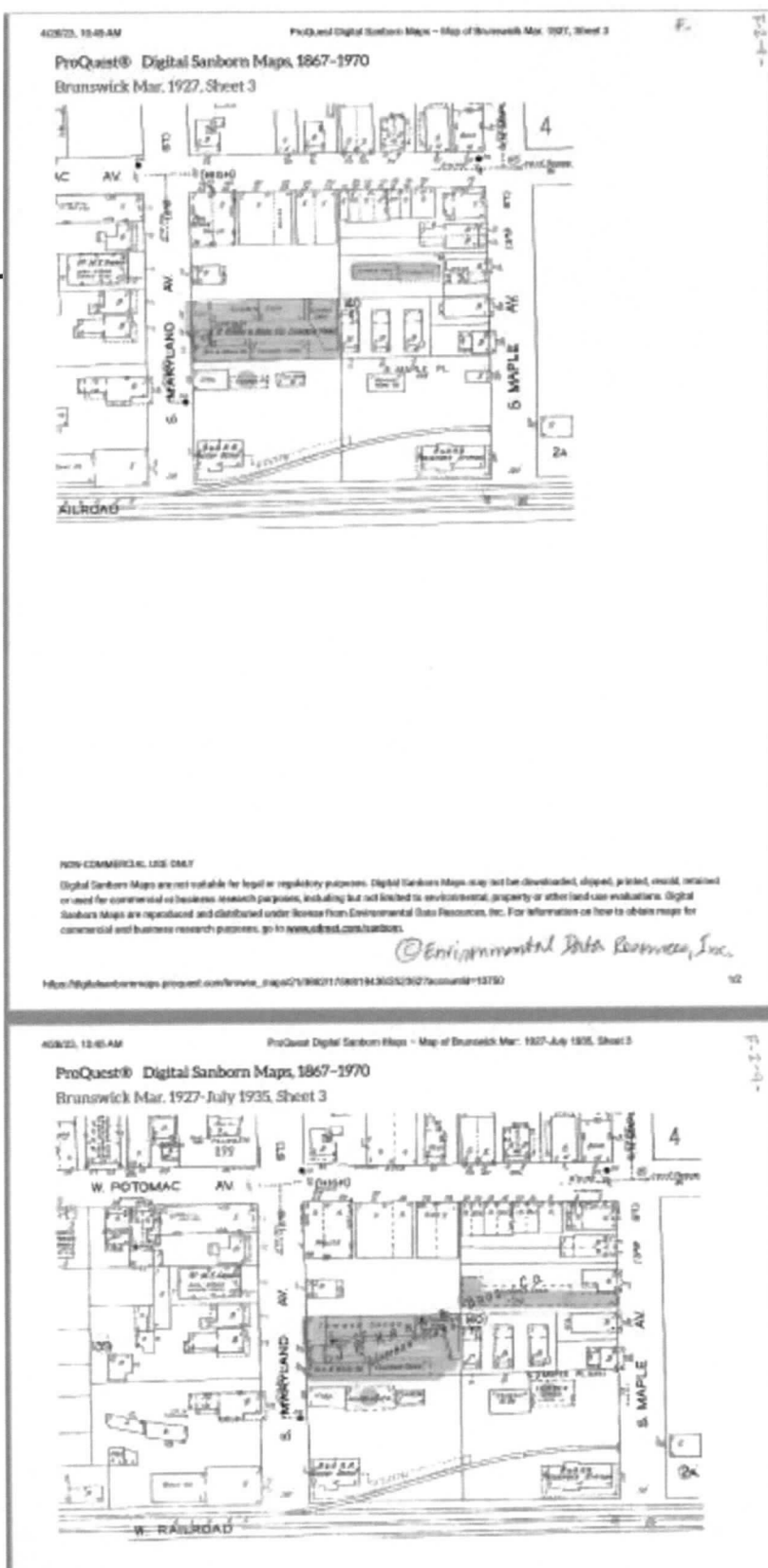
1904 Sanborn:



1910 Sanborn:



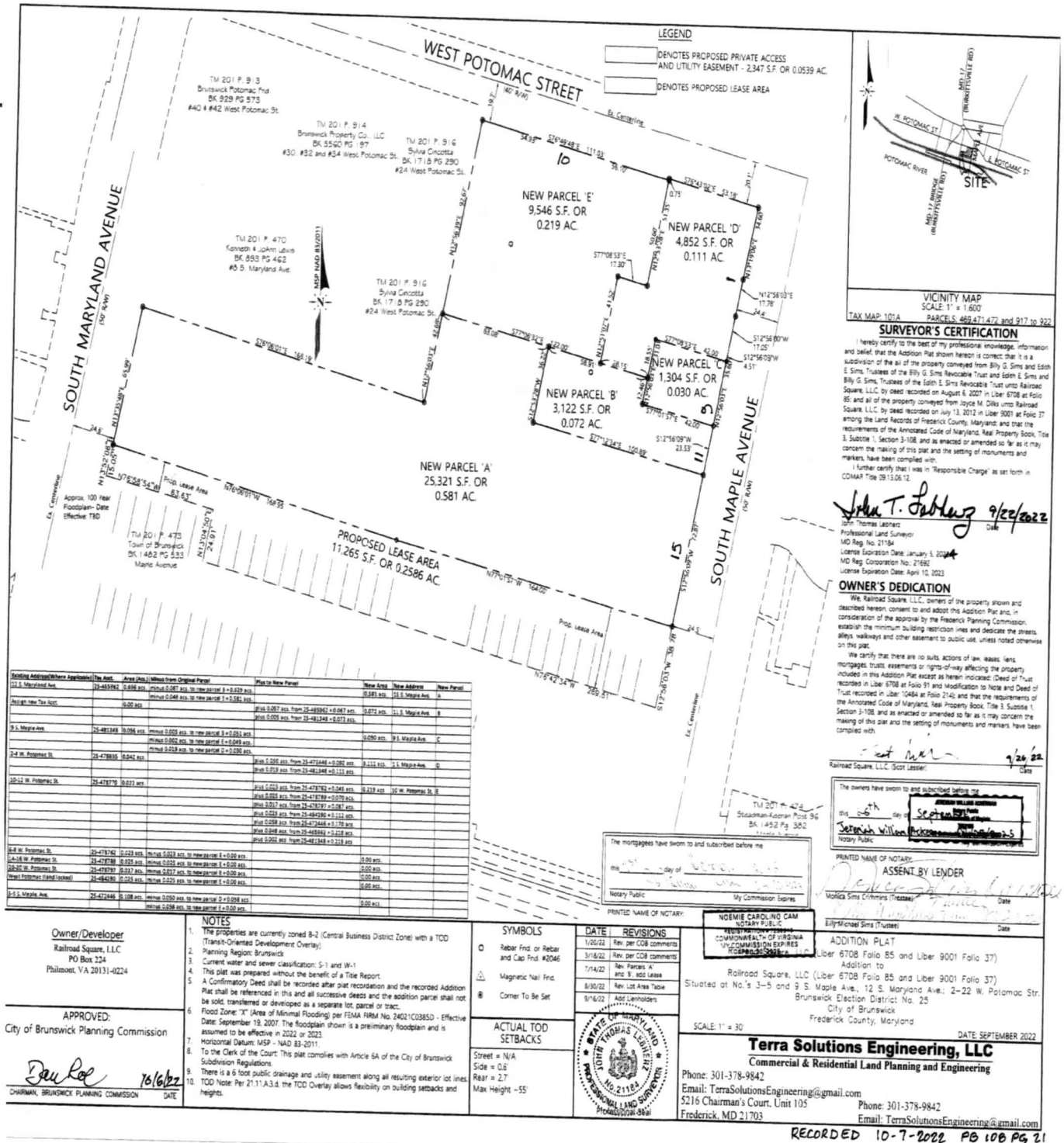
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J.P. Karn Lumber Building

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Karn Lumber Building plat New Parcel "

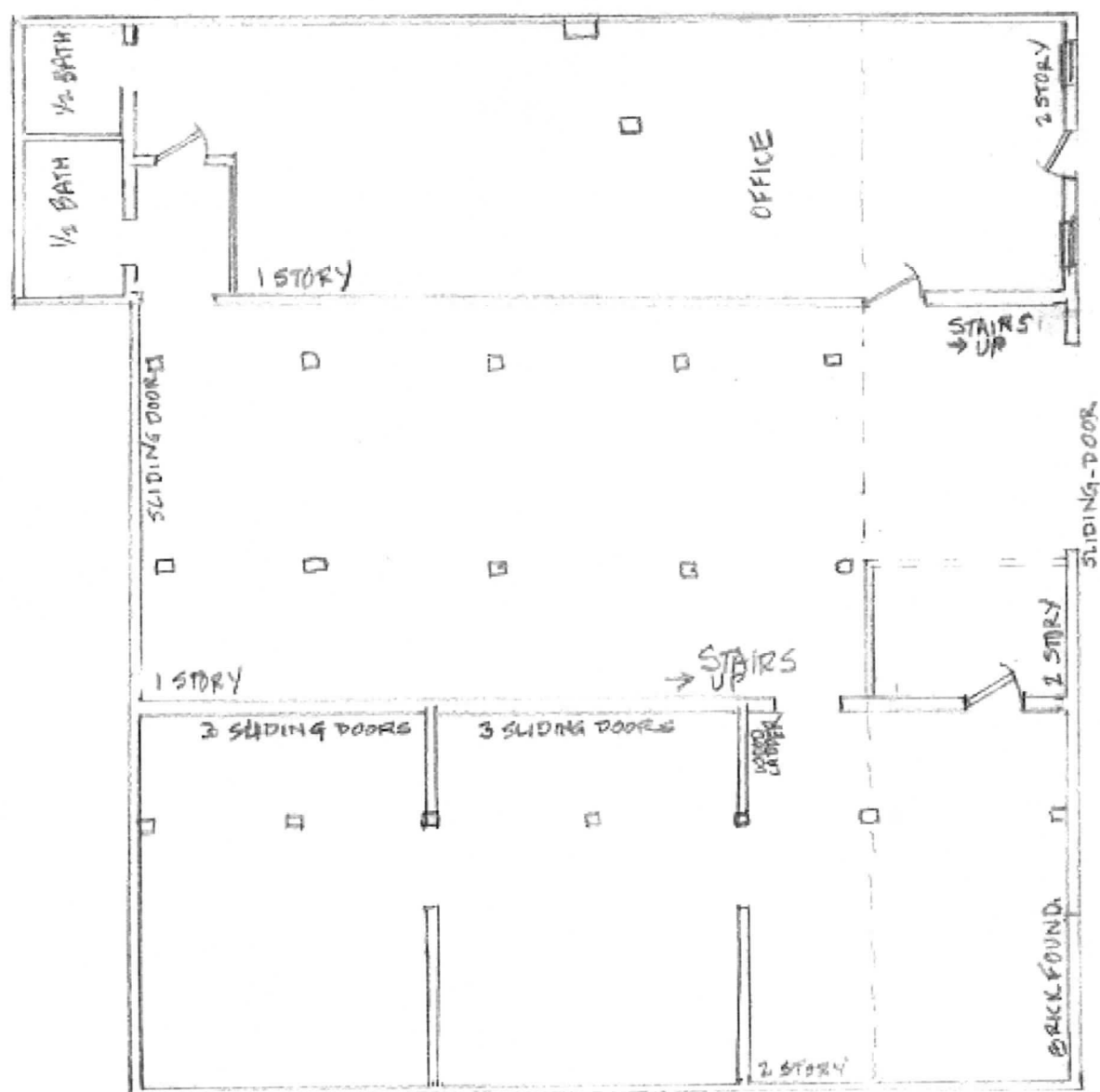


J.P. Karn Lumber Building

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MARCH 2023
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F-2-9-4 KARN'S LUMBER BLDG, 12 S. MARYLAND AVE NTS ←
BRUNSWICK, MD

J.P. Karn Lumber Building

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PHOTO LOG for JP Karn Lumber, 12 S. Maryland Ave, Brunswick, MD F-2-9-3

Kodak Professional Endura 100-year acid-free photo paper & printed with Silver Halide technology

Photographer: L Jensen

MIHP	date	Photo#	camera number	Description
F-2-9-4	_2023-03-08	_01	77	Streetscape view looking SE at primary (west) façade
F-2-9-4	_2023-03-08	_02	79	North elevation
F-2-9-4	_2023-03-08	_03	76	West elevation = primary façade
F-2-9-4	_2023-03-08	_04	80	Close up of different foundation materials (brick and stone) at North end of West elevation
F-2-9-4	_2023-02-24	_05	82	SW corner of lumber yard structure
F-2-9-4	_2023-03-08	_06	81	Office entrance at SW corner. Looking East
F-2-9-4	_2023-03-08	_07	12	SE corner of lumber yard structure
F-2-9-4	_2023-03-08	_08	49	Inside 1st floor SW corner of bldg, looking West w/in office area toward entrance door
F-2-9-4	_2023-03-08	_09	48	Looking East inside 1st floor office space
F-2-9-4	_2023-03-08	_10	50	Looking NE main central space
F-2-9-4	_2023-03-08	_11	73	Looking NW within main central space; stairs at right lead up to 2nd floor storage north section
F-2-9-4	_2023-03-08	_12	53	Looking west toward MD Ave. entrance; #11 close up; dark steps at left lead up to room under West gable
F-2-9-4	_2023-03-08	_13	74	1st floor West end 2nd set of steps @ left, MD Ave. sliding door, openings into North storage
F-2-9-4	_2023-03-08	_14	57	NW corner of 1st floor, previously seen at right of #13. Note low brick foundation on West wall
F-2-9-4	_2023-03-08	_15	55	Looking SW along 1st fl north side storage area; ladder at left shows in #10 & #11
F-2-9-4	_2023-03-08	_16	56	2d fl storage area sliding doors between North space and main space
F-2-9-4	_2023-03-08	_17	61	Looking SE down main stair
F-2-9-4	_2023-03-08	_18	60	Looking East across storage areas along North side
F-2-9-4	_2023-03-08	_19	64	Looking North at West end of 2nd floor
F-2-9-4	_2023-03-08	_20	66	Looking SW in 2nd floor West end
F-2-9-4	_2023-03-08	_21	83	Primary S & E facades of concrete Storage Bldg mid-block; backs to other structure on W & trees on E

EXTRA
DIGITAL
IMAGES

F-2-9-4	_2023-02-24		NE corner of Karn's Lumber Bldg.
F-2-9-4	_2023-02-24		East rear elevation Karn's Lumber Bldg.
F-2-9-4	_2023-02-24		Close up of building materials at SW corner office
F-2-9-4	_2023-02-24		North end of west elevation of Karn's Lumber Bldg.
F-2-9-4	_2023-03-08	65	2nd fl storage spaces



F-2-9-4_2023-03-2_01

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F-2-9-4_2023-03-02_02

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F-2-9-4_2023-03-02-05

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F-2-a-4 - 2023-03-02-13

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F-2-9-4-2023-03-02-14

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F-2-a-4_2023-03-02-15

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- 2-9-4 - 2023-03-02 - 16

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21/21