

Perry Beall McCleery House
FHD-465
121 East Patrick Street
Frederick
ca. 1876-1878
Private access

Capsule Summary

The Perry Beall McCleery House is a detached urban dwelling constructed in the Second Empire style. The main block of the brick house is three stories high and features a mansard roof with dormer windows. The three-bay front facade displays ornate door and window trim, molded cornices, and decorative eave brackets. The rear facade has two jib windows. The main block follows a side-passage, double-pile plan, with a two-and-one-half-story dining/kitchen wing extending to the rear. The east facade of the wing has a two-story bay window and a wooden balcony. Interior highlights of the house include a stair passage featuring Italianate half-glass double doors with arched panes and a U-shaped staircase with an Italianate newel post. The house contains paneled doors with transoms, built-in cupboards, and original pine floors. A double parlor, separated into front and rear sections by a ceiling arch rising from engaged Doric columns, features Italianate faux-marble mantels, ceiling medallions, and louvered window shutters.

Due to its architecture, the Perry Beall McCleery House is listed as a contributing resource within Frederick's National Register Historic District and local historic district. Perry Beall McCleery, cashier of the Frederick County National Bank, built the fashionable house for his large family sometime between 1876 and 1878. McCleery was the grandson of Henry McCleery, an Irish immigrant and master carpenter who built most of Frederick's significant structures in the late eighteenth and early nineteenth centuries. After living in their home for only a few short years, McCleery and his wife sold the property to his unmarried sisters, Caroline and Harriet McCleery. It remained in McCleery hands until 1915. Today, the house has been rehabilitated by the current owners as a bed-and-breakfast establishment and retains the vast majority of its historic integrity.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. FHD-465

1. Name of Property (indicate preferred name)

historic Perry Beall McCleery House (Frederick Historic District)

other McCleery's Flat

2. Location

street and number 121 East Patrick Street not for publication

city, town Frederick vicinity

county Frederick

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

name George and Jutta Terrell

street and number 121 East Patrick Street telephone 301-620-9163

city, town Frederick state MD zip code 21701

4. Location of Legal Description

courthouse, registry of deeds, etc. Frederick County Courthouse tax map and parcel map 418, parcel 126B

city, town Frederick liber 2247 folio 1195

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: Frederick County Landmarks Foundation, Plaque No. 327

6. Classification

Category	Ownership	Current Function	Resource Count
☐ district	☐ public	☐ agriculture	Contributing
☒ building(s)	☒ private	☐ commerce/trade	Noncontributing
☐ structure	☐ both	☐ defense	1
☐ site		☒ domestic	
☐ object		☐ education	
		☐ funerary	1
		☐ government	
		☐ health care	
		☐ industry	
		☐ landscape	
		☐ recreation/culture	
		☐ religion	
		☐ social	
		☐ transportation	
		☐ work in progress	
		☐ unknown	
		☐ vacant/not in use	
		☒ other:	
		bed & breakfast	
			Number of Contributing Resources previously listed in the Inventory
			1

7. Description

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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.

Summary

The Perry Beall McCleery House, a detached urban dwelling, was built circa 1876 to 1878 in the Second Empire style and is located at 121 East Patrick Street in Frederick, Maryland (Maps 1 and 2). The former street address is 71 East Patrick Street, which was changed to 121 East Patrick Street circa 1905 as part of a city-wide renumbering (Map 3). The brick house displays a mansard roof with dormer windows, ornate door and window trim, molded cornices, and decorative eave brackets (Photograph 1). The building is a contributing structure within the Frederick National Register Historic District (No. F-3-39) and also the designated local historic district. It is registered with the Frederick County Landmarks Foundation (Plaque No. 327). The dwelling faces south along East Patrick Street, a busy commercial and residential tree-lined thoroughfare with close-standing, historic brick structures (Photograph 2). The narrow lot measures 31 feet by 188 feet, and the structure fronts the city sidewalk. A recent renovation occurred in 1998 when the current owners converted the house to a bed-and-breakfast establishment. No outbuildings exist on the property.

Comprehensive Description

The Perry Beall McCleery House consists of four sections (Illustrations 1 to 7). Section A is a brick, three-story square block of side-passage, double-pile plan. It displays a three-bay front facade and a French mansard roof of frame construction on the front and rear. The front mansard is sheathed with slate set in a decorative fish-scale pattern, and the back mansard is covered with standing-seam metal. An interior end chimney rises from the center of each side of Section A. The west chimney is non-functional and only provides symmetry for the front facade. Section B is a brick, two-and-one-half-story dining/kitchen wing that extends off the rear of Section A. Section B features five bays on the east facade and a shed roof with a shed dormer added in 1998. The shed dormer is of frame construction and has board-and-batten wood siding. Composition shingles cover the Section B roof, with the exception of the dormer, which is topped by a single-ply rubber roof. An interior chimney is located on the west facade, and an exterior chimney projects from the northwest corner. Section C is a brick, two-story extension off the rear of Section B that has a shed roof sheathed with standing-seam metal. An interior chimney rises from the northwest corner. A frame second-story covered balcony is attached to the east facades of Sections B and C. A wood staircase provides access to the balcony from the ground level. Section D is a one-story bedroom addition to the rear of Section C. Built in 1998, this square block features frame construction, board-and-batten wood siding, and a shed roof of standing-seam metal (Photograph 3).

Section A represents the main block of the house (Photograph 4). The first story of the three-bay front facade contains, from west to east, black wood-paneled double doors followed by two 1/1 sash windows. Three 2/2 sash windows grace the second story. Three slightly arched 2/2 sash dormer windows project from the mansard roof. Exterior storm windows protect all of the front-facade windows. One basement window occurs in the middle bay. The salmon-colored brick is laid in a stretcher bond pattern, and evidence of previous painting exists. Section A rests on a shallow stone foundation. The gray slate roof displays painted white and plum-colored flowers between the dormer windows. According to Sanborn insurance maps, an early shingle roof on Section A was replaced by a slate or tin roof between 1887 and 1897.

Elaborate door and window trim, crafted of wood, decorates the front facade (Photograph 5). The trim is painted white with gold and plum-colored details. The door surround features Doric pilasters with decorative mounds in the center. The bold entablature consists of fluted console brackets that support a widely projecting cornice ornamented with dentils. A transom with a delicately etched floral pattern crowns the recessed double doors. The window trim is also made of wood and painted white with plum-colored details. The first- and second-story window cornices are a smaller version of the door cornice, including supporting console brackets and dentils. Decorative hood moldings adorn the dormer windows in the mansard roof.

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A brick frieze, painted white, separates the second and third stories on the front façade. Plum-colored curved brackets support a narrow white wood cornice ornamented with plum-colored curved modillions. A molded cornice, painted white, tops the mansard roof.

The front porch and steps, made of concrete with an imbedded pebble surface, have wrought-iron railings. A black metal coal-chute door to the basement is located in the sidewalk directly beneath the window of the east bay. The cast-iron frame of the coal-chute door contains the inscription "Calvin Page, Frederick, Maryland."¹ Next to the front porch, a small bed bordered in red brick is filled with green plants. On the east side, a wrought-iron gate fills the space between Section A and the adjacent dwelling, allowing access to the rear of the house from the sidewalk. This gate has replaced a previous one of larger size.

Due to the proximity of adjacent dwellings, the east and west facades of Section A are very plain. The brick possesses a rougher texture than that of the front facade and is laid in a common bond pattern. Evidence of previous painting exists. Two star anchors for tie rods are centered on both the east and west facades. The east facade has a small air-conditioning unit opening, located on the second story and to the rear, that was created during 1998 renovation. Two basement windows with wood frames occur close to the center of the east facade. The west facade of Section A contains no window or door openings.

The rear facade of Section A features a first-story jib window with panels and glass-paned shutters (Photograph 6). A ground opening to the basement, covered by double batten doors with strap hinges, is located to the west of the jib window. A second-story jib window is placed directly above the first-level window and opens onto the covered balcony. An air-conditioning unit opening is located to the west of the second-story jib window. Two gable-roofed dormers project from the rear mansard roof. The west dormer contains a 2/2 sash window protected by a storm window. During the 1998 renovation, the original east dormer was replaced by a larger one to accommodate a new 1/1 sash window that would meet egress requirements.

Section B, the dining/kitchen wing, extends five bays in length. Significant elements include a 1/1 sash window with glass-paned shutters, a two-story paneled bay window with fluted pilasters and transoms, 6/6 sash windows, and half-glass paneled doors with transoms and screen doors (Photograph 6). The shed dormer of Section B, created as part of the 1998 renovation, contains casement windows and a 1/1 sash window to meet egress requirements. Section C features a 9/6 sash window with a batten shutter secured on one side by long strap hinges (Photograph 7). Next to this window is a six-paneled door with a transom; the back side of the door is reinforced by beaded vertical boards. The windows and doors of Sections B and C have wood lintels and sills and are painted dark green. Those on the first story are stenciled on the lintels and panels. Second-story windows are insulated by storm windows. Shutter hinges and shutter dogs are present on both levels. Another ground opening to the basement with double batten doors is located on the rear of Section B. The west facade of Section B contains four tiny window openings, two on each level.

¹ Timothy L. Cannon, Tom Gorsline, and Nancy F. Whitmore, *Pictorial History of Frederick County, Maryland: The First 250 Years, 1745-1995* (Frederick, Maryland: Key Publishing Group, 1995), 131; Titus & Co., *Atlas of Frederick County, Maryland, 1873* (special edition by Frederick County Landmarks Foundation, 1985). The foundry of Calvin Page, located on West South Street in Frederick, also manufactured factory machinery and farm equipment.

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Off-white paint covers some portions of the Section B and C brick walls. Two perpendicular first-story brick wall segments were added to Section C to create new interior space as part of the 1998 renovation. At the same time, a new second-story 1/1 sash window was installed on the east facade of Section C. In addition, a second-story unfilled window opening was created in a rear brick extension wall to provide a view from the balcony (Photograph 8). This L-shaped balcony features a plain wood balustrade, painted white, and overlooks a concrete and brick patio/garden area. The balcony stairs, constructed as part of the 1998 renovation, and Section D double glass doors open onto a faux-brick patio that leads to a fenced back yard. Trees, shrubs, and flowers abound in the patio/garden area and in the yard.

The interior of Section A follows a side-passage, double-pile plan. The front double doors enter into a vestibule with marble-patterned acrylic flooring. A second pair of double doors leads to the stair passage. These Italianate half-glass doors are set in a paneled wall and feature arched glass panes with a crowning transom (Photograph 9). The staircase climbs three stories in a U shape and includes a mahogany handrail, walnut turned balusters, a foliate string decoration, and slightly-grooved pine treads. An Italianate newel post features burl inlays and intricate carvings (Photograph 10). A ceiling skylight illuminates the stairway. Original pine floors, now refinished, remain not only in the stair passage but also throughout the house. An exception is the area immediately inside the interior double doors of the stair passage, where narrower tongue and groove flooring has replaced the original floorboards. The stair passage exhibits baseboard and door architraves with an ogee and quirk molding. This molding is found consistently throughout Section A on baseboards and most window and door architraves. Plaster walls and ceilings are also common to Section A. Floor-to-ceiling heights in Section A are 11 feet 2 inches on the first story and 10 feet 2 inches on the second and third stories.

A double parlor opens off the stair passage via two four-paneled interior doors adorned by square transoms. An elliptical arch supported by engaged Doric columns separates the front and back parlor sections (Photograph 11). Each parlor section displays identical Italianate marble-patterned slate mantels with decorative panels, central molded ornaments, arched fireplace openings, and slate hearths (Photograph 12). In addition, a plaster ceiling medallion designed in a foliate pattern ornaments each parlor section. Paneled interior shutters with central louvers hang from the parlor's front window casings (Photograph 13).

The second level of Section A includes a sitting room and bedchamber suite accompanied by a bathroom. The sitting room features a fireplace with a painted, fluted wood mantel and a square opening. The sitting room windows display interior shutters identical to those in the double parlor below. In the bedchamber, a fireplace is concealed behind the east wall. A built-in cupboard with double doors on the top and bottom stands to the right of the former fireplace. Four-paneled doors with large divided-light transoms lead from the stair hall to the sitting room and bedchamber.

The third level of Section A contains a bedchamber, entered through a batten door, and an adjoining bathroom. During the 1998 renovation, the stair hall entrance to the bathroom was closed, and its batten door was moved to a new bathroom entrance from the bedchamber. The brick chimney flues from the lower-level fireplaces meet in an A-shape along the brick east wall of the bedchamber (Photograph 14).

On the first level, Section B is entered through the rear of the stair passage and the rear of the double parlor. The dining room includes a marble-patterned slate fireplace mantel similar to those in the double parlor. A built-in cupboard with open upper shelves (the door was removed in the 1998 renovation) and a lower paneled door stands to the left of the fireplace. Baseboards and door architraves are similar to those in Section A. The bay, which was added between 1922 and 1930 according to Sanborn insurance maps, features beaded vertical-board paneling. During the 1998 renovation, an indoor

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basement staircase was constructed off the dining room where a previous staircase had existed. The kitchen includes a deep fireplace inset, which was enlarged to accommodate a new stove. Plain, unmolded baseboard surrounds the room. Similar baseboard is present on the second level of Section B. A pantry with a new doorway off the kitchen occupies the space from which a former back staircase was removed. Section B doors have four panels, often with transoms. Walls and ceilings consist of plaster and laminated drywall.

Section C, which formerly functioned as a smokehouse and a privy, features exposed second-story floor joists of reused hewn and notched lumber. Bricks from the exterior patio were laid on the dirt and concrete floor of this section during the 1998 renovation. The first-story privy door is of batten style with a wood lintel set in the original brick exterior wall. The 1998 renovation created an indoor hallway leading to this privy entrance. According to Sanborn insurance maps, Section C was raised from one story to two stories between 1887 and 1897, resulting in a two-story, two-seat privy. Between the same years, a small one-story projection with a shingle roof was added to the rear of Section C but was later removed between 1904 and 1911. The current rear projection, the Section D bedroom addition, was constructed as part of the 1998 renovation and is entered via the original brick extension wall.

The upper levels of Sections B and C have experienced alterations to accommodate guest rooms and baths. The second-level floor plan of Section B originally included a large room at the top of the main staircase with entrances from the stair hall and from the Section A bedchamber. Built-in shelves now fill the bedchamber entrance. The 1998 renovation divided this large room to create access to a rear guest suite. A former fireplace on the west wall of the large room has been concealed. The upper half-story of Section B was originally accessed from the back stairway but had been sealed off for many years and then rediscovered in the 1970s. The shed dormer expanded this space for use as a guest room and bathroom. Two small attic compartments flank the shed dormer. They were inaccessible at the time of inspection.

A basement with fieldstone walls and a concrete floor lies beneath Sections A and B. A batten door with a six-paned, cut-out window separates the two sections. In Section A, an approximately 6 x 9-inch hewn summer beam runs east to west, partially supported by an off-center rectangular brick pier and a west-wall stone ledge. Sawn joists with cross bridging run north to south except for the area below the stair passage, which contains sawn joists running east to west that are mortised and tenoned into a sistered joist that runs north to south and separates the two types of floor construction. Hearth construction consists of headers fastened to the hearth trimmer via mortise and tenon joints secured by pegs. The sealed coal-chute opening on the south wall is topped with a wood lintel. In Section B, joists with cross bridging run east to west. Sawn joists are interspersed with hewn joists that appear to be reused.

Previous renovations occurred in the house between 1967 and 1975, when Triangle Industries converted the single-family residence to an apartment building, and between 1976 and 1989, when owners Frederick and Rebecca Tran removed the apartments and renovated the house. The Trans operated a small, one-bedroom, weekend homestay establishment on the premises during their later years of ownership. The current owners, George and Jutta Terrell, purchased the property in 1996 and spent two years renovating and rehabilitating the house. Their bed-and-breakfast business, "McCleery's Flat," opened in 1998 and offers three guest rooms and two suites to the public. The vast majority of the house's historic fabric remains intact, enhancing the historic integrity of the property. The Perry Beall McCleery House stands in excellent condition and is very well maintained.

8. Significance

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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/ recreation	☐ landscape architecture	☐ religion	
☐ 2000-	☐ commerce	☐ ethnic heritage	☐ law	☐ science	
	☐ communications	☐ exploration/ settlement	☐ literature	☐ social history	
	☐ community planning		☐ maritime history	☐ transportation	
	☐ conservation		☐ military	☐ other:	

Specific dates	ca. 1876-1878	Architect/Builder	unknown
Construction dates	ca. 1876-1878		

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

The Perry Beall McCleery House currently holds many honors. The building is listed as a contributing structure within Frederick's National Register Historic District (No. F-3-39) and local historic district. It is also registered with the Frederick County Landmarks Foundation (Plaque No. 327). The Perry Beall McCleery House represents one of the many building types and styles in Frederick. Constructed circa 1876 to 1878 as a detached urban dwelling, the house displays the Second Empire style. In the historic district, Second Empire style buildings constitute a relatively small group, while other Victorian period and Federal style buildings are more prevalent. As an example of a minority style, the Perry Beall McCleery House is an important historic resource.

History and Context

The town of Frederick, located in the Piedmont region of central Maryland, was laid out by landowner Daniel Dulaney in 1745. Dulaney used a grid pattern of lots, which still exists within today's historic district.¹ The Perry Beall McCleery House stands on part of original Lot 51 on the north side of East Patrick Street. On May 11, 1764, John Gumber, a cooper by trade, purchased Lot 51 from Daniel Dulaney for one penny. Gumber paid an annual ground rent of four shillings for his property, which remained in his family for approximately forty years.² East Patrick Street became a portion of the nineteenth-century National Road, which ran from Baltimore through Frederick. Many inns, taverns, and shops thrived along this route to the West.³ The John Hane family owned Lot 51 from 1813 until 1875. During that time, the lot was subdivided.

Perry Beall McCleery, cashier at the Frederick County National Bank, purchased part of Lot 51 on April 20, 1876, for \$2,200. When McCleery took ownership, a two-story frame dwelling house and storeroom stood on the property and adjoined the structure erected on the lot to the east.⁴ McCleery demolished the frame house and store on his lot and built a brick Second Empire style dwelling. Inspection of the current property reveals evidence to suggest that wood joists from the former frame house were reused when the new house was constructed. McCleery, along with his wife and children, moved to his home at least by September 16, 1878, the day a newspaper article referred to his residence on East Patrick Street.⁵ The family resided on East Patrick Street for only a few years. On March 13, 1880, McCleery sold his house to his unmarried sisters, Caroline and Harriet McCleery, for \$5,000. Just prior to the sisters' move to East Patrick Street in April 1880, Caroline's diary refers to the mansard, confirming the identity of the Second Empire style house. The Perry Beall McCleery House first appears on the 1887 Sanborn insurance map of Frederick and is listed as 71 East Patrick Street. (The address was changed to 121 East Patrick Street circa 1905 as part of a city-wide renumbering.)

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Perry Beall McCleery (1822-1887) was the grandson of Henry McCleery, an Irish immigrant who settled in Frederick about 1776. Henry McCleery worked as a master carpenter and architect, and he built most of the significant structures in Frederick from the time of his arrival to his death in 1819, assisted by his sons Andrew and Robert McCleery. Robert McCleery was Perry McCleery's father.⁶ Buildings attributed to the McCleerys include Frederick County's second courthouse (1785), the second All Saints' Episcopal Church (1813), the Frederick Presbyterian Church (1825), and numerous taverns and houses.⁷ Like his father and grandfather, Perry McCleery was trained as a carpenter. He worked at that occupation until 1850, when he was elected a director and discount clerk of the Frederick County National Bank. McCleery was promoted to bookkeeper in 1852 and then to cashier in 1867. He served as cashier until his death twenty years later. McCleery maintained involvement in his local community, serving as a member of Adam Lodge No. 35, I.O.O.F; the Junior Fire Company; and the Board of Managers at Mount Olivet Cemetery. He also participated in two Frederick building associations.⁸ McCleery married Mary Jane E. Doub in 1853, and they had two daughters, who both died as infants, and six sons. After leaving their East Patrick Street residence in 1880, McCleery and his family moved to 197 North Market Street (now 413 North Market Street), the house inherited by his wife from her mother, and he lived there until his death.⁹

On April 2, 1880, Caroline and Harriet McCleery moved into the Perry Beall McCleery House, along with their orphaned niece, Martha E. McCleery.¹⁰ Caroline McCleery was active in the Frederick Presbyterian Church, at one time serving as secretary for the church's mission school on North Market Street.¹¹ Harriet McCleery became the second wife of Colonel John B. Thomas, a local real estate agent and highly esteemed public servant, in a ceremony at her house on June 2, 1880. The couple resided in the Perry Beall McCleery House during their marriage. Colonel Thomas died in 1893.¹² Harriet and Caroline McCleery continued to live in the house until their deaths (Caroline in 1897 and Harriet in 1902).¹³ Upon Harriet McCleery's death, Martha E. McCleery became sole owner of the Perry Beall McCleery House. Martha E. McCleery sold the property to Peter S. Hemp, a Frederick County farmer and livestock dealer, on December 20, 1915, for \$6,000.¹⁴ The dwelling had remained in the McCleery family for nearly forty years.

Following the McCleery era, the family of Peter S. Hemp retained ownership of the Perry Beall McCleery House until 1967. The house then underwent a series of changes, beginning with a conversion to apartments by Triangle Industries, Inc., which was reversed by Frederick and Rebecca Tran in 1976.¹⁵ Following two more private owners, Katherine Simkins Fones and Judith Blackman, the Perry Beall McCleery House was purchased in 1996 by the current owners, George and Jutta Terrell. It is now known as "McCleery's Flat," a bed-and-breakfast establishment.

When Perry Beall McCleery purchased his property on East Patrick Street in 1876, he built his new house in the latest fashion. The Second Empire style originated in France during the reign of Napoleon III and became popular in the United States in the 1860s and 1870s. The Perry Beall McCleery House clearly displays Second Empire elements. The mansard roof with dormer windows is the distinguishing characteristic of the style. Other exterior Second Empire elements observed in the house include ornate classical ornamentation, as seen in the door and window surrounds; molded cornices that bound the mansard roof; and decorative eave brackets. The interior of the house reveals many Italianate features--such as the stair-passage entry doors with arched glass panes, the elaborate newel post, and the faux-marble fireplaces with arched openings--that are typically part of Second Empire style domestic structures.

In 1870, the beginning of the decade during which the Perry Beall McCleery House was built, Frederick boasted a population of 8,526.¹⁶ As the county seat, Frederick bustled with activity. In the 1870s, the city streets still maintained a cobblestone surface. The two principal streets, Market and Patrick, accommodated most of the city's commercial structures. These buildings were constructed mostly of brick and reflected two periods of architecture: Federal period buildings with

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simple ornamentation and gable roofs, and more elaborate Victorian period structures with taller height and flat, shed, or occasionally mansard roofs.¹⁷ The Perry Beall McCleery House was built in a primarily residential section along East Patrick Street, farther removed from the commercial area.¹⁸ The residences along East Patrick mostly consisted of brick Federal style houses, and Victorian influences were just beginning to appear. The Perry Beall McCleery House was one of the earliest Victorian period residences on the street, and the only one in the vicinity to feature a mansard roof indicative of the Second Empire style.¹⁹ The house stands today as a fine example of an infrequently represented domestic architectural style within Frederick's historic district and therefore constitutes a valuable historic resource.

NOTES

¹ National Register of Historic Places Nomination Form, "Frederick Historic District," No. F-3-39 (National Park Service, U. S. Department of the Interior, Washington, D.C., 14 February 1973), 8.1.

² See Chain of Title for property transfer information.

³ Frederick County Department of Planning and Zoning, "Historic Sites Survey: Frederick Region" (June 1993), 9.

⁴ Titus & Co., Atlas of Frederick County, Maryland, 1873 (special edition by Frederick County Landmarks Foundation, 1985).

⁵ "Death of Mrs. Sarah Doub," *Frederick Examiner*, 18 September 1878.

⁶ David Hinshaw, "Henry McCleery," Maryland Room Files, C. Burr Artz Library, Frederick, Maryland, 1.

⁷ *Ibid.*, 6-7.

⁸ "Death of Perry B. McCleery," *Frederick Daily News*, 12 August 1887; "Death of Mr. Perry B. McCleery," *Frederick Examiner*, 17 August 1887.

⁹ Deed, William H. and Marietta C. Doub to Mary Jane E. McCleery, 19 February 1879, Liber T.G. No. 11, folio 39, Land Records, Frederick County Courthouse, Frederick, Maryland; Charles W. Miller, *General Directory of Frederick City: 1886* (Frederick, Maryland: W. T. Delaplaine & Co., 1886).

¹⁰ Caroline Beall McCleery, Diary excerpt, 1880, private ownership.

¹¹ T. J. C. Williams and Folger McKinsey, *History of Frederick County, Maryland* (Frederick: L. R. Titworth & Co., 1910), 452.

¹² "Hymeneal," Col. John B. Thomas and Miss Harriet S. McCleery, *Frederick Daily Times*, 3 June 1880; Miller, *General Directory of Frederick City: 1886*; W. H. Kirwin, *Frederick City and County Directory: 1892-93* (Frederick, Maryland: Great Southern Printing & Manufacturing Co., 1892); "Col. John B. Thomas Dead: This Well-Known Citizen Gone to His Final Rest," *Frederick News*, 23 October 1893.

¹³ Death Announcement, Caroline Beall McCleery, *Frederick Examiner*, 3 February 1897; Death Announcement, Harriet S. McCleery Thomas, *Frederick Citizen*, 14 November 1902.

¹⁴ Williams, 1486.

¹⁵ Frederick County Landmarks Plaque Award Application, No. 327, September 1997, Historical Society of Frederick County, Frederick, Maryland; "Homesteading on Patrick Street," *Frederick News*, 22 September 1978.

¹⁶ Titus & Co., Atlas of Frederick County, 1873.

¹⁷ National Register of Historic Places Registration Form, "Frederick Historic District (expanded)," No. F-3-39 (Maryland Historical Trust, Arnold, Maryland, November 1987).

¹⁸ Sanborn Map & Publishing Co., Insurance Map of Frederick, Maryland, 1887 edition, Historical Society of Frederick County, Frederick, Maryland.

¹⁹ Frederick City Planning Department, Inventory List of Frederick Historic District.

9. Major Bibliographical References

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Architectural Drawings, 121 East Patrick Street. Miche Booz, Architect. 27 January 1998.

Cannon, Timothy L., Tom Gorsline, and Nancy F. Whitmore. *Pictorial History of Frederick County, Maryland: The First 250 Years, 1745-1995*. Frederick, Maryland: Key Publishing Group, 1995.

"Col. John B. Thomas Dead: This Well-Known Citizen Gone to His Final Rest." *Frederick News*, 23 October 1893.

(See continuation sheet 9.1)

10. Geographical Data

Acreage of surveyed property	0.13		
Acreage of historical setting	0.13		
Quadrangle name	Frederick, MD	Quadrangle scale:	1:24,000

Verbal boundary description and justification

Tax map 418, parcel 126B. Lot size 31 feet x 188 feet. The survey boundaries and historical setting are one and the same, encompassing the entire area to which the owners hold title.

11. Form Prepared by

name/title	Kathryn G. Smith, Undergraduate Student, Historic Preservation		
organization	Goucher College, Baltimore, MD	date	September 15, 2000
street & number	Home Address: 16119 Patapsco Overlook Court	telephone	410-489-5486
city or town	Mount Airy, MD	state	21771

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
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. FHD-465

Name Perry Beall McCleery House
Continuation Sheet

Number 9 Page 1 of 2

Death Announcement, Caroline Beall McCleery. *Frederick Examiner*, 3 February 1897.

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"Death of Mr. Perry B. McCleery." *Frederick Examiner*, 17 August 1887.

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Hinshaw, David. "Henry McCleery." Maryland Room Files, C. Burr Artz Library, Frederick, Maryland.

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Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. FHD-465

Name Perry Beall McCleery House
Continuation Sheet

Number 9 Page 2 of 2

Sanborn Map & Publishing Co. Insurance Maps of Frederick, Maryland. 1897, 1904, 1911, 1922, 1930, and 1934 editions.
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Titus & Co. Atlas of Frederick County, Maryland, 1873. Special edition by Frederick County Landmarks Foundation, 1985.

Williams, T. J. C., and Folger McKinsey. *History of Frederick County, Maryland*. Frederick: L. R. Titsworth & Co., 1910.
Reprint, Baltimore: Regional Publishing Co., 1979.

NOTE: Kathryn G. Smith, the preparer of this inventory form, has also written a detailed house history of the Perry Beall McCleery House. The report is entitled "The Perry Beall McCleery House: A Dwelling of Distinction" and is located at the Historical Society of Frederick County and the Frederick City Planning Office in Frederick, Maryland.

CHAIN OF TITLE – 121 EAST PATRICK STREET, FREDERICK, MARYLAND
Land Records, Frederick County Courthouse, Frederick, Maryland

5 December 1996
Liber 2247, folio 1195

Grantee: George Terrell and Jutta, his wife
Grantor: Judith C. Blackman
Price: \$342,500
Notes: Lot size 31 x 188 ft.

31 January 1994
Liber 1982, folio 165

Grantee: Judith C. Blackman
Grantor: Katherine S. Fones (AKA Katherine S. Simkins)
Price: \$355,000
Notes: Lot size 31 x 188 ft.

12 December 1989
Liber 1161, folio 397

Grantee: Katherine S. Simkins
Grantor: Frederick W. Tran and Rebecca H., his wife
Price: \$390,000
Notes: Lot size 31 x 188 ft.

2 June 1976
Liber 988, folio 930

Grantee: Frederick W. Tran and Rebecca H., his wife
Grantor: Chase C. Gove, Jr., Frederick County, and Richard C. Reynolds, Alachua County, Florida
Price: \$10 and other good and valuable considerations
Notes: Lot size 31 x 188 ft.

3 November 1975
Liber 975, folio 181

Grantee: Chase C. Gove, Jr., and Richard C. Reynolds
Grantor: Triangle Industries, Inc., a body corporate
Notes: Parcel 2 (121 East Patrick Street), lot size 31 x 188 ft. Parcel 3 (119 East Patrick Street).

6 December 1967
Liber 777, folio 435

Grantee: Triangle Industries, Inc., a body corporate
Grantor: Farmers and Mechanics-Citizens Bank, Executor, Last Will and Testament of Elizabeth A. Hemp, deceased 31 December 1966 (Liber T.M.E. No. 4, folio 440).
Price: \$17,500 at public sale
Notes: Lot size 31 x 188 ft. Same property as conveyed by Peter S. Hemp to his two unmarried daughters, Mary H. Hemp and Elizabeth A. Hemp, to hold as joint tenants with right of survivorship, per his Last Will and Testament (Liber G.E.S. No. 2, folio 410). Mary H. Hemp died 29 July 1948. Simple title was then vested in the name of Elizabeth A. Hemp.

20 December 1915
Liber H.W.B. No. 316, folio 3

Grantee: Peter S. Hemp
Grantor: Martha E. McCleery, unmarried
Price: \$6,000
Notes: Lot size 31 x 188 ft. Part of Lot No. 51. Same property as conveyed to Martha E. McCleery by Last Will and Testament of Harriet S. Thomas, nee McCleery, dated 9 November 1902 (Liber C.E.S. No. 1, folio 380). Also same property as conveyed to Harriet S. Thomas by Last Will and Testament of Caroline B. McCleery, dated 12 July 1894 (Liber J.K.W. No. 2, folio 107).

13 March 1880
Liber A.F. No. 1, folio 625

Grantee: Caroline B. McCleery and Harriet S. McCleery
Grantor: Perry B. McCleery and Mary J. E., his wife
Price: \$5,000

20 April 1876
Liber T.G. No. 5, folio 172

Grantee: Perry B. McCleery
Grantor: William H. Shipley and Mary E., his wife
Price: \$2,200
Notes: Two-story frame dwelling house and storeroom present on lot at time of sale.

19 June 1875
Liber T.G. No. 3, folio 465

Grantee: William H. Shipley
Grantor: John V. Hane
Price: \$2,000

8 February 1872

Liber C.M. No. 7, folio 710

Grantee: John V. Hane
Grantor: Susan E. Whitter
Price: \$2,000
Notes: Same property as conveyed to Susan E. Whitter, widow of Thomas Whitter, by Last Will and Testament of her father, John Hane, dated 12 December 1851 (Liber G.H. No. 1, folio 99). Described as one-half of the lot running to Church Street, which includes a two-story frame house and store. John Hane's wife, Margaret, received the north half of the lot.

19 February 1813

Liber W.R. No. 43, folio 607

Grantee: John Hane
Grantor: Peter Burkhart
Price: \$1,300
Notes: Lot No. 51. Lot size 60 x 393 ft. Peter Burkhart had purchased one-half of the lot from Jacob Gomber on 2 September 1805 (see deed below) and one-half from Eve Margaret Brengle on 4 January 1812 (Liber W.R. 111, folio 390). Burkhart sold the whole lot to John Hane.

2 September 1805

Liber W.R. No. 27, folio 461

Grantee: Peter Burkhart
Grantor: Jacob Gomber
Price: \$2
Notes: One-half of Lot No. 51, adjoining Lot No. 50. Lot size 30 x 390 ft.

2 September 1805

Liber W.R. No. 27, folio 474

Grantee: Jacob Gomber
Grantor: John Gomber, Eve Margaret Brengle, George Bentz, and Elizabeth Bentz
Notes: One-half of Lot No. 51. Transaction also included one-half of Lot No. 63.

11 May 1764

Liber J, folio 453

Grantee: John Gumber, Cooper, of Fredericktown
Grantor: Daniel Dulany of the City of Annapolis, Esq. and Barrister at Law
Price: One penny
Notes: Lot No. 51. Annual ground rent of four shillings, payable every third Tuesday of November.

FHD-465
 Perry Beall McCleery House
 Frederick
 Frederick County
 1998

Source:

MICHE	BOOZ
ARCH	ITECT
5	

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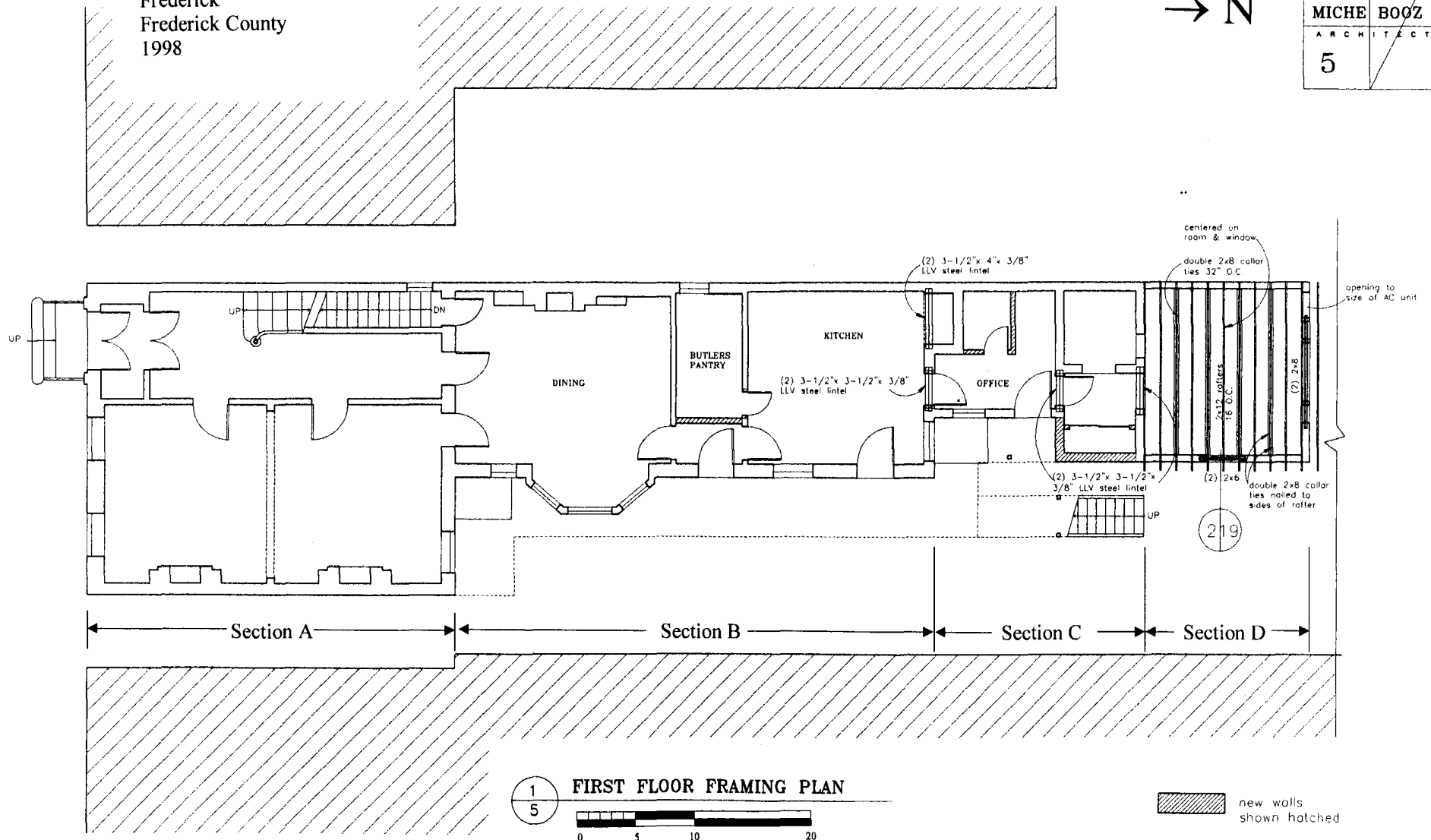


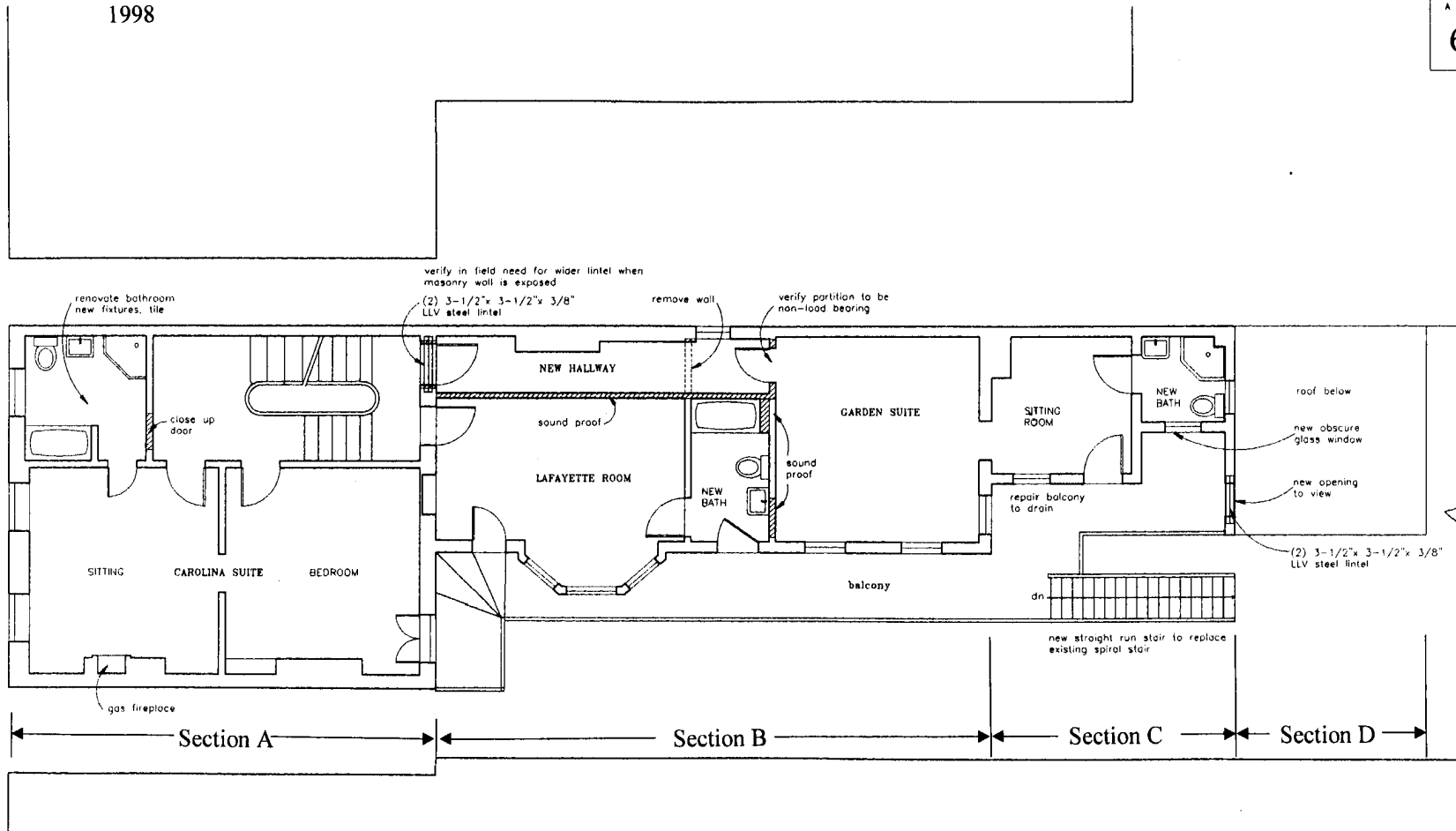
Illustration 1

FHD-465
 Perry Beall McCleery House
 Frederick
 Frederick County
 1998

Source:

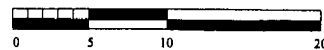
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ARCHITECT	
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SECOND FLOOR FRAMING PLAN



new walls
shown hatched

Illustration 2

FHD-465
 Perry Beall McCleery House
 Frederick
 Frederick County
 1998

Source:

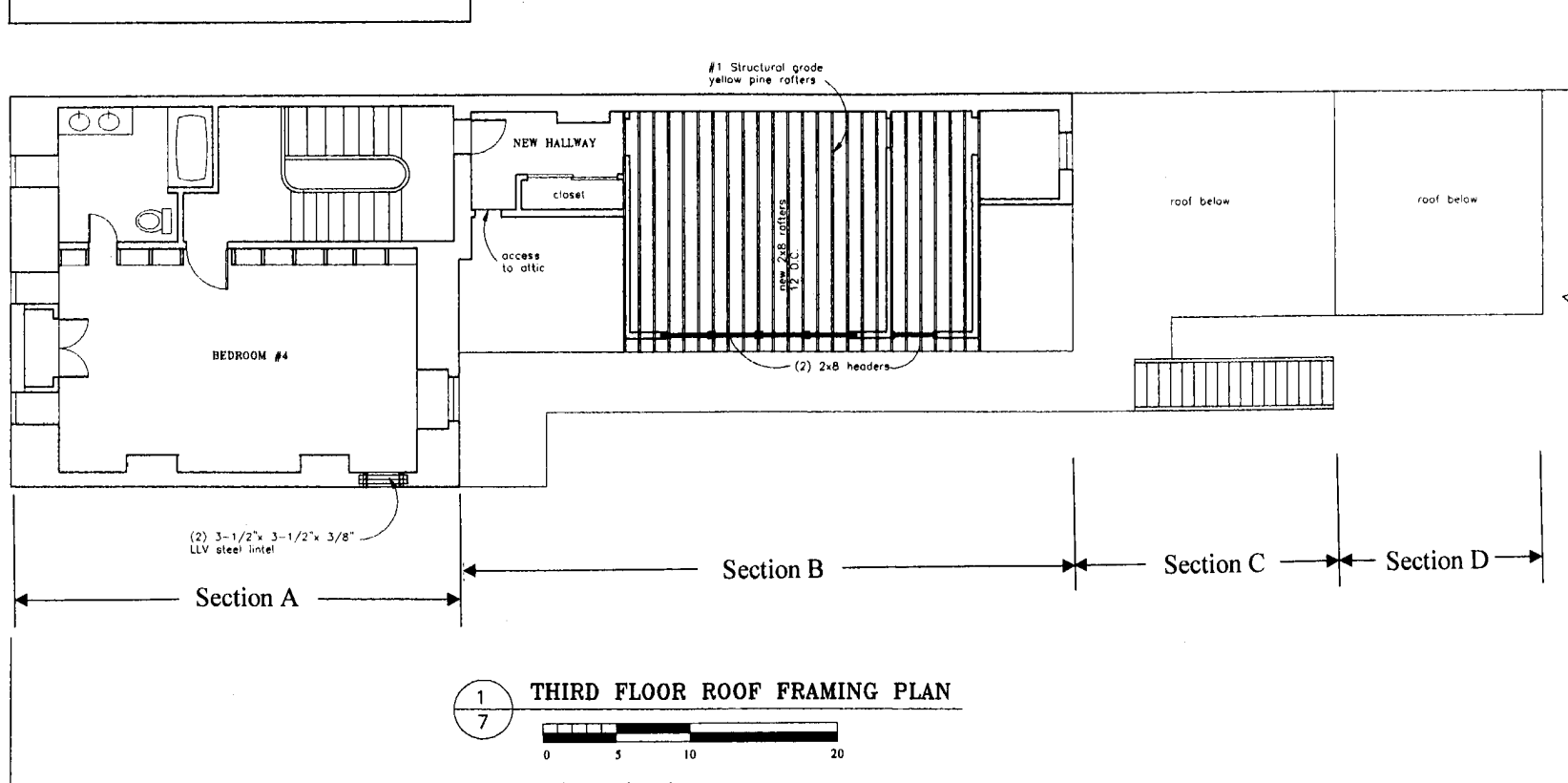
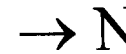
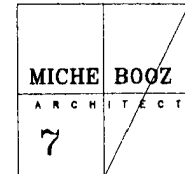


Illustration 3

FHD-465
Perry Beall McCleery House
Frederick
Frederick County
1998

Source:

MICHE	BOOZ
ARCHITECT	
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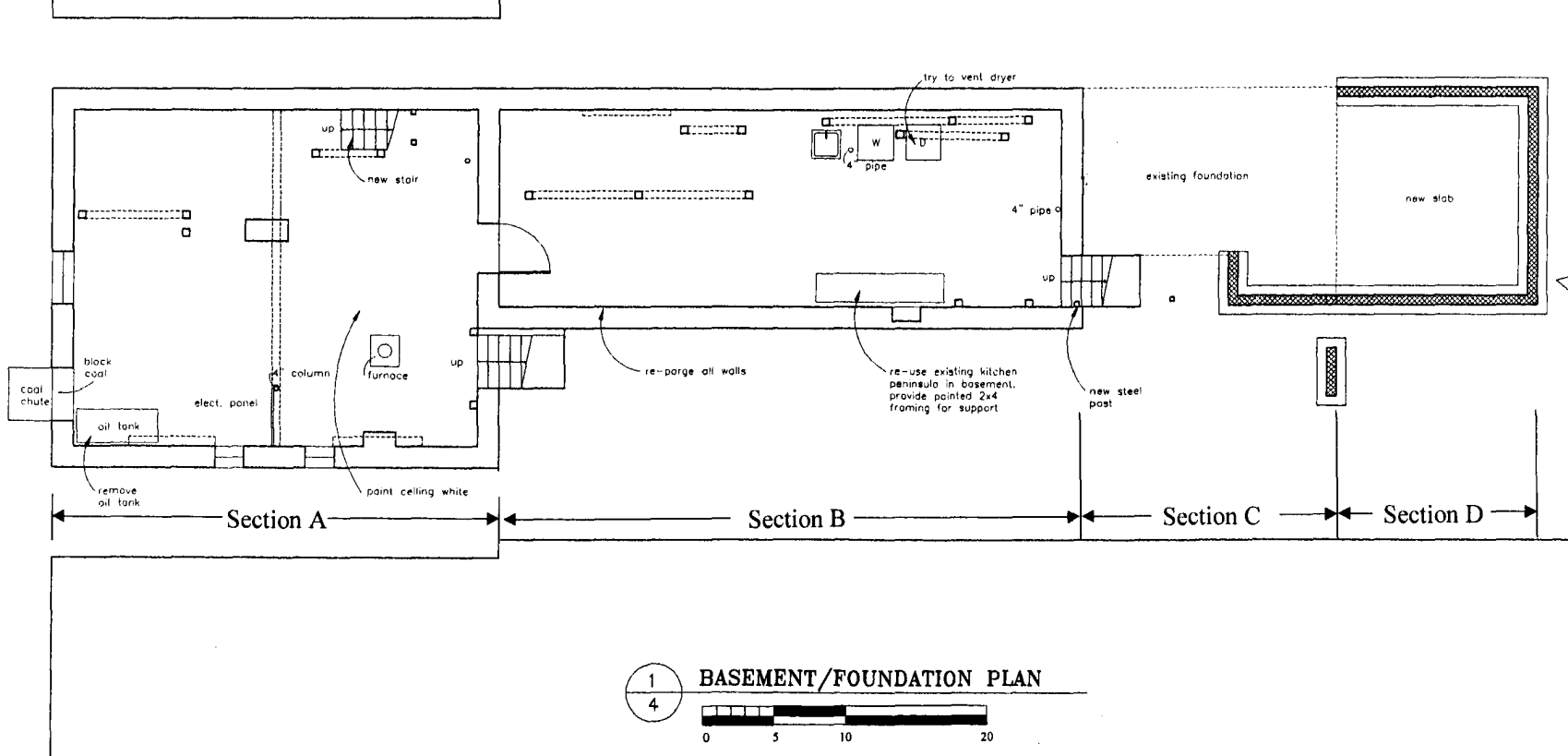
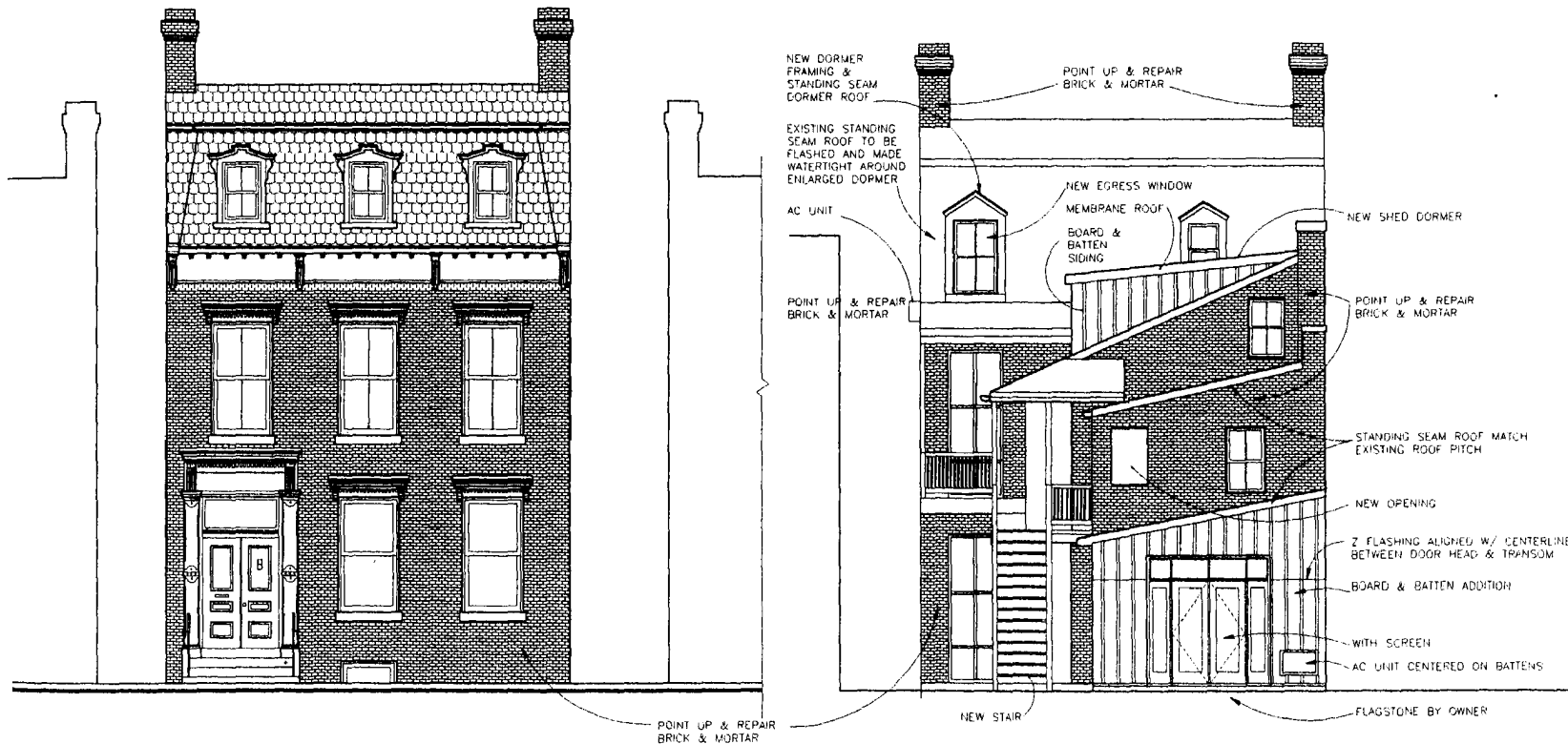
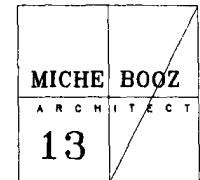


Illustration 4

FHD-465
Perry Beall McCleery House
Frederick
Frederick County
1998

Source:



1
13 FRONT ELEVATION

2
13 BACK ELEVATION

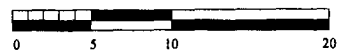
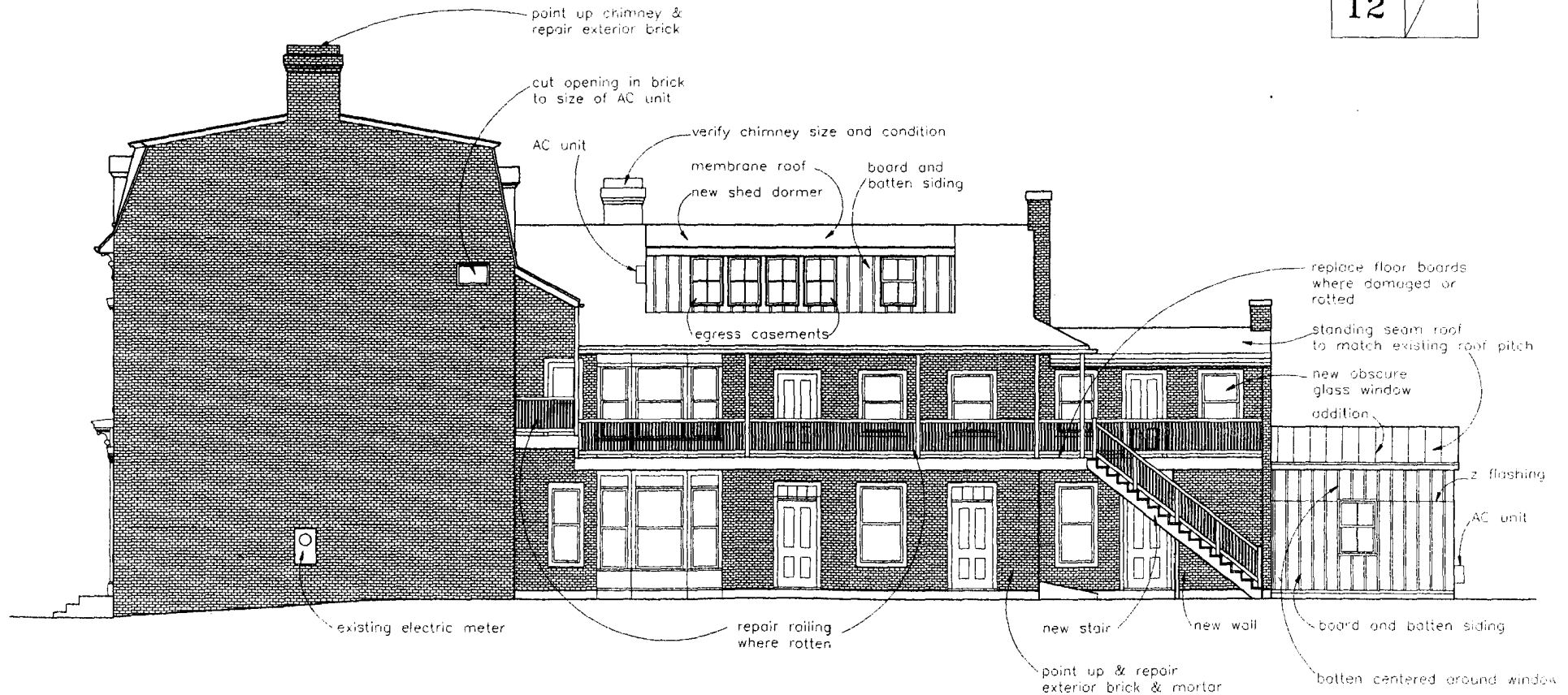
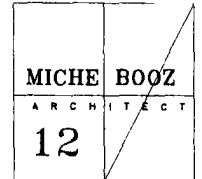


Illustration 5

FHD-465
 Perry Beall McCleery House
 Frederick
 Frederick County
 1998

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SIDE ELEVATION

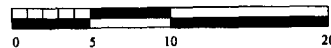
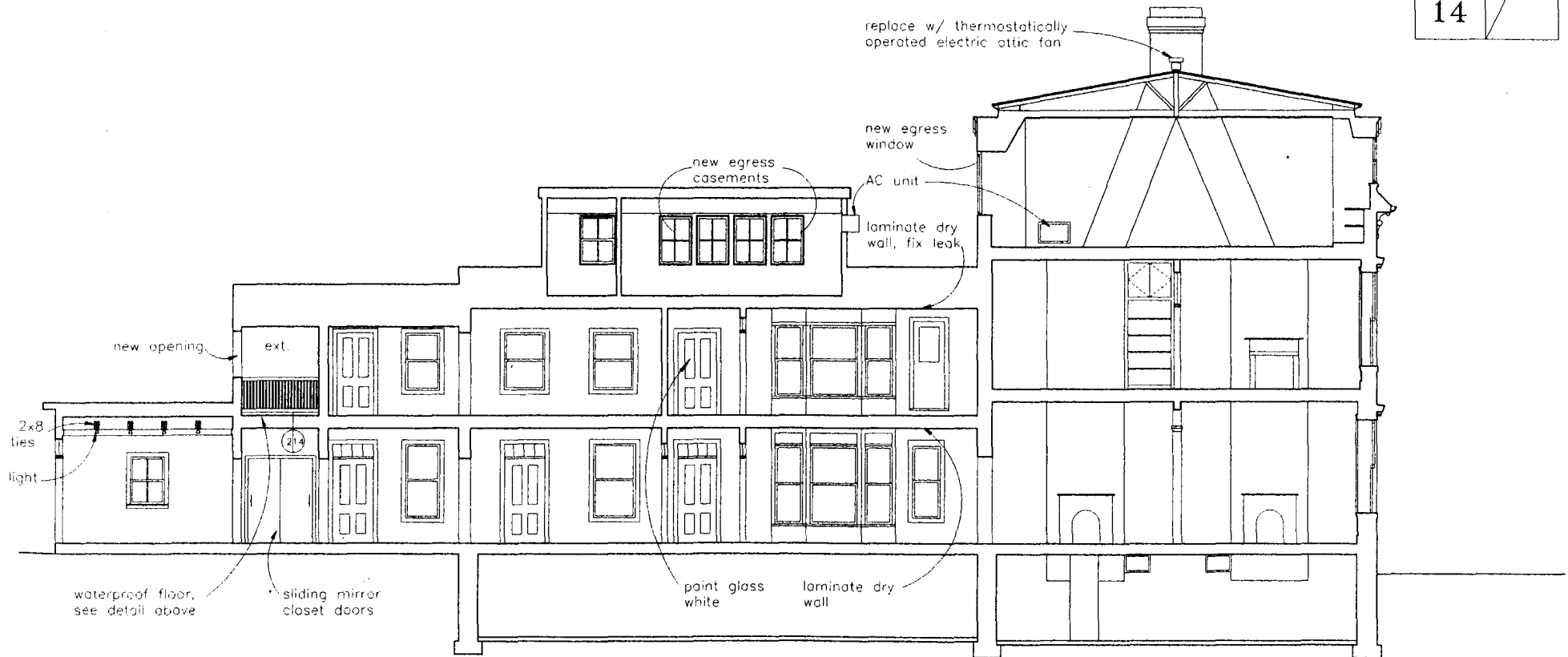
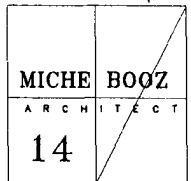


Illustration 6

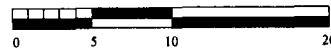
FHD-465
Perry Beall McCleery House
Frederick
Frederick County
1998

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SECTION



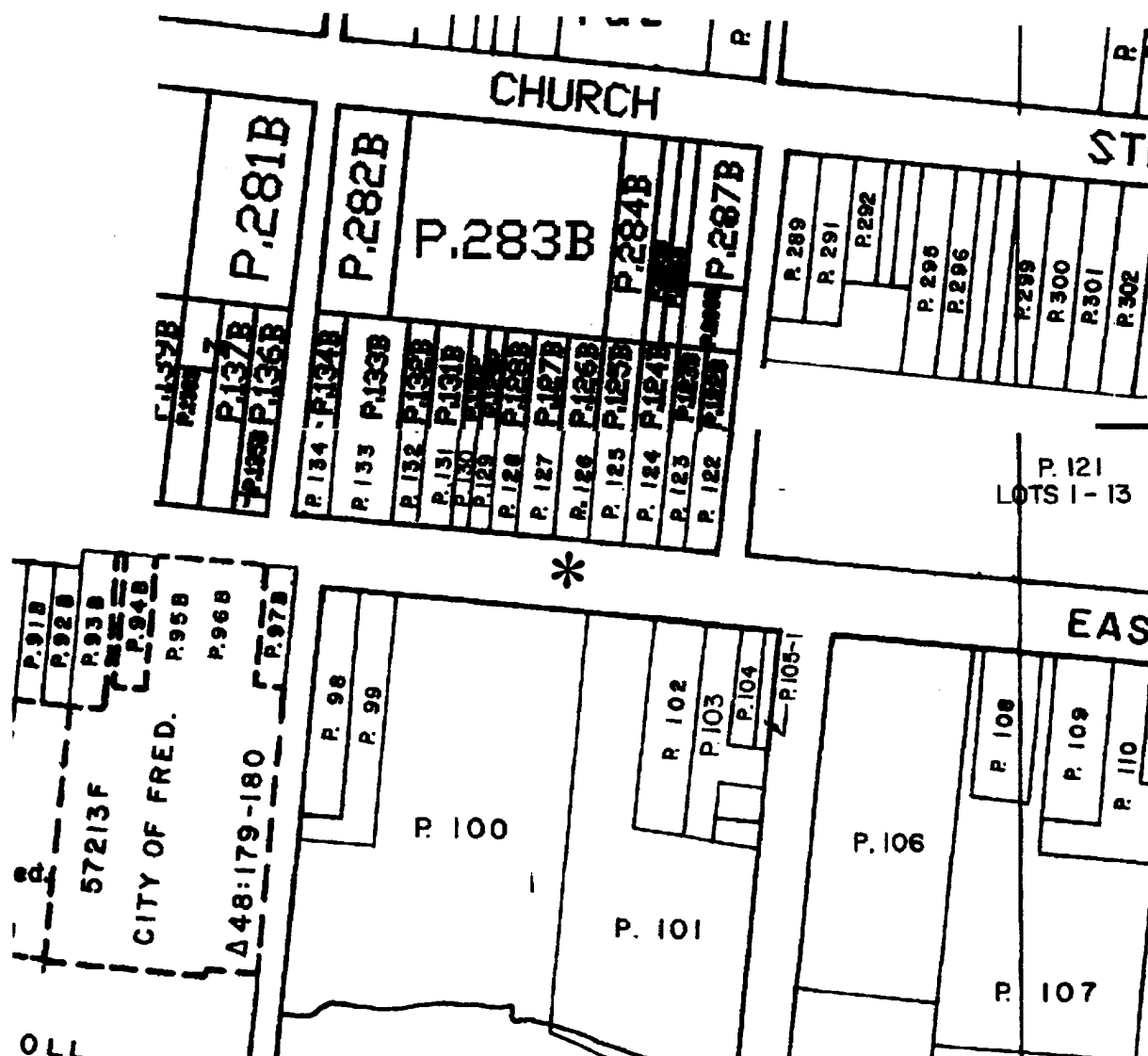
View East

Illustration 7



Maryland Department of Assessments and Taxation
Real Property System

Account ID : 1102114739



Property maps provided courtesy of the Maryland Office of Planning © 1999.

FHD-465
Perry Beall McCleery House
Frederick
Frederick County
Tax Map (pages 414 and 418 combined)

MAP 2

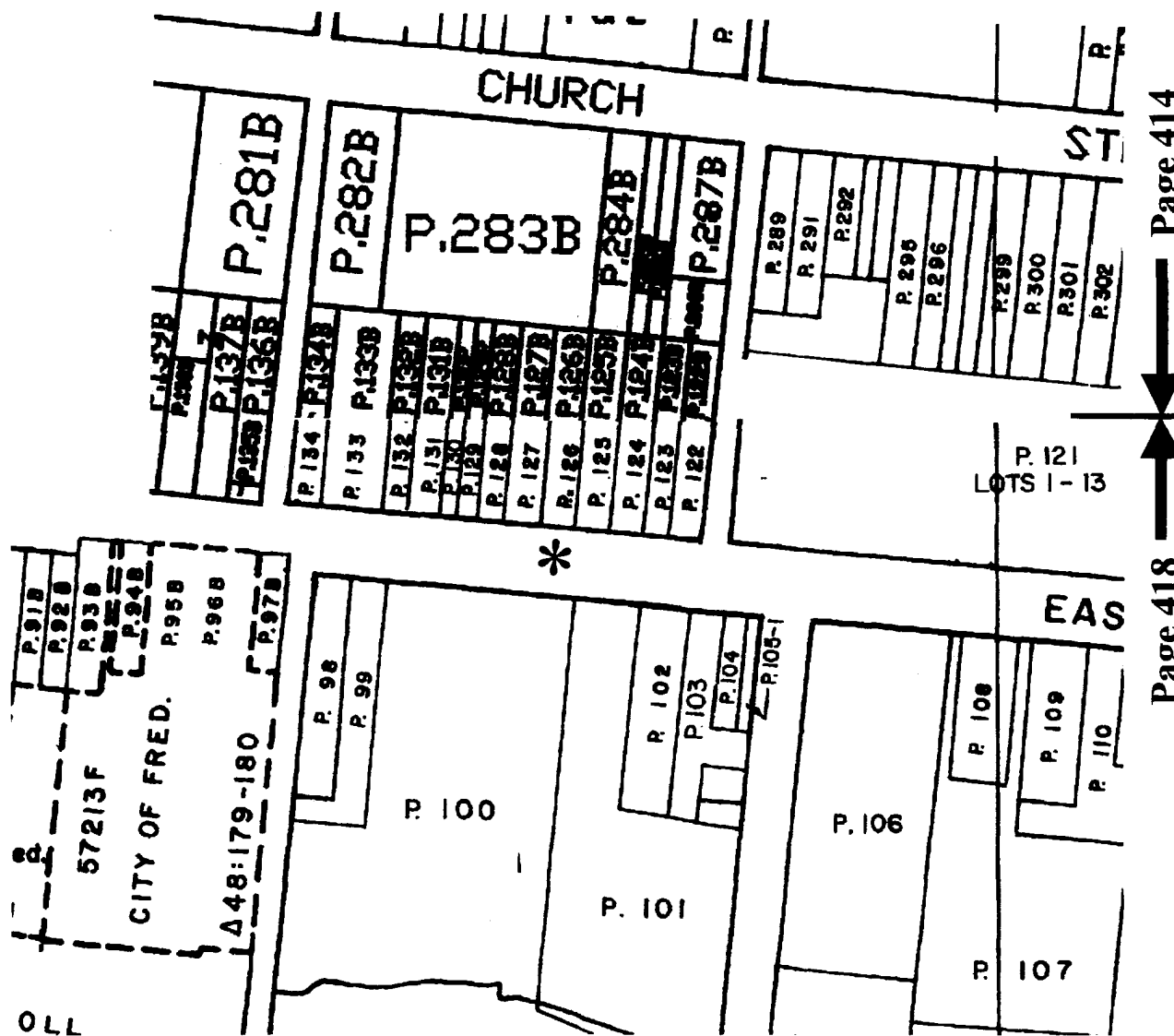




Real Property
Information

Maryland Department of Assessments and Taxation
Real Property System

Account ID : 1102114739

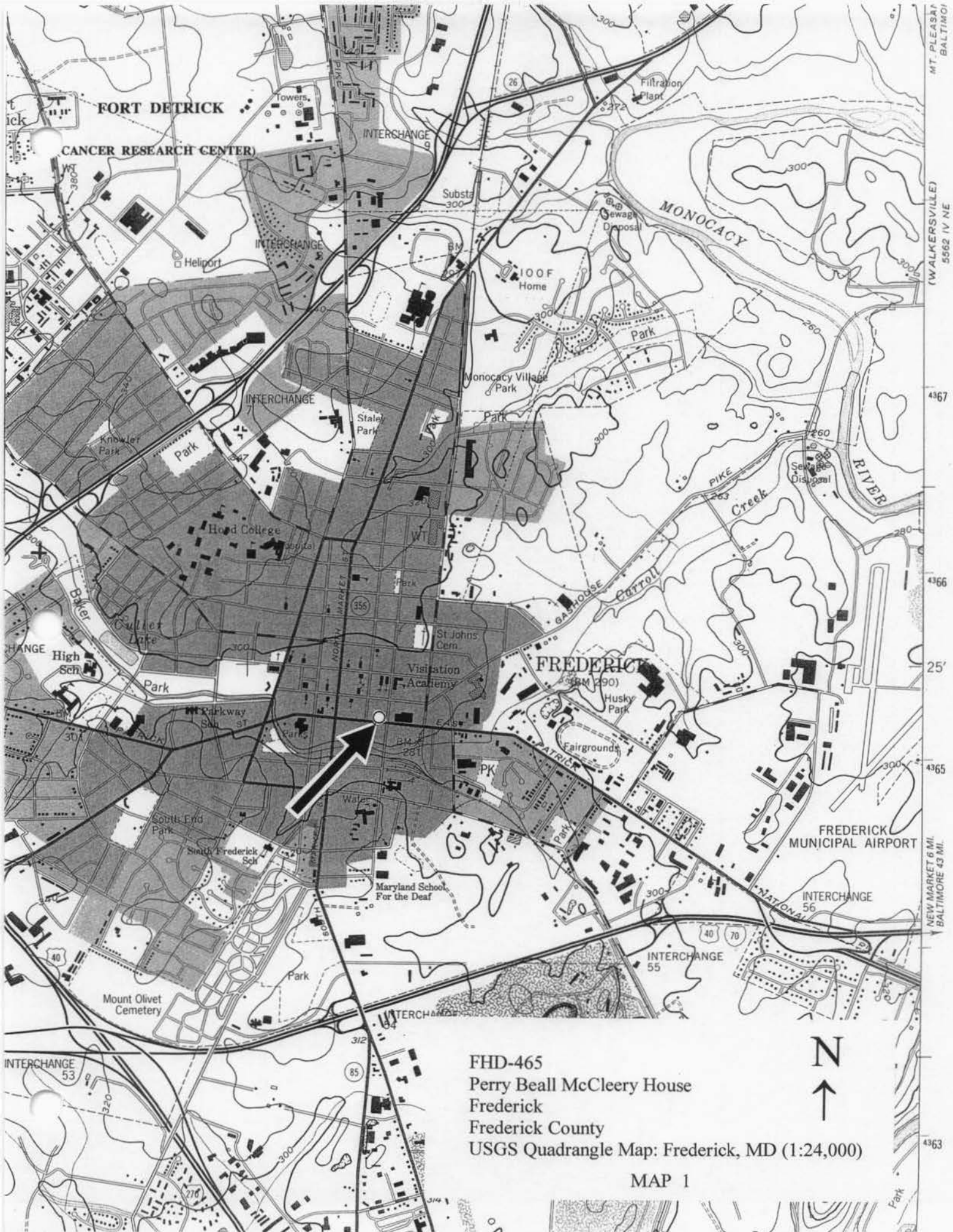


Property maps provided courtesy of the Maryland Office of Planning © 1999.

FHD-465
Perry Beall McCleery House
Frederick
Frederick County
Tax Map (pages 414 and 418 combined)

MAP 2









For Derrick MP

20 July 2000

125 HPC

2/14



FHD-470

Henry F. Hall (1900-1970)

Frederick Hall

Kathryn Hall

16 3/4 by 12 1/2

MC 1112

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File 111

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10/12



PHC 112

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Phy. Sci. 11/ 12/ 13/ 14/ 15/ 16/ 17/ 18/ 19/ 20/ 21/ 22/ 23/ 24/ 25/ 26/ 27/ 28/ 29/ 30/ 31/

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FHE-463

Berry Hall Laundry House

100-100-100

Nathryn G. Smith

100-100-100

100-100-100

East Side Hwy, 100-100-100
100-100-100

100-100-100



MARYLAND HISTORICAL TRUST

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

2 LOCATION

STREET & NUMBER

121 E. Patrick Street

CITY, TOWN

Frederick

VICINITY OF

CONGRESSIONAL DISTRICT

STATE

Maryland

COUNTY

Frederick

3 CLASSIFICATION

CATEGORY

☐ DISTRICT
☒ BUILDING(S)
☐ STRUCTURE
☐ SITE
☐ OBJECT

OWNERSHIP

☐ PUBLIC
☒ PRIVATE
☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS
☐ BEING CONSIDERED

STATUS

☒ OCCUPIED
☐ UNOCCUPIED
☐ WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED
☐ YES: UNRESTRICTED

PRESENT USE

☐ AGRICULTURE ☐ MUSEUM
☐ COMMERCIAL ☐ PARK
☐ EDUCATIONAL ☒ PRIVATE RESIDENCE
☐ ENTERTAINMENT ☐ RELIGIOUS
☐ GOVERNMENT ☐ SCIENTIFIC
☐ INDUSTRIAL ☐ TRANSPORTATION
☐ MILITARY ☐ OTHER:

COMMENTS: Federal-Victorian/beautiful vestibule

4 OWNER OF PROPERTY

NAME

Telephone #:

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE, zip code

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE.
 REGISTRY OF DEEDS, ETC.

Frederick County Courthouse

STREET & NUMBER

N. Court Street

CITY, TOWN

Frederick, Maryland

STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCAL

DEPOSITORY FOR
 SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

FHD-465

CONDITION

☒ EXCELLENT
☐ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This is a tall, three story brick house approximately three bays square with a two story brick "L" shaped wing five bays long and two bays wide with side and rear balconies, a two story brick one bay square extension and a 1/2 bay square extension formerly used as a dependency. All brickwork is in common bond. The front entrance-way occupies the left bay and is of large proportions with wide double doors of three panels, a wide rectangular transom with the glass delicately etched in a floral design, paneled enframing, and the whole framed by Doric pilasters with decorative cut bosses at the centers and topped by a heavy projecting flat entablature with dentil trim and supported by cyma curved fluted consoles. This is approached by a three step granite porch with wrought iron railings. The wide vestibule, similar to others in this block, has round arched glass over panel doors and a wide rectangular transom. First floor front windows are now of 1/1 sash with those on the upper story being 2/2 sash and all with cornices similar to that above the doorway including the dentil trim. The rear area has a variety of window types of Colonial and Federal origins. On the rear of the front section are old JIB window-doors on the first and second stories. The wing has rather modern side bay windows with transoms, 1/1 sash fluted pilasters and panels on both stories. There is a pair of tall narrow casements on the wing and others are of 6/6 sash with wood lintels and sills. One window has an old board and batten shutter with old long and narrow hinges. Doors are either of four panels, glass over panels or board and batten, for the dependency. The "attic" is very well lighted by three dormer windows on the front mansard with 2/2 sash headed by segmental arches and decorative moulded cornices with side ears. There are two peaked dormers on the rear mansard. The second story level is capped by a projecting cornice with scrolled modillions and supported by cyma curved fluted brackets as over the doorway. Those divide the bays. The front mansard is covered by slate with a fish scale trim band at the center and is capped by a richly moulded cornice, the whole giving a French Second Empire appearance as on several N. Market Street buildings. The top section roof is of a low "A" frame and that and the rear slope and shed roof wing are covered by metal. Wide enclosed chimneys rise from either side of the house. The building rests on a rather high fieldstone foundation. There is a pleasant lawn area with flower beds to the rear.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

FH0-465

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
☐ PREHISTORIC	☐ ARCHEOLOGY-PREHISTORIC	☐ COMMUNITY PLANNING	☐ LANDSCAPE ARCHITECTURE	☐ RELIGION	
☐ 1400-1499	☐ ARCHEOLOGY-HISTORIC	☐ CONSERVATION	☐ LAW	☐ SCIENCE	
☐ 1500-1599	☐ AGRICULTURE	☐ ECONOMICS	☐ LITERATURE	☐ SCULPTURE	
☐ 1600-1699	☒ ARCHITECTURE	☐ EDUCATION	☐ MILITARY	☐ SOCIAL/HUMANITARIAN	
☐ 1700-1799	☐ ART	☐ ENGINEERING	☐ MUSIC	☐ THEATER	
☒ 1800-1899	☐ COMMERCE	☐ EXPLORATION/SETTLEMENT	☐ PHILOSOPHY	☐ TRANSPORTATION	
☐ 1900-	☐ COMMUNICATIONS	☐ INDUSTRY	☐ POLITICS/GOVERNMENT	☐ OTHER (SPECIFY)	
		☐ INVENTION			

C1865-Brinkman/Federal-Victorian

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

This basic Federal house has been "decorated" with French style roof section and colonial rear windows. These rear fenestrations would have made a good showcase area of all available styles and shapes. Except for a Federal Purist, this is one of the most interesting houses on this street and can't help but blend in with all other styles.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

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

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

DOUGLAS M. GREENE
ARCHITECTURAL HISTORIAN

ORGANIZATION

HISTORICAL DISTRICT COMMISSION
CITY of FREDERICK, MD. 21701

DATE

JANUARY 1975

STREET & NUMBER

TELEPHONE

CITY OR TOWN

STATE

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438