

WA-II-022

Frantz House, site

Architectural Survey File

This is the architectural survey file for this MIHP record. The survey file is organized reverse-chronological (that is, with the latest material on top). It contains all MIHP inventory forms, National Register nomination forms, determinations of eligibility (DOE) forms, and accompanying documentation such as photographs and maps.

Users should be aware that additional undigitized material about this property may be found in on-site architectural reports, copies of HABS/HAER or other documentation, drawings, and the “vertical files” at the MHT Library in Crownsville. The vertical files may include newspaper clippings, field notes, draft versions of forms and architectural reports, photographs, maps, and drawings. Researchers who need a thorough understanding of this property should plan to visit the MHT Library as part of their research project; look at the MHT web site (mht.maryland.gov) for details about how to make an appointment.

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Last Updated: 03-12-2004

Addendum
WA-II-022
Frantz House
Lappans Crossroads

In a discussion with a former owner of this property, additional information was revealed about its history. The front or east section of the house is of log construction sheathed with weatherboarding and stucco. This is apparently the older section. The former owner recalled a sign on the front of the building which indicated that it was a hotel and the date 1806. It was also reported that fireplaces were located in the south gable wall of the east section.

MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM
for the
NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

1. NAME				
COMMON:				
AND/OR HISTORIC:				
2. LOCATION				
STREET AND NUMBER: Lappans Crossroads, southwest corner				
CITY OR TOWN: Route 1, Fair Play				
STATE: Maryland		COUNTY: Washington		
3. CLASSIFICATION				
CATEGORY <i>(Check One)</i>	OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both		Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No
PRESENT USE <i>(Check One or More as Appropriate)</i>				
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <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 <i>(Specify)</i> _____ _____ _____	<input type="checkbox"/> Comments _____ _____
4. OWNER OF PROPERTY				
OWNER'S NAME: George Clinton Frantz, Sr.				
STREET AND NUMBER: Route 1				
CITY OR TOWN: Fair Play		STATE: Maryland		
5. LOCATION OF LEGAL DESCRIPTION				
COURTHOUSE, REGISTRY OF DEEDS, ETC.: Washington County Court House				
STREET AND NUMBER: West Washington Street				
CITY OR TOWN: Hagerstown		STATE: Maryland		
Title Reference of Current Deed (Book & Pg. #): 522/638				
6. REPRESENTATION IN EXISTING SURVEYS				
TITLE OF SURVEY: Maryland Historical Trust Survey #2052				
DATE OF SURVEY: Summer, 1967 <input type="checkbox"/> Federal <input checked="" type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local				
DEPOSITORY FOR SURVEY RECORDS: Maryland Historical Trust				
STREET AND NUMBER: 2525 Riva Road				
CITY OR TOWN: Annapolis		STATE: Maryland		

SEE INSTRUCTIONS

7. DESCRIPTION	
CONDITION	<div style="text-align: right; font-size: small;">(Check One)</div> <input checked="" type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins <input type="checkbox"/> Unexposed
	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <div style="text-align: center; font-size: x-small;">(Check One)</div> <input checked="" type="checkbox"/> Altered <input type="checkbox"/> Unaltered </div> <div style="width: 45%;"> <div style="text-align: center; font-size: x-small;">(Check One)</div> <input type="checkbox"/> Moved <input checked="" type="checkbox"/> Original Site </div> </div>
DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE	
<p>This building is located on the southwest corner of the intersection of Md. Routes 65 and 68 at Lappans Crossroads. It is situated with its main entrance facing east or toward Route 65.</p> <p>The house is a two-story el-shaped dwelling of stone covered with buff stucco. It is trimmed in black and white. The structure is five bays in length along its north side with its east wall being four bays long. A large interior brick chimney is located between the second and third bays from the west end of the house. A small modern exterior chimney is present outside the south gable end. The roof is covered with corrugated sheet metal which is not original.</p> <p>The roof terminates with gables at the west and south ends of the house. At the joining of the two sections at the northeast corner, the roof is mitered to a hip. The walls of the front or east section of the house are covered with stucco except for the south end which is sheathed with wooden siding. Presumably the siding and stucco conceal stone construction which is suggested by the thickness of the walls at the door and window openings. At the rear section, the wall construction which is exposed on the south side and the west gable end is of uncoursed fieldstone. It has been painted buff to match the stucco which finishes the north side. There is no decorative work associated with the wall construction.</p> <p>The exterior woodwork such as the plain boxing at the eaves, is simple except for modern finishing of the door openings. In recent remodelings the doors of the east and north sides of the house were faced with neoclassically designed woodwork. The entrance on the east side of the house is topped with a pediment while the two openings on the north wall have more elaborate broken pediments. All of the entrance ways are flanked with symmetrically molded strips. Doors at the rear of the house are treated much more plainly. The main doors are located in the third and fifth bays from the west end of the house and in the third bay from the north end. All have transoms framed into their openings. In the south wall of the rear section of the house, doors are located in the first bay from the west end and in the middle bay at the second story level. One door is located in the west or rear side of the front section of the structure. All of the doors enter directly into rooms.</p> <p>Numerous windows are located on the broad sides of the house. They are faced with plain molding. Windows at the first story have nine-over-six pane sashes while second story windows are smaller with six-over-six sashes. There are no windows at the gable ends except small six-light openings to light the attic. A difference in window placement is apparent between the front and rear sections of the house. The three second story windows in the west end of the house are located high under the eaves while those of the front section are generally lower. Windows constructed just under or into the eaves tend to be associated with earlier houses in Washington County.</p> <p>The interior of the house at the first floor level consists of four rooms, arranged on an axis in each section. There is no stair hall. Rather, the main stair is located in the front or northeast room, against the west wall. This stair has round balusters and a matching newel. The wall between the front room and the present kitchen is of gongue and groove paneling which appears to be original to that part of the house.</p> <p>The floor plan and the placement of the windows and main chimney suggest</p>	
(CONTINUED ON ATTACHED SHEET.)	

SEE INSTRUCTIONS

B. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known) parts of the structure may date from the late

18th century.

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Phi-	<input checked="" type="checkbox"/> Other (Specify)
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	losophy	<u>The building was</u>
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Science	<u>an inn during the</u>
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape	<input type="checkbox"/> Sculpture	<u>mid 19th century.</u>
<input type="checkbox"/> Art	Architecture	<input type="checkbox"/> Social/Human-	_____
<input type="checkbox"/> Commerce	<input type="checkbox"/> Literature	itarian	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Military	<input type="checkbox"/> Theater	_____
<input type="checkbox"/> Conservation	<input type="checkbox"/> Music	<input type="checkbox"/> Transportation	_____

STATEMENT OF SIGNIFICANCE

This dwelling is significant both for its history as an early inn, and for its architecture. Although there is no substantiated date for this house it was clearly used as an inn and tavern offering accommodations to travelers along two early and heavily traveled roads.

The road from Boonsboro to Williamsport, now Md. Route 68 which crosses Route 65, the Hagerstown-Sharpsburg Pike, at Lappans, is among the oldest roads in Washington County. The crossroads is shown on a 1794 map of Washington County and, according to Thomas J. Williams, the present Route 68 was used by Braddock and his forces in 1755 during his journey to Fort Duquesne.¹

With a crossroads established at Lappans in the early years of Washington County's history, it is likely that some sort of inn or tavern would have been erected there in the 18th century. Wayside stops offering food, drink and rest to travelers and their animals were an important contribution to the country's westward movement.

Early land records for the Frantz property are unclear. The structure is apparently situated on part of a tract which was called "Resurvey on Charlemont," a section of which was named, "Widow's Mite." The earliest mention of Widow's Mite was February 7, 1784 when Ignatious Simms sold 100 acres to Joseph Helms. The inn was not specifically mentioned in the deed records until February 22, 1848, when 13 acres and 28 perches with the tavern house were sold for \$1,600. The property was acquired by the present owners in 1971.

Architecturally, the Frantz house provides a well preserved example of early vernacular building in Washington County. The irregularity of its design suggests that its form was functional rather than decorative. Structures such as this were erected to answer a specific need for shelter rather than to conform to a particular design or architectural style. The building's appearance reflects its use as an early inn and helps to provide a record of settlement, commerce and travel in Washington County.

¹ Thomas J. C. Williams, A History of Washington County, Maryland, Vol. 1, Mail Publishing Company, Hagerstown, 1906, p. 39.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

[Empty space for Major Bibliographical References]

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		° ' "	° ' "	
NE	° ' "	° ' "		° ' "	° ' "	
SE	° ' "	° ' "		° ' "	° ' "	
SW	° ' "	° ' "		° ' "	° ' "	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **3 acres, 154.75 perches**

Acreege Justification:

[Empty space for Acreege Justification]

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

STATE:		COUNTY:	
STATE:		COUNTY:	
STATE:		COUNTY:	
STATE:		COUNTY:	

11. FORM PREPARED BY

NAME AND TITLE:
Paula Stoner Dickey, Consultant

ORGANIZATION: **Washington County Historic Sites Survey** DATE: **September, 1973**

STREET AND NUMBER:
Court House Annex

CITY OR TOWN: **Hagerstown** STATE: **Maryland**

12. State Liaison Officer Review: (Office Use Only)

Significance of this property is:

National State Local

Signature

SEE INSTRUCTIONS

that two periods of building are represented in this structure. Examination of the attic is necessary to form an assessment of the age of each section of the house. However, several features evident from observation of the exterior and the first floor of the interior would indicate that the rear section with its high second story windows and its large chimney displays earlier building techniques and may date from the late 18th century.

Deed records show that the building was functioning as an inn and tavern in 1848. The owner has a photograph taken ca. 1880 showing travelers in front of the inn which looked much as it does today.

The property contains three acres and 154.74 perches. The building is in excellent condition although parts of its interior have been altered. The structure is a private residence and is in no danger of destruction at this time.

WA-II-022 -- Deed Records

Liber 522, Folio 638, May 14, 1971, 3 acres, 154-3/4 perches

Grantor: Mary Lou McKee Black and Richard Eugene Black

Grantee: George C. Frantz and Eleanor H. Frantz

Liber 460, Folio 321, September 7, 1967

Grantor: Omer T. Kaylor, Jr. Trustee for Mary Lou McKee Black and Richard Eugene Black

Grantee: Mary Lou McKee Black and Richard Eugene Black

Liber 460, Folio 320, September 6, 1967

Grantor: Mary Lou McKee Black and Richard Eugene Black

Grantee: Omer T. Kaylor, Jr., Trustee

Liber 445, Folio 12, August 15, 1966, 3 acres, 154-3/4 perches

Grantor: Lester H. Martin and Vera D. Martin

Grantee: Mary Lou Martin McKee

Liber 443, Folio 651, July, 1966, 3 acres, 154-3/4 perches

Grantor: Ethel I. Stottlemeyer

Grantee: Lester H. Martin and Vera D. Martin

Liber 249, Folio 227, October 12, 1948, 3 acres, 154-3/4 perches

Grantor: James G. Ashby and Elston I. Ashby

Grantee: Ethel I. Stottlemeyer and Reed P. Stottlemeyer

Liber 224, Folio 17, September 10, 1943, 3 acres, 154-3/4 perches

Grantor: Florence Mumma

Grantee: James F. Ashby and Elston I. Ashby

Liber 148, Folio 102, January 13, 1916, 3 acres, 154-3/4 perches, \$1,100.00

Grantor: Thomas A. Poffenberger and Annie B. Poffenberger

Grantee: William S. Mumma and Florence Mumma

Liber 147, Folio 757, December 15, 1915, 3 acres, 154-3/4 perches, \$1,000.00

Grantor: Priscilla B. Hawkins and June A. Hawkins

Grantee: Thomas A. Poffenberger and Annie B. Poffenberger

Liber 144, Folio 300, May 1, 1914, 3 acres, 154-3/4 perches

Grantor: Thomas A. Poffenberger and Otho A. Huffer, Trustees

Grantee: Priscilla B. Hawkins

Liber 119, Folio 261, November 20, 1903, 3 acres, 154-3/4 perches

Grantor: William R. Wolf and Susan I. Wolf

Grantee: John Huffer

Liber 112, Folio 94, January 22, 1900, 3 acres, 154-3/4 perches, \$900.00

Grantor: John Huffer and Lavinia C. Huffer

Grantee: William R. Wolf

Liber 107, Folio 597, 3 acres, 154-3/4 perches, \$1,001.00

Grantor: John H. Jones and Annie E. Jones, heirs of William Jones

Grantee: John Huffer

Liber 83, Folio 165, September 26, 1882, 13 acres, 28 perches (this deed mentions "the tavern house:)

Grantor: William Jones

Grantee: Sarah Anne Jones (wife of William Jones)

Liber IN3, Folio 188, February 22, 1848, 13 acres, 28 perches, \$1,600.00, the tavern house is mentioned.

Grantor: John B. Hall, Trustee for Jacob Palmer et al

Grantee: William Jones

Liber YY, Folio 100, March 20, 1841, 65 acres, \$4,225.00 part of the "Resurvey on Charlemont."

Grantor: Joseph D. Emmert et al

Grantee: Jacob Palmer

Liber WW, Folio 12, March 23, 1840, 32-1/2 acres, 18 perches, part of the "Resurvey on Charlemont"

Grantor: David Emmert and Susan Emmert

Grantee: Joseph D. Emmert

Liber UU, Folio 247, May 14, 1839, 30-1/2 acres, part of the "Resurvey on Charlemont."

Grantor: John A. Wagoner

Grantee: David Emmert

Liber RR, Folio 707, November 18, 1835, this deed indicates the division of the estate of Christian Hershey who died in 1830. His daughter was married to Joseph Emmert, 117-3/4 acres

Grantor: David Claggett et al, Commissioners

Grantee: John A. Wagoner

Liber GG, Folio 988, October 22, 1824, 117-3/4 acres

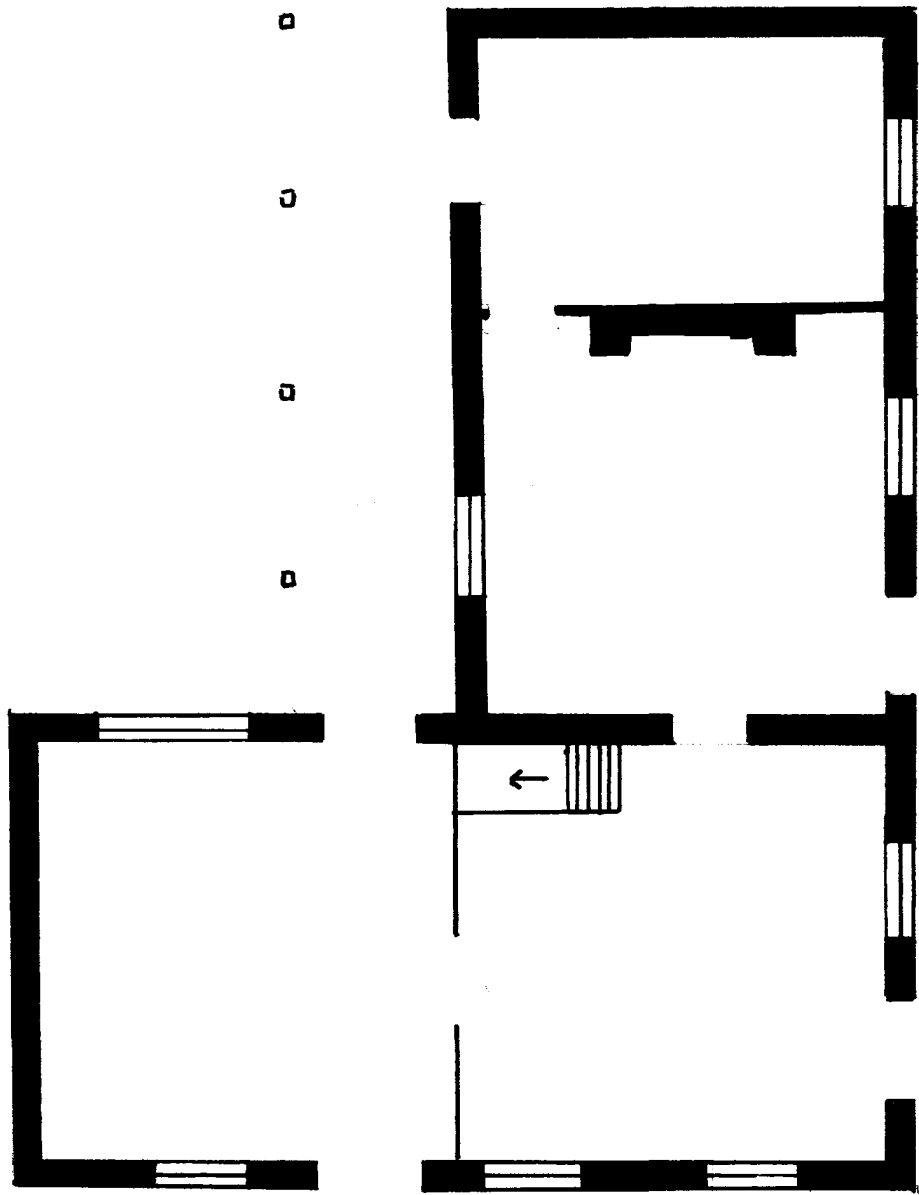
Grantor: Otho Lawrence, Trustee for Thomas Helm, deceased

Grantee: Christian Hershey

Liber C, Folio 583, February, 1784, 100 acres, part of "Widow's Mite"

Grantor: Ignatious Simms

Grantee: Joseph Helm



WA-II-022 APPROXIMATE FLOOR PLAN. N. →



UWA-II-000

N.E.



WA-11 200

2.10.