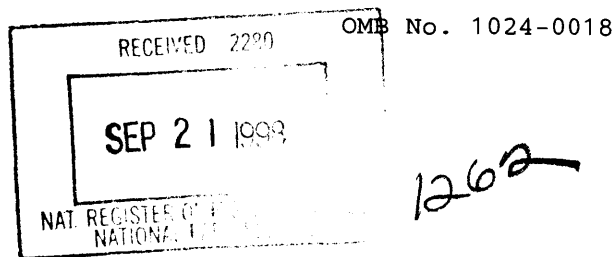


United States Department of the Interior
National Park Service



**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name Highland Lodge

other names/site number Pequea; F-3-157

2. Location

street 5519 Old National Pike

not for publication n/a city or town Frederick ⁰²¹ vicinity x

state Maryland code MD county Frederick code 042 zip code 21701

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide x locally. (See continuation sheet for additional comments.)

Signature of certifying official

9-15-98

Date

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

=====
4. National Park Service Certification
=====

I, hereby certify that this property is:

- entered in the National Register
 ___ See continuation sheet.
- determined eligible for the
 National Register
 ___ See continuation sheet.
- determined not eligible for the
 National Register
- removed from the National Register

Edson H. Beall 10/22/05

___ other (explain): _____

Signature of Keeper Date
 of Action

=====
5. Classification
=====

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing
<u> 6 </u>	_____ buildings
_____	_____ sites
_____	_____ structures
_____	_____ objects
<u> 6 </u>	<u> 0 </u> Total

Number of contributing resources previously listed in National Register 0
Name of related multiple property listing n/a

=====
6. Function or Use
=====

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: single dwelling
DOMESTIC domestic outbuilding

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: single dwelling
DOMESTIC domestic outbuilding

=====
7. Description
=====

Architectural Classification (Enter categories from instructions)

LATE VICTORIAN/Gothic
LATE 19TH AND 20TH CENTURY REVIVALS/Colonial Revival

Materials (Enter categories from instructions)

foundation Stone
roof Asphalt
walls Wood
other Wood

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

=====
8. Statement of Significance
=====

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

ENTERTAINMENT/RECREATION
ARCHITECTURE

Period of Significance ca. 1881-1936

Significant Dates ca. 1881

Significant Person (Complete if Criterion B is marked above)

n/a

Cultural Affiliation n/a

Architect/Builder Unknown

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

=====

9. Major Bibliographical References

=====

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

=====

10. Geographical Data

=====

Acreeage of Property approximately 6 acres

USGS quadrangle Frederick, MD

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing	
A	<u>18</u>	<u>286950</u>	<u>4366180</u>	B	<u>18</u>	<u>287010</u>	<u>4365960</u>
C	<u>18</u>	<u>286840</u>	<u>4365940</u>	D	<u>18</u>	<u>286820</u>	<u>4366190</u>

See continuation sheet.

Verbal Boundary Description: The nominated property consists of Parcel 1 recorded among the Frederick County Land Records in Liber 1085, Folio 288.

Boundary Justification: The nominated property, approximately 6 acres, comprises all the contributing elements of the resource within the remnant of the property with which it is historically associated.

=====
11. Form Prepared By
=====

name/title Paula S. Reed, Ph.D.
organization Paula S. Reed & Associates, Inc. date February 1998
street & number 105 North Potomac St. telephone (301) 739-2070
city or town Hagerstown state MD zip code 21740
=====

Additional Documentation
=====

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

=====
Property Owner
=====

(Complete this item at the request of the SHPO or FPO.)

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____
=====

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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F-3-157
Highland Lodge
Frederick Co., MD

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Description Summary:

The property known as "Highland Lodge," and later as "Pequea" is located on the south side of the Old National Pike, at the base of Catoctin Mountain, about three miles west of Frederick, at the Community of Braddock. The complex consists of a large, Victorian period frame house which is centered at the end of a circular driveway, and its complement of outbuildings. In addition to the house, the property includes a frame stable and carriage house, both converted to garages, a small frame barn, a small log dwelling moved to the property in the early 20th century, a frame summer kitchen and a frame secondary dwelling located behind and to the southwest of the main house. The buildings are oriented to the Old National Pike and face north on a landscaped six acre parcel. Along the front border of the property is a stone wall, with stone pillars and iron gates at the entrance.

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F-3-157
Highland Lodge
Frederick Co., MD

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General Description

The centerpiece of the complex is the large frame dwelling built about 1881 by prominent Frederick attorney and banker, John H. Williams as his family's summer residence. The house is eclectic in style with Gothic and Italianate features, large and rambling. It is a two story, six bay house with a T-shaped plan and a prominent central projecting gable. The house was updated in the early 20th century by a subsequent owner, prominent local businessman Casper Cline. The renovations resulted in the addition of Colonial Revival style elements. Some later Colonial Revival features were added in the mid 20th century. While the house has overall symmetry of shape, the spacing of fenestration is irregular, giving the facade a slightly off-center appearance. The six bays are spaced with the central projecting gable having one bay, and the facade to its east having two bays and the facade to its west with three. Dormer windows are aligned with the other openings with a group of two on one side of the central gable and a group of three on the other side. The central projecting gable is dominated by a bracketed cornice, an arched attic window and a second story double window with two long, narrow sashes with arched tops. Beneath the across-the-front porch is the main entrance, a Colonial Revival style opening with elliptical fanlight and side lights. This is one of the modifications to the house. Historic photographs reveal that a semi-hexagonal projecting bay was originally in this location and the main entrance was located in the next bay immediately to the west. As part of the Colonial Revival work on the house, this effort was made to make the front appear more symmetrical. Except for the alteration to the front and east end porches and the front entrance, most of the original features are retained.

The west end wall retains all of its original features including a bracketed cornice, a round arched attic window, double segmentally arched second story windows, and a semi-hexagonal projecting bay, trimmed with paired brackets. This vertical arrangement was identical to that of the frontal projecting gable. At the rear of the house, the bracketed cornice continues and a rear porch shelters the back doors. Some time in the mid

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20th century, a one story kitchen and mud room were attached to the rear of the building. The only other alteration of note at the exterior is the enclosure of the two story porch at the east gable wall. Fortunately, good photographic documentation remains of the original appearance of this side porch as well as the front porch for restoration purposes.

The interior of the house retains most of its original features, plus some modifications from the early 20th century. Notable interior elements include parquet floors at the main level, decorative wooden grille work above the main staircase and across the opening for the west projecting bay window, interior doors with four molded panels and transoms for borrowed light and ventilation, white ceramic door knobs and escutcheons, a finished attic with early 20th century wall paper and a staircase with turned newel posts and balusters. Above the second floor these retain their original natural finish revealing alternating use of walnut and chestnut to provide a contrasting color scheme. This play with wood species was a popular decorating scheme in the 1880s. One other important interior detail is the molded plaster decoration on the parlor ceiling. Outlining the ceiling with a bell flower pattern followed by an inner bead pattern, this decorative trim was painted gold to contrast with the ceiling. There is also a marbled painted slate mantelpiece. The other period mantel is wooden with applied trim.

In addition to these features, the floor plan of the house is distinctive. The main part of the house is an elongated rectangle, running west to east. The parlor with its projecting bay window is at the west end, and the now enclosed double porch is at the east end. Today's kitchen and mud room are additions, but continue the original outline of the house. The original kitchen formed a projecting wing at the rear of the house; this space is now occupied by a pantry. A dominating feature of the floor plan is a broad stair and entrance hallway extending from front to rear of the house. To the west of this hallway is the large parlor with its projecting west window and elongated windows to the north and to the south. Also leading off from the hallway, and running perpendicular to it is the formal stairway, leading to the dining room, a smaller parlor or library and a small reception room near the entrance. This small room is dominated

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F-3-157
Highland Lodge
Frederick Co., MD

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by an early 20th century fireplace with an original glazed tile surround and natural wood-finished mantel and mirrored overmantel, supported with round columns. Located beneath the projecting frontal gable, this small room now contains the front entrance. Originally this room had a projecting bay window and the main entrance was located immediately to the west, opening into the entrance hallway. The original kitchen had entrances into the main hallway, directly to the outside in the south and east walls and into the smaller east-west passage which gave access to the dining room. The two rooms at the east end of the house each have original built in closets with combined drawers and shelving. The southeast room has the painted slate mantelpiece previously mentioned.

Despite the fact that the house has had changes during the mid 20th century, among them the addition of colonial style mantelpieces, brick fireplace liners, and relocation of the front entrance, The floor plan and many original features remain intact.

Complementing the main house is a group of associated buildings. The frame carriage house is located immediately to the east of the main house. It has a low-pitched hipped roof cut to a gable at the front. Rising from this is a steeply pitched hipped roof tower with a cupola at the top. The roofing system is covered with standing seam sheet metal. The walls retain their original German siding and the windows their original peaked top architraves. In the front is a pair of arched top louvered vent openings. The only change to this building has been the installation of three modern garage doors where the original entrances were. East of this building is a stable, now also used as a garage. Also covered with German siding, it is gable roofed with a central cross gable. Between the house and the carriage house and a little to the south, is a wash house or summer kitchen. It is a square hip roofed building covered with German siding. It has an entrance in its front (north) elevation and six over six light windows. To the northeast of these buildings is a one story three bay log cabin of unknown origin. It has an exterior stone chimney and a shed porch across the front. The type of stone work on the chimney and the manner in which the logs are finished with what appears to be cement daubing and fully exposed appears to be a 1920s or '30s treatment. The cabin is said

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to have been moved to its present site from Baker Park in Frederick in the 1940s.

A short distance to the southwest of the main house and reached by a separate driveway is a small secondary dwelling. It has four bays across its front with a two bay wide, two story central section. It is gable roofed with a shed extension, two stories high extending to the rear. A frame outbuilding is located behind it. Two other frame sheds are located along the east property line.

The buildings are in excellent condition and most of the original defining landscape features, particularly the circular driveway and stone fence with iron entrance gates, remain in place. The property was purchased recently by the current owners who plan to restore the facade of the house based on evidence clearly visible in a series of historic photographs.

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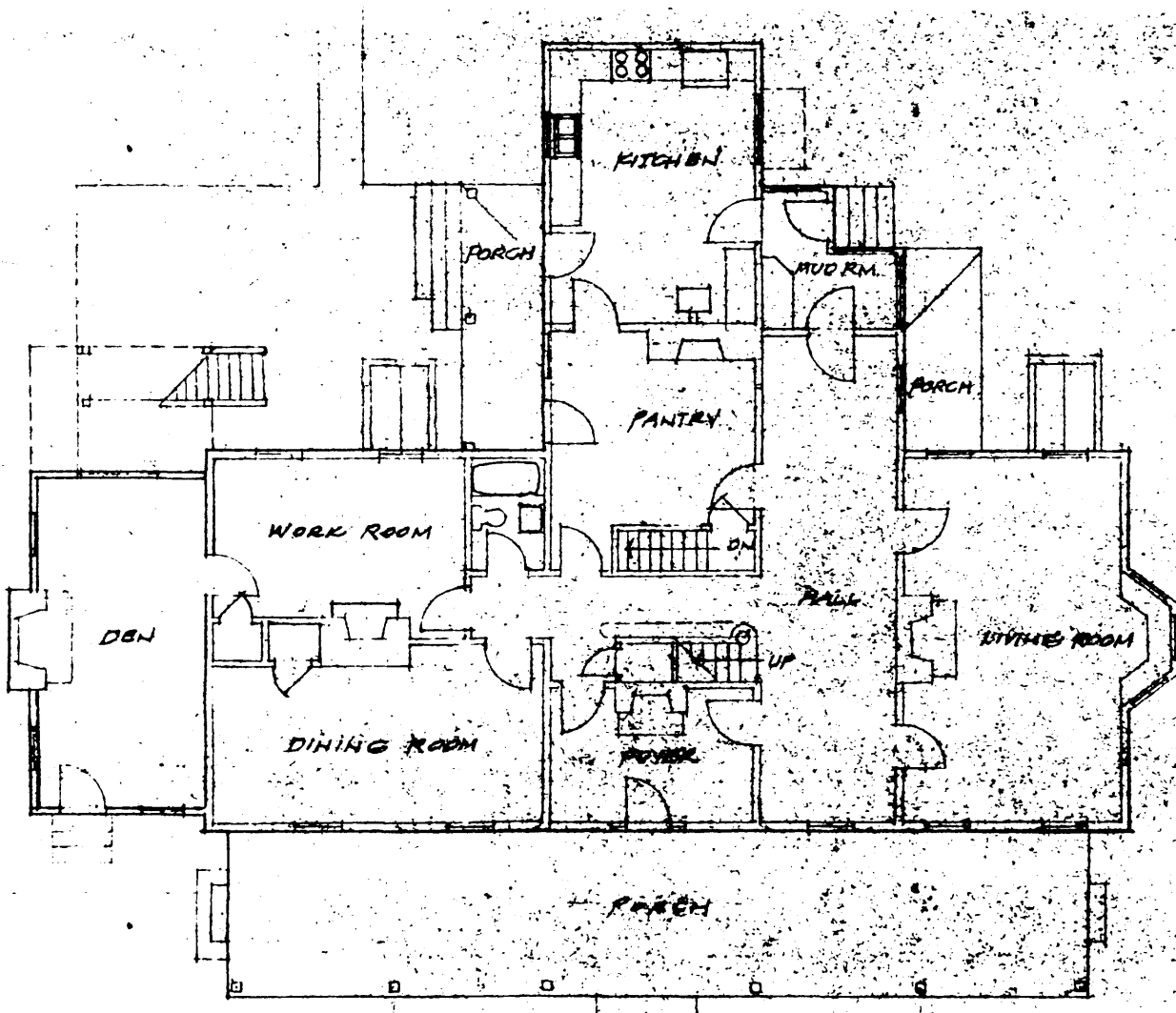
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Sketch floor plan



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Significance Summary

The summer "cottage" known as Highland Lodge is significant under Criterion A for its association with the development of the highlands west of Frederick city as the location of resort properties for the city's emerging professional and merchant class during the late 19th and early 20th century. Highland Lodge was built for John H. Williams, a wealthy and influential Frederick attorney and banker, as his summer home shortly after he purchased the property in 1881. Later, another prominent Frederick businessman, Casper E. Cline, also left his mark upon the property. Cline, who was a successful dealer in furniture, carpet, wallpaper and "undertakers' goods" owned the property from 1912 to 1936. These two gentlemen, among the other owners of Highland Lodge reflect the trend among the well-to-do in the late 19th and early 20th centuries to build fancy summer houses outside, but nearby the city which contained their business, economic and social interests. Highland Lodge is also significant under Criterion C for its architectural expression, an eclectic blend of aspects of the Gothic, Italianate and Colonial Revival styles. Important features include a distinctive floor plan and elaborate decorative detailing executed in wood and plaster. Although the house has been altered, particularly the front entrance and porch areas, it retains integrity of location, design, setting, materials, workmanship, feeling and association. These strengths are enhanced by the collection of support buildings, the remaining landscape features and approach to the property and its location on high ground overlooking the city of Frederick. The period of significance extends from 1881 when Williams purchased the property to 1936 when Casper Cline sold it.

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Historic Context:

Along with the rest of the nation, Frederick County experienced a period of rapid urbanization and industrialization during the late 19th century. Except for periods of economic depression in the mid 1870s and the mid 1890s, the last three decades were times of economic growth and prosperity, at least for those in the middle and upper levels of society. One way that wealth was expressed was in the ability to enjoy leisure time, and to have a second house, often referred to as a "cottage" for summer use, away from the increasingly crowded urban areas. Although Frederick did not experience the same type of industrial growth that Baltimore, Hagerstown and Cumberland did, much of it associated with the railroads, the city did prosper. Frederick's late 19th century prosperity appears to be related mostly to commercial development, as evidenced in the fine commercial buildings along Market Street, dating from the 1880s and 1890s. There were also several furniture manufactories and farming prospered as growers could ship their goods to nearby cities of Baltimore and Frederick, D.C. Frederick had a long tradition of agricultural prosperity, brought about by rich farmland and cultivation of small grains, making the county a leader in wheat and corn production.

Typical of the closing decades of the 19th century and the first two of the 20th century, society was clearly demarcated by wealth. Wealth was obviously expressed, and class distinctions were well marked. Highland Lodge expresses this social and economic order for Frederick County. It is among the earlier of such places, predating nearby Braddock Heights which was developed in the 1890s and early 1900s as a resort community. Also, Highland Lodge is distinctive in that it was built new as opposed to being a renovation of an earlier residence as was sometimes the case.

The community of Fairview near the foot of Braddock Mountain was a desirable location to build a summer place. Beginning as a settlement along the edge of the Old National Road, Fairview has roots which go back to the early 1800s. Its buildings are closely aligned with the road and clearly oriented to it and include a former tavern and toll house. Highland Lodge breaks this linear pattern, being set back from the road at

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the end of a circular driveway. Fairview is also known for the attractive vista it provided of Frederick. In 1862, Oliver Wendell Holmes wrote of the beauty of the "clustered spires" of Frederick as seen from Fairview. Holmes' reference to the clustered spires was used in the opening lines of Whittier's poem, "Barbara Fritchie." Highland Lodge was oriented to take advantage of both the view to the east toward Frederick and the mountain vistas to the west. The importance placed on the outdoors and enjoyment of the vistas is conveyed by the spacious porches of Highland Lodge and the landscaped grounds which originally were embellished with statuary.

About 15 years after the construction of Highland Lodge another group of summer houses was developed atop Braddock Mountain, at Braddock Heights. This was a development scheme initiated by George William Smith and other prominent Frederick Countians to provide a summer resort community linked with the Frederick and Middletown Railway, later known as the Hagerstown and Frederick Railway, an electric interurban line which was the parent company of the Potomac Edison Company (now part of Allegheny Power). The railway began operation in 1896 and the resort community was to provide a destination point and riders for the line. The line passed to the south of Highland Lodge, and the fact that the house is oriented to the north and to the National Pike indicates that it was completed and established before the railway was present.

Resource History

The first owner of Highland Lodge, John H. Williams (1814-1896), was a prominent attorney in Frederick and eventually became President of the Frederick County National Bank. He was born in 1814 near Emmitsburg in Frederick County. After graduating from college, he studied law under William Schley in Frederick and was admitted to the Frederick County Bar. According to T. J. C. Williams' History of Frederick County (written in 1910, and itself a product of the Gilded Age), John H. Williams "enjoyed a large and influential clientele, and represented many of the most important interests in the county." (Williams, 1910, p. 711). Mr. Williams also served for many years as editor of the Frederick Examiner. His principal

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residence was in the city of Frederick, on South Market Street, a two and a half story, Federal style mansion which he purchased in 1852.

An observer in 1887 commented that the summer home of John H. Williams, Esq. was one of the most prominent houses in the Braddock post office district, built in the "most modern style with every convenience," and further noted that "Mr. John H. Williams and family have been quite an accession to the material portion, and the charities which they always bestow with liberal hands are seen on every side" (Miller, 1887, np).

In 1894, two years before his death, John H. Williams sold the property to Margaret and Charles Ramsburg, who sold it in 1897 to B. Frank Pampel, another prominent Frederick attorney, who kept it until 1905. It exchanged hands several more times until 1912 when it was purchased by Casper E. Cline who kept it until 1936. (Maryland Inventory of Historic Properties form, Fairview District).

Casper Cline came to Frederick City at age 14 (1886) and worked as a clerk in the carpet store belonging to Charles E. Thomas. When he was just 16, Casper bought the carpet store, upon the death of Mr. Thomas. About nine years later, Casper Cline moved the store from 11 North Market Street to 12 North Market and expanded his inventory to include furniture. He moved his business again in 1905 and expanded it by adding two stories to the building and dealt in furniture, carpet, wallpaper and undertakers' goods (Williams, 1910, p. 1088).

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MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization: Piedmont

Chronological/Developmental Period: Rural Agrarian Intensification,
1680-1815
Agricultural-Industrial Transition,
1815-1870

Prehistoric/Historic Period Theme: Architecture
Entertainment/Recreation

Resource Type:

Category: Buildings

Historic Environment: Rural

Historic Function and Use: Domestic/single dwelling

Known Design Source: None

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CONTINUATION SHEET**

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Highland Lodge
Frederick Co., MD

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MAJOR BIBLIOGRAPHICAL REFERENCES

- Davis, Janet, Frederick County Historic Sites Surveyor, interview.
Frederick County Land Records, Frederick, MD
Maryland Inventory of Historic Properties, Maryland Historical Trust,
 Crownsville, MD
Miller, Charles W. "Post Offices of Frederick County," ms., 1887
Williams, T. J. C. History of Frederick County, orig. pub. 1910, rpt.
 Baltimore: Regional Publishing Co., 1967.