

## Capsule Summary

### **Inventory No. F-3- 271**

Hopwood House  
800 Carroll Parkway  
Frederick County, MD  
ca. 1746, ca. 1873, 1887  
Access: Private

#### Descriptive Summary:

The Hopwood House is situated on .76 acre parcel at the corner of Carroll Parkway and Kline Boulevard immediately to the west of Baker Park and Carroll Creek approximately two-thirds of a mile west of the City's historic downtown core. The house is set back approximately 54 feet from Carroll Parkway and is oriented towards the east. It is surrounded by a landscaped lawn with mature shade trees. The Hopwood House is composed of a two-and-one-half story Second Empire style main block with an elaborate entrance constructed in 1887, and a two story ell with a two story side porch and a gable roof constructed ca. 1873. A wrap around porch with Tuscan columns was added in the early twentieth century. A pre-fabricated frame shed and a ca. 1925 milking shed constructed of structural terracotta stand at the rear of the property.

#### Significance Summary:

The Hopwood House exhibits the transformation of an early rural homestead on a frontier into a modern farmhouse in the late nineteenth century which was made possible by the increasing wealth that agriculture, especially dairying, brought to the region. Although the agricultural context of the resource has been lost, it remains a good example of a Second Empire style farmhouse—a style that was generally reserved for public, institutional, and urban areas in Frederick. The earlier ell with its two story side porch is a common regional form that exhibits the Germanic building traditions of its earlier owners. The surrounding associated farm land was sold after World War II and subdivided for a housing development and park land as demands grew from Frederick's rapidly increasing population.

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. F-3-271

## 1. Name of Property (indicate preferred name)

historic Hopwood House (preferred)  
other Holzapfel Estate, 800 Carroll Parkway

## 2. Location

street and number 800 Carroll Parkway  not for publication  
city, town Frederick, MD 21701  vicinity  
county Frederick

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

name S. Dennis Hoffman c/o Paytrust  
street and number Box 02427959 telephone unknown  
city, town Sioux Falls state SD zip code 57186-0001

## 4. Location of Legal Description

courthouse, registry of deeds, etc. Frederick Co. Circuit Court Land Records liber 3147 folio 475  
city, town Frederick, MD tax map 413 tax parcel 115 tax ID number 02-063174

## 5. Primary Location of Additional Data

- Contributing Resource in National Register District  
 Contributing Resource in Local Historic District  
 Determined Eligible for the National Register/Maryland Register  
 Determined Ineligible for the National Register/Maryland Register  
 Recorded by HABS/HAER  
 Historic Structure Report or Research Report at MHT  
 Other: \_\_\_\_\_

## 6. Classification

Category	Ownership	Current Function		Resource Count	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture	<u>2</u>	<u>1</u> buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion	<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> social	<input type="checkbox"/>	<input type="checkbox"/> structures
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation	<input type="checkbox"/>	<input type="checkbox"/> objects
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	<input type="checkbox"/>	<input type="checkbox"/> Total
		<input type="checkbox"/> government	<input type="checkbox"/> unknown	<b>Number of Contributing Resources previously listed in the Inventory</b>	
		<input type="checkbox"/> health care	<input type="checkbox"/> vacant/not in use	<u>0</u>	
		<input type="checkbox"/> industry	<input type="checkbox"/> other:		

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## 7. Description

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### Condition

excellent       deteriorated  
 good             ruins  
 fair               altered

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

### SUMMARY

The Hopwood House is situated on .76 acre parcel at the corner of Carroll Parkway and Kline Boulevard immediately to the west of Baker Park and Carroll Creek approximately two-thirds of a mile west of the City's historic downtown core. The house is set back approximately 54 feet from Carroll Parkway and is oriented towards the east. It is surrounded by a landscaped lawn with mature shade trees. The Hopwood House is composed of a two-and-one-half story Second Empire style main block with an elaborate entrance constructed in 1887, and a two story ell with a two story side porch and a gable roof constructed ca. 1873. A wrap around porch with Tuscan columns was added in the early twentieth century. A pre-fabricated frame shed and a ca. 1925 milking shed constructed of structural terracotta stand at the rear of the property.

### DESCRIPTION OF RESOURCE

The Hopwood House is situated on .76 acre parcel at the corner of Carroll Parkway and Kline Boulevard immediately to the west of Baker Park and Carroll Creek approximately two-thirds of a mile west of the City's historic downtown core. The house is set back approximately 54 feet from Carroll Parkway and is oriented towards the east. It is surrounded by a landscaped lawn with mature shade trees. A paved driveway provides access to the property from Kline Boulevard and runs between the house and the outbuildings at the rear of the property.

The Hopwood House is composed a two-and-one-half story Second Empire style main block, constructed in 1887, and a two story ell constructed ca. 1873. The main block is three bays by two bays and is square in plan. It is constructed of brick, now painted, laid in common bond. The main block features a prominent mansard roof covered in standing seam metal. This roof is newer, likely installed within the last ten years. The mansard is punctuated by gabled dormers with modern 6/6 double hung wood windows and an interior end chimney on the north side with a two course cap. The cornice features dentil molding above a simple frieze. Decorative scroll brackets with floral details mark the corners and support a shallow soffit.

In the left or southernmost bay an elaborate entrance features a door with four raised panels with bolection molding and arched tops. The door is flanked with turned pilasters and two pane sidelight panels. A transom sits above dentil molding. Windows at the first floor are 2/2 double hung windows and those at the second story have been replaced with modern 6/6 double hung wood windows. All windows have cap molded lintels and louvered shutters. Canted bay windows extend from the second floor on the north and south sides in the easternmost bay. A twentieth century one story porch wraps around the east and west sides of the main block. It is comprised of Tuscan columns supporting a hip roof covered in standing seam metal. Dentil molding adorns the fascia. At the time this was written, columns had been removed from the rear south side of the porch and temporary bracing was in place. New framing was also visible under construction at the rear of the main block.

The two story brick ell is four bays deep with a two story side porch on the south side and a gable roof. The north wall of the ell is parged. First floor windows are 1/1 double hung and second floor windows are 6/6 double hung windows. Two small paired windows are visible on the north side first floor at the end westernmost side of the ell. All windows have louvered shutters except those on the first floor south side which are paneled. Entrances are located in the westernmost bay on the south side. The first floor entrance contains a sash door and a diamond pane transom. Additional entrances on the ell were not visible due to limited access. An exterior end chimney extends from the west end of the ell. A one-and-one-half story addition with a shed roof is attached at the rear of the ell. The addition is parged and features a standing seam metal roof. A single window punctuates the north side and the entrance is located on the south side.

Two outbuildings stand at the rear of the property. One is a small non-contributing prefabricated shed with board-and-batten siding and a gable roof. The other outbuilding, constructed c. 1925, is rectangular in plan and is constructed of structural

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terracotta. The hip roof covered in standing seam metal. Three 2/2 double hung windows punctuate the east wall and one is centered in the west wall. The visible entrance is a batten door on the north side. The structure may have been a milking shed.<sup>1</sup>

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<sup>1</sup> Jeanne Blackburn. "A Piece of Our History: Exploring a Former Farmhouse that Helps Tell the History of the County," *Frederick Magazine* August 2001: 55-61.

# 8. Significance

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

**Specific dates** 1746-1948 **Architect/Builder** unknown

**Construction dates** ca. 1746, ca. 1873, 1887

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 Hopwood House exhibits the transformation of an early rural homestead on a frontier into a modern farmhouse in the late nineteenth century which was made possible by the increasing wealth that agriculture, especially dairying, brought to the region. Although the agricultural context of the resource has been lost, it remains a good example of a Second Empire style farmhouse—a style that was generally reserved for public, institutional, and urban areas in Frederick. The earlier ell with its two story side porch is a common regional form that exhibits the Germanic building traditions of its earlier owners. The surrounding associated farm land was sold after World War II and subdivided for a housing development and park land as demands grew from Frederick’s rapidly increasing population.

## SETTLEMENT

In 1725 Benjamin Tasker had a 7,000 acre parcel along Carroll Creek called “Tasker’s Chance” in what later became Frederick County surveyed. In 1732 Lord Baltimore officially opened the western lands with generous incentives for settlers. At the same time Virginia’s Governor encouraged the development of German settlement in the western part of the colony and recruited settlers from Pennsylvania and the north. Many Germans migrating south to Virginia along the Monocacy River chose to settle in Frederick County in order to take advantage of Lord Baltimore’s terms and the abundance land, fertile lime-based soils, and the network of intermountain valleys, streams and rivers that would link wheat farms to mills and provide waterpower. Land was scarce not only in Pennsylvania by this time but the soils on the Eastern Shore of Maryland had been depleted from years of tobacco production, leading many English to migrate to the Frederick area as well.<sup>2</sup>

In 1744 Daniel Dulany acquired “Tasker’s Chance” from the heirs of Benjamin Tasker and laid out the town named after Frederick Calvert, the Sixth Lord Baltimore to serve as a regional marketplace for the surrounding farms and marketed the land to Pennsylvania Germans while German immigration to Pennsylvania was at its peak.<sup>3</sup> Frederick County was established in 1748 and continued growing into a highly prosperous market town primarily driven by the surrounding grain farms.<sup>4</sup>

<sup>2</sup> Chris Heidenrich, *Frederick : Local and National Crossroads* (Charleston, SC: Arcadia, 2003): 15, Daniel Wunderlich Nead, *The Pennsylvania-German Settlement in Maryland* (Lancaster, PA: The Pennsylvania-German Society, 1913): 42-44 and Paula S. Reed and Edie Wallace, *Historic Contextual Overview for the City of Frederick: Thematic Contexts for Architectural and Agriculture*, unpublished report prepared for the City of Frederick, June 2003: 1-3.

<sup>3</sup> Reed and Wallace, *Historic Contextual Overview*: 3-4.

<sup>4</sup> *Ibid.*, 7.

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### AGRICULTURE

Agriculture has played a major role in Frederick's economy since its first settlement. Germans migrating from Pennsylvania in the eighteenth century settled on relatively smaller farms in the Monocacy River Valley than the plantations of Maryland's tidewater. These smaller farms primarily produced wheat and other grains.<sup>5</sup> By the 1790s Frederick County had become one of the most product wheat-growing counties in the state and held this position until the 1880s.<sup>6</sup> In the first half of the nineteenth century agricultural production intensified and brought with it enormous prosperity which was reflected in the larger and more permanent houses, barns, outbuildings.<sup>7</sup>

After the Civil War the county maintained its position as the highest producers of wheat and corn in the state despite competition from mid-Western farms and new industries.<sup>8</sup> Dairy had been on the rise and was supported by the accessibility to city markets via railroad. At the end of the nineteenth century dairy was thriving. This, along with equally thriving industries, spurred development in Frederick. By the early twentieth century dairy dominated agriculture with the average herd containing fifteen to twenty cows.<sup>9</sup> Agriculture declined after World War II as the Washington, DC and Baltimore metropolitan areas grew and there was a shift towards government research and administrative facilities and corporate headquarters providing new employment within the region.<sup>10</sup>

### ARCHITECTURE

Along with increasing wealth and development due to dairy and industry at the end of the nineteenth century, architectural styles became increasingly sophisticated with emergence of Italianate, Gothic Revival, and Second Empire.<sup>11</sup> The Second Empire style, characterized most notably by its mansard roof, was most popular in Frederick in the late nineteenth century as it was in many other areas of the country. This distinctive and modern style was influenced by its extensive use in France by Napoleon II from 1852 to 1870 and further popularized by Paris exhibitions in 1855 and 1867. After the Civil War, the style was utilized by President Grant's administration for many public buildings.<sup>12</sup>

At least two prominent public projects in Frederick utilized the style early on. In 1870 county almshouse and hospital at Montevue was constructed just west of the city and featured two Second Empire style towers. In 1870 construction started on the new "Deaf and Dumb Asylum" (F-3-034) on South Market Street, which also featured mansard roofs.<sup>13</sup> These two impressive public buildings undoubtedly influenced local architectural trends. While the style took hold for commercial and residential building in the city's core, few farmhouses in the Frederick vicinity were built in the Second Empire style. In *Tillers of the Soil: A History of Agriculture in Mid-Maryland* author Paula S. Reed notes, "The often conservative farm population preferred familiar house types...Some farmers chose contemporary Victorian period styles for their dwellings, but more typically was the continuing use of the traditional farmhouse type with a few embellishments applied to characterize a

<sup>5</sup> Paula S. Reed, *Tillers of the Soil: A History of Agriculture in Mid-Maryland* (Frederick, MD: Catoctin Center for Regional Studies, 2011): 10.

<sup>6</sup> Thomas J. Scharf, *History of Western Maryland* (Baltimore: Regional Publishing Company, 1968): 362. See also Reed and Wallace, *Historic Contextual Overview*: 7, 11.

<sup>7</sup> Reed and Wallace, *Historic Contextual Overview*: 13.

<sup>8</sup> *Ibid.*, 25-26.

<sup>9</sup> Reed, *Tillers*: 71.

<sup>10</sup> *Ibid.*, 35.

<sup>11</sup> Frederick County [MD] Department of Planning, *Historic Sites Survey, Frederick Region*, Revised Edition, 1995: 12.

<sup>12</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1984): 242.

<sup>13</sup> Reed and Wallace, *Historic Contextual Overview*: 7. See also Maryland Inventory of Historic Properties, *Old Main Building (Maryland School for the Deaf)*, Inventory # F-3-034.

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current style...<sup>14</sup> The Hopwood House is a good example of a Second Empire farmhouse. The two story rear ell with its second story porch also exhibits the German heritage of its earlier owners.

### BRUNNER FAMILY (1746-1792)

In 1728 Jacob Brunner of Schifferstadt, Manheim, Germany arrived in the port of Philadelphia. Shortly thereafter he was joined by his father, Joseph, brothers John, Henry and Elias, his sister Ann Barbara and her husband Christian Getzendanner and another sister Catherine, who later married Stephen Ramsburg.<sup>15</sup> It is unknown exactly when the Brunner family migrated to Maryland however they were likely settled on "Tasker's Chance" for some time prior to 1745. Daniel Dulany's agreement to purchase the land from Benjamin Tasker provided those settled on the land prior to the sale to purchase the land from Dulany.<sup>16</sup> On July 28, 1746, Joseph and his three sons acquired lots of Tasker's Chance from Dulany on the same day—

The four lots lay parallel to each other, stretching in a northeasterly/southwesterly direction and covering much of the western part of today's city of Frederick. From south to north they succeeded one another beginning with Henry Brunner's "Carroll Creek" on the south and extending through father Joseph Brunner's "Schifferstadt" and John Brunner's "What You Will" to Jacob Brunner's "Rich Level,"...on the north. Carroll Creek flowed through all four parcels.<sup>17</sup>

Henry Brunner purchased the 108 ¼ acre "Carroll Creek" tract for thirty pounds.<sup>18</sup> Nothing remains of Brunner's original stone house except for the vaulted basement with spring, similar to that in Joseph Brunner's "Schifferstadt."<sup>19</sup> It is likely that Henry Brunner's house exhibited other similarities to the Schifferstadt house, including the central chimney.<sup>20</sup> A similar vaulted basement construction can be seen in the ruins of Jacob Stoner's home constructed on "Mill Pond" documented by H. Chandlee Forman and described as "modeled after certain late medieval dwellings in the valley of the Upper Rhine." Stoner, a German builder, purchased his "Mill Pond" tract from Dulany on the same day as the Brunners.<sup>21</sup>

Henry later moved into Frederick Town where he died in 1775.<sup>22</sup> In his will he devised that the Carroll Creek tract, which was then 186 acres, was to be divided equally between his sons Henry and Valentine and included a provision if his sons or their heirs should sell the plantation that "no stranger should have it."<sup>23</sup> In 1793, Valentine sold his half of the Carroll Creek tract, containing 93 1/8 acres, to John Ramsburg for 500 pounds. At some point Henry sold his half which was eventually purchased by Ramsburg from Henry Leatherman, reuniting the Carroll Creek tract.<sup>24</sup>

<sup>14</sup> Reed, *Tillers*: 75.

<sup>15</sup> Edward Thomas Schultz, *First Settlement of Germans in Maryland* (Frederick, MD: D. H. Smith, 1896): 39.

<sup>16</sup> Grace L. Tracey and John Philip Dern, *Pioneers of Old Monocacy* (Baltimore: Genealogical Publishing Co., 2002): 258

<sup>17</sup> *Ibid.*, 272.

<sup>18</sup> Prince George's County, Land Records, Book 1, p. 441. Frederick County was formed in 1748 with land taken from Prince George's County.

<sup>19</sup> Blackburn.

<sup>20</sup> *Ibid.*

<sup>21</sup> H. Chandlee Forman, *Old Buildings, Gardens, and Furniture in Tidewater Maryland* (Cambridge, Md.: Tidewater Publishers, 1967): 285-290.

<sup>22</sup> Tracey and Dern, 272.

<sup>23</sup> Frederick County, Maryland, Register of Wills, Book 1, pp. 44-45.

<sup>24</sup> Frederick County, Maryland, Land Records, Book 11, p. 452.

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### RAMSBURG FAMILY (1793-1873)

The property remained in the family as set out by Henry's will. John Ramsburg was Henry's nephew, son of Stephen and Catherine (Brunner). John Ramsburg's wife, Anna Maria (Brunner), was Henry Brunner's niece, daughter of John Brunner. John Ramsburg died in 1805 leaving to his son John the Carroll Creek tract identifying it as "the plantation or farm on which I now reside." In addition to the original Carroll Creek tract, the devised property included "part of a tract of land called 'The Resurvey on Rocky Hill' containing thirty eight acres and one half acre more or less" which he purchased from Frederick Heffner.<sup>25</sup>

In July 1821 Jacob Engelbrecht, a tailor and meticulous recorder of daily life in Frederick, described the time he spent on the Ramsburg farm helping to harvest wheat.<sup>26</sup> John died inestate later that year.<sup>27</sup> Rebecca then applied for and received a widow's dower.<sup>28</sup> A few years later in 1825 Engelbrecht married John's daughter Eliza. Engelbrecht's accounts provide additional insight into the Ramsburg farm. Engelbrecht's diary entries indicate that Rebecca continued to run the farm after her husband's death. Specifically, entries from 1831 describe her purchase of a new farm tools and indicate that she owned at least one slave. By 1833 she quit farming altogether and sold at public sale "all her farming utensils & household & kitchen furniture" and her son Elias took over the farm. She then lived for some time in Georgetown [DC], possibly with her son Jacob, but returned to Frederick County in 1835 to keep house for her sons Peter and William.<sup>29</sup>

In 1836, the Ramsburg Plantation was sold, reserving the widow's dower, at public sale pursuant to a Court of Equity. Lot number one containing 15 acres, and lot two containing approximately 58 acres, were sold to Ezra Smith for 160 dollars per acre and 98 dollars, 12½ cents per acre, respectively. Lot number three contained approximately 54 acres and was sold to Peter & William H. Ramsburg for \$87, 62½ cents per acre. Lastly, part of a tract of land called "Rocky Ridge" containing approximately 38 acres was sold to Elias Ramsburg for 18 dollars per acres. The proceeds from the sale were divided among John Ramsburg's nine children.<sup>30</sup>

By 1850 Rebecca was living with her son William on the Carroll Creek farm. William continued to farm the property throughout the 1850s.<sup>31</sup> By 1860, Rebecca continued to reside at the farm however now with her daughter Mary Ann and her husband Jacob Walker. At this time Rebecca's real estate was valued at \$7,000.<sup>32</sup> She died in 1863.<sup>33</sup> In the ensuing equity case, in which Rebecca's son John was appointed trustee, the property was described as "improved with a stone dwelling house, frame barn and other requisite outbuildings with a never failing spring water under the dwelling." The equity records include a sketch of the property with Carroll Creek running across it and a house. The property was advertised and sold at a

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<sup>25</sup> Frederick County, Maryland. Register of Wills. Book GMRB 1, pp. 182-185.

<sup>26</sup> William R. Quynn, ed., *The Diary of Jacob Engelbrecht: 1818-1882* (Frederick, MD: The Historical Society of Frederick County, Inc., 2001): 45. Engelbrecht writes on July 8, 1821, "Yesterday I went "harvesting" that is, bound sheifs in the fields of Stephen & John Ramsburgh. I went out at 9 o'clock AM and returned at 7 PM" and on July 9, 1821, "This day I helped to finish the harvesting of Mr. John Ramsburg's they finished it at 12 o'clock M. precisely."

<sup>27</sup> Quynn, 962. Engelbrecht's February 5, 1863 entry notes John Ramsburg's date of death as November 7, 1821.

<sup>28</sup> Frederick County, Maryland. Equity Court Records. Equity Case No. 1488, Book 5, pp. 696-709.

<sup>29</sup> Quynn, 387 and 421. A September 2, 1831 entry from Engelbrecht, "Hoffmans Patent Wheat Fan -- My mother-in-law (Mrs. Rebecca Ramsburgh) this day procured one of "Hoffmans Patent Wheat Fan's". The price of which is \$45. I wish to keep an account of the time they (or she) got it for I know they will not, at least I think so." Also a October 16, 1832 entry "Died last night of the consumption aged about 45 or 50 years negro Sophia Ramsay near the first Toll-Gate, up at the mountain. She lived for many years & belonged to my mother-in-law Mrs. R. Ramsburgh."

<sup>30</sup> Frederick County, Maryland. Land Records. Book JWLC 3, p. 500. See also Frederick County, Maryland. Equity Case No. 1488, Book 5, pp. 696-709.

<sup>31</sup> 1850 United States Federal Census. See also Isaac Bond, *Map of Frederick County*, 1858.

<sup>32</sup> 1860 United States Federal Census.

<sup>33</sup> Quynn, 962.

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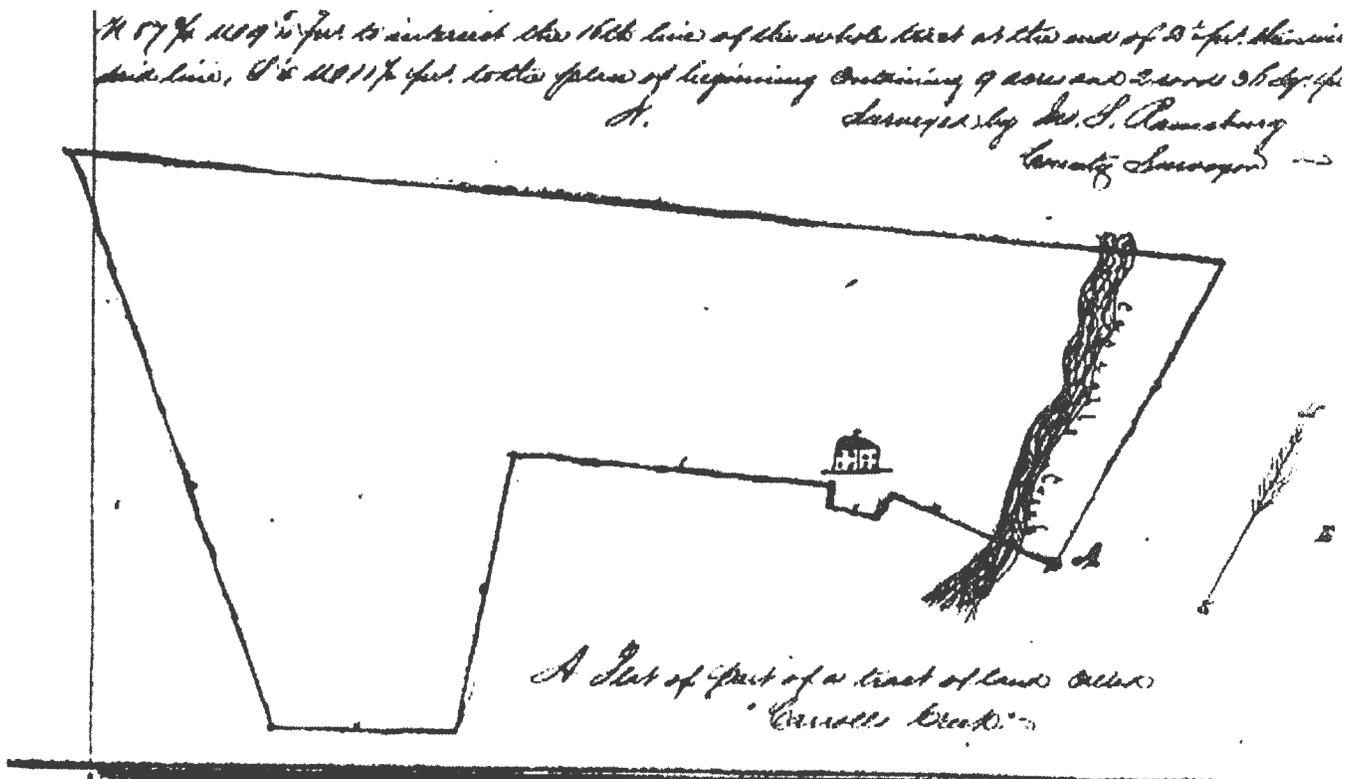
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public sale to Lewis Bruner, husband of Ann Rebecca (Ramsburg), and Ann Mary (Ramsburg), wife of Jacob Walker, for \$8,240.75.<sup>34</sup> It is likely the ell was added sometime over the next decade. In 1874 the property was sold to Catherine Augusta Coblentz Hopwood, wife of Francis T. Hopwood, for \$9,000.



"Part of a tract of land called 'Carroll Creek'" Equity Case No. 3086, Book 2, pp. 693-703.

### HOPWOOD FAMILY (1874-1910)

In 1870 Francis T. Hopwood resided at the home of his parents, James and Mary Ann, and worked as a carpenter, as did his father. At this same time, Catherine resided in Middletown with her mother Elizabeth Ramsburg and two siblings and had a personal estate valued at \$3,000.<sup>35</sup> In the early 1870s, Catherine and Francis married and in 1874 Catherine purchased the Carroll Creek farm. Francis took up dairying and was apparently quite successful with his milk delivery business becoming "the well-known milk man."<sup>36</sup> The property at this time is referred to at the Green Meadow and Alderney Dairy.<sup>37</sup> By 1887

<sup>34</sup> Frederick County, Maryland, Equity Court Records, Equity Case No. 3086, Book 2, pp. 693-703.

<sup>35</sup> 1870 United States Federal Census.

<sup>36</sup> *Daily News (Frederick, Maryland)* May 16, 1887. An announcement notes, "Mr. James W. Hopwood, brother of Mr. F. T. Hopwood, the well-known milk man, died at his home..."

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Hopwood is able to dramatically upgrade the farmhouse,

The work of demolition has begun yesterday of the old home of Mr. F.T. Hopwood, near this city, formerly owned by the late Wm. Ramsburg. The house is thought to be about 130 years old. Mr. Hopwood will erect a fine brick house with a mansard roof on the site of the old landmark, which was probably the oldest building in this part of the county.<sup>38</sup>

Around the same time in 1887 Hopwood begins advertising in the [Frederick] Daily News the sale of valuable personal property at his residence while the same time informing his customers and others who wished to get milk that he would be continuing in the dairy business even more extensively despite the sale.<sup>39</sup> Later in 1887 he begins selling farm equipment and by 1890 gives up dairying completely to work in Washington as a carpenter at the Navy Yard.<sup>40</sup> By 1900, Catherine and her daughter Stella had relocated from the farm to live in town on West 4<sup>th</sup> Street in Frederick Town and shortly thereafter, in 1903, Francis dies.<sup>41</sup> For the next five years the property was rented to Harry G. Tritapoe.<sup>42</sup> When Catherine died in 1909 the property was advertised for rent as "unexcelled for dairy purposes."<sup>43</sup> The property was sold to George C. Remsberg and Henry K. C. Fox, husbands of Hopwood's daughters, Daisy and Lizzie respectively, for \$9,675. The property was subsequently sold to Albert M. Mercer.<sup>44</sup>

### MERCER FAMILY (1910-1948)

Albert M. Mercer continued dairy operations at the farm throughout the first half of the twentieth century. He was an founding member of the Frederick County Milk Producers Associations, Inc., an organization that supported the production and marketing of milk to the Frederick market, and served as its president for much of its existence.<sup>45</sup> Mercer was likely responsible for adding the front porch to the house and for the milking shed.

### WESTBROOK

The sixty acre farm was sold to Richard F. Kline in 1948 for \$53,500. Kline subsequently sold two parcels containing the buildings and improvements to William M. and Marion P. Holzapfel for \$14,000.<sup>46</sup> The Klines retained ownership of the portion of the barn and attached wagon shed that were in the metes and bounds of the conveyance.<sup>47</sup> In 1949, Kline subdivided the property into approximately 150 lots and developed the residential neighborhood of "Westbrook."<sup>48</sup>

<sup>37</sup> Advertisement. *Daily News (Frederick, Maryland)* October 5, 1887.

<sup>38</sup> "Razing a Landmark" *Daily News (Frederick, Maryland)* April 28, 1887.

<sup>39</sup> "Sale Monday" *Daily News (Frederick, Maryland)* March 12, 1887 and April 5, 1887.

<sup>40</sup> Advertisement. *Daily News (Frederick, Maryland)* October 5, 1887. Advertisement lists "For sale cheap—one 'Superior' grain drill, two light wagons, one 'Monarch' lightning sawing machine...call upon F.T. Hopwood, proprietor Green Meadow and Alderney Dairy one half mile from Frederick." See also "For Sale." *Daily News (Frederick, Maryland)* March 19, 1890 and "Case ended by death," *Daily News (Frederick, Maryland)* August 27, 1903. A brief account of Hopwood's death identifies his as a carpenter at Navy Yard.

<sup>41</sup> 1900 United States Federal Census. See also "Pneumonia Caused Death" *Daily News (Frederick, Maryland)* August 29, 1903.

<sup>42</sup> T.J.C. Williams and Folger McKinsey. *History of Frederick County Maryland* (Baltimore: Regional Pub. Co., 1967): 1173.

<sup>43</sup> "For Rent." *Daily News (Frederick, Maryland)* December 29, 1909.

<sup>44</sup> Frederick County, Maryland. Land Records. Book 292, pp. 36-38.

<sup>45</sup> "Milk Producers Incorporate Here." *Frederick Post* October 25, 1933.

<sup>46</sup> Frederick County, Maryland. Equity Court Records. Equity Case 16,490. Book 79, p. 528.

<sup>47</sup> Frederick County, Maryland. Land Records. Book 477, p. 225.

<sup>48</sup> Frederick County, Maryland. Land Survey, Subdivision, and Condominium Plats. Westbrook, Plat 1, Book 3, p. 52.

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## 9. Major Bibliographical References

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## 10. Geographical Data

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Acreage of surveyed property .76  
Acreage of historical setting 108.25  
Quadrangle name Frederick Quadrangle scale: 1:24,000

---

### Verbal boundary description and justification

The property boundaries are defined by lot 6A on Westbrook, Plat 1, book 3, p. 52.

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## 11. Form Prepared by

---

name/title	Lisa Mroszczyk Murphy		
organization	City of Frederick Planning Department	date	7/8/2013
street & number	140 West Patrick Street	telephone	301-600-6278
city or town	Frederick	state	MD

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

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

return to: Maryland Historical Trust  
Maryland Department of Planning  
100 Community Place  
Crownsville, MD 21032-2023  
410-514-7600

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. F-3-271

Name Hopwood House  
Continuation Sheet

Number 9 Page 1

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**Maryland Historical Trust**  
**Maryland Inventory of**  
**Historic Properties Form**

Inventory No. F-3-271

Name Hopwood House  
**Continuation Sheet**

Number 9 Page 2

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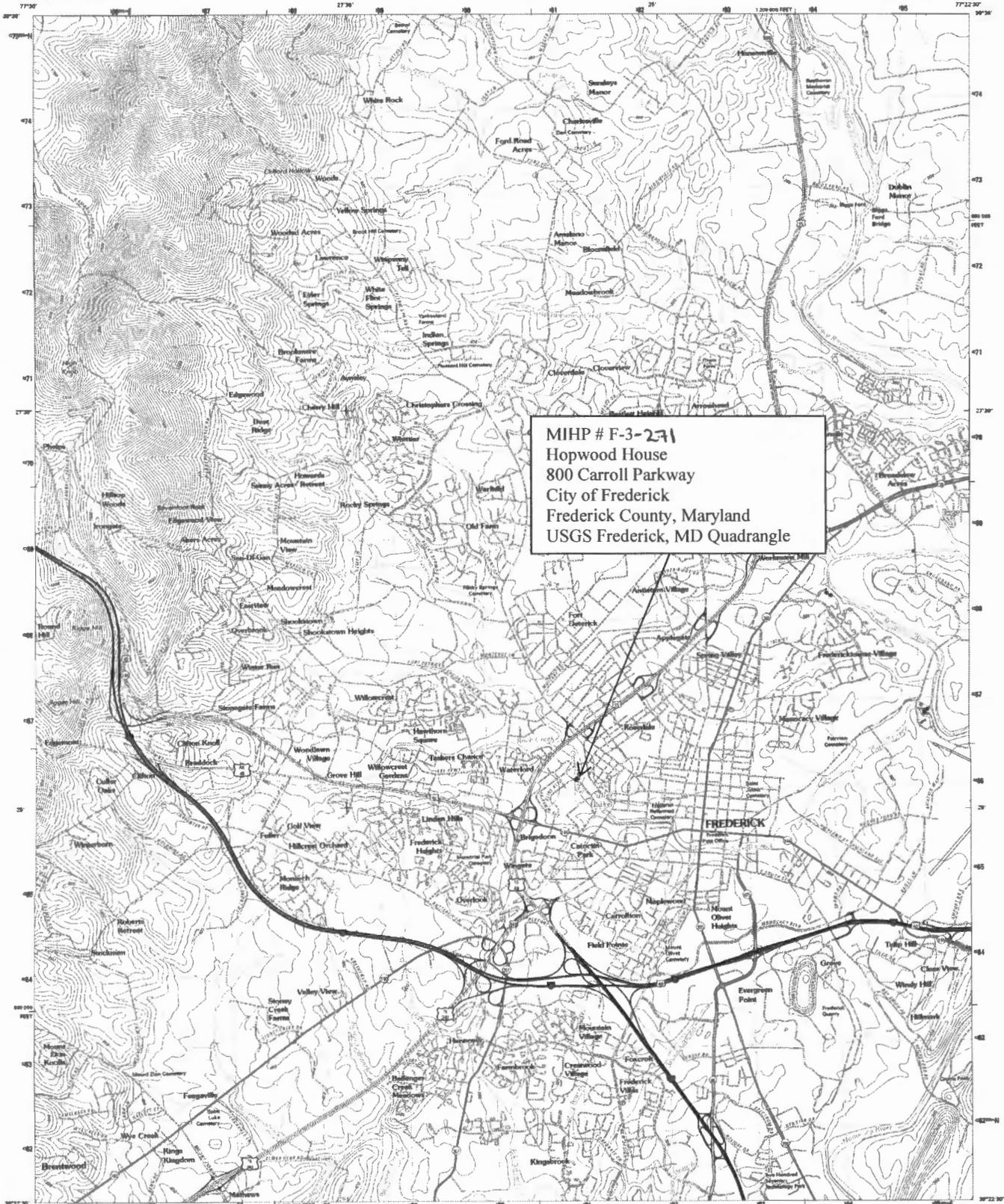
Williams, T.J.C. Williams and Folger McKinsey. *History of Frederick County Maryland*. Baltimore: Regional Pub. Co., 1967.



U.S. DEPARTMENT OF THE INTERIOR  
U. S. GEOLOGICAL SURVEY



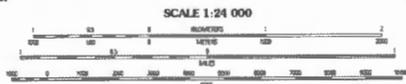
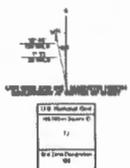
FREDERICK QUADRANGLE  
MARYLAND-FREDERICK CO.  
7.5-MINUTE SERIES



MIHP # F-3-271  
Hopwood House  
800 Carroll Parkway  
City of Frederick  
Frederick County, Maryland  
USGS Frederick, MD Quadrangle

Produced by the United States Geological Survey  
North American Datum of 1983 (NAD83)  
World Geodetic System of 1984 (WGS84). Projection and  
1:250,000 scale with Universal Transverse Mercator Zone 18N  
10 000-Area Spheroid Maryland Coordinate System of 1908

Source: 1:250,000 Scale, 7.5-Minute Series  
1:50,000 Scale, 15-Minute Series  
1:250,000 Scale, 7.5-Minute Series  
1:50,000 Scale, 15-Minute Series  
1:250,000 Scale, 7.5-Minute Series  
1:50,000 Scale, 15-Minute Series



CONTOUR INTERVAL 80 FEET  
NORTH AMERICAN VERTICAL DATUM OF 1983  
This map was produced in conformance with section 9.5.10  
of the USGS US Topo Product Standard.  
A metadata file associated with this product is available at [www.usgs.gov](http://www.usgs.gov)

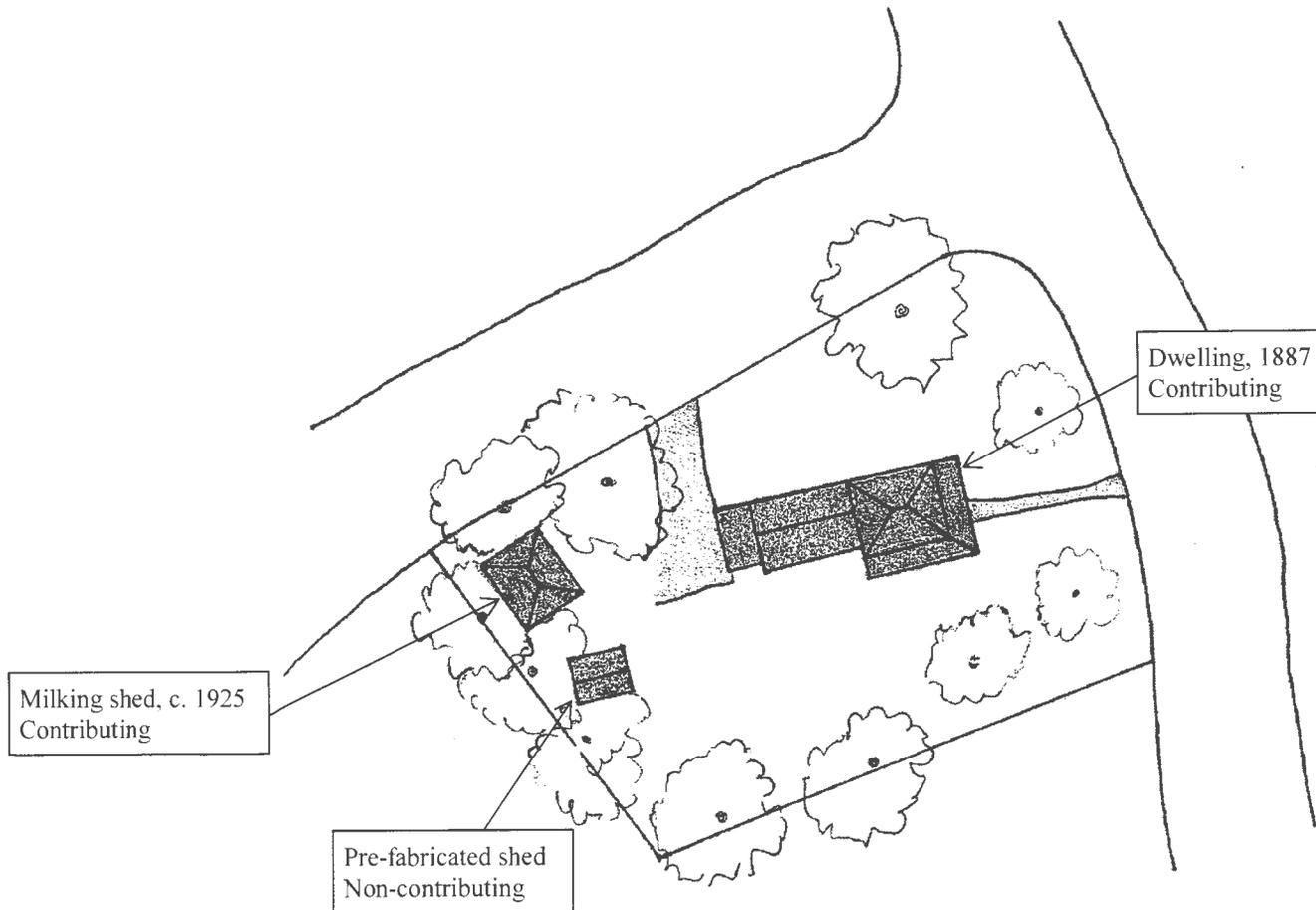


Hydrology	Contour	Structure
Water	Spot	Spot

FREDERICK, MD  
2011

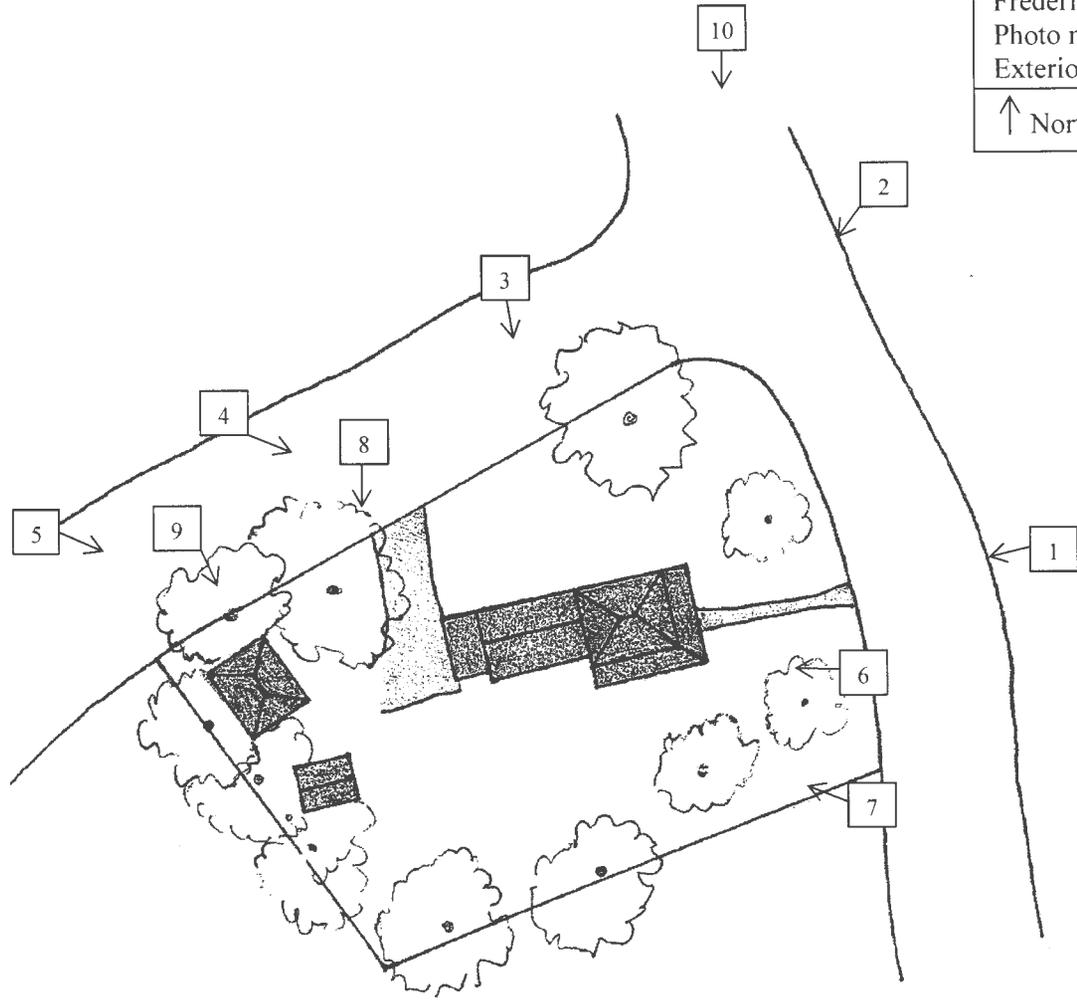
MIHP # F-3-271  
Hopwood House  
800 Carroll Parkway  
City of Frederick  
Frederick County, Maryland  
Resource Sketch Map (NTS)

↑ North



MIHP # F-3-271  
Hopwood House  
800 Carroll Parkway  
City of Frederick  
Frederick County, Maryland  
Photo map (NTS)  
Exterior

↑ North



## Digital Photograph Log

Page 1 of 1

Name of Property: Hopwood House, MIHP # F-3-271  
City of Vicinity: Frederick  
County, State: Frederick County, MD  
Name of Photographer: Lisa Mroszczyk Murphy  
Date of Photographs: February 2013  
Location of Original Files: MD SHPO  
Number of Photographs: 10

800 Carroll Parkway  
City of Frederick  
Frederick County, Maryland

HP Premium Plus Photo Paper  
HP Vivera Inks

F-3-0258\_2013-02-27\_001  
Exterior, east elevation, view W

F-3-0258\_2013-02-27\_002  
Exterior, view SW

F-3-0258\_2013-02-27\_003  
Exterior, north elevation, view S

F-3-0258\_2013-02-27\_004  
Exterior, view SE

F-3-0258\_2013-02-27\_005  
Exterior (house and milking shed), view N

F-3-0258\_2013-02-27\_006  
Exterior, view NW

F-3-0258\_2013-02-27\_007  
Exterior, view NW

F-3-0258\_2013-02-27\_008  
Milking shed and prefabricated shed, exterior, view SW

F-3-0258\_2013-02-27\_009  
Milking shed, exterior, north elevation, view S

F-3-0258\_2013-02-27\_010  
Exterior, setting, view SW



F-3-271

Hopwood House

Frederick County, MD

Lisa Mroszyk Murphy

2013-2-27

MD SHPO

Exterior, east elevation, view W

1/10



F-3-271

Hopwood House

Fredrick County, MD

Lisa Mroszczyk Murphy

2013-2-27

MD SHPO

Exterior, view SW

2/10



F-3-271

Hopwood House

Frederick County, MD

Lisa Mroszetyk Murphy

2013-2-27

MD SHPO

Exterior, north elevation, view S

3/10



F-3-271

Hopwood House

Frederick County, MD

Lisa Mroszczyk Murphy

2013-2-27

MD SHPO

Exterior, view SE

4/10



F-3-271

Hopwood House

Frederick County, MD

Lisa Mroszczyk Murphy

2013-2-27

MD SHPO

Exterior (house and milking shed) view N

5/10



F-3-271

Hopwood House

Frederick County, MD

Lisa Moszyk Murphy

2013-2-27

MD SHPD

Exterior, view NW

G/10



F-3-271

Hopwood House

Frederick County, MD

Lisa Moszeryk Murphy

2013-2-27

MD SHPO

Exterior, view NW

7/10



F-3-271

Hopwood House

Frederick County, MD

Lisa Mroszczyk Murphy

2013-2-27

MD SHPO

Milling shed and prefabricated shed, exterior, view SW

8/10



F-3-271

Hopwood House

Fredrick County, MD

Lisa Mrozczyk Murphy

2013-2-27

MD SHPO

Milking shed, exterior, north elevation, view S

9/10



P-3-271

Hopwood House

Fredenick County, MD

Lisa Mooszczyk Murphy

2013-2-27

MD SHPD

Exterior, Setting, view SW

10/10