

F-3-79

Doctor R. Wachter Farmstead
Utica vicinity
Private

Ca. 1850; 1882

The Doctor R. Wachter Farmstead consists of a two-section stone and log or frame dwelling built by 1850 with considerable modern exterior alterations including a large sun porch on the former main elevation with a brick tool shed built about the same period and a large, white-painted bank barn with Gothic arched vents and the date 1882 painted in the east gable end. The house may have been built in its earliest section prior to 1850 by an as yet unknown owner, possibly named Bowersox. By 1863, the farm had been purchased by Michael Roberts who sold it in 1880 to Doctor R. Wachter, his son-in-law. Doctor Wachter's peculiarly rhyming name was not a reference to his profession, as he was a farmer who had the barn built and retained the farm until 1917. The subsequent concrete block alterations occurred in the 1920's when dairy farming succeeded grain farming as the principal agricultural activity in Frederick County. The barn is significant as a good representative of the late 19th century bank barn. A similar barn dated 1875 is located on the Hemp-Miller Farmstead (F-3-78) about 2 miles west. In addition, the Walkersville Planning Region to the east has several examples of similar big white barns.

F-3-79
Doctor R. Wachter Farmstead
Utica
Frederick County

HISTORIC CONTEXT:

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Geographic Organization: Piedmont
(Harford, Baltimore, Carroll, Frederick, Howard, Montgomery
Counties, and Baltimore City)

Chronological/Development Period:
Agricultural-Industrial Transition, A.D. 1815-1870
Industrial/Urban Dominance, A.D. 1870-1930

Prehistoric/Historic Period Themes:
Architecture, Landscape Architecture and Community Planning

Resource Type:

Category: Building

Historic Environment: Rural

Historic Function and Use:
Domestic/single dwelling/residence
Domestic/secondary structure/storage shed
Agriculture/subsistence/animal facility/barn

Known Design Source: None

Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic Doctor R. Wachter Farmstead (preferred)

and/or common Utica Pines Tree Farm

2. Location

street & number 8003 Ramsburg Road not for publicationcity, town Utica vicinity of congressional district 6th

state Maryland county Frederick

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

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

name Robert H., Jr. & Lois B. Hartman

street & number 8003 Ramsburg Road telephone no.:

city, town Thurmont state and zip code Md. 21788

5. Location of Legal Description

courthouse, registry of deeds, etc. Frederick County Courthouse liber 1062

street & number 100 W. Patrick Street folio 267

city, town Frederick state Md. 21701

6. Representation in Existing Historical Surveys

title Brinkman Survey of Frederick County F-191

date C. 1968 federal state county local

pository for survey records Md. SHPO

city, town Crownsville state Md.

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

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

CONTRIBUTING RESOURCE COUNT: 3

The Doctor R. Wachter Farmstead is an originally agricultural complex, now a private residence and tree farm, centered on a circa 1850 stone and log or frame dwelling with considerable modern alterations, a small brick outbuilding of about the same date, currently used as a tool shed, and a large white-painted frame and stone bank barn with decorative Gothic arched louvred vents and the date 1882 painted in the east gable, with an attached concrete block milk house of about 1920-25. The buildings are located on the south side of Ramsburg Road about 1/2 mile northeast of Utica, Frederick County, Maryland. The farmstead overlooks formerly cultivated agricultural fields to the west and south which are now planted with evergreens in its current use as a tree farm. The date of the house and the brick outbuilding are estimated from architectural details and land record research.

The house has two stories and two sections, with a five-bay south elevation dominated by a modern enclosed sun room which conceals the center three bays. The eastern two bays of the original facade are stone and the western part is log or frame covered with german siding. The windows are 6/6 with replacement shutters. The gable roof is standing seam metal with a single interior chimney on the east gable end. The west elevation has two bays. A two-story rear wing with german siding and a modern bay window on the first story west elevation extends from the northwest corner of the main section. On the northeast side of the wing is one-story addition which extends along the angle between the main section and wing. It also has german siding. A rebuilt exterior brick chimney is located on the north end of the wing. Work on the immediate environment of the house is underway, with a flagstone terrace under construction near the rear addition. A modern swimming pool is located north of the house.

Brick outbuilding: The one-story, white-painted brick outbuilding is located near the southeast corner of the stone section of the house. Its original use is not known and the structure reveals little information to suggest theories. A glazed panel door is located in the west elevation and 6/6 windows are located in the east and west elevations. The roof is standing seam metal. Currently used as a tool shed, the interior shows no evidence of a chimney and wood shelves conceal much of the interior wall surface.

Barn: The large, white barn is the most visible feature of the farmstead and is located nearest the road. It has a stone foundation with vertical siding. The vents in the east, west, and south elevations have Gothic arches and louvred closings. In the gable ends are three-part groupings of louvred vents in a Palladian-inspired design. The date 1882 is painted in the east gable. The roof is standing seam metal and just under the eaves on the south elevation is a frieze of open vertical lath, providing more ventilation to the hay loft. The stall level on the south elevation is enclosed by concrete block to form a milking room, an alteration probably made in the 1920's. A concrete block milk house is attached to the east end of the barn and was probably built at the same time. The west end has a perpendicular, concrete block loafing shed adjoining the stone foundation. On the north side is the ramp with double sliding doors.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates C. 1850; 1882 **Builder/Architect**

check: Applicable Criteria: A B C D
and/or
Applicable Exception: A B C D E F G

Level of Significance: national state local

Prepare both a summary paragraph of significance and a general statement of history and support.

The Doctor R. Wachter Farmstead is significant for the architecture of the 1882 bank barn, a good example of the late 19th century barn, although somewhat altered by the enclosure of the stall level and the addition of the milk house and the loafing shed, probably in the 1920's. A similar barn dated 1875 is located about 2 miles west of the Wachter Farmstead on the Hemp-Miller Farmstead (F-3-78), and is probably the work of the same barn builders. No information has been discovered about the craftsmen; however, several large, white-painted barns of about the same period in the adjacent Walkersville Planning Region suggest that additional research and oral history could provide information on the builders. The house and outbuilding are of minimal significance because of modern alterations and unclear original use.

The original part of the house, presumably the stone section, may be older than 1850, but initial land record research did not reveal owners prior to 1863. The 1858 map of Frederick County shows a "Mrs. Bowersox" as the occupant, providing a possible lead to earlier deed references which has not yet been explored. The first mention of the farm in the 1910 History of Frederick County refers to Michael Roberts, the owner from 1863 to 1880. In 1880, the farm was purchased by Doctor R. Wachter, whose rhyming names initially suggest a professional title, but the 1910 history identifies him as a life-long farmer who married the daughter of Michael Roberts and purchased the farm from him. The County history described the farm's site as "a beautiful one and the place is one of the best farms in the district," a frequently used statement in the book. Doctor Wachter's biographical sketch confirms that he had the barn built, along with "all necessary outbuildings", indicating that several outbuildings once existed but have been demolished.

9. Major Bibliographical References

Survey No. F-3-79

Bond, Isaac. Map of Frederick County, 1858
Land Records of Frederick County
Titus, C.O. Atlas of Frederick County, 1873.
Williams, T.J.C., and Folger McKinsey. History of Frederick County, 1910. Reprinted
Baltimore: Regional Publishing Co., 1979, pp. 1489, 1525

10. Geographical Data

Acreage of nominated property 5 acres

Quadrangle name Catoctin Furnace, Md.

Quadrangle scale 1:24000

UTM References do NOT complete UTM references

A

Zone	Easting			Northing					

B

Zone	Easting			Northing					

C

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D

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G

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H

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Verbal boundary description and justification

Approximately 5 acres centered on the house on Tax Map 40, Parcel 503.

List all states and counties for properties overlapping state or county boundaries

state code county code

state code county code

11. Form Prepared By

name/title Janet L. Davis, Historic Sites Surveyor

organization Frederick County Planning & Zoning Dept. date September, 1992

street & number 12 E. Church Street telephone 696-2958

city or town Frederick state Md. 21701

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.

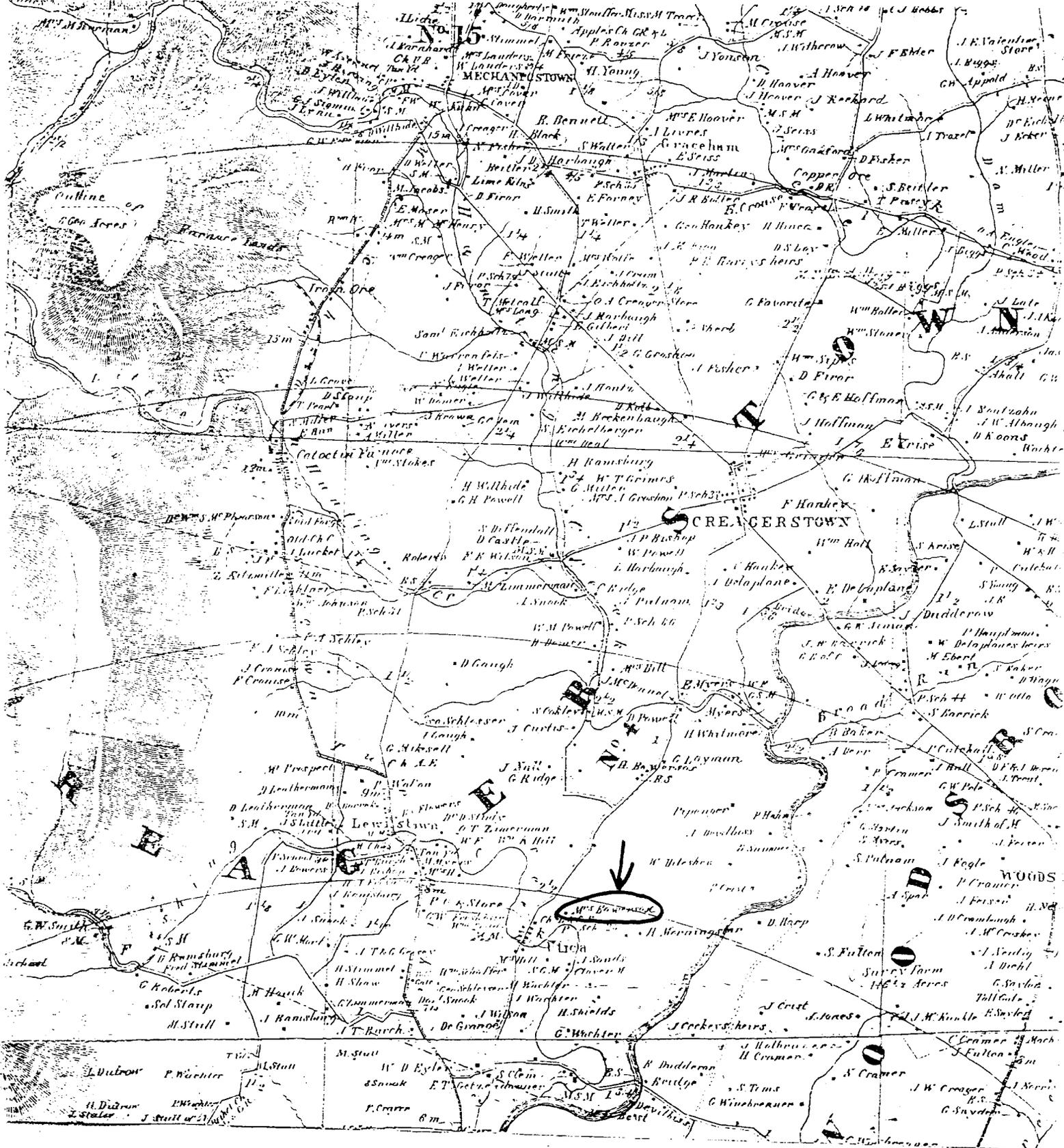
The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

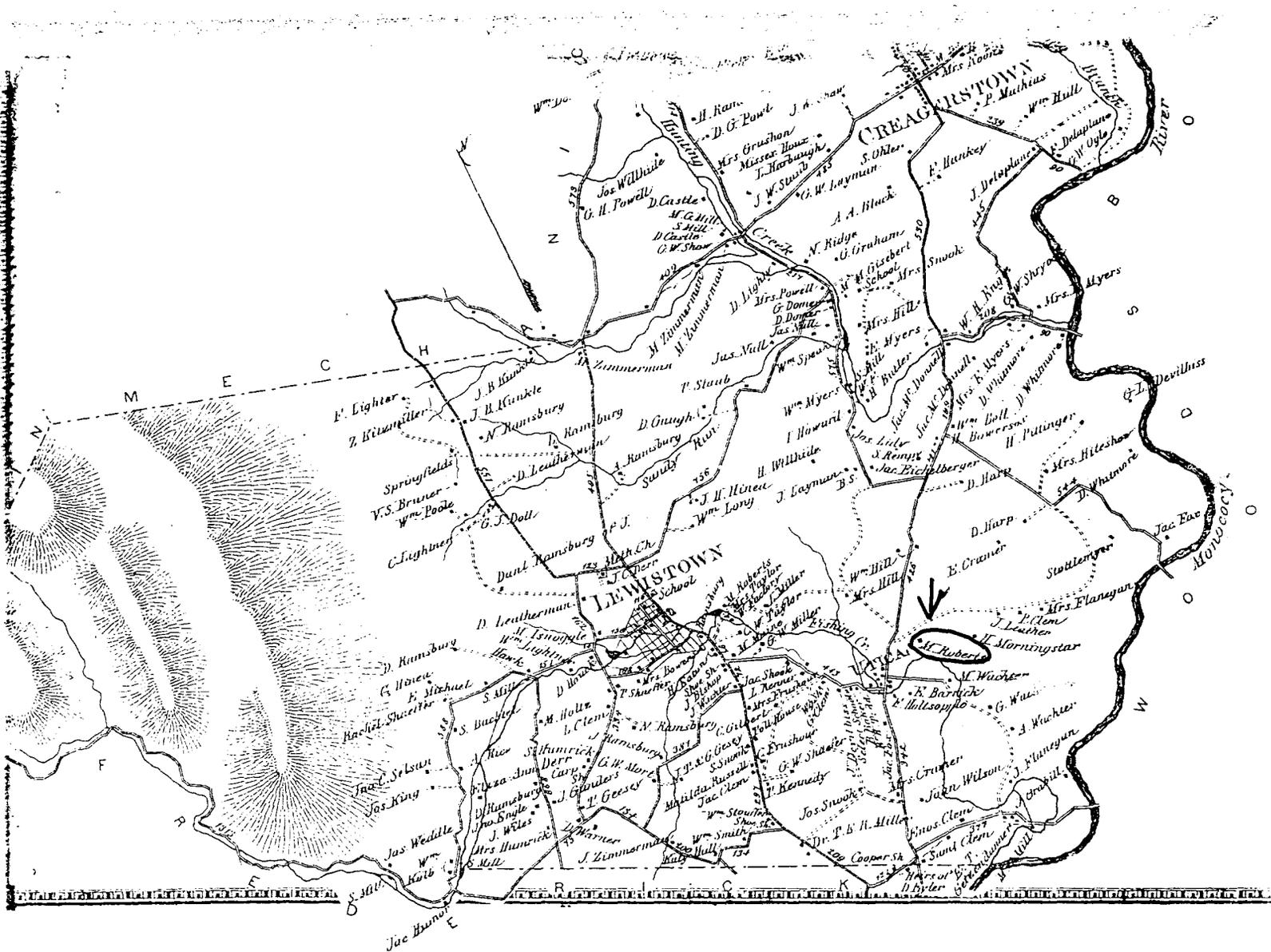
MARYLAND HISTORICAL TRUST
DHCP/DHCL
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-202
514-7600

LIBER/FO 0	GRANTEE	GRANTOR	ORIGINAL TRACTS	COST	DATE
1062/267 8 Sept 78	Robert H. Jr. + Louis B. Hartman	Lawrence W. + Mary M. Clark	"Boundary Survey of Lawrence C. Clark Property," Plat Book 18/118 44.998a.	\$100,000	
477/208 3 Jan 49	Lawrence + Mary M. Clark	Lydia M. Lambert et al	69a. 55a. - 402/15, 26 Oct 35 113a. - 428/190, 7 Jun 41		
428/490 7 Jun 41	Lydia M. Clara D. + Arthur H. Lambert	Mary S. Leather, Sunder	2 deed 1.5a. - JLS 11/583, 23 Mar 1880 DHH 11/82, 27 Mar 01 2.8a. - DHH 11/83, 21 Mar 01		
P1 DHH 11/82 27 Mar 01					
320/398 31 Mar 17	George H. Lambert + Lydia M. Lambert + Clarence D. Lambert	Dr. R. + Sannie A. Wachter	59a. - JLS 11/583 + 1/2a.		
JLS 11/583 22 Mar 1880	Dr. R. Wachter	Michael + Mary E. Roberts	63a.	\$5,500	
14 Mar 1863 deed not refered in index for 1863	Michael Roberts	Michael Osanogle			

F-3-79

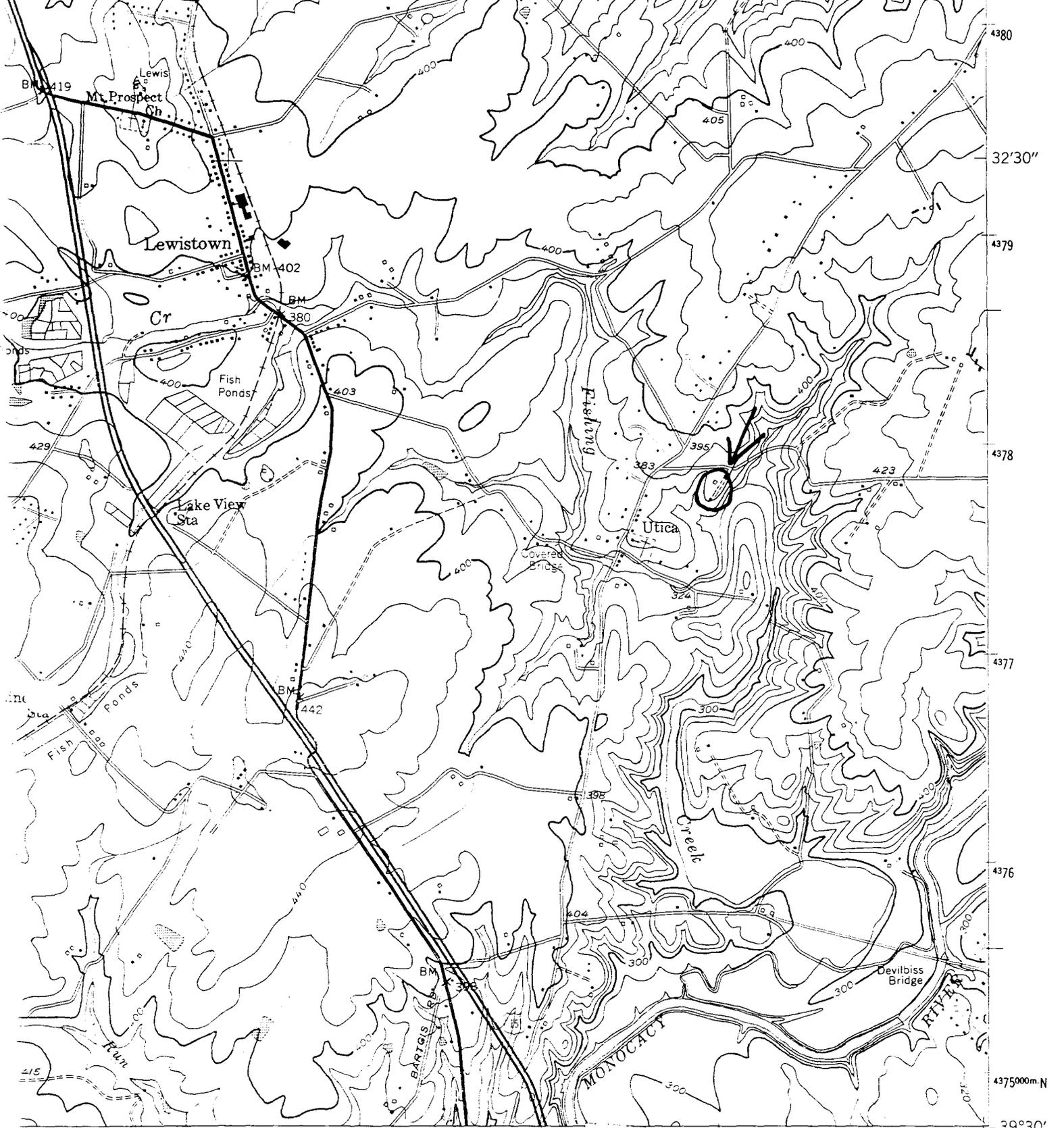


F-3-79
 Doctor R. Wachter Farmstead
 Frederick County
 Isaac Bond, Map of Frederick
 County, 1858



gerstouen F.D. 1873

F-3-79
 Doctor R. Wachter Farmstead
 Frederick County
 C.O. Titus, Atlas of Frederick
 County, 1873



292 25'

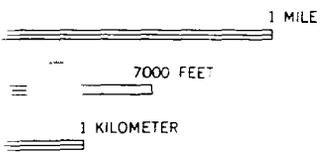
293

HANSONVILLE 0.4
FREDERICK 6.3 M

GEOLOGICAL SURVEY, RESTON, VIRGINIA—1985

39°30'

77°22'30"



F-3-79
 Doctor R. Wachter Farmstead
 Frederick County
 Heavy USGS Catoclin Furnace
 Medium 1:24000

(WALKERS
5562 IV NE



QUADRANGLE LOCATION



F-3-79

Doctor R. Wachter Farmstead

Frederick County

Photo: Janet Davis

September 1992

Neg. loc.: Md. SHPO, Crownsville, Md

South elevation

1/4



F-3-79

Doctor R. Wachter Farmstead
Frederick County

Photo: Janet Davis

September 1992

Neg. loc.: Md. SHPO, Crownsville, Md.

North elevation

2/4



F-3-79

Doctor R. Wachter Farmstead

Frederick County

Photo: Janet Davis

September 1992

Neg. loc.: Md. SHPO, Crownsville, Md.

Barn, south elevation

3/4



F-3-79

Doctor R. Wochter Farmstead
Frederick County

Photo: Janet Davis

September 1992

Neg. loc.: Md. SHPO, Crownsville, Md.

Barn, northeast corner view

4/4