

MARYLAND HISTORICAL TRUST  
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes \_\_\_  
no \_\_\_

Property Name: Hopewell Farm Inventory Number: K-205  
Address: 616 Morgnec Road City: Chestertown Zip Code: 21620  
County: Kent USGS Topographic Map: Chestertown  
Owner: Robert and Doris Clark Is the property being evaluated a district? \_\_\_yes  
Tax Parcel Number: 40 Tax Map Number: 37 Tax Account ID Number: 000765  
Project: Chestertown DBM Emergency Services Tower Agency: DBM  
Site visit by MHT Staff: \_\_\_no \_\_\_yes Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Is the property located within a historic district? \_\_\_yes x no

If the property is within a district

District Inventory Number: \_\_\_\_\_

NR-listed district \_\_\_yes Eligible district \_\_\_yes District Name: \_\_\_\_\_

Preparer's Recommendation: Contributing resource \_\_\_yes \_\_\_no Non-contributing but eligible in another context \_\_\_

If the property is not within a district (or the property is a district)

Preparer's Recommendation: Eligible \_\_\_yes x no

Criteria: \_\_\_A \_\_\_B \_\_\_C \_\_\_D Considerations: \_\_\_A \_\_\_B \_\_\_C \_\_\_D \_\_\_E \_\_\_F \_\_\_G \_\_\_None

Documentation on the property/district is presented in: MIHP Form

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

Hopewell farmhouse, which dated from the early 1700s, has been demolished. There is no evidence of the structure left on this site. The site is a cleared agricultural field.

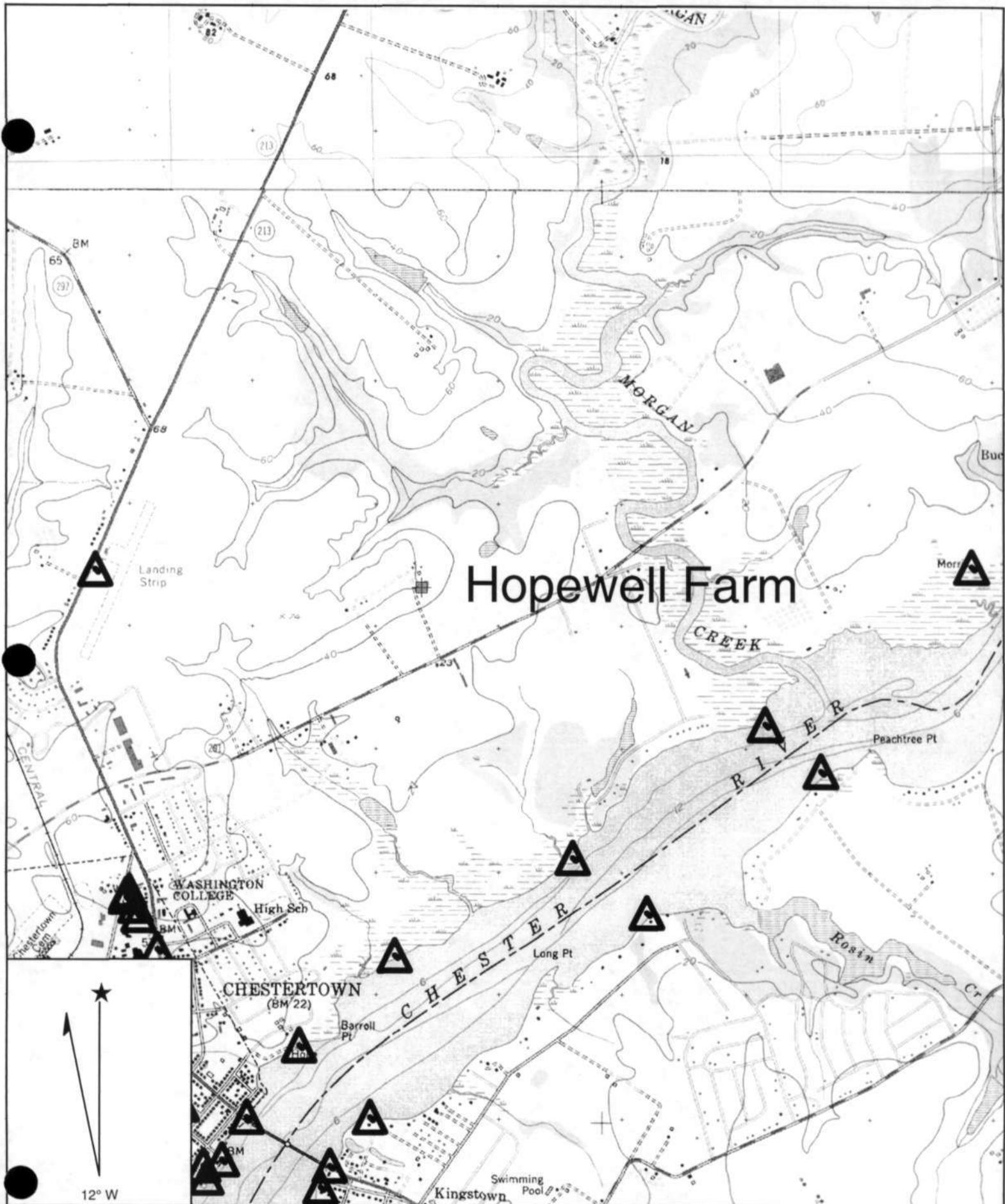
The site is not considered eligible for the NRHP.

Prepared by: Kathryn St. Clair

Date Prepared: July 9, 2004

<b>MARYLAND HISTORICAL TRUST REVIEW</b>	
Eligibility recommended ___	Eligibility not recommended <u>X</u>
Criteria: ___A ___B ___C ___D	Considerations: ___A ___B ___C ___D ___E ___F ___G ___None
Comments: _____	
<u>Andrew Lewis</u> Reviewer, Office of Preservation Services	<u>4/09/04</u> Date
<u>B. Kuntz</u> Reviewer, NR Program	<u>4/30/04</u> Date

200402572



# Hopewell Farm

Name: BETTERTON  
 Date: 7/29/2004  
 Scale: 1 inch equals 2000 feet

Location: 039° 13' 52.86" N 076° 02' 50.7" W  
 Caption: MIHP# K-205  
 Hopewell Farm  
 Kent County



K-205

Hopewell Farm

Kent Co., MD

Rathayn St. Clair, 06/04

NEG: MD SHPO

View of the site of the Hopewell Farm.

Photo 1/1

HOPEWELL  
Chestertown, Maryland  
(early 18th century)

K-205

The Old Hopewell farmhouse is a two part, 1½ story frame structure which probably dates from the early 18th century. The original portion measures 16' by 20' and had one room with a wide fireplace on the first floor and a loft above. The upper room was reached by a ladder in one corner. The house was extended with a two-room-deep addition that included an enclosed winder stair. Because of the presence of "gunstock" corner posts in the addition, its construction may have occurred in the first half of the 18th century.

A title search shows that the farm is a part of a grant made in 1686 to Richard & Joseph Hopewell. The name was given to the tract at that time, and it remained in use until the end of the 19th century. At one time Hopewell included over 1000 acres, and the nearby Hopewell Corner (213 and the Worton Road) takes its name from this early grant.

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC HOPEWELL (preferred)

AND/OR COMMON CLARK FARM HOUSE

**2 LOCATION**

STREET & NUMBER North side Morgnec Road, one mile east of Rt. 213

1st

CITY, TOWN CONGRESSIONAL DISTRICT

Chestertown VICINITY OF

STATE Maryland COUNTY Kent

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input checked="" 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 type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input 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"/> NO	<input checked="" type="checkbox"/> OTHER: <u>abandoned</u>

**4 OWNER OF PROPERTY**

NAME Robert W. and Doris S. Clark

Telephone #: 301-348-5044

STREET & NUMBER Fair Promise Farm

CITY, TOWN STATE, zip code  
Betterton Maryland 21610

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC. Kent County Court House

Liber #: E H P 12  
Folio #: 670

STREET & NUMBER

CITY, TOWN STATE  
Chestertown, Md. 21620

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE Maryland Historical Trust, Survey of Kent County

DATE

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR SURVEY RECORDS Maryland Historical Trust, The Shaw House, 21 State Circle

CITY, TOWN STATE  
Annapolis, Maryland 21401

**7 DESCRIPTION**

K-205

<b>CONDITION</b>		<b>CHECK ONE</b>	<b>CHECK ONE</b>
<input type="checkbox"/> EXCELLENT	<input checked="" type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

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**DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE**

Old Hopewell Farmhouse is located on a ridge of land overlooking Route 291 and the Chester River. The building faces southeast. East of the dwelling are several barns which appear to date from the first half of the 20th century. There are no fences, gardens, or significant planting on the property. The lawns are overgrown and the house vacant.

The frame building is 1½ stories tall. Three bays in length, it was constructed in two sections. The earlier section, on the west, has one room on each floor and a brick fireplace stack enclosed into the west gable. The later section is 27' in length and two rooms deep. It has a large pyramidal fireplace in the east gable. This brick stack projects beyond the wall and has corbelled shoulders. A third flue has been added on the outside of the stack making it cross-shaped; this new stack is made of modern, extruded brick.

The entire building is covered with wooden shingles. The roof is asphalt shingle and the foundation is fieldstone. On the front of the western portion a modern extension with a picture window has resulted in the removal of all fenestration on that facade.

The western portion of the house measures about 16' by 20' and has gable dormers centered in each roof slope. These have 6 over 6 sash and horizontally boarded cheeks, both appear to have been added to the older dormers. The exposed chimney back is laid in Flemish bond with bricks that measure 8" X 2½" X 4" and with three courses averaging 7½". The chimney cap is nicely banded. The foundation is fieldstone and there is a basement entrance, probably original, in the west bay of the north

CONTINUE ON SEPARATE SHEET IF NECESSARY

# 8 SIGNIFICANCE

K-205

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 checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input 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 early 18th century with later alterations BUILDER/ARCHITECT

### STATEMENT OF SIGNIFICANCE

This old frame building is significant because it is a survival of a very early form of construction. The "gunstock" corner post visible in the eastern portion of the building is known to exist in only one other Kent County building, a recently discovered and documented building on the Sassafras River.

The Clark Farm house is particularly interesting because the gunstock post is used in what appears to be the later portion of the building.

Another interesting aspect of this unusual little building is the position of the main stair, an enclosed winder stair, in what appears to be a rudimentary central hall.

This survey has revealed numerous remnants of small, 18th century farm buildings which were incorporated into larger dwellings during the Victorian period. Clark Farm house is one of few remaining structures which serve as a document of the simpler dwellings of that early period.

A title search shows that the farm is a part of a grant made in 1686 to Richard & Joseph Hopewell. The name was given to the tract at that time, and it remained in use until the end of the 19th century. At one time Hopewell included over 1000 acres, and the nearby Hopewell Corner (213 and the Worton Road) takes its name from this early grant.

K-205

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

Land Records, Chancery Records, Kent County, Md., Kent County Court House, Chestertown, Md.

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

VERBAL BOUNDARY DESCRIPTION

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

STATE \_\_\_\_\_ COUNTY \_\_\_\_\_

STATE \_\_\_\_\_ COUNTY \_\_\_\_\_

**11 FORM PREPARED BY**

NAME / TITLE  
Marsha L. Fritz, Survey Consultant

ORGANIZATION  
Kent County Planning Commission

DATE  
778-4600 ext. 67

STREET & NUMBER  
Court House

TELEPHONE

CITY OR TOWN  
Chestertown, Md. 21620

STATE

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

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

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

facade. Also on this facade is a portion of early box cornice which retains its weathered crownmold, a cyma recta and fillet. There is a door and window on this facade, but they are probably 19th century replacements and have plain trim. Small four pane windows in the attic gables may, however, be all or partly original.

The interior of this section has a wide fireplace which has the shelf and freize of a mantle probably dating to about 1830; it is quite simple but has Greek cove moldings typical of that period. The fireplace is flanked by two closets; that on the left has a simple board door. The closet on the right was the location of the original ladder stair. It has a door with four raised and beveled with quarterround panel moldings. The only other early trim in this room is a quarterround molding around the door which leads to the stair hall. Flooring is wide pine. A portion of exposed lapped weatherboarding shows that this was once an outside wall.

The second floor of this building is very simple and the flooring has been removed. There is a small plastered fireplace without a mantle, assymetrically located in the chimney mass. The location of the ladder stair is indicated by the absence of knee wall in the north west corner of the room. Brick nogging is visible in the original exterior east wall.

The later section is two rooms deep and has a corner stair enclosed with beaded boards in a kind of stair hall. There is no early detailing visible except a gunstock corner post and hewn beam in the south west corner of the present kitchen. The floor plan is shown. The fireplace on the first floor has been blocked in. There is a small fireplace on the second floor.

The exterior of this building has been greatly changed and the age of windows and doors is indefinate. A box cornice on the north wall closely resembles that on the west section of the building, gable dormers, probably added at different times (and at different heights) are located in both roof slopes.

A resurvey of the lands in 1752 resulted in a plat being drawn up and the boundaries are clearly visible. One or both sections of the house may have been standing at this time.

## CHAIN OF TITLE

Clark Farm House  
(K-205)

Land Records of:  
Kent County, Md.

Transaction

EHP 12  
671

To: Robert W./Doris S. Clark  
From: John F./Mildred Grussing  
Date: June 21, 1965

\$5,000 for the "Peterson Farm" which includes K-205; 282 acres, 1 road, 9 perches, more or less, and 8 acres of marsh.

WHG 26  
617

To: John F./Mildred Grussing  
From: Louisa d'A Carpenter  
Date: December 31, 1952

WHG 21  
553

To: Louisa d'A Carpenter  
From: Bradford J. Schaubert  
Date: June 3, 1952

RAS 38  
4

To: Bradford J. Schaubert  
From: W. Skirven/Dorothy W. Startt  
Date: January 2, 1946

RAS 35  
290

To: W. Skirven Startt  
From: H. Stockton/Ada S. Startt  
Date: December 2, 1944

RAS 18  
52

To: H. Stockton Startt  
From: Kent Savings Bank, Inc.  
Date: June 4, 1937

RAS 17  
392

To: Kent Savings Bank, Inc.  
From: W. Frank/Eva H. Jarrell  
Date: March 12, 1937

William Jarrell, father of W. Frank, died intestate, leaving the property to his son subject to the dower of his widow. Mrs. Margaret E. Jarrell died in 1934.

K-205

Land Records of:  
Kent County, Md.

Transaction

JTD 6  
200

To: William E. Jarrell  
From: Joseph Peterson  
Date: March 1, 1902

SGF 1  
173

To: Joseph Peterson  
From: James A. Pearce, Trustee  
Date: December 15, 1892

As a result of the Equity proceedings described below, the boundaries of the "Peterson Farm" were established. Mr. Peterson bought the land for \$6,000. This transaction is the first to use the name "Upper Hopewell" to refer to the property. The lower portion of Hopewell was sold for \$9,700.

CHANCERY CASE  
Number 728  
Equity Liber SB6  
Folio 347

George W. T. Perkins died intestate and owing a considerable amount of money in December 1885. Among his holdings was this tract of "upper Hopewell". Chancery Court ordered the property sold as a part of the settlement. Included in the Chancery docket is a survey of farm equipment, livestock, and furnishings in the house K-205 at the time. The dwelling was occupied by a Bird Jacquette or a Jacquette Bird.

Hon. George W. T. Perkins acquired the property has not been determined. At the time of his death, the entire "Hopewell Farm" consisted of 543 acres.

JFG 2  
601

Date: March 28, 1855

An exchange of about 3 acres between G. W. T. Perkins and John J. Henry both 3 acre plots being parts of a track called "Hopewell" implies that the original track had been divided and that both Perkins and Henry owned parts of a track called by that name.

K-205

Land Records of:  
Kent County, Md.

Transaction

JFG 2  
 83

To: John J. Henry  
 From: Joseph Gauff & wife  
 Date: March 29, 1854

A 481 acre track consisting of "Black Hall Hermitage", "Hopewell Resurveyed," and "Darlington" were sold for \$17,316. The land was identified as being north and east of a gut emptying into the Chester River.

JNG 6  
 507

To: Joseph Gauff  
 From: John/Christianna Constable  
 Date: March 18, 1842

"Dallington", "Black Hall Hermitage," & "Hopewell Resurveyed" then 277 acres, 2 roads, 28 perches sold for \$6,000

TW 4  
 852

To: John Constable  
 From: Samuel Thomas  
 Date: July 10, 1826

One parcel consisting of parts of "Rock Hall Hermitage," and "Hopewell Resurveyed," 88 1/2 acres sold for \$3,100.

TW 4  
 854

To: John Constable  
 From: Samuel Ringgold  
 Date: July 26, 1826

Part of "Hopewell," 300 plus acres sold for \$5,400

TW 4  
 644

To: Samuel Ringgold  
 From: George W. Thomas, Trustee for Richard Thomas  
 Date: July 14, 1825

"Hopewell," and "Darlington" 300 plus acres sold for \$5,406.75 as a result of Chancery proceedings in 1815.

K-205

Land Records of:  
Kent County, Md.

Transaction

BC 5  
 258

To: Richard S. Thomas  
 From: Samuel & Tench Ringgold, Trustees  
 for the Estate of Thomas Ringgold  
 Date: May 13, 1808

Sale of the following properties:  
 Darlington, Triangle, Hopewell for \$25,000.  
 At this time Hopewell consisted of 1,020  
 1/2 acres. Previous deed reference are in  
 the land records of the later General  
 Court for the Western Shore of Maryland of  
 October 22, 1798, presumably when Mr.  
 Ringgold purchased the lands.

Liber 7  
 Folio 234

To: Joseph Darden  
 From: Robert & Sarah Greenwood, William &  
 Rachel Snelling, Henry Buckingham,  
 Nicholas Benson  
 Date: April 2, 1752

Robert Greenwood, et.al., sold to Joseph  
 Darden the 300 acres of land on the north  
 bank of the Chester River, west side of  
 Morgan's Creek which had been involved in  
 the transaction between STEPHEN DARDEN,  
 THOMAS TAYLOR, & THOMAS BUCKINGHAM. The  
 land cost Mr. Darden 70 pounds current  
 money and was recorded in the plat included,  
 one or both portions of the house could  
 have been built at this time.

Liber 5  
 Folio 11

Date: June 21, 1737  
 Re: Boundary Commission to determine  
 the bounds of Hopewell

A dispute arose regarding the dividing  
 line between Livingston's Lot and Hopewell;  
 an investigation was requested by Ebenezer  
 Perkins. References are made to marshes  
 and a gut. See transaction below.

Liber 4  
 Folio 648

To: Ebenezer Perkins  
 From: Richard Hopewell, Gentleman and  
 Elizabeth Hopewell  
 Date: March 23, 1736

Sold for 80 pounds silver money the 300  
 acres of a grant made to Richard & Joseph

K-205

Land Records of:  
Kent County, Md.

Transaction

Hopewell on June 1, 1686 (Lib N.S. Cert. Lib. D.S. N.O.A. fo.205) The land was identified here as being on the north side of the Chester River, adjacent to the lands of John Livingston, Livingston's Lot.

Liber 1  
Folio 453

To: Stephen Dardeen  
From: Thomas Taylor & Elizabeth  
Woolchurch Taylor  
Date: Aug. 6, 1701

Elizabeth W. Taylor inherited from her grandfather, Henry Woolchurch, 150 acres of the 600 acre track called "Hopewell" laying on the Chester River in Kent County and in this transaction was selling it to Dardeen for 32 pounds ten shilling sterling and 1200 pounds of tobacco.

Liber 1  
Folio 452

To: Stephen Dardeen  
From: Thomas & Catherine Buckingham  
Date: June 16, 1701

Catherine Woolchurch Carroll Buckingham was willed the property by her father Henry Woolchurch. This transaction records the sale of 150 acres of a "Certaine Track of Land Called Hopewell Scituate lying & being in Kent County" for 10,000 pounds of "Tob". The deed refers to "Land and premifes".



Name Stafford Farms MHT# K-205

Location Kent Chestertown  
COUNTY town

Morguee Road - 1/2 mile E of Rt 213  
address or road#

First owner of record \_\_\_\_\_ DATE \_\_\_\_\_

Present owner Mr John Stafford DATE 1968

Address Stillpond

Parcel or Deed # \_\_\_\_\_

Original use dwellin

Present use dwellin - tract

Md. Map Coordinates \_\_\_\_\_

Long. & Lat. reading \_\_\_\_\_

Style Colonial

Date(s) of construction 18th Century

Architect \_\_\_\_\_

Builder \_\_\_\_\_

DESCRIPTION:

1 1/2 NUMBER of stories frame type wall construction

Foundation-basement stone - brick - no basmt

Wall construction- frame covered with clapboard

Water table, string course, other decorative work essential to walls

Chimneys on Est - "L" shaped - closed flue outside -  
very good cap - good cap on west gable - exposed back

Name Stafford Farm MHT# K-205Entrance type & placement irregular - plainWindows irregularShutters ?Roof type A coveringCornice, eaves wood boxDormers, cupolas A row dormers very irregularly placed

Porches \_\_\_\_\_

Wings, hyphens 2 sections - one narrow - one deep -both covered by A roofs -Interior:  
Stairway \_\_\_\_\_

Doors \_\_\_\_\_

Trim \_\_\_\_\_

Other notable work \_\_\_\_\_

Name Stafford Fam

MHT# K-205

Physical condition poor

Environment farm

References:

MHT Color slide # \_\_\_\_\_

MHT B & W # \_\_\_\_\_

Owner contacted no - talk

OTHER: \_\_\_\_\_

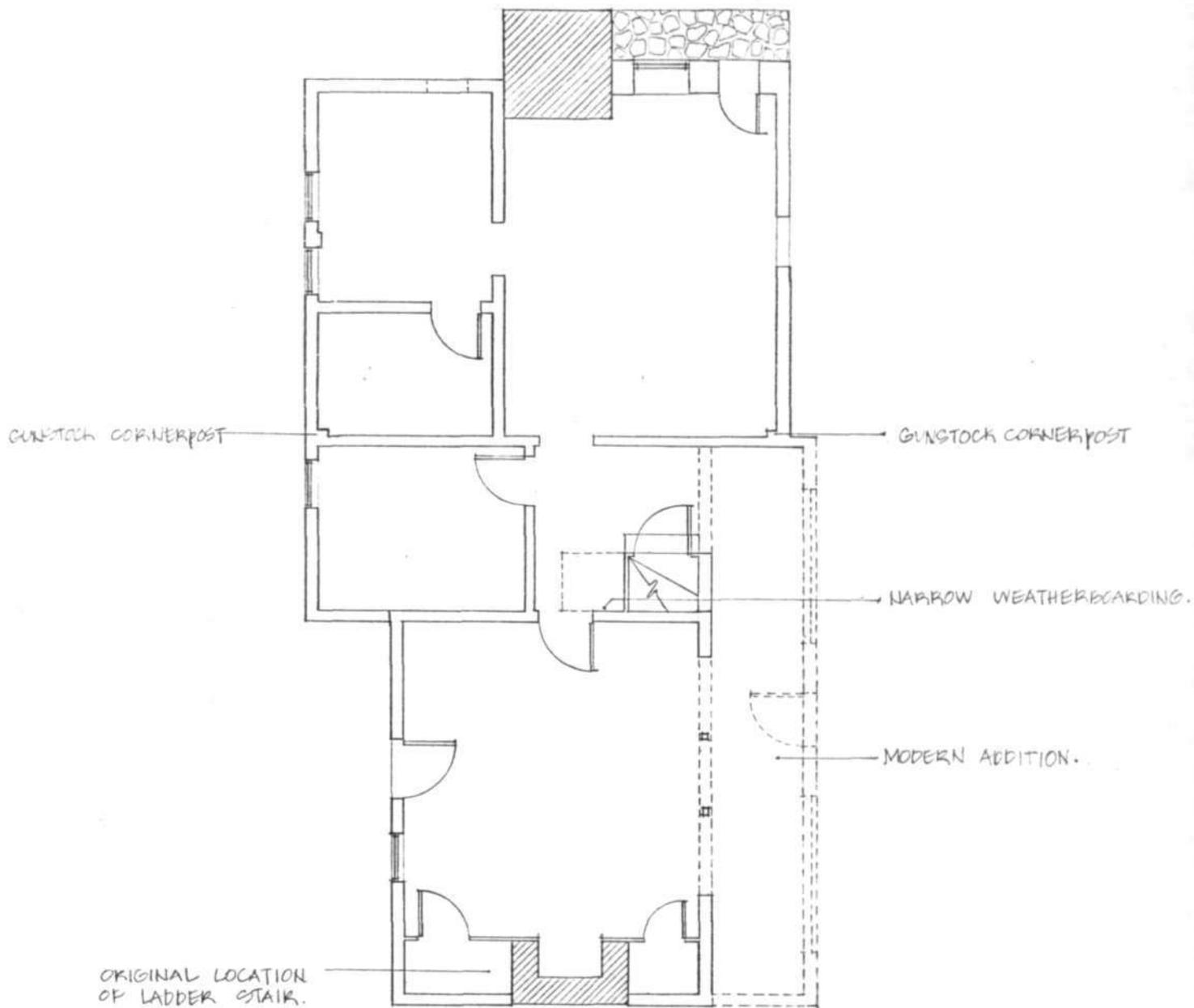
Recorder Michael Bourne

Date Sept 12, 1968

Summary: \_\_\_\_\_

Enclosures: e.g. Map, Historical significance, sketch of floor plan, and angle of photos, etc.

K-205



HOPWELL (K-205) CHESTERTOWN, MARYLAND.

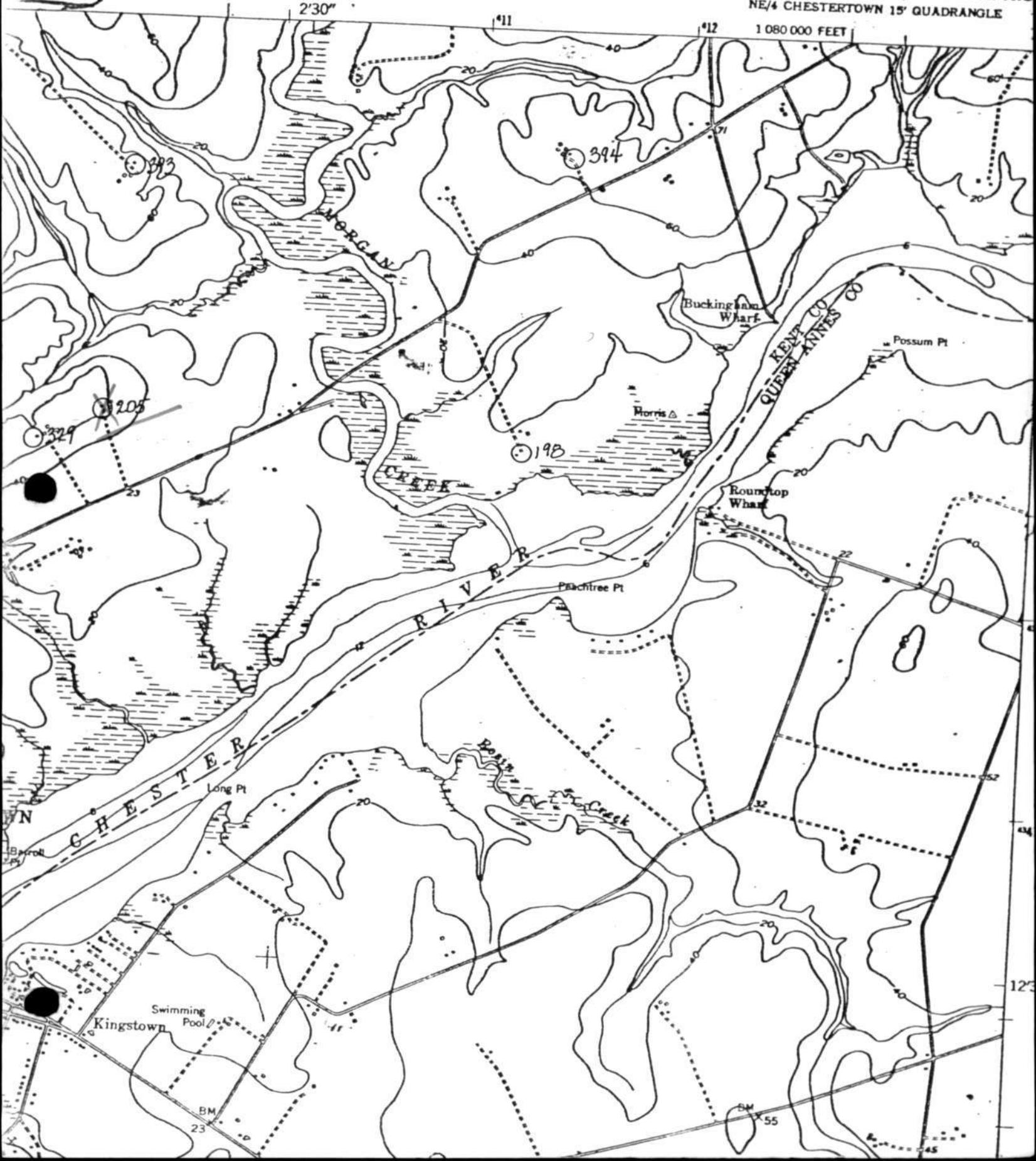
SCALE:  $\frac{1}{8}'' = 10'$

K-205

S  
ARMY

CHESTERTOWN QUADRANGLE  
MARYLAND  
7.5 MINUTE SERIES (TOPOGRAPHIC)  
NE/4 CHESTERTOWN 15' QUADRANGLE

1 080 000 FEET





M. L. Fritz  
7/1980

J. Tyler Campbell  
FREE-LANCE PHOTOGRAPHY  
CHESTERTOWN, MARYLAND

JAN 15 1980

K-205

MARYLAND HISTORICAL TRUST  
LIBRARY

Hopewell C. 1720

North Street