Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. M: 26-13-13

1. Name of Property (indicate preferred name)

historic The Hipsley-Thompson House

other 701 Grandin Avenue

2. Location

street and number 701 Grandin Avenue ___ not for publication

city, town Rockville ___ vicinity

county Montgomery

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

name Cameron H. and Dana J. Moffett

street and number 701 Grandin telephone

city, town Rockville state Md zip code 20850

4. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County liber 20540 folio 592

city, town Rockville tax mapGR42 tax parcel tax ID number 00206695

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
____district
_x_building(s)
____structure
____site
____object

Ownership
____public
_x_private
____both

Current Function
____agriculture
____commerce/trade
____defense
_x_domestic
____education
____funerary
____government
____health care
____industry
____landscape
____recreation/culture
____religion
____social
____transportation
____work in progress
____unknown
____vacant/not in use
____other:

Resource Count

Contributing	Noncontributing	
1	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
_____	_____	Total

Number of Contributing Resources previously listed in the Inventory

_____

7. Description

Inventory No. M:26/3/13

Condition

___ excellent ___ deteriorated
___ good ___ ruins
x fair ___ altered

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

SUMMARY

The Hipsley-Thompson House is a 1893 Gothic revival style 2-1/2 story house located at the intersection of Reading Avenue and Grandin Street in Rockville Park. The landscape is dominated by the presence of a triangular open green space in front of 701 through 707 Grandin, with asphalt parking pads for cars. The car parking areas apparently occupy space previously taken up by a piece of Grandin Avenue that separated the houses from a small triangular park with a water tower, removed in the 1980's. The house sits on a lot approximately 70 feet wide and 125 feet deep. The lot has a few small trees and a grassy lawn surrounded by a cyclone fence. A narrow path leads up to the front porch. The house has no garage, though it backs up onto Mapleton Street. Houses on either side of 701 are one-story and of more recent construction.

The vernacular wood frame two-1/2 -story house has a composition shingle roof, a red brick chimney on the rear slope of the cross gable roof, asbestos type wood grained shingle siding, a red brick foundation under the main block and cinder block/concrete under the front and back porches. A three-sided one-story bay protrudes from the west elevation. The house is currently under renovation.

COMPREHENSIVE DESCRIPTION

The Hipsley-Thompson House is a vernacular three-bay by two-bay Gothic-revival style wood frame 2-1/2 -story house. The symmetrical front façade has an exterior door opening in the south bay of the first story, a window in each of the prominent front and two side gables, a front-gabled full-width one-story front porch and a one-story projecting bay on the north side. This was a typical house form in turn of the twentieth century Montgomery County. The main block of the house (see attached tax assessor's worksheet) measures 20 feet wide by 28 feet deep, the front half topped by a cross-gable composition shingled roof and the rear half by a rear-facing gabled roof. A central 10-foot by 12-foot wing extends from the main block. This wing was probably built as a rear sleeping porch with a kitchen or kitchen utility porch below. A rear and side porch around this rear addition have been enclosed and incorporated into the wing.

The most prominent feature of the house is the steeply peaked center-front attic gable with a double hung window. This, with the narrow front elevation and narrow windows give the house a vertical thrust. The windows are 1/1 and are not as long on the front first story as expected. They may have been replaced at some time. The front entry door is a replacement and the wood decked front porch and wooden columns have been replaced by a concrete slab and wrought iron posts. Details of the elevations, including the window and door openings and porches, are shown in the attached photos taken by Planner Harry Smith in July 2002 and the tax assessors' floor plan. Photos of the neighborhood and of similar house are numbered 1 through 5.

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Continuation Sheet

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701 Grandin - front elevation: All photos of 701 Grandin by Harry Smith 7/2002

701 Grandin—front and west elevations

701 Grandin—west and rear elevation

701 Grandin—rear elevation

701 Grandin—rear and east elevation

701 Grandin—east elevation

701 Grandin- looking east on Grandin: Photos of 701 Grandin by Harry Smith 7/2002

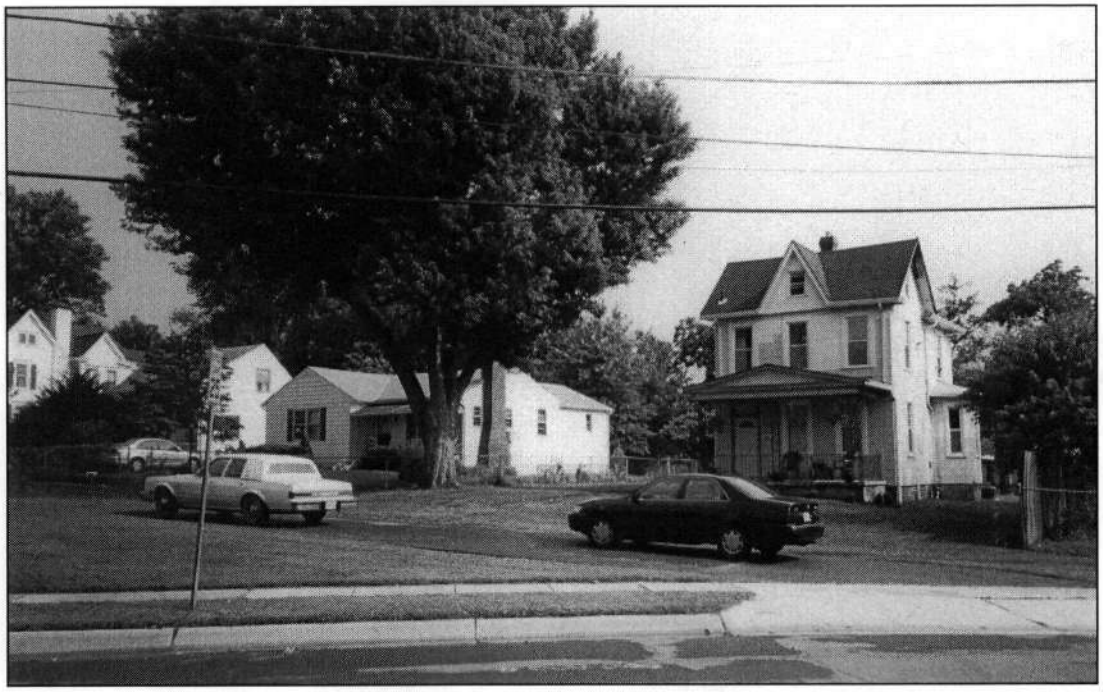

Photo 1- looking east on Grandin showing the green space and parking area. - Gail Littlefield, 07/2002

Photo 2 showing parking area and 701 Grandin in the background. Photo by Gail Littlefield.

Photo 3—709 Grandin

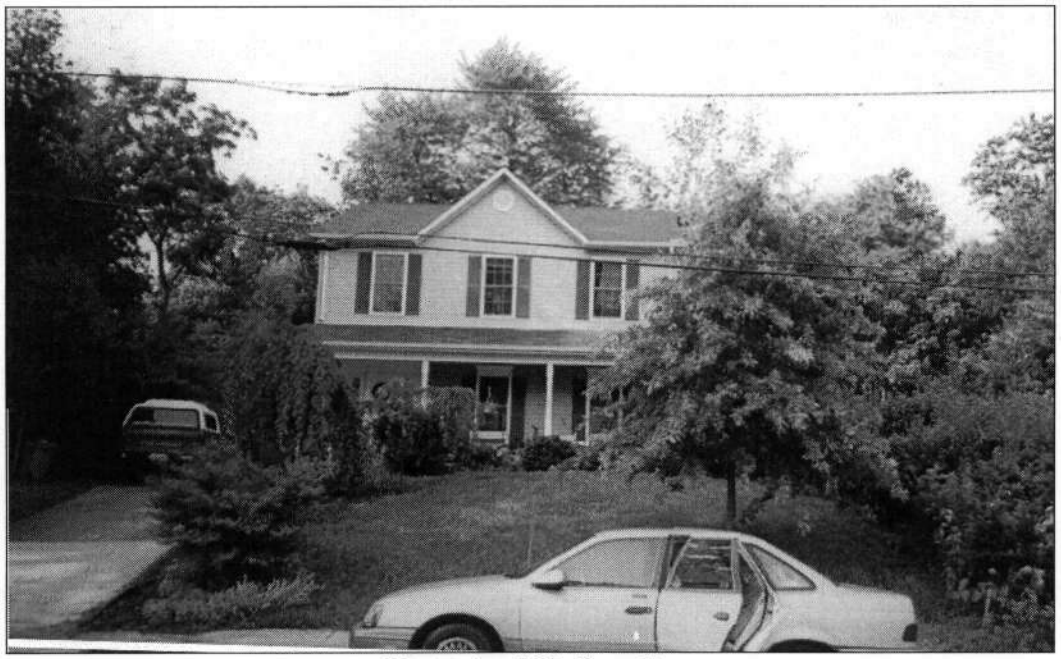

Photo 4—702 Grandin

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Name: The Hipsley-Thompson House; 701 Grandin Avenue
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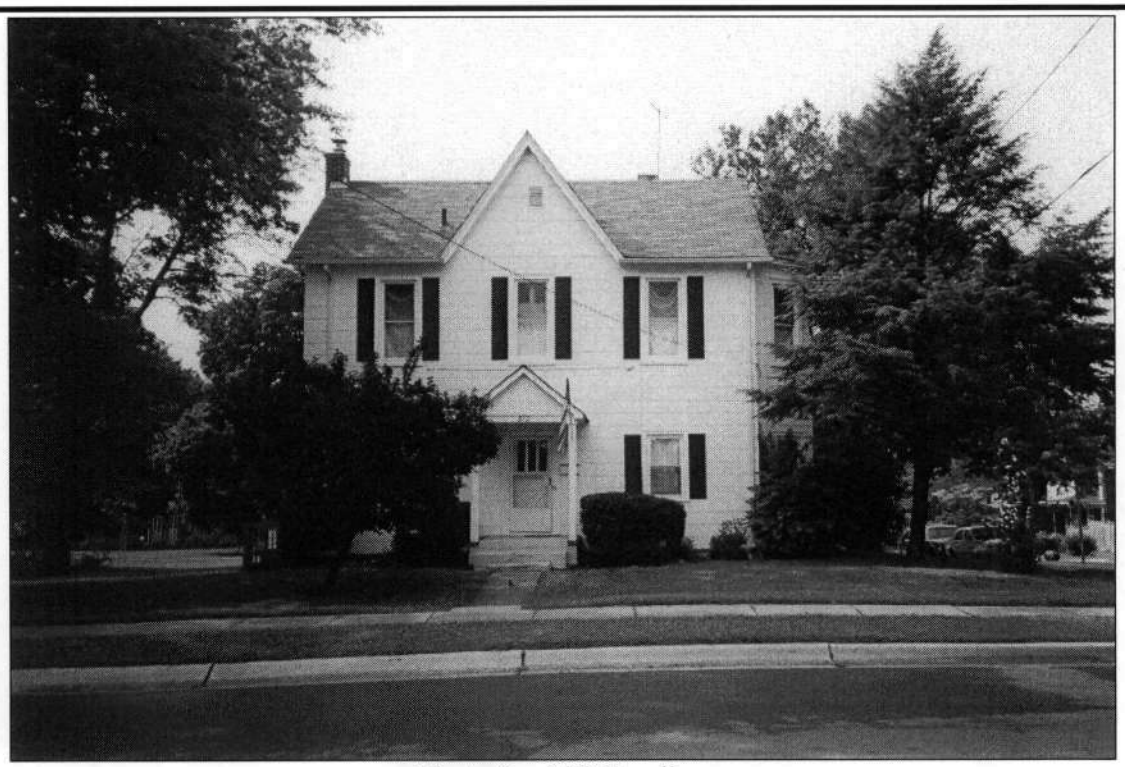
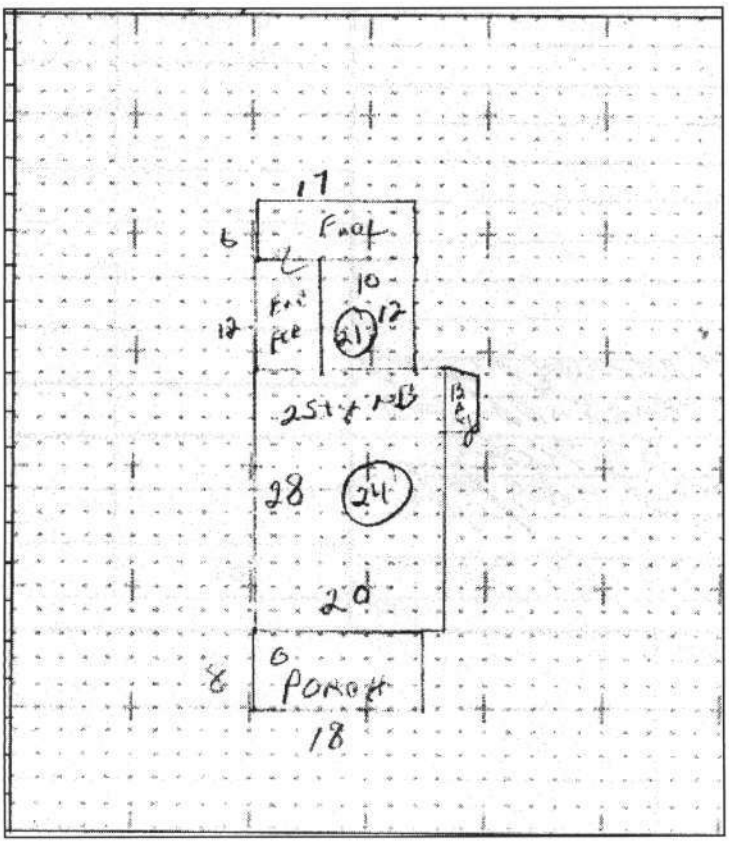


Photo 5—218 Reading



Left: Tax Assessor worksheet plan of 701 Grandin Avenue With dimensions.

8. Significance

Inventory No. M:26/13/13

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

Specific dates 1894 **Architect/Builder**

Construction dates 1894

Evaluation for:

_____ National Register ___X___ 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 Hipsley-Thompson House is significant as part of the urban growth of Rockville. Unlike earlier subdivisions around the Courthouse, Rockville Park was oriented to the B & O Railroad's Rockville Station and the commercial opportunities there. It represents the evolution of Rockville from a county seat in an agricultural area to a railroad hub. Architecturally, the Hipsley-Thompson House represents a popular vernacular house form of the late nineteenth century. It is one of several intact survivors of the first generation of houses in Rockville Park. It has had several owners, representing the middle-class occupations and activities engaged in by Rockville citizens during the town's growth in the twentieth century.

NARRATIVE

The land upon which 701 Grandin sits was first platted in 1888 as Reading's 1st Addition to Rockville.[1] (plat attached) William Reading, was "a successful timber merchant, inventor, and owner of two 500-acre farms overlooking the C & O. Canal", according to research done by Anne Cissel. [2] He purchased 28-5/8 acres along the east side of the B & O's Metropolitan Branch tracks from Edward and Martha Stonestreet in 1884.[3] He subdivided this as "Reading's 1st Addition to Rockville,"[4] with streets named after family members.[5] The blocks were subdivided into approximately one-third acre lots. [6] When the plat was recorded in March 1888, there were no houses on Block 6, where 701 Grandin now stands. 701 Grandin sits on what was lot 2 and probably part of lot 3 of block 6, Reading's 1st Addition.

In 1890, Reading transferred all the unsold lots in his subdivision to Washington Danenhower for $10,000. The land was described as part of Haymond's Addition, Burgundy, and Song Discovered

[1] JA 13/124, 3/1888; see attached plat.
[2] Anne Cissel's MHT form for 206 Reading.
[3] EBP 32/225, 4/3/1884.
[4] L/F JA 13/124.
[5] Cissel MHT.
[6] Cissel MHT.

tracts.[7] Danenhower resubdivided the blocks, added sidewalks on Grandin and Reading, and filed his subdivision as Rockville Park.[8] (plat attached) 701 Grandin sits on Lots 34, 33, and 15 feet of Lot 32, block 6, of Rockville Park. Each lot in block 6 was approximately 28 feet wide and 125 feet deep. By 1896, Danenhower had sold all but six of his Rockville Park lots. Most homes were described in tax records as being two-story frame with five rooms. Rockville Park was valued for tax purposes at $300 an acre.[9]

Between 1905 and 1910, William C. Bean acquired lots 24 through 34 of Block 6, Rockville Park.[10] Lots 33 and 34 were acquired from Walter R. Wilcox in 1910, along with Lot 30. [11] It is proven, but likely that the house at 701 had been built by 1910. The three lots (30, 33, and 34) sold in 1894 for $450 to Walter Wilcox and Walter Heiston of Washington, DC ,[12] indicating that they were unimproved at that time and probably bought for investment. Wilcox bought out Heiston's interest in the lots in 1897, for an undisclosed sum.[13] When Bean acquired Lots 30, 33, and 34 from Wilcox in 1910, the sum was also not disclosed.

William C. Bean was listed in the 1900 census as living in "Rockville Town", age 17, born 1883, son and oldest child of Richard B. and Mary G. (Robertson) Bean. His father's occupation was listed as "farmer" and his was listed as "farm laborer." In 1902, William Bean married Maude Moulden of Rockville, daughter of Martha Moulden.[14] Not much is known about William Bean, but beginning with a transaction with his mother-in-law in 1904, he was involved in 17 real estate exchanges, including purchasing with others the Corcoran Hotel.[15] In 1904, he purchased the barber supplies of Albert King, leased his barber shop and dwelling across the street from the Corcoran Hotel, and required him not to compete as a barber in Rockville.[16] This suggests that Bean was practicing barbering at that time.

Indirect evidence indicates a construction date of around 1894 for the Hipsley-Thompson House. The house at 709 Grandin, on lot 26, block 6, is very similar to 701. (see photo) That house was built between 1893 and 1905, based upon a comparison of the sales prices in 1893 and 1905. In 1893, lots 26 and 27 sold for $400.[17] In 1905, the two lots sold for $1250.[18] Research done by Peerless Rockville indicates 709 was built in 1893 by "M. Cronise." The house at 709 Grandin was described in the Sentinel as "a commodious dwelling with 8 large rooms, double hall, bathroom, …ornamented with a

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[7] JA 17/268, 3/26/1890.
[8] Plat A-53, JA17/268, 4/12/1890; see also plat A-47.
[9] Peerless Rockville, "Rockville Park" vertical file.
[10] 184/212, 10/27/1905 (lots 24, 25, 26, 27, and 29, from William and May Welsh).
[11] 212/271, 3/25/1910.
[12] JA 44/67, 6/18/1894. Danenhower had originally sold Lots 33 and 34 to Henry D. Fry, of Washington, for $300 in 1890 (JA 38/53); Fry sold 30, 33, and 34 to Clarence Norment and O'dell Smith for $450 in 1893 (JA 42/241); Norment and Smith then sold to Wilcox and Heiston in 1894.
[13] JA 60/12, 6/23/1897.
[14] Montgomery County Genealogical Abstracts (MCHS).
[15] See Montgomery County Land Records Grantee Index, 1776-1928; 228/193, 6/1/1912.
[16] 180/384.
[17]. JA 38/244, 1893.
[18] 182/124, 3/1905

wide verandah. ...to be completed by Sept 1." [19] Assuming that the two almost identical houses were built around the same time, we can conclude that 701 was also built 1893-1894. The tax assessor's worksheet lists an 1874 construction date. The assessor's date predates building permits and is probably the assessor's best estimate based on style. The style of the house is consistent with a late nineteenth century date, probably during the time Walter Wilcox owned the property with Walter Heiston, 1894-97.

William and Maude Bean sold 5 lots, 30 through 34, to Harry C. and Pattie S. Hipsley in 1918, taking back a note for $2700.[20] The value of the note confirms that the house at 701 had been built before 1918. In 1918, the 701 Grandin property would have been 140 feet wide, like its neighbor at 709 Grandin, which also sat on 5 lots, 24 through 29. When the Beans sold lots 30-34 to the Hipsleys, they retained the 5 lots of 709 Grandin. It is not known if the Beans occupied either of the two houses. William Bean died in 1924.[21] His widow sold 709 in 1927.[22] The Hipsleys held all five lots of the property until 1951.

Harry C. Hipsley was born in 1866 and died in 1949, with burial at Mt. Carmel Cemetery.[23] Pattie S. (Price) Hipsley was born at Etchison, Montgomery County, in 1861. She moved out of 701 Grandin to live with a son and daughter-in-law in Washington in 1954, where she died in 1956 at age 95. She had four sons. She was known for her butterfly quilts, one of which she was working on for a great grandson the week before she died. She is also buried at Mt. Carmel Cemetery.[24]

In 1951, Pattie S. Hipsley, widow, sold 701Grandin with lots 30-34 to Willis and Beulah Thompson. The house was mortgaged for $6000.[25] Beulah Thompson died prior to 1974, when Willis Thompson deeded "part of the land described in a deed from Pattie S. Hipsley", lots 33, 34, and 15 feet of lot 32 "full depth", to himself and Virginia G. Thompson, his second wife.[26] Apparently Willis and Beulah Thompson subdivided their 5 lots into two 2 ½ lot parcels. The Thompsons built the house at 705 for their son and daughter-in-law.[27] Willis Thompson died Feburary 15, 1980, followed by Virginia in 1984.[28]

During the time the Thompsons lived in 701 it was divided into an upstairs and downstairs apartment, with access from an enclosed foyer and staircase. A second kitchen was installed upstairs. Mr. Thompson also removed rotten wood columns from the porch and replaced them with current iron ones

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[19] Quoted in Peerless Rockville's Progressive Dinner House Tour program, 5/18/2002, for which 709 provided the soup and salad.
[20] 274/243, 11/6/1918.
[21] Wills PEW2/182.
[22] 422/372, 1927.
[23] MCHS cemetery file.
[24] MCHS biography vertical files.
[25] 1585/116, 1585/117, 10/11/51.
[26] 4549/345, 7/11/74.
[27] Telephone interview with Dana Moffett, current owner, 7/1/02, by author.
[28] See 6749/592, 5/31/1985; MCHS obituary files.

and poured the concrete porch floor.[29] One of Virginia Thompson's daughters, Sharon L Tolbert, and her husband Earl, bought the property from Virginia Thompson's estate for $47,333.33.[30] The Tolberts lived in 701 as a single-family house, and removed the upstairs kitchen. Mr. Tolbert was a Rockville firefighter, who retired on disability. According to the tax assessor's worksheet, the house suffered about $50,000 damage from fire in the summer of 1998. The Tolberts were not able to make repairs to the house, so the City of Rockville made repairs to the interior and placed a lien on the property. [31] The Tolberts sold the house to the present owners, Cameron H. and Dana J. Moffett in February, 2002.[32]

The Moffetts are living at 730 Grandin, while they rehabilitate and restore 701 Grandin and intend to move in this summer. They have gutted the interior and restored the open staircase. They are adding an additional downstairs bathroom. They have found horseshoes in the backyard, giving credence to an oral history that there was once a stable on the property. Dana Moffett works for a plastic surgeon and Cameron Moffett is in the Air Force. Their daughter Juliana is 15 months old and their son Ryan is 4 months old.[33]

The Hipsley-Thompson House is significant as part of the urban plan and growth of Rockville. Unlike earlier subdivisions around the Courthouse, Rockville Park was oriented to the B & O Railroad's Rockville Station and the commercial opportunities there. It represents the evolution of Rockville from a sleepy county seat in an agricultural area to a railroad hub. Architecturally, the Hipsley-Thompson House represents a popular vernacular form of the late nineteenth century. It is one of several intact survivors of the first generation of houses in Rockville Park. The prominent steeply peaked face dormer is found on the almost identical house at 709 Grandin (see photo 3), and also at 218 Reading, across the street (see photo 5). It is apparently so characteristic of the neighborhood that the builders of 202 Grandin, a new infill house, (photo 4) also incorporated the feature in their house to make it compatible with the neighborhood. Like other older properties in Rockville Park, the 701 Grandin tract was subdivided, along with the 709 tract, making way for new infill houses in the mid to late twentieth century. Two families, the Hipsleys and the Thompson/Tolberts occupied the house for long periods of time. The house sits across Reading Avenue from the Kingdon Sisters' House and the Carey and Hattie Kingdon House (300 Reading), both on the City of Rockville list of historic sites.

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[29] Moffettinterview.
[30] 7649/592, 5/31/1985.
[31] According to Dana Moffett, Moffett interview.
[32] 20540/592, 2/12/2002.
[33] Moffett interview.

copied from Liber J.A. No 13. Folio 124. /

Plat of Readings First Addition JA 13. Folio 124 March 1888

Reading's 1st Addition
To Rockville
By Wm Reading
March 1888

Pursuant to Sec 608-D, Chapter 32, Acts of the General Assembly of Maryland, Session of 1914, I hereby certify that this plat is a true and accurate copy of the original recorded in Liber JA No 13, folio 124, one of the Land Records of Montg Co. Md, of which it purports to be a copy.

W Ernest Offutt
County Surveyor for Montgomery County

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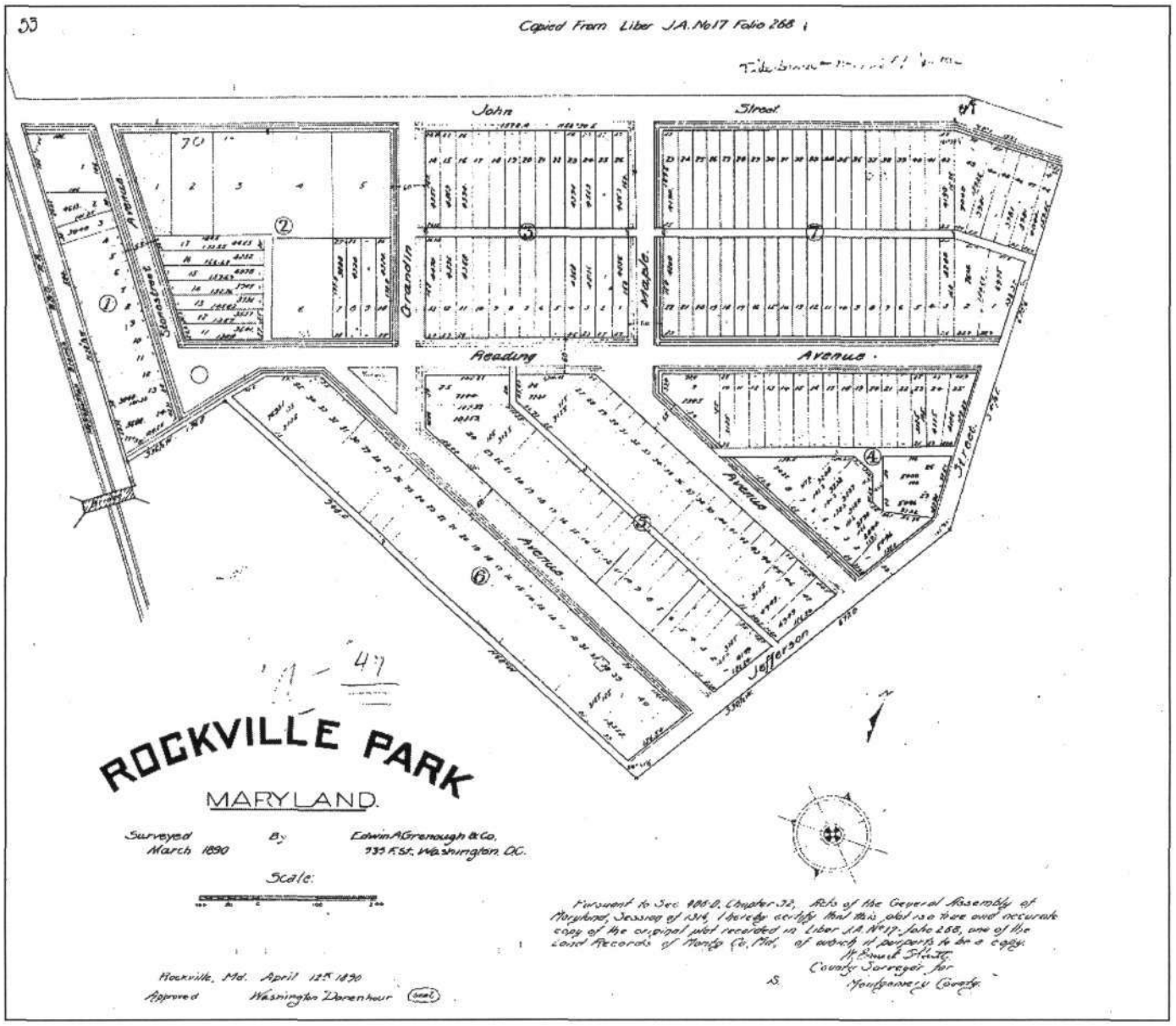

Plat of Rockville Park Liber JA 17. folio 268 March 1890

Obituaries of Patie S. (Price) Hipsley Died February 14, 1956

Mrs. Hipsley, County Native, Dies in DC

Mrs. Harry C. Hipsley, 95, a native of Montgomery County and a resident of Rockville for 30 years, died on February 14 at the home of her son and daughter-in-law, Mr. and Mrs. Marion T. Hipsley, 824 A Street, S.E., in Washington.

Born Pattie S. Price in 1860, she was the daughter of the late Frank and Laura Price of Etchison. She moved to the Washington residence four years ago, two years after the death of her husband.

Mrs. Hipsley was noted for her butterfly quilts and was working on one for her 6-month-old great-grandson, Dale Hipsley, the day before her death.

On her birthday on May 10 last year, she presented her pastor, Rev. E. A. Wilcher of the North Carolina Avenue Methodist Church in Washington with a butterfly quilt in celebration of her natal day. The Rev. Wilcher officiated at her funeral service which was held Friday at the Roy W. Barber funeral home in Laytonsville, with burial in Mount Carmel Cemetery.

She is survived by two of her four sons, the other surviving son being Laurie W. Hipsley also of Washington; 10 grandchildren and 12 great-grandchildren. She is also survived by two sisters, Miss Caroline Price of Etchison and Mrs. Macie Harvey of Baltimore.

Sentinel
Feb. 23, 1956

Mrs. Harry C. Hipsley, 95, Montgomery County Native

Mrs. Harry C. Hipsley, 95, a native of Montgomery County and a Rockville resident for 30 years, died Tuesday at the home of her son and daughter-in-law, Mr. and Mrs. Marion T. Hipsley, 824 A street S.E., with whom she had lived for the last four years.

Mrs. Hipsley led an active life up to the day of her death. She took great delight in making butterfly quilts for her grandchildren and great-grandchildren, and she was working on one for her 6-month-old great-grandson, Dale Hipsley, the day before her death.

Last May 10, in a gesture her family called characteristic, she gave a quilt she had made for him to her pastor, the Rev. E. A. Wilcher, in celebration of her own birthday. Mr. Wilcher is pastor of the North Carolina Avenue Methodist Church, Eighth street and North Carolina avenue S.E.

The mother of four sons, Mrs. Hipsley had 10 grandchildren, and 12 great-grandchildren. Two of her boys, twin sons, are dead. Her other surviving son is Laurie W. Hipsley of Washington. Her husband died about six years ago.

The former Pattie S. Price, she was born in 1860. She was the daughter of the late Frank and Laura Price of Etchison, Md.

Also surviving are two sisters, Miss Caroline Price of Etchison and Mrs. Macie Harvey of Baltimore.

Services were to be held at 2 p.m. today in the Roy W. Barber funeral home in Laytonsville, with burial in Mount Carmel Cemetery.

HIPSLEY, PATTIE S. Suddenly, on Tuesday, February 14, 1956, at her son's home, Marion T. Hipsley of 24 A st. s.e., PATTIE S. HIPSLEY, aged 95, wife of the late Harry C. Hipsley of Rockville, Md., daughter of the late Frank and Laura Price of Etchison, Md. and mother of Marion T. and Laurie W. Hipsley of Washington, D. C. She also is survived by ten grandchildren twelve great-grandchildren and two sisters, Miss Caroline Price of Etchison, Md., and Mrs. Macie Harvey of Baltimore, Md. Friends may call at the Roy W. Barber Funeral Home, Laytonsville, Md., where funeral services will be held on Friday, February 17, at 2 p.m. Interment Mount Carmel Cemetery. 16

Star
Feb. 14, 1956

9. Major Bibliographical References

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Montgomery County Land Records, plats and wills. Family files, burial and cemetery records at the Montgomery County Historical Society. Files on 701 Grandin and Rockville Park at Peerless Rockville. Tax assessor worksheet and file. Interivew with Dana Moffett by Gail Littlefield, July 2002.

10. Geographical Data

Acreage of surveyed property 8,375 square feet
Acreage of historical setting
Quadrangle name Rockville Quadrangle scale:

Verbal boundary description and justification

Part lot 32, 33, and 34, Block 6, of Rockville park.

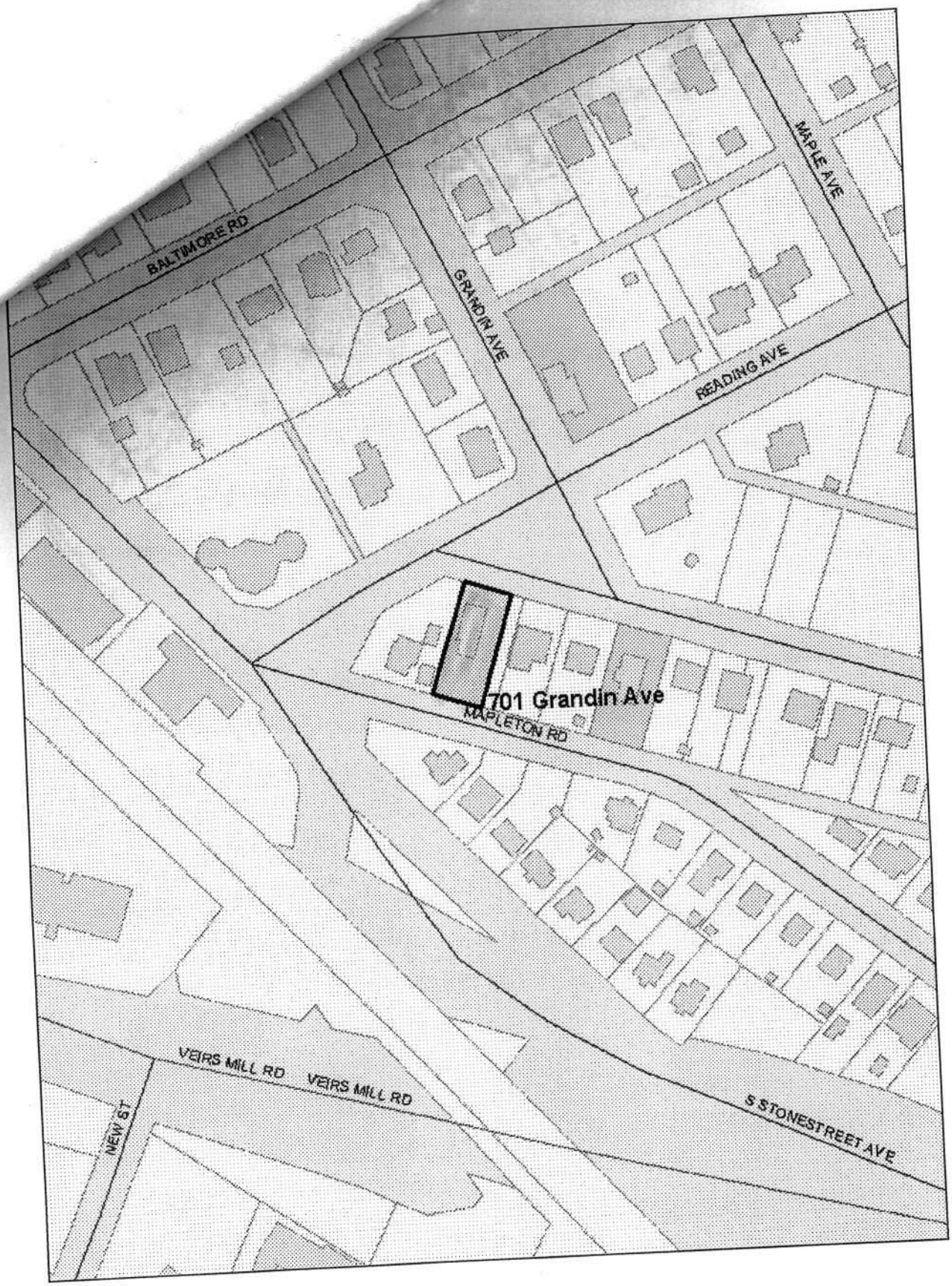
11. Form Prepared by

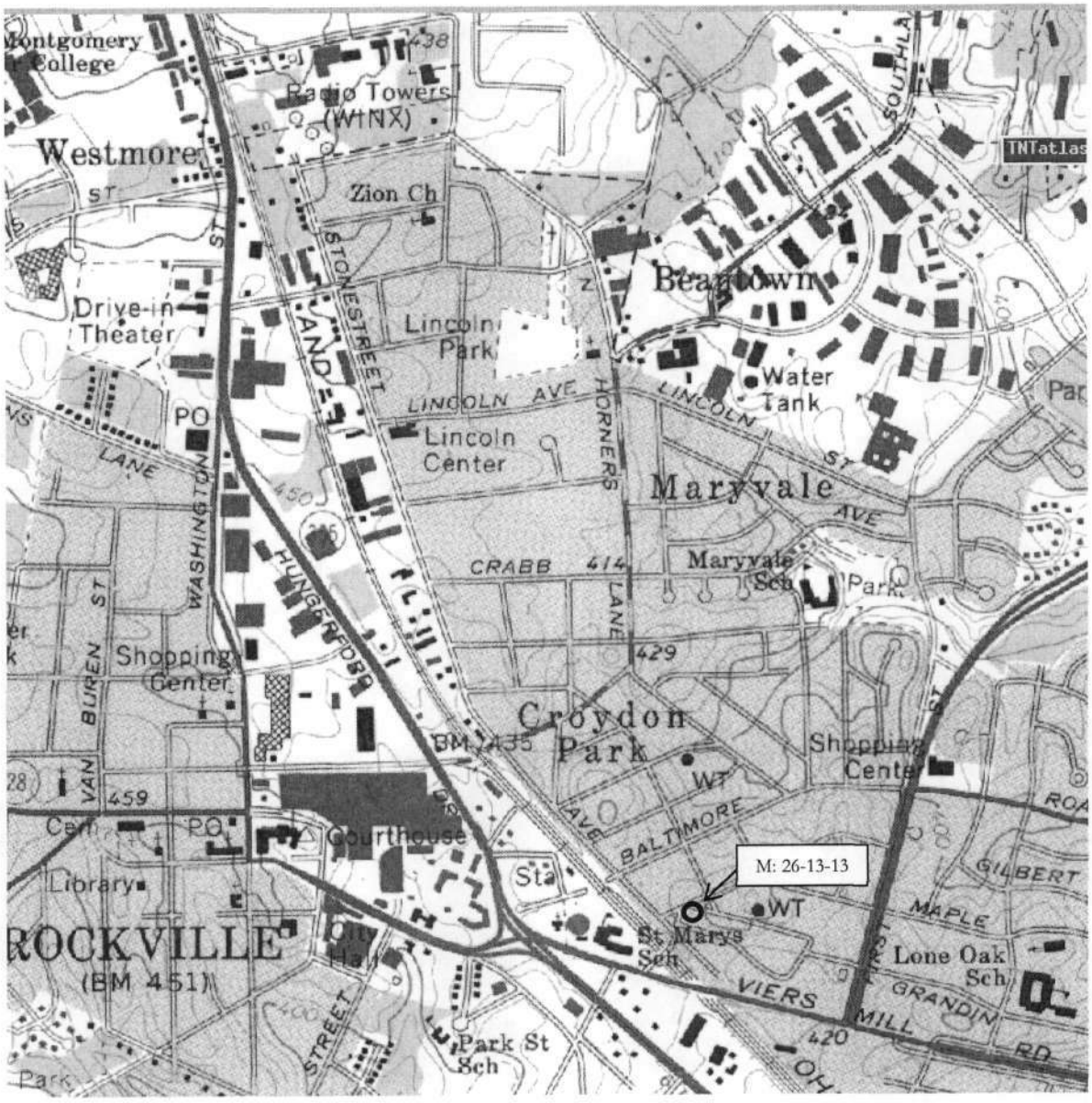
name/title	Patricia G. Littlefield (additional research by Eileen McGuckian and Will Leventer, Peerless Rockville)	
organization	Independent contractor for City of Rockville, MD	date 7/2/02
street & number	PO Box 463	telephone 301 990 6567
city or town	Washington Grove,	state Md 20880

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
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600


BALTIMORE RD
GRANDIN AVE
MAPLE AVE
READING AVE
701 Grandin Ave
MAPLETON RD
VEIRS MILL RD
VEIRS MILL RD
NEW ST
S STONESTREET AVE

M: 76-13-13

M: 26-13-13
Hipsley-Thompson House
701 Grandin Avenue
Rockville, MD
USGS Rockville Quad