

CARR-1386

Horpel Farm Tenant House
Eldersburg (vicinity)

c. 1889-1909

Summary:

In 1888 Jacob Tome sold the Solomon Bailey farm, now reduced to 200 acres, to Louis Horpel of Baltimore City. Horpel was foreclosed on in 1909, and the Equity Court ordered the farm sold. It was described as having a six-room Tenant House in good condition. This is the first mention of a tenant house on the property, and probably refers to the existing building. Its small size and simple design and embellishment are typical of houses built specifically for tenants. It was probably built by Horpel c. 1889-1909. The farm was apparently recently leveled and replaced by a subdivision. The house is scheduled for demolition.

Maryland Historical Trust State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic Horpel Farm Tenant House

and/or common

2. Location

street & number 101 Martz Road

not for publication

city, town Eldersburg

vicinity of

congressional district

state Maryland

county Carroll

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

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

name Barry Hoskins

street & number 101 Martz Road

telephone no.: 549-7796

city, town Sykesville

state and zip code Maryland 21784

5. Location of Legal Description

courthouse, registry of deeds, etc. Courthouse Annex

liber IWS 1247

street & number 55 North Court Street

folio 184

city, town Westminster

state Maryland

6. Representation in Existing Historical Surveys

title

date

federal state county local

pository for survey records

city, town

state

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 type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input checked="" 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.

Summary:

The Horpel Farm Tenant House at 101 Martz Road in southeastern Carroll County, Maryland is a two-story, three-bay by one-bay structure that faces southwest. It has a rubble stone foundation, asbestos shingle siding, and an inverted-V-seam metal gable roof with a northwest-southeast ridge. There is a two-bay by two-bay, one-story wing on the southeast and that has the same siding and an asphalt shingle gable roof with a northwest-southeast ridge. The center door opens into the northwest room. The window and door surrounds are plain. The building is scheduled for demolition.

Contributing Resources: 1

The Horpel Farm Tenant House at 101 Martz Road in southeastern Carroll County, Maryland, is a two-story, three-bay by one-bay structure that faces southwest. It has a rubble stone foundation, asbestos shingle siding, and an inverted-V-seam metal gable roof with a northwest-southeast ridge. There is a wood box cornice and a center brick chimney with a corbelled cap.

The southwest elevation has a new center door with a wood sill and plain surround. The west bay has a 6/6 sash with a beaded interior edge frame and a wood sill. The south bay has a 6/6 sash in a frame that has a broken field and a small ogee at the break. It, too, has a wood sill. On the second story each end bay has a 6/6 sash that matches the west bay of the first story. The northwest elevation has no openings.

The northeast elevation, on the first story, has a 6/2 sash in the east bay, with a plain surround and a wood sill. The center bay has a boarded-up opening behind the oil tank. The north bay matches the east, but some of the surround is missing, and the window frame underneath has a beaded interior edge. On the second story the end bays each have a 6/2 sash with beaded interior edge frames. The center bay has a four-light casement with a beaded interior edge frame.

There is a two-bay by two-bay, one-story wing on the southeast end that has the same siding and an asphalt shingle gable roof with a northwest-southeast ridge. It, too, has a wood box cornice. The southwest elevation has a 2/2 sash with a plain surround in the west bay and a 6/6 in the south bay with a broken field frame that has an ogee at the break. The southeast elevation has nothing in the south bay and a 6/6 in the east bay that matches that in the south bay on the southwest. The southeast elevation of the

Description (continued)

Section 7 Page 2

house has no openings. The northeast elevation of the wing has a door in the east bay with nine lights over two lying panels. The surround is plain. The north bay has a 2/2 sash like that on the southwest, in the west bay.

There is no cellar in the house, only a crawl space that was not accessible. The house has two rooms, plus the wing. The center door opens into the northwest room, which has 2-inch wide (pine?) flooring that runs northwest-southeast. The window and door surrounds are plain, with the top piece lapped over the side pieces. The southeast room has a straight run of stairs along the northeast wall. This wall and the stair wall retain some beaded-edge-and-center vertical-board wainscot. The rest of the walls have been panelled. There is a brick chimney flue on the northwest wall. The southeast wall has been partly opened up to the south to get to the wing, and has a five-lying-panel door set to the east. The wing has the same window and door trim as the main block, and a two-panel door to a room on the east.

The second story is identical in plan to the first, and has the same flooring running northwest-southeast. The walls have been panelled. The window and door trim matches the first story, and there is a five-lying-panel door to each bedroom. There is no access to the attic. The building is scheduled for demolition.

8. Significance

Survey No. CARR-1386

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 checked="" 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/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates c. 1889-1909 **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.

Summary:

In 1888 Jacob Tome sold the Solomon Bailey farm, now reduced to 200 acres, to Louis Horpel of Baltimore City. Horpel was foreclosed on in 1909, and the Equity Court ordered the farm sold. It was described as having a six-room Tenant House in good condition. This is the first mention of a tenant house on the property, and probably refers to the existing building. Its small size and simple design and embellishment are typical of houses built specifically for tenants. It was probably built by Horpel c. 1889-1909. The farm was apparently recently leveled and replaced by a subdivision. The house is scheduled for demolition.

Geographic Organization: Piedmont
Chronological/Development Period: Industrial/Urban Dominance, A.D. 1870-1930
Historic Period Themes: Agriculture, Architecture
Resource Types: Rural vernacular

The Horpel Farm Tenant House was originally part of the 285-acre farm purchased in 1869 by Solomon T. Bailey. Bailey mortgaged the property to Jacob Tome of Port Deposit in Cecil County, Maryland, the wealthy businessman and founder of the Tome Institute. By 1872, Tome was forced to foreclose on Bailey and took the case to Equity Court, where the property was ordered sold. The sale advertisement does not list any improvements on the property, though there undoubtedly were some. At the sale, Tome was the highest bidder, paying \$5,050 for the property. For the next fifteen years, Tome apparently leased the property to tenant farmers, perhaps beginning with Bailey. In 1888 he sold the farm, now reduced to 200 acres, to Louis Horpel of Baltimore City. Horpel was in turn foreclosed on in 1909, and again the Equity Court ordered the farm sold. It was described as being on the north side of the public road leading from Sykesville to the Washington and Westminster Road (Obrecht Road).

The improvements thereon are a frame two and one-half story Dwelling with ten rooms, in good repair, barn in fairly good condition,

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM

Survey No. CARR-1386

Significance (continued)

Section 8 Page 2

corn house, sheds and other necessary outbuildings, six-room Tenant House in good condition.

This is the first mention of a tenant house on the property, and probably refers to the existing building.

There are few construction details visible in this house, but the trim work suggests that it was built in the late nineteenth or early twentieth century. Its small size and simple design and embellishment are typical of houses built specifically for tenants. It was probably built by Horpel c.1889-1909. The farm was apparently recently leveled and replaced by a subdivision. The house is scheduled for demolition.

9. Major Bibliographical References

Survey No. CARR-1386

Land Records
1877 & 1917 maps
Chancery, JBB 21-159; ODG 68-189
Democratic Advocate, 18 Jan. 1873, p. 3; 30 July 1909, p. 7

10. Geographical Data

Acreage of nominated property 3.55 acres

Quadrangle name Finksburg

Quadrangle scale 1:24000

UTM References do NOT complete UTM references

A	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

C	<input type="text"/>	<input type="text"/>	<input type="text"/>
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D	<input type="text"/>	<input type="text"/>	<input type="text"/>
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E	<input type="text"/>	<input type="text"/>	<input type="text"/>
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F	<input type="text"/>	<input type="text"/>	<input type="text"/>
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G	<input type="text"/>	<input type="text"/>	<input type="text"/>
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H	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Verbal boundary description and justification

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 Kenneth M. Short, Historic Planner

organization Carroll County Planning Department

date July 28, 1994

street & number 225 North Center Street

telephone (410) 857-2145

city or town Westminster

state Maryland

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
BYCOP/D/SCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
514-7600

CARR-1386
 Horpel Farm Tenant House
 101 Martz Road

CHAIN OF TITLE

GRANTOR	HOME COUNTY	GRANTEE	HOME COUNTY	DATE	LIBER	FOLIO	TRANS-ACTION	COMMENTS
Joseph Jeffrey Griffith	Carroll	Joseph Jeffrey Griffith & Kathryn Margaret Davis	?	11-26-1990	LWS 1247	184	Deed fee simple	101 Martz Road, \$0
Joseph Jeffrey Griffith & Maria Sabia Griffith	Carroll	Joseph Jeffrey Griffith	?	11-26-1990	LWS 1247	181	Deed fee simple	\$0
Mary June Scott, et al	?	Joseph Jeffrey Griffith & Maria Sabia Griffith	?	12-7-1987	LWS 1059	270	Deed fee simple	\$65,000
Kenneth L. & Mary E. Scott (wife)	Montgomery County	Gerald Leroy Scott, et al	all over creation	12-13-1979	LWS 758	694	Deed fee simple	(1) Lot 1, 6 acres (2) Lot 2, 3 acres (3) tract 72.7637 acres (see 3 deeds)
Earle L. Kirkley, Sr. & Pauline F. (wife)	Carroll	Kenneth L. & May E. Scott (wife)	?	7-28-1972	CCC 517	358	Deed fee simple	18,768.4 sq. ft. east side of White Rock Road in Barrett (3) (c)
Martin P. & Ernestine Prough (wife)	Carroll	Kenneth L. & May E. Scott (wife)	Montgomery County	3-4-1972	CCC 506	300	Deed fee simple	\$5.00, 1.2979 acres & 6431 acres, east side of White Rock Road, 14th District (3) (b)

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 101 Martz Road

CHAIN OF TITLE

GRANTOR	HOME COUNTY	GRANTEE	HOME COUNTY	DATE	LIBER	FOLIO	TRANS-ACTION	COMMENTS
Howard Warfield & Gertrude Del (wife)	Carroll	Kenneth L. & Mary E. Scott (wife)	Washington, D.C.	9-2-1950	EAS 206	179	Deed fee simple	245 acres, 2 tracts (X) Freedom District - 191 acres - 2 acres (Y) Barrett District, 8½ acres - 24.9 acres on Sykesville-Gaither Roads [no previous reference] (3) (a)
George G. Carey, trustee & Emily Estelle Anderson, widow of William H. Anderson	Baltimore City	Howard & Gertrude Del Warfield	?	8-29-1910	ODG 115	212	Deed fee simple	Anderson will 5-5-1900, Baltimore City WHJ 107-108, 195 acres and 83 acres, contiguous - 87 acres, makes 191 acres total (X)
Thomas V. Brundige & wife		William H. Anderson		2-24-1879	FTS 51	85		(X)
Albert F. Arrington & Maggie F. (wife)	Carroll	Howard Warfield & Gertrude Del. (wife)	Carroll	4-7-1911	ODG 117	54	Deed	\$2,600, 81½ acres, Lot 2 of subdivision of Arrington's Land (Y)

CARR-1386
 Horpel Farm Tenant House
 101 Martz Road

CHAIN OF TITLE

GRANTOR	HOME COUNTY	GRANTEE	HOME COUNTY	DATE	LIBER	FOLIO	TRANS-ACTION	COMMENTS
Walter L. Hawkins, assignee of mortgage of Louis & Laura E. Horpel	?	Albert F. Arrington	?	4-7-1911	ODG 117	52	Deed	sale 8-7-1909, Equity 4886, \$7,500 near Sykesville on road leading from Sykesville to Washington Road (Y)
Jacob Tome & Evalyn S. (wife)	Cecil	Louis & Laura E. Horpel (wife)	BaltimoreCity	5-9-1888	WNM 68	11	Deed fee simple	\$5,250, 283 ¼ acres-85 acres, mortgage foreclosure by Jacob Tome ag Solomon T. Bailey & wife - Equity 1337 JBB 21-159 (Y)

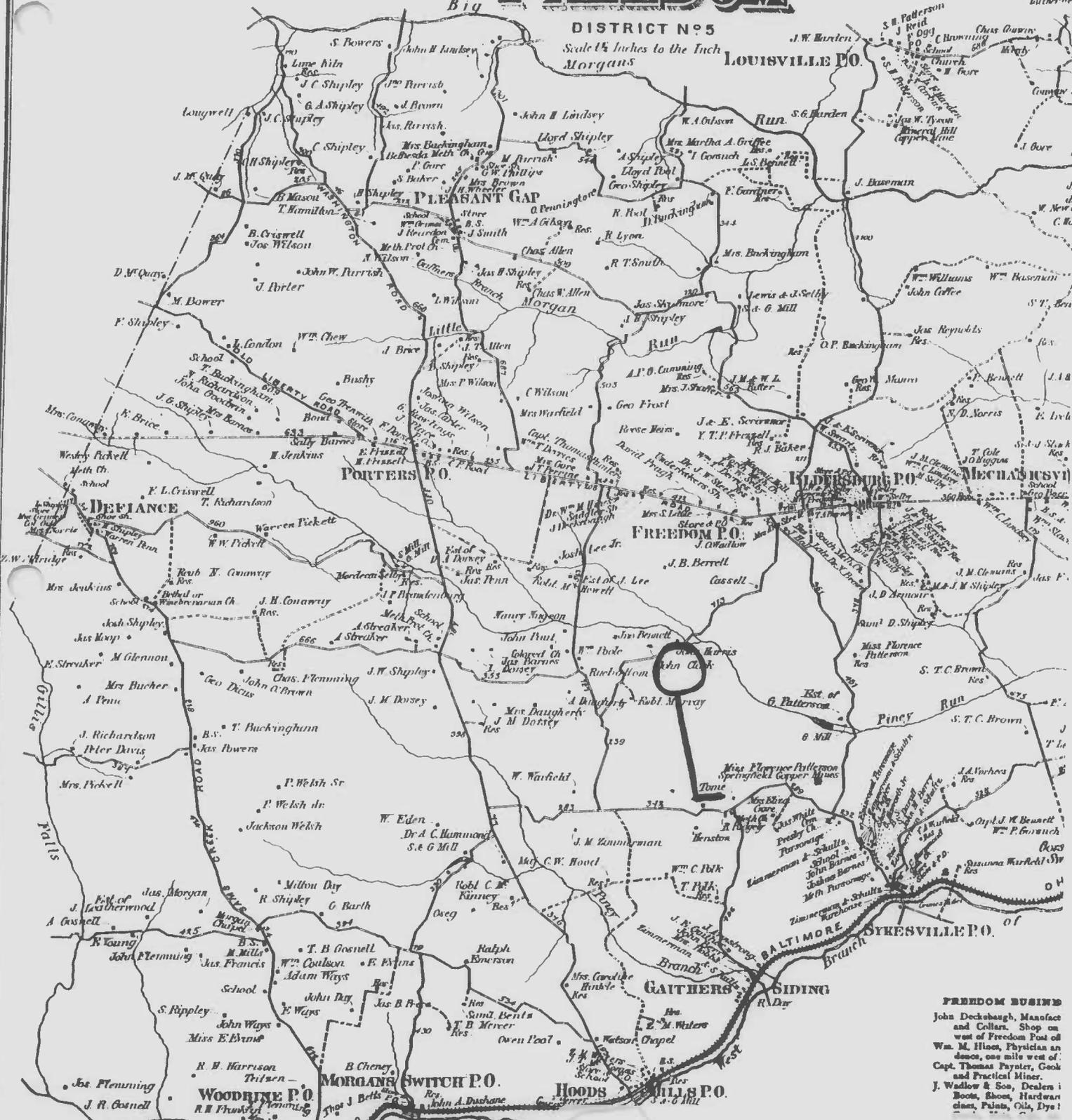
KS/ih:7-18-94:1386tit.ls

FREEDOM

Big

DISTRICT NO 5
Scale 1/4 Inches to the Inch
Morgans

LOUISVILLE P.O.



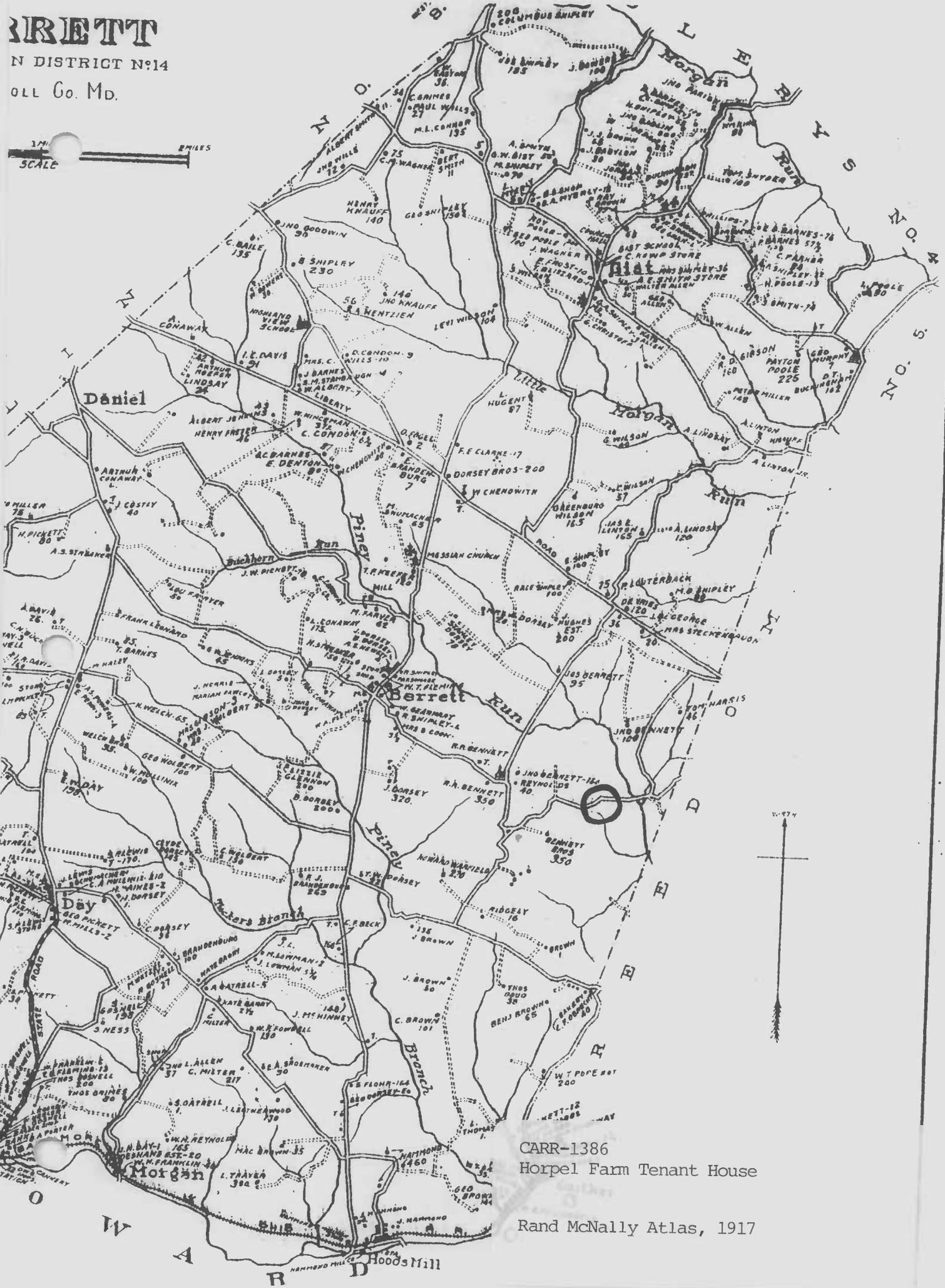
FREEDOM BUSINESS
John Dekebaugh, Manufact and Collars. Shop on west of Freedom Post of Wm. M. Hines, Physician and dentist, one mile west of. Capt. Thomas Paynter, Geok and Practical Miner. J. Wadlow & Son, Dealers in Boots, Shoes, Hardware, Glass, Paints, Oils, Dye!

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Horpel Farm Tenant House

Lake, Griffin & Stevenson Atlas, 1877

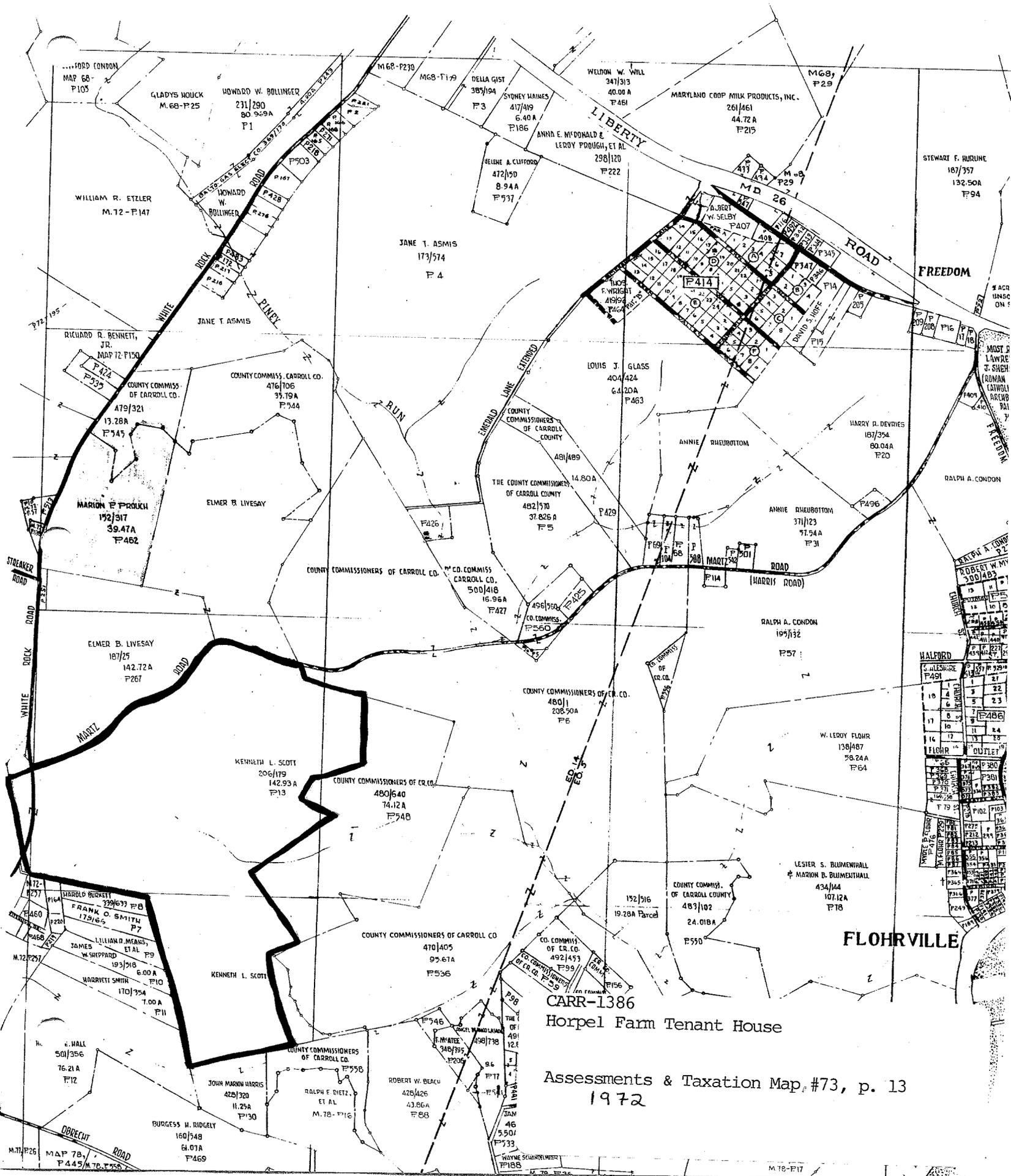
BIRRETT

N DISTRICT N:14
OLL Co. Md.



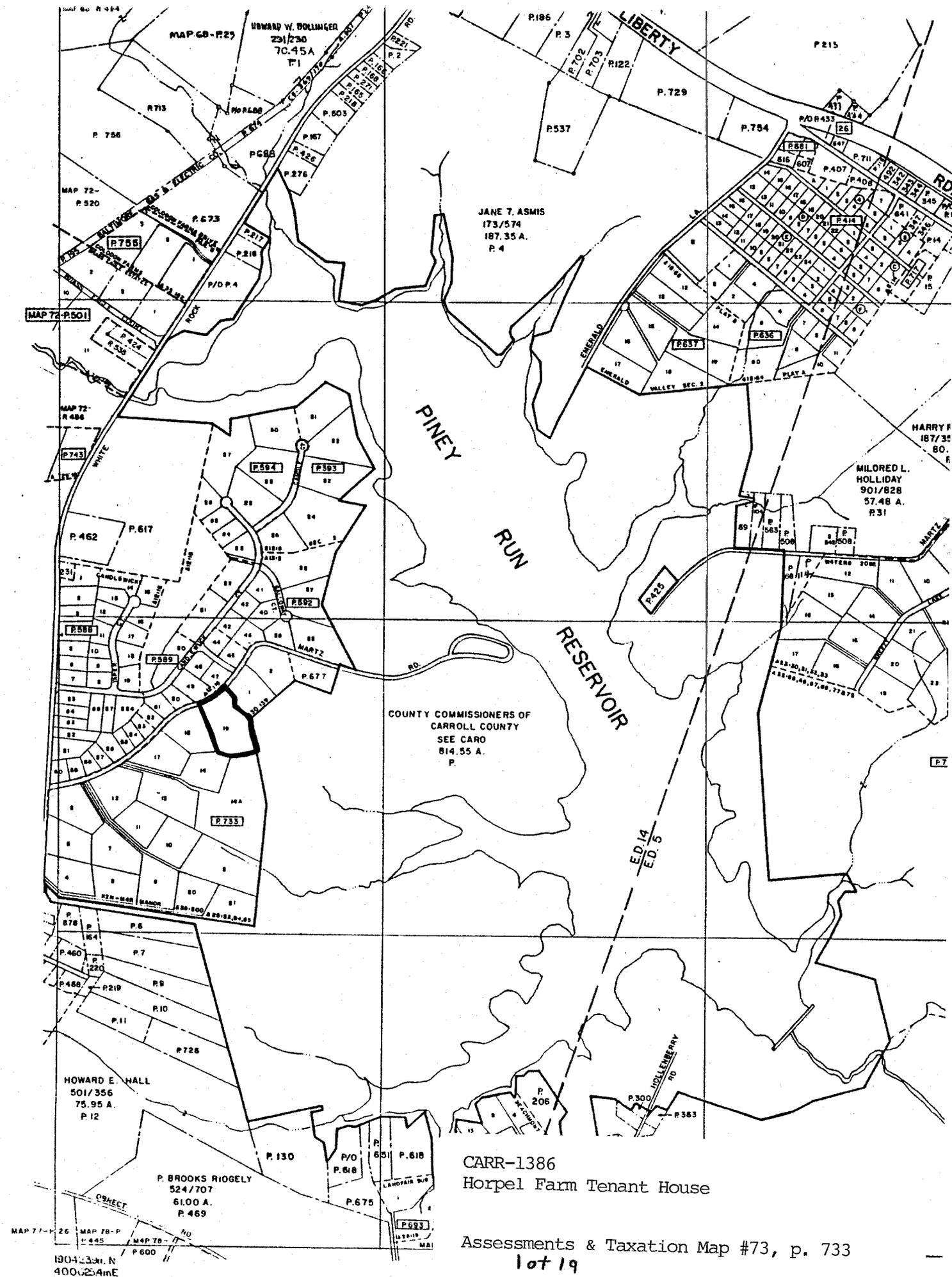
CARR-1386
Horpel Farm Tenant House

Rand McNally Atlas, 1917



CARR-1386
 Horpel Farm Tenant House

Assessments & Taxation Map #73, p. 13
 1972

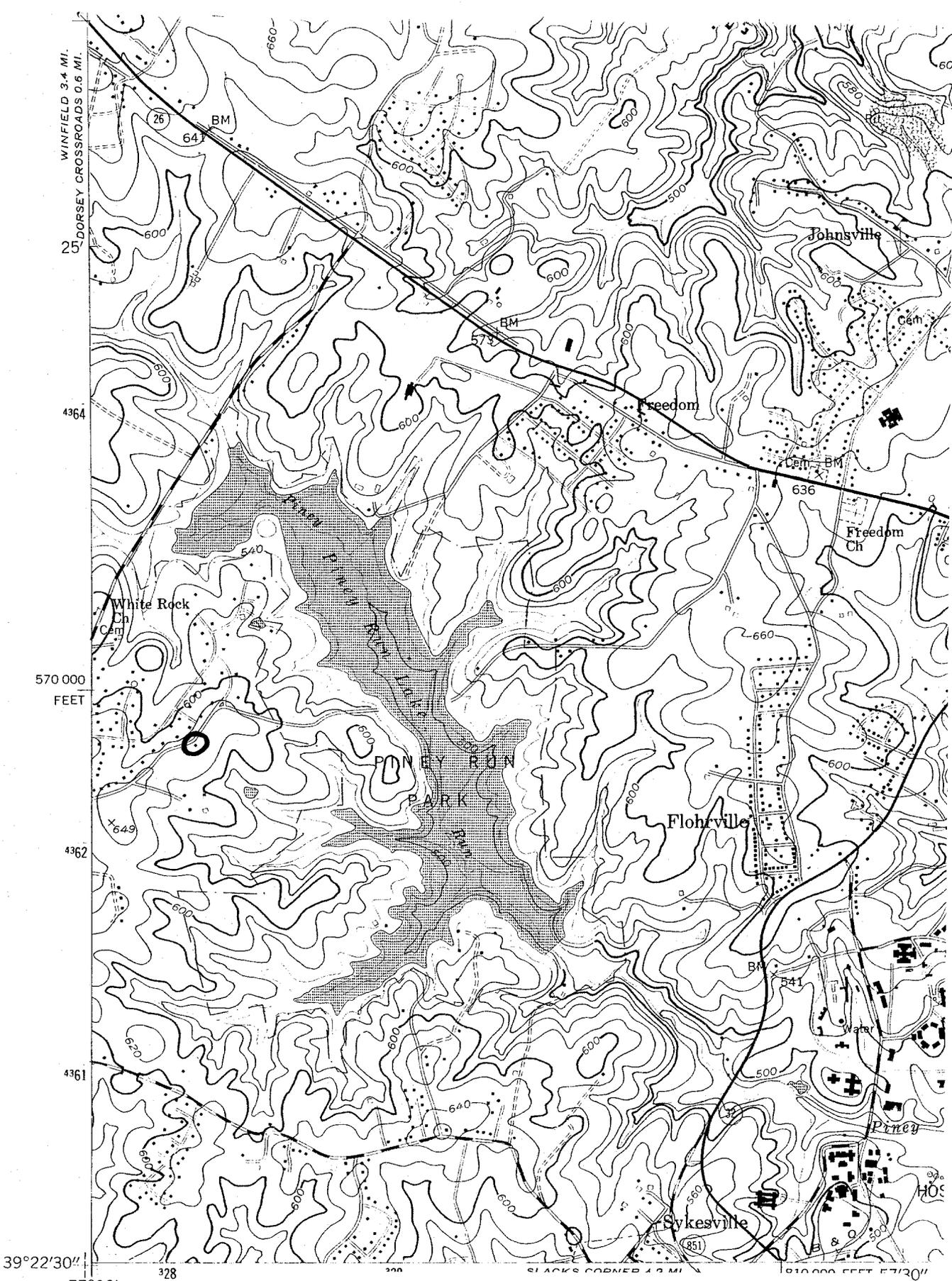


CARR-1386
Horpel Farm Tenant House

Assessments & Taxation Map #73, p. 733
lot 19

72

MAP 71-P. 26 MAP 78-P. 445
1904331. N
4000254mE



(WOODBINE)
5582 1 SE

Mapped by the Army Map Service
 Edited and published by the Geolo
 Control by USGS, USC&GS, USCE, an
 Topography from aerial photographs by
 methods. Aerial photographs taken 19
 Culture revised by the Geological Surve
 Polyconic projection. 1927 North Ame
 10,000-foot grid based on Maryland coord

CARR-1386
 Horpel Farm Tenant House
 101 Martz Road
 Finksburg quad



Horpel Farm Tenant House

101 Mertz Road

Carroll County, Maryland

Photo: Kenneth M. Short

Date: February 1994

Neg. loc.: Maryland Historical Trust
northwest & southwest elevations

1/1