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.

MAGI # 1502056135

MARYLAND HISTORICAL TRUST K - 205

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

CITY, TOWN: Chestertown ___ VICINITY OF

CONGRESSIONAL DISTRICT: 1st

STATE: Maryland

COUNTY: Kent

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	__OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	X UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	__PRIVATE RESIDENCE
__SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	__YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		X NO	__MILITARY	X OTHER: abandoned

4 OWNER OF PROPERTY

NAME: Robert W. and Doris S. Clark Telephone #: 301-348-5044

STREET & NUMBER: Fair Promise Farm

CITY, TOWN: Betterton ___ VICINITY OF

STATE, zip code: 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: Chestertown, Md. 21620

STATE:

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: Annapolis, Maryland 21401

STATE:

7 DESCRIPTION

K-205

CONDITION		CHECK ONE	CHECK ONE
_EXCELLENT	X DETERIORATED	_UNALTERED	X ORIGINAL SITE
_GOOD	_RUINS	X ALTERED	_MOVED DATE_____
_FAIR	_UNEXPOSED		

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			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
X 1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__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 particulary 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 numberous 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.

CONTINUE ON SEPARATE SHEET IF NECESSARY

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

PS-1108

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. Schauber Date: June 3, 1952
RAS 38 4	To: Bradford J. Schauber 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.

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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 dockett 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.

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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.

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

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".

Form 10-445
(5/62)

150205 [illegible] 6135

HISTORIC AMERICAN BUILDINGS SURVEY
INVENTORY K - 205

1. STATE Maryland
COUNTY Kent
TOWN Chestertown VICINITY
STREET NO. Rt. 447, 1 mile east of Rt 213 (north)
ORIGINAL OWNER
ORIGINAL USE dwelling
PRESENT OWNER John Stafford
PRESENT USE tenant house
WALL CONSTRUCTION frame
NO. OF STORIES 1½

2. NAME Stafford Farm
DATE OR PERIOD 18th century
STYLE colonial
ARCHITECT
BUILDER

3. FOR LIBRARY OF CONGRESS USE

4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION OPEN TO PUBLIC no

The Stafford house is an odd building of two portions, both 1½ storys and dating apparently from the 18th century. The west portion has a large brick chimney with exposed fireplace back, and a fine chimney cap. The frame structure is built on a brick foundation and has a leanto porch on the south. Windows have been brocken in so that the original fenestration cannot be determined at a glance. East of this is a deeper, 1½ story structure with a chimney on its east gable, having an "L" plan and a good chimney cap. This chimney also has a fireplace on the exterior where there was formerly another wing. Fenestration is also irregular on this portion. This differes from the former part in that is constructed on a stone foundation and is slightly higher and deeper.

5. PHYSICAL CONDITION OF STRUCTURE Endangered ? Interior Exterior poor

6. LOCATION MAP (Plan Optional)

7. PHOTOGRAPH

8. PUBLISHED SOURCES (Author, Title, Pages)
INTERVIEWS, RECORDS, PHOTOS, ETC.

9. NAME, ADDRESS AND TITLE OF RECORDER
Michael Bourne

DATE OF RECORD Sept. 12, 1968

SUPPLEMENTAL INFORMATION AND PHOTOGRAPHS MAY BE ADDED ON SHEET OF SAME SIZE

Name Stafford Farm MHT# K-205

Location Kent COUNTY Chestertown town

Morgnee Road - 1 mi 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 dwelling

Present use dwellin - tenant

Md. Map Coordinates _____

Long. & Lat. reading _____

Style Colonial

Date(s) of construction 18th Century

Architect _____

Builder _____

DESCRIPTION:

1½ NUMBER of stories frame type wall construction

Foundation-basement stone - brick - no basement

Wall construction- frame covered with clapboard

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

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

Name Stafford Farm MHT# K-205

Entrance type & placement irregular — plain

Windows irregular

Shutters ?

Roof type A covering

Cornice, eaves wood box

Dormers, cupolas "A" roof dormers very irregularly placed

Porches

Wings, hyphens 2 sections — one narrow — one deep — both covered by A roofs —

Interior:
Stairway

Doors

Trim

Other noteable work

Name Stafford Farm MHT# K-205

Physical condition poor

Environment farm

References:

MHT Color slide #

MHT B & W #

Owner contacted [redacted] -tenant

OTHER:

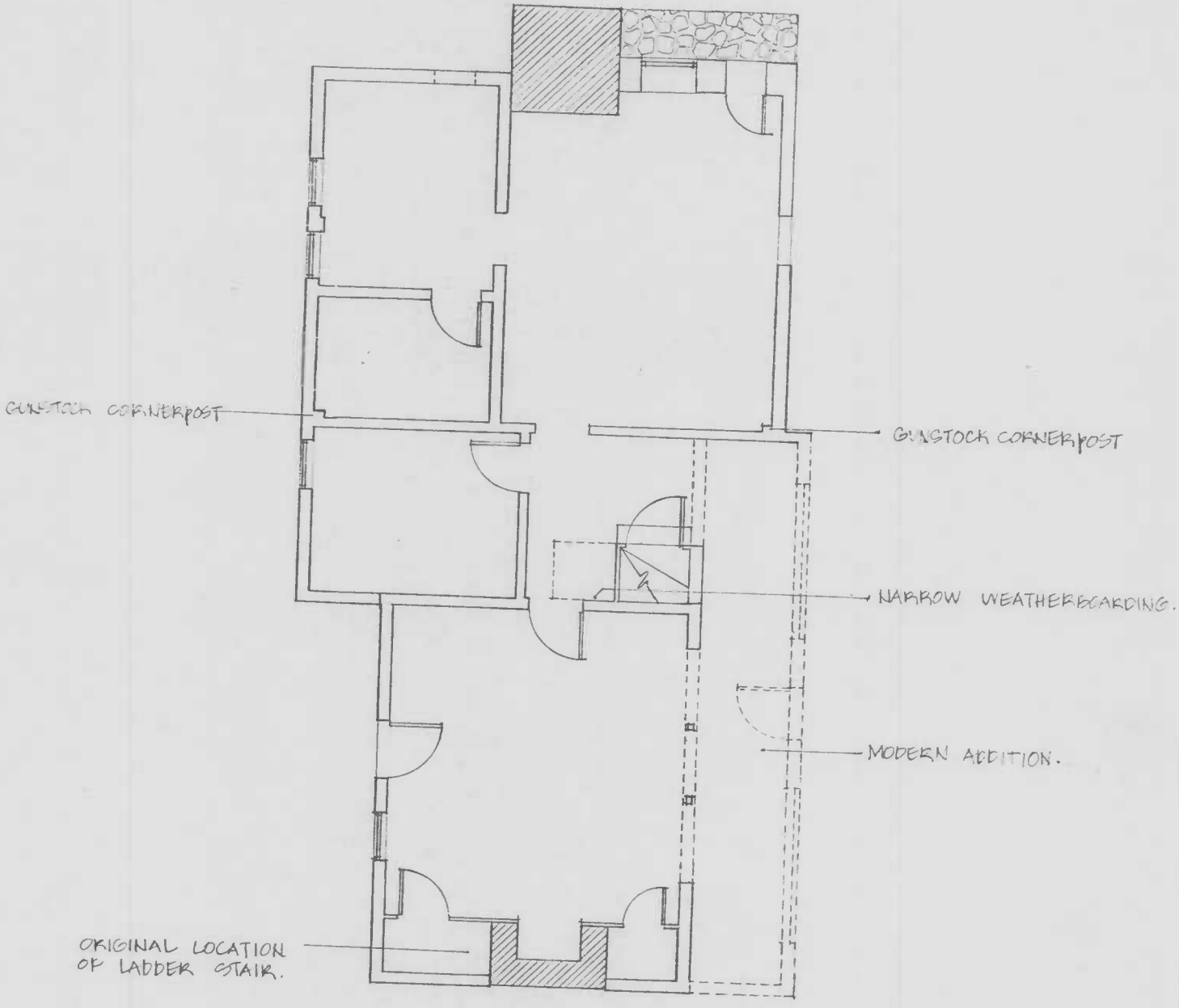
Recorder Michael Bourne

Date Sept 12, 1968

Summary:

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

K-205



HOPEWELL (K-205) CHESTERTOWN, MARYLAND.

SCALE: 1/8" = 1'0"

K-205

S
ARMY

CHESTERTOWN QUADRANG
MARYLAND
7.5 MINUTE SERIES (TOPOGRAPHI
NE/4 CHESTERTOWN 15' QUADRANGLE

M.L. Fritz
7/1980

J. Tyler Campbell
FREE-LANCE PHOTOGRAPHY
CHESTERTOWN, MARYLAND

JAN 15 1980

K-205

MARYLAND HISTORICAL TRUST
LIBRARY

K-205 Hopewell c. 1720

North facade