

Capsule Summary

Inventory No. F-3-207

Zimmerman House
440 East Patrick Street
Frederick (Frederick County), Maryland
Ca. 1920
Access: Private

The brick late Queen Anne style influenced dwelling (Zimmerman House) is located on a level lot on the south side of East Patrick Street facing north and overlooking the western entrance of the Frederick County Fairgrounds. The lot is terraced about three feet above the level of the public sidewalk. The house is constructed of a dark reddish-brown brick in a running bond pattern, and is covered with a hipped roof. It is distinguished by two, two-story polygonal projecting bays, one on the front and one on the east elevation, and a wrap around porch. The house dates from ca. 1920 and is the only building on the property.

The Zimmerman House is significant as a component of an area of early suburban development in Frederick, as the city expanded over outlying agricultural fields for residential neighborhoods (National Register Criterion A). The Zimmerman House is significant also as an example of an early 20th century house with late Queen Anne characteristics (National Register Criterion C). The house was constructed c. 1920 after Charles and Fannie Zimmerman purchased the lot in August of 1920.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. F-3-207

1. Name of Property (indicate preferred name)

historic Zimmerman House

other

2. Location

street and number 440 East Patrick Street not for publication

city, town Frederick vicinity _____

county Frederick

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

name Morningstar Group, Inc.

street and number 428 East Patrick Street telephone _____

city, town Frederick state Maryland zip code 21701-5730

4. Location of Legal Description

courthouse, registry of deeds, etc. Frederick County liber 2699 folio 469

city, town Frederick tax map 418 tax parcel 1245 tax ID number 174073

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		Ownership	Current Function		Resource Count			
<input type="checkbox"/>	district	<input type="checkbox"/> Public	<input type="checkbox"/>	agriculture	<input type="checkbox"/>	landscape	Contributing	Noncontributing
<input checked="" type="checkbox"/>	building(s)	<input checked="" type="checkbox"/> Private	<input type="checkbox"/>	commerce/trade	<input type="checkbox"/>	recreation/culture		
<input type="checkbox"/>	structure	<input type="checkbox"/> Both	<input type="checkbox"/>	defense	<input type="checkbox"/>	religion	_____	_____
<input type="checkbox"/>	site		<input checked="" type="checkbox"/>	domestic	<input type="checkbox"/>	social	_____	_____
<input type="checkbox"/>	object		<input type="checkbox"/>	education	<input type="checkbox"/>	transportation	_____	_____
			<input type="checkbox"/>	funerary	<input type="checkbox"/>	work in progress	1	_____
			<input type="checkbox"/>	government	<input type="checkbox"/>	unknown	_____	_____
			<input type="checkbox"/>	health care	<input type="checkbox"/>	vacant/not in use	_____	_____
			<input type="checkbox"/>	industry	<input type="checkbox"/>	other:	_____	_____
							Number of Contributing Resources previously listed in the Inventory	
							0	

7. Description

Inventory No. F-3-207

Condition

_____	excellent	_____	Deteriorated
_____x	good	_____	Ruins
_____	fair	_____	Altered

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

The brick late Queen Anne style influenced dwelling (Zimmerman House) is located on a level lot on the south side of East Patrick Street facing north and overlooking the western entrance of the Frederick County Fairgrounds. The lot is terraced about three feet above the level of the public sidewalk. There are two large evergreen trees along the lot's western edge, twelve-foot evergreens along the east side of the house, and some smaller trees and shrubs across the front of the house. An I-shaped concrete walk running from East Patrick Street to the house's front porch divides the yard. A set of concrete steps about seven feet wide with a metal handrail in its center leads up from the public sidewalk to a landing in the yard. The walk narrows down to about three feet in width just past this landing and widens again when it reaches the porch steps. The rear or south side of the lot is enclosed with chain link fence and a paved drive runs along the lot's eastern edge.

The house is constructed of a dark reddish-brown brick in a running bond pattern, and is covered with a hipped roof. It is distinguished by two, two-story polygonal projecting bays, one on the front and one on the east elevation, and a wrap around porch. The bricks at the corners of the polygonal bays are laid in a loose finger joint pattern, that is to say, the bricks in these corners have not been miter-cut to create a tight joint but left square allowing for relatively large gaps in the wall joints. The hipped roof with its three dormers is covered with asbestos shingles in a diamond pattern. Two of the dormers are located over the projecting bays on the east and north sides with the third, a cross dormer, on the west side of the roof. All of the dormer faces are covered with asbestos shingles in a diamond shaped pattern. The north and west dormers have Palladian windows and the east dormer has a paired window with one over one sash. The roof has a wide overhang with modillions decorating the underside of the eaves. A tall, rectangular brick chimney with some simple corbelling at its top protrudes through the west side of the roof.

Windows are one over one sash surrounded by narrow mitered trim. The windows' heavy lintels and sills have been encased with aluminum sheet metal. The entrance is flanked by long narrow sidelights with a three light transom above the door.

The broad wraparound porch spans the width of the house and goes about half way down the east and west sides. The porch has a concrete floor that is about two feet above the level of the yard. Tapered round columns about twelve inches in diameter at the base support the outer edge of the porch roof. The shed type porch is covered with asphalt shingles.

The house dates from ca. 1920 and is the only building on the property.

8. Significance

Inventory No. F-3-207

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

Specific dates 1920s **Architect/Builder** unknown

Construction dates c.1920

Evaluation for:

National Register 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.)

The Zimmerman House is significant as a component of an area of early suburban development in Frederick, as the city expanded over outlying agricultural fields for residential neighborhoods (National Register Criterion A). The Zimmerman House is significant also as an example of an early 20th century house with late Queen Anne characteristics (National Register Criterion C). The house was constructed c. 1920 after Charles and Fannie Zimmerman purchased the lot in August of 1920. Techniques for applying masonry veneers to typical balloon frames (this house has a brick veneer) were perfected by this time enabling the building of less expensive imitations of classic styles.

The section of Patrick Street that the Zimmerman house is located went through a rapid phase of development in the early part of the 20th century. A number of enterprising individuals purchased tracts of land, formerly agricultural fields, along the south side of Patrick Street subdividing the land into building lots, and selling the lots to prospective homebuilders. These subdivisions were part of a general trend of urban expansion through the United States. Typically the lots had deep setbacks from the street and relatively large single family residences.

William DeLashmutt was the land speculator in the 400 block of East Patrick Street of Frederick. He and his wife Marian bought land from several different sources in the early 1910s, had it surveyed and platted and then resold the land as building lots.¹ The house was constructed c. 1920 after Charles and Fannie Zimmerman purchased the lot in August of 1920.²

¹Frederick County Land Records. Frederick County Courthouse. Frederick Co., Maryland, Liber 328, Folio 386, Liber 310, Folio 450.

²Frederick County Land Records. Frederick County Courthouse. Frederick Co., Maryland, Liber 333, Folio 175.

9. Major Bibliographical References

Inventory No. F-3-207

McAlester, Virginia and Lee. A Field Guild to American Houses. New York: Alfred A. Knoph, 1998.
Frederick County Land Records. Frederick County Courthouse. Frederick Co., Maryland.

Maps:

Lake, D. J. Atlas of Frederick County Maryland. C. O. Titus & Company. Philadelphia: 1873. Reproduction reprinted by Frederick Landmarks Foundation. 2000

10. Geographical Data

Acreage of surveyed property .712
Acreage of historical setting .712
Quadrangle name Frederick Quadrangle scale 1:24,000

Verbal boundary description and justification

The surveyed property includes the entire Parcel #1245 of Tax Map 418, as described in Frederick County Land Records Liber 2438, Folio 516. The surveyed area contains the entire property now associated with the Zimmerman House.

11. Form Prepared by

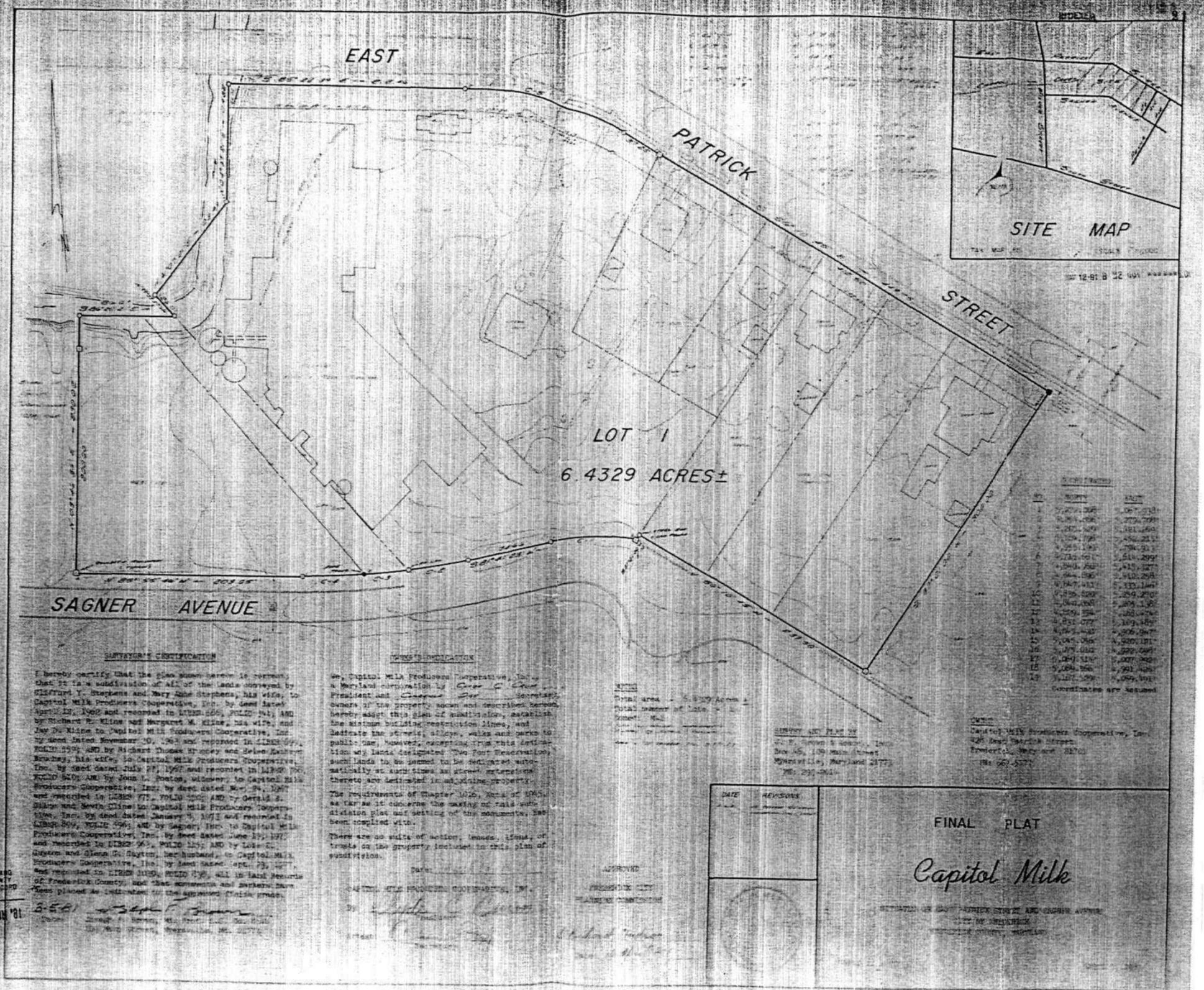
name/title Daniel Jackson and Paula S. Reed PhD
organization Paula S. Reed and Associates date June, 2003
street & number 105 North Potomac Street telephone (301) 739-2070
city or town Hagerstown state Maryland

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

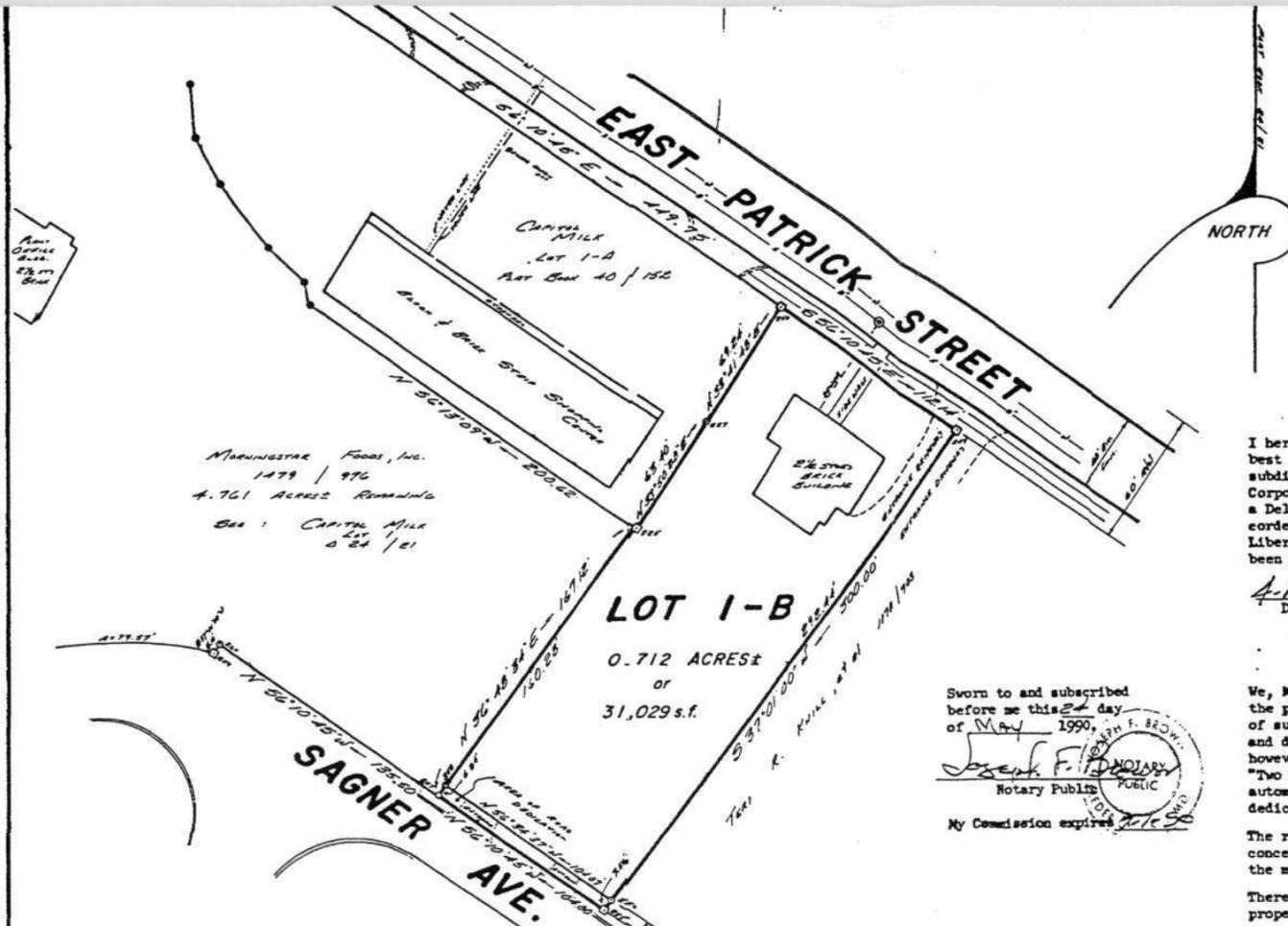
440 E. Pax



STATE OF MARYLAND
FREDERICK COUNTY
RECEIVED FOR RECORD
RECORD NO.
Mar 12 10 53 AM '81

F-3-207 THE ZIMMERMAN HOUSE
440 E. PATRICK ST. FREDERICK
FREDERICK CO., MD
FINAL PLAT 1981

E. Pat



MORNINGSTAR FOODS, INC.
1479 / 996
4.761 ACRES Remaining
See: CAPITAL MILK
Lot 1-A
Plat Book 40 / 152

LOT 1-B
0.712 ACRES±
or
31,029 s.f.

Sworn to and subscribed
before me this 24 day
of May 1990.
Joseph F. Brown
Notary Public
My Commission expires 10/10/98

COORDINATES

NO.	NORTH	EAST
225	4,907.347	5,628.027
227	5,047.872	5,440.965
249	4,955.199	5,794.913
250	5,017.615	5,701.750
256	4,721.497	5,618.850
257	4,773.547	5,527.897
258	4,779.019	5,531.992
259	4,844.896	5,412.258
260	4,848.966	5,415.327

Coordinate system based on
existing Final Plat -
Capitol Milk - Plat Book 24,
Page 21

SURVEYOR'S CERTIFICATION

I hereby certify that the plan shown hereon is correct to the best of my professional knowledge and belief; that it is a subdivision of part of the lands conveyed by The Southland Corporation, a Texas corporation, unto MorningStar Foods, Inc., a Delaware corporation, by deed dated March 30, 1988 and recorded in the Land Records of Frederick County, Maryland, in Liber 1479, Folio 976; and that monuments and markers have been placed as indicated to the approved finish grade.

Date: 4-19-90
Joseph F. Brown
Joseph F. Brown
Mt. Prof. Land Surveyor No. 8644

OWNER'S CERTIFICATION AND DEDICATION

We, MorningStar Foods, Inc., a Delaware corporation, owners of the property shown and described hereon, hereby adopt this plan of subdivision, establish the minimum building restriction lines, and dedicate the streets, alleys, walks and parks to public use; however, excepting from this dedication any lands designated "Two Foot Reservation," such lands to be deemed to be dedicated automatically at such times as street extensions thereto are dedicated in adjoining property.

The requirements of Chapter 1015, Acts of 1985, as far as it concerns the making of this subdivision plan and the setting of the monuments, have been complied with.

There are no suits of action, leases, liens or trusts on the property included in this plan of subdivision.

MORNINGSTAR FOODS, INC.

Date: 5/24/90
By: *Bruce D. Luff* Plat F-3-207 THE ZIMMERMAN HOUSE
Attest: *W. Walter*
440 E. PATRICK ST., FREDERICK
FREDERICK CO., MD
PLAT PLAN FINAL PLAT 90-37

LOT AREA	0.712 ACRES±
ROAD R/W (dedicated to Public use)	0.017 "
TOTAL AREA	0.729 "
TOTAL NUMBER OF LOTS	1

SITE PLAN

SURVEY and PLAT by:
J. F. BROWN & ASSOC., INC.
109 MAIN STREET
MYERSVILLE, MARYLAND 21773
TELEPHONE 301-293-2014

FINAL PLAT 90-37

OWNER
MorningStar Foods, Inc.
428 East Patrick Street
Frederick, Maryland 21701
PH: 301-663-5177

APPROVED
FREDERICK CITY
PLANNING COMMISSION
6/1/90 *H. H. P.*
DATE

NOTES
Zoned M-1

SYMBOLS
o Well
□ Septic Area
■ Concrete Monument
△ Planted Stone
o Steel Bar & Survey Cap No. 8644

MINIMUM BUILDING RESTRICTION LINES
FRONT 30'
REAR 10'
SIDE 30' (Barn) 10' (Awn.)

DATE REVISIONS
5/1/90 The Approval Comments

RESUBDIVISION PLAT
RESUBDIVISION OF LOT 1
PREVIOUSLY RECORDED IN PLAT BOOK 24, PAGE 21

Capitol Milk

SITUATED ON EAST PATRICK STREET AND SAGNER AVENUE
CITY OF FREDERICK
FREDERICK COUNTY, MARYLAND

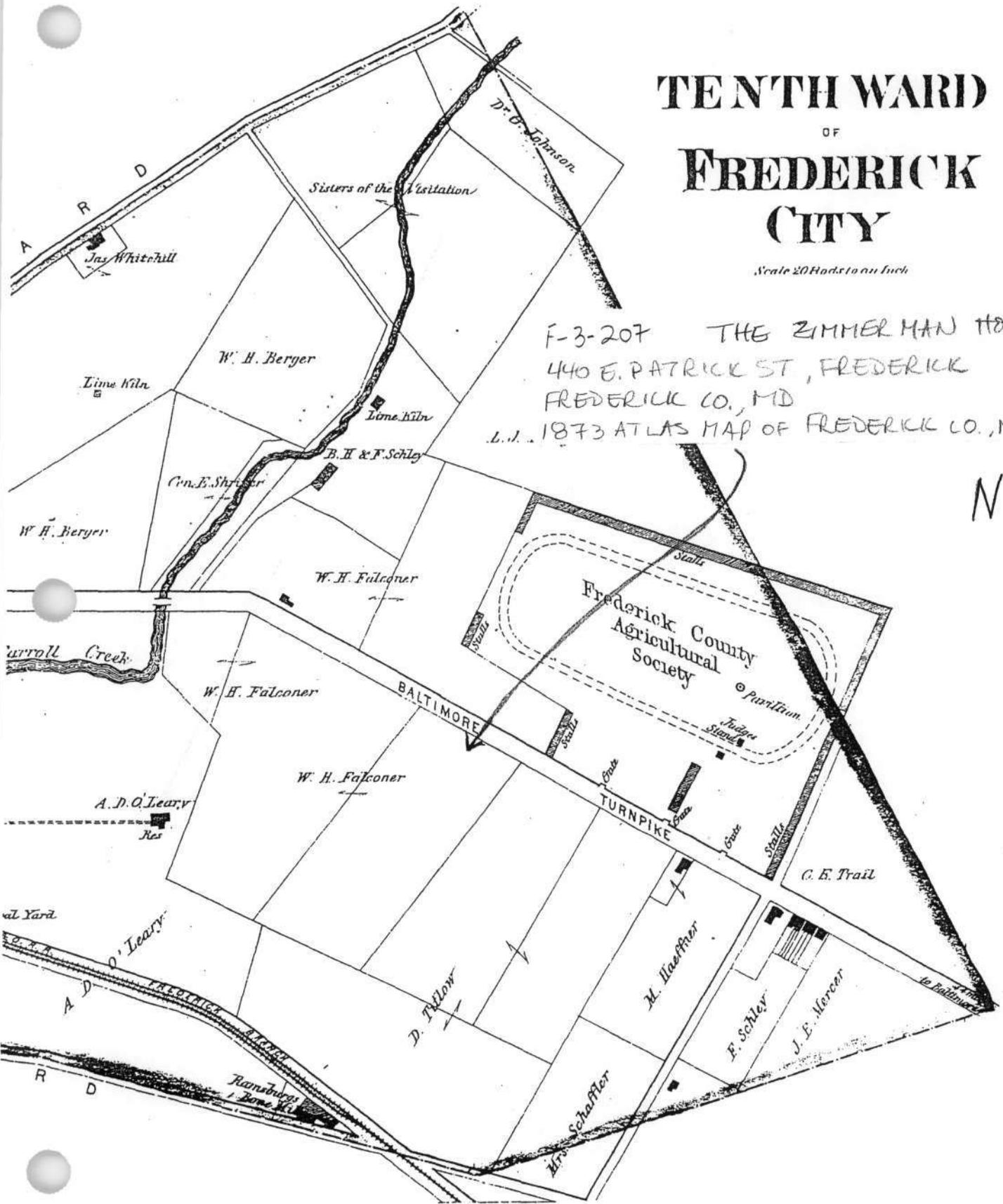
SCALE: 1" = 50' APRIL 19, 1990

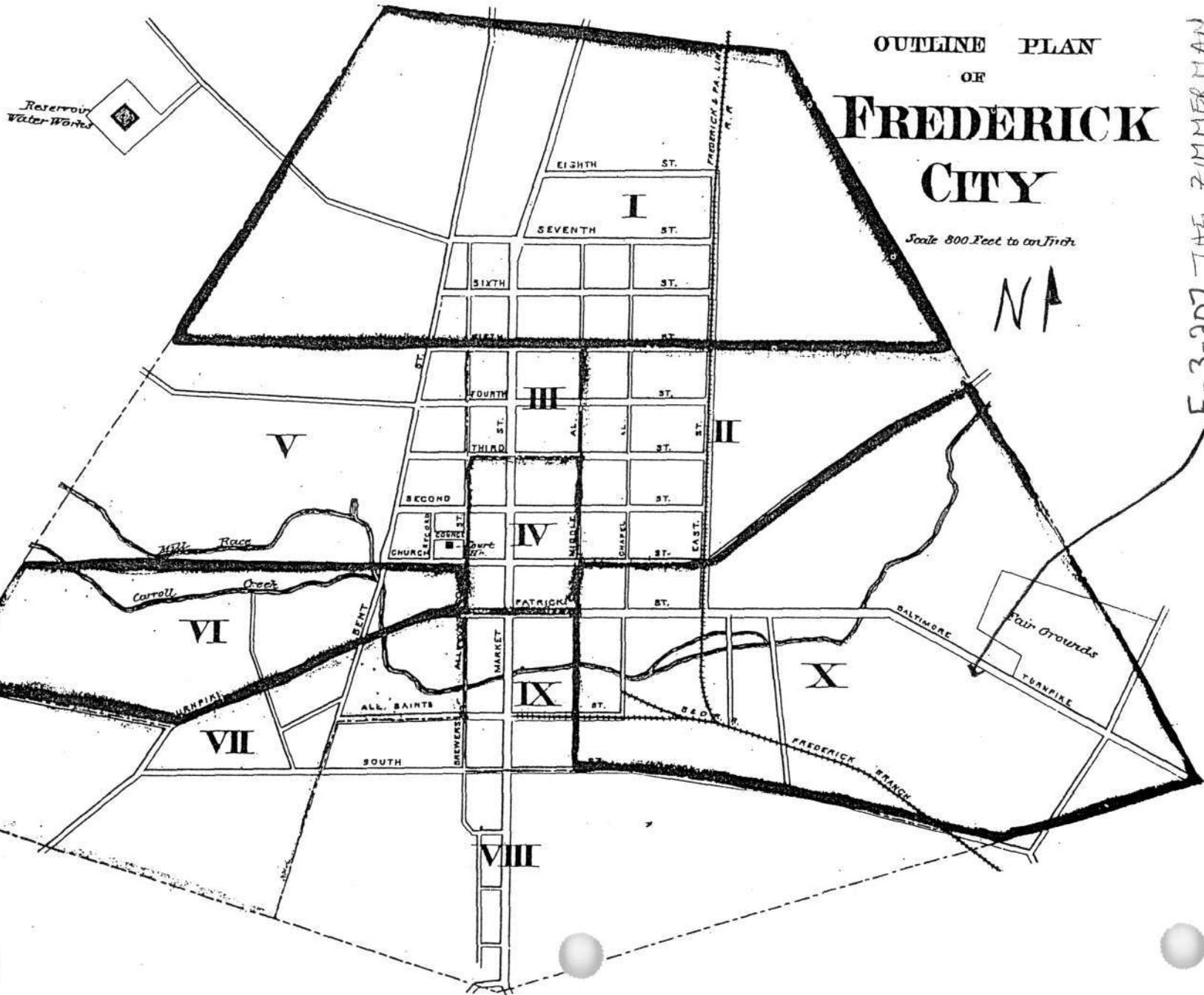
TENTH WARD OF FREDERICK CITY

Scale 20 Rods to an Inch

F-3-207 THE ZIMMERMAN HOUSE
440 E. PATRICK ST, FREDERICK
FREDERICK CO., MD
L.I. 1873 ATLAS MAP OF FREDERICK CO., MD

NA





OUTLINE PLAN
 OF
FREDERICK
CITY

F-3-207 THE ZIMMERMAN HOUSE
 440 E. PATRICK ST., FREDERICK
 FREDERICK CO., MD
 1873 ATLAS MAP OF FREDERICK CO., MD



F-3-207
 THE ZIMMERMAN HOUSE
 440 E. PATRICK ST.
 4366
 FREDERICK
 FREDERICK CO., MD
 25'
 USGS Frederick, MD.
 Quad

NT

NEW MARKET 6 MI.
 BALTIMORE 43 MI.

292 1000m N. 39°22'30" 294 295000m E. 77°22'30"

1 MILE

ROAD CLASSIFICATION

- Primary highway, hard surface
- Secondary highway, hard surface
- Light-duty road, hard or improved surface
- Unimproved road

(URBAN) 5562 IV SE





F-3-207

ZIMMERMAN House

440 E. Patrick St., Frederick, MD

Daniel Jackson

June, 2003

Md SHPO

View - Southwest - east & North Facades

2/3

04-500-0000 440



F-3-207

ZIMMERMAN House
440 E. Patrick St, Frederick, MD

Daniel JACKSON

June, 2003

Md, SHPO

View - South east - west + North Facades

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