



# Hampstead Community Comprehensive Plan



## ***Chapter 11:*** **Historic Resources Goals**

### **❖ Goals**

- **To promote activities that improve the appearance of the community**
- **To help protect the historic character of the community through adaptive reuse and through an architectural style of new development that is historically consistent**
- **To work with property owners to preserve and/or restore as many historic structures and sites as possible**

### **❖ Current Conditions**

#### *1 Historic Context*

Hampstead is a small Piedmont town in northeast Carroll County, Maryland, that grew out of the trade route, now known as Hanover Road, between Pennsylvania and Baltimore. In 1680 Christopher Gist created a trail from Patapsco to Carlisle, along which the future site of Hampstead laid. The trail was first used as a road around the 1720's and was lightly traveled by wagon. In 1737, a Baltimore Court ordered the trail to be cleared from Hanover into Baltimore County to further access it as a trade route. In the late 1700's, the road was again improved and eventually became a stagecoach route from Baltimore to Carlisle.<sup>1</sup>

The first settlers in the area were of English descent and derived the Town's name from the Richard's family in England. Edward Richards is generally regarded as the first white man to have settled the area.<sup>2</sup> Settlers of Scottish and German descent soon followed.

The earliest tracts of land patented in the region were Spring Garden in 1738, Rattlesnake Ridge in 1739, and Wee Bit in 1739.<sup>3</sup> Spring Garden was originally patented to Dutton Lane, who later sold the land to Christopher Vaughn. The Town was laid out by Vaughn into 16 1/4-acre lots (eight on both sides of Hanover Road) on the northern portion of the Spring Garden tract in 1786. The original town limits followed the railroad crossing to the north, the railroad tracks to the west, Ralph Street to the south, and a boundary line 300 feet east of the center of Hanover Road to the east. Over half of the original lots available were eventually leased to members of the Cox family, giving the Town the temporary name of "Coxes' Town" or "Coxville" during the early years.

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<sup>1</sup> Prall, *Hampstead: Its Heart and History*, pp. 1-2.

<sup>2</sup> Prall, *Hampstead: Its Heart and History*, pp. 1-2.

<sup>3</sup> Getty, *Carroll's Heritage*, pp. 40-41.





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Early settlers came to the area expecting to find mineral deposits such as iron ore or copper. However, their findings were disappointing, and many took up farming instead. With the amount of fertile land and the availability of lime in the area, the land was advantageous for farming. The emerging trade route also gave the farmers an effective marketing tool for their goods--ranging from grains, fruits, and vegetables to cattle, horses, sheep, and hogs.

The development of Hampstead, along with many of the towns in Carroll County, was very different than that of many traditional Villages. "The highways which crossed Carroll County provided the earliest impetus to town development. Many of the towns in Carroll became stagecoach and wagon train stops rather than cities of importance. Thus the main buildings were the taverns, inns, stables, wheelwright, carriage, and harness shops which depended more on travel through the Town than on the population of the countryside for their existence (Warner)." Many people coming into the area were normally well on their way to somewhere else.

Evidence of this type of development was confirmed by Dr. Arthur G. Tracey, a noted historian of the region. Research by Dr. Tracey revealed that there was no patented land in the area (later known as Carroll County) when the trail was created. Its foremost and primary use was simply that of a trade route. However, the creation of the trail naturally sparked interest in land acquisition in the region.

The land that comprised Hampstead actually belonged to Baltimore County until 1837, when Carroll County was created out of land carved from Baltimore and Frederick Counties. Little growth of any significance occurred in the area from the time that the Town was laid out until the completion of the railroad tracks in 1879. Shortly thereafter, the Town began to grow; and by the time Hampstead incorporated in 1888, there were a total of 38 buildings between Fairmount Avenue and Houcksville Road.<sup>4</sup>

The advent of the railroad through town was perhaps the defining moment in the history of Hampstead. Not only did it attract new people, but it raised the value of the real estate in the area and made farming more profitable with conveniences such as grain elevators. With these changes and developments, modern Hampstead was born.

The railroad, of course, also provided cheap transportation which draws industry, which in turn draws labor, requires services, and brings businesses. The industry, the workers, and the businesses all need to be housed in buildings, which need to be constructed, bringing more labor as well as industry to supply the materials for the resulting construction.<sup>5</sup>

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<sup>4</sup> Minnich, *Towns and Villages of Carroll County*, pp. 14-15.

<sup>5</sup> Short, "History of Hampstead: The Evidence of Buildings", p. 6.





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## 2 Inventory of Identified Historic Structures and Sites

ID Number	Site & Location	ID Number	Site & Location
CARR - 103	Spring Garden - Hampstead Survey District	CARR - 1263	Mayor C.W. Murray House 1108 S Main St
CARR - 285	Brown's Meeting House (Wesley United Methodist Church - site) Carrollton & Wesley Rds	CARR - 1264	Sapp's Tavern 1111 Main St
CARR - 585	Deal House MD 30 (west side) north of Bortner Rd	CARR - 1265	First National Bank of Hampstead 1112 S Main St
CARR - 586	W. Shippegar Farm MD 30 (west side) north of Trenton Mill Rd (end of dirt drive)	CARR - 1266	Murray-Matthews House 1148-1150 Main St
CARR - 587	Brodbeck House Intersection MD 30 & Brodbeck Rd (SW Corner)	CARR - 1268	H.R. Lippy Store 1216 Main St (east side)
CARR - 596	Elias Houck Residence (Leister Farm) 702 Houcksville Rd	CARR - 1269	Spring Garden Hotel (site) 1219 Main St
CARR - 597	Houck Tenant House 702 Houcksville Rd	CARR - 1270	Samuel E. Keller House 1228 Main St
CARR - 603	Mrs. Price Farm MD 30 (west side) north of MD 482 & northern RR crossing (end of dirt drive)	CARR - 1271	John W. Murray House 1310-1312 Main St
CARR - 604	C. Richard's Farm Shiloh Rd (south side) [school site now]	CARR - 1272	Richard A. Murray House 1313 Main St
CARR - 605	Farm, south side of MD 482 East of Kevins Drive	CARR - 1273	Old Hampstead Bank 1316-1318 Main St
CARR - 611	Bank House MD 30 (west side) opposite Basler Rd	CARR - 1275	John L. Hoover House 1374 Main St
CARR - 627	Stansbury Farm #2 Shiloh Rd (north side) next to high school property	CARR - 1276	Snyder Cigar Shop 1387 Main St
CARR - 735	St John's (Leister's) Lutheran Church 827 Leisters Church Rd	CARR - 1277	Joseph Allender House 1388 Main St
CARR - 823	Noah F. Ebaugh House (site) 3322 Shiloh Rd	CARR - 1278	John W. Nelson House 1389 Main St
CARR - 886	Emory Church (Brown's Meeting House Branch) MD 91 & Emory Church Rd	CARR - 1279	Dehoff-Ebaugh Farmstead 1440 N Main St
CARR - 887	Emory Schoolhouse MD 91 & Emory Church Rd	CARR - 1296	Oakmont Green (Dehoff-Ebaugh Farmstead) Greenmount Church Rd





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CARR - 889	Wesley Church Carrollton Rd south of Houcksville Rd intersection	CARR - 1305	Fairmount United Methodist Church 2300 Fairmount Rd
CARR - 890	George Brown Farm 3300 Carrollton Rd	CARR - 1309	Fairmount School 2300 Fairmount Rd
CARR - 891	Daniel Richard's Graveyard St. Paul Rd	CARR - 1396	Warehime Family Farm 4326 Maple Grove Rd
CARR - 892	Elexis Harris Graveyard Houcksville Rd	CARR - 1405	John Fisher House 843 S Main St
CARR - 893	Everett Davidson Farm 3100 Carrollton Rd	CARR - 1455	George Croft Farm 1027 Brodbeck Rd
CARR - 894	Peter Buchman Farm Houcksville Rd	CARR - 899	A.J. Houck House 1317 Main St
CARR - 895	Benjamin Richard's Farm St. Paul Rd	CARR - 1577	Ebaugh – Shaffer House 1347 N Main Street
CARR - 896	Houcksville School Houcksville Rd	CARR - 1590	J. Oliver Murray House 1330 Main St
CARR - 897	Lee's Mill Houcksville Rd	CARR - 1591	Caltrider House 1332 N Main St
CARR - 898	Basler's Store Houcksville Rd	CARR - 1592	John W. Williams House 1348 Main St
CARR - 900	Emory Hoffman Store Houcksville Rd	CARR - 1593	Palmer – Stick House 1362 Main St
CARR - 901	Michael Walsh House Houcksville Rd	CARR - 1594	Shubkagel – Tipton House 1364 Main St
CARR - 902	George B. Houck Property Houck Rd	CARR - 1595	St. Mark's Evangelical Lutheran Church 1375 N Main St
CARR - 903	Isaac Hoffman House* 364 Shamer Ln	CARR - 1596	James Austin House 1544 N Main St
CARR - 905	Wilson Lippy Farm 415 S Houcksville Rd	CARR - 1597	Cornelius & Emma Lippy House 1379 Main St
CARR - 906	Shiloh Church 3100 Shiloh Rd	CARR - 1598	John T. Coppersmith House 1383 N Main St
CARR - 907	Shiloh Schoolhouse 3100 Shiloh Rd	CARR - 1599	Wink – Martin House 4004 Gill Ave
CARR - 910	Leather House Carrollton Rd	CARR - 1601	Susan R. Murray House 1144 Main St
CARR - 911	Brilhart's Mill 1311 Brodbeck Rd	CARR - 1602	Myerly – Lamotte House 1133 S Main St
CARR - 912	Dutch Heaven German Cemetery Gorsuch Rd (west side)	CARR - 1603	Sykes House 1136-1138 S Main St





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CARR - 914	Leister's Schoolhouse Leister's Schoolhouse Rd	CARR - 1604	J. Frank Switzer House 1134 S Main St
CARR - 915	Mount Union Cemetery Gorsuch Rd	CARR - 1605	George E. Cox Store 1124-1126 S Main St
CARR - 916	Richard Richard's Graveyard 1830 Rattlesnake Ridge	CARR - 1607	Daniel Cox Tenant Houses 4001 Mott Ave
CARR - 917	Early Richard's House (easement on property)	CARR - 1609	George E. Cox House 1022 S Main St
CARR - 919	John Payne Farm (Long Shadow) Black Rock Rd	CARR - 1610	Dr. Richard C. Wells House 1008 S Main St
CARR - 1021	Geist House N Main St (west side)	CARR - 1611	William & Mary Walker House 1508 N Main St
CARR - 1088	Brodbeck Road Bank Barn (site) Intersection MD 30 & Brodbeck Rd (SW Corner)	CARR - 1612	Hann - Warner House 502 N Main St
CARR - 1095	Greenmount United Methodist Church 2001 Hanover Pk	CARR - 1613	Ports - Grogg - Hyson House 1431 N Main St
CARR - 1102	St John's United Methodist Church 1205 N Main St	CARR - 1614	William & Carolyn Zepp House 1378 N Main St
CARR - 1261	Hampstead Railroad Station Gill Ave @ RR Tracks	CARR - 1615	John M. Bush House 923 S Main St
CARR - 1262	Switzer & Bixler Mill - Malko Milling & Lighting Company 4041 Gill Ave		

\* included in the National Register of Historic Sites

Please refer to the map entitled "Historic Sites" for a general location of the identified historic sites in the study area.

### 3 *Inventory of Identified Historic Districts*

The Town of Hampstead is not currently designated or recognized as a historic district by the National Register of Historic Places or the Maryland Historic Trust. However, an inventory of historic buildings and structures that contribute to the historic context of the Town was started in 1998 and 1999. The process of applying for the National Register historic district designation was not completed.

### 4 *Description of Historic Architectural Styles*

Much of the development and history of Hampstead after the introduction of the railroad can be seen in its architecture. The architecture of the area can reveal many things about the community, such as the culture and the economy of the area during various stages in its history. Maps of Hampstead from 1862 and 1877 illustrate how small the Town was before the coming of the Hanover Branch of the Western Maryland Railway. Few of the approximately 35 buildings that stood in 1862 survive. Those that do are principally dwellings, though they may





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have housed a commercial establishment in one room of the building. This was common for this period, and even later, throughout Carroll County. These buildings were often log structures, such as the Sykes House at 1136-1138 S. Main Street, the Ports-Grogg-Hyson House at 1431 N. Main Street, and the Ebaugh-Shaffer House at the corner of Upper Beckleysville Road and Main Street. However, the Ebaugh-Shaffer House was unique in that it was a banked house with an exposed foundation. While banked dwellings are common in Carroll County, they are typically found on farms not in towns.

Another characteristic of Hampstead is how spread out the Town was. Its length today is not much more than what it was in 1877, but its density has increased greatly as large parcels of land were divided into several building lots. Most commonly, a property owner created lots and sold them to others, who hired a builder to construct a new dwelling on the land. In at least one instance, however, a property owner was responsible for constructing the buildings himself. In the 1860's, Daniel Cox acquired a great deal of land on the west side of Main Street, north of Houcksville Road. In some instances, Cox sold off building lots, but he also created lots on which he erected buildings that he rented to others. One example of this was a pair of workers' houses Cox rented between West Street and the railroad tracks. A common form in mill towns, such workers' housing is rare to find in Carroll County.

As the land along Main Street filled up, development took on another pattern, spreading out along the roads that connect Hampstead to other areas. Examples of this expansion are "Sapp's Addition" (1908), 22½ acres between Fairmount and Houcksville Road, and "Murray's Division" (1910), thirty-three lots off Gill and Shiloh Road.

The houses of the 1870's and 1880's were, for the most part, traditional-looking dwellings with the addition of a cross gable. This was a feature popularized by the books of Andrew Jackson Downing in the 1840's, which touted the Gothic Revival for country houses. It was rarely seen in Carroll County before 1875 and seems to be more common in Hampstead than perhaps in any other town in the County. This dormer tends to have much of the non-traditional trim given to the house, such as the Gothic lancet window. On the other hand, jigsawed "gingerbread" is rarely found here, while it is common elsewhere on gables of houses from the last quarter of the nineteenth century. The other feature that gets stylistic trim is the porch, though many porches here have been rebuilt. One of the best examples of this is the house of Dr. Richard C. Wells, built around 1878 at 1008 S. Main Street. An interesting feature of the house is the small wing with its own cross gable. This wing probably functioned as the doctor's office.

Another architectural feature worth noting is the connection of the summer kitchen to the house by the side porch. This is something that was never seen on farms, perhaps because they had greater space, while town lots were small and required condensed arrangements. On the other hand, this is something not found in such towns as Union Bridge, New Windsor, or Westminster and seems to be fairly unique to Hampstead. It can be seen on the Andrew Houck House at 1317 N. Main Street, built around 1883, and on the very untraditional Mayor Charles W. Murray House at 1108 S. Main Street, built in 1907. This house illustrates how popular the detached summer kitchen remained, even when the new houses being built were not traditional.

Another house type found in this period of expansion is characterized by two center front





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doors. Sometimes called a “Pennsylvania Farmhouse” plan, it can be seen in Daniel Cox’s dwelling at 1030 S. Main Street and the Palmer-Stick House at 1362 N. Main Street. The later owner of this house, Dr. John C. Stick, was a dentist. He used one room of his house for an office, so he undoubtedly used both doors, one for his dwelling and the other for his business.

Beginning in the late 1880’s, new houses in Hampstead changed dramatically from the more traditional to those influenced by national styles. Most examples are not pure examples but are transitional houses with a few applied details, such as the William and Caroline Zepp House at 1378 N. Main Street, built around 1908. The block of the house looks similar to earlier dwellings, but it was given a turret and a mansard roof. The turret shows the influence of the Queen Anne movement, a type of house that the layman typically associates with “Victorian.” Such houses are marked by projecting bays and turrets, the use of contrasting materials such as several patterns of wood shingles and wrap-around porches. The Mansard roof first became popular in this country before the Civil War. After the war, a few examples were constructed in Westminster, but they were never common. In the early twentieth century, the roofs seem to have become popular again, though still on a small scale. Several similar “transitional” Queen Anne houses can be seen along Houcksville Road. One of the best Queen Anne examples in Hampstead is the George Cox House at 1022 S. Main Street.

“T” and “L” plan houses represent another national building type to be found in Hampstead. Like many other types, these tended to be built in Hampstead later than they were in many other areas. Ell houses first became popular in the 1840’s, and as with the cross gable, it was in part the influence of A. J. Downing’s pattern books. William and Mary Walker built theirs at 1508 N. Main Street in 1908. The jigsawed porch trim and semi-octagonal end suggest a building twenty years older. “T”-plan houses became popular at a later date than the “L”, in the 1880’s, so it is unusual that St. Mark’s Lutheran Church built one for their parsonage as soon as 1889. Richard Murray built a grander example in the late 1890’s at 1313 N. Main Street. Cornelius and Emma Lippy built a typical frame example at 1379 N. Main Street in 1904. It was at this period that most of these “T”-plan dwellings were constructed in Carroll County.

The period of the 1890’s and early turn of the century was one when many of the houses that were built were transitional between two or more types. Many of these “T”-plan houses, for instance, also had some Queen Anne or American foursquare features. The J. Frank Switzer House at 1134 Main Street and the Wink-Martin House at 4004 Gill Avenue are other examples of these transitional houses and date from the ‘teens and twenties. By the 1920’s, the foursquare had taken over. It tends to be a cube with a hip roof and a front porch and conveys a solid, conservative feel. Also popular at the time was the bungalow. The house at 1031 S. Main Street is a good example, with excellent stone work on the front porch. It dates from the mid-1920’s. Another good example can be found at 4108 Hillcrest Avenue. Many of the later houses can be found on side streets such as this, as Main Street filled up and Hampstead, like any town, spread out along both major and minor arteries.

The construction of new churches in the 1880’s is also a direct result of the growth of the Town following the coming of the railroad. Efforts to organize St. Mark’s Lutheran Church began as early as 1869, but a brick sanctuary was not completed for the body until 1883. The building was completed two years later. The ultimate success of the effort, coming shortly after





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the advent of the railroad, can hardly be coincidental. As the population of Hampstead rose, the number of parishioners and amount of money available to support such a prospect increased as well. The brick building was demolished in 1940 and replaced with the existing stone structure, which is similar in size, scale, and form to the old building and blends well with the historic street-scape. The Methodist church had a much earlier start in Hampstead. A log structure for worship was reportedly erected around 1800 and was replaced by a stone structure in 1845. This building was in turn replaced with the existing brick building in 1888. It is a Wren-Gibbs style church with Gothic Revival detailing and with the entrance in the front bell tower. Churches of this type first appeared in Westminster and Manchester in the 1860's and were employed by all denominations.

Early commercial structures, as has been noted, were often one room set aside in a dwelling for business. While this trend continued into the twentieth century, other trends developed as well. One was the construction of a commercial facility on one side of the dwelling. An example of this can be seen at the Murray-Mathews Store at 1148-1150 S. Main Street. Neither of these trends is unique to Hampstead, nor was the next trend of constructing buildings that were unquestionably commercial in nature. In Hampstead, this seems to have occurred in the 1890's. An example is the George E. Cox Store at 1124-1146 S. Main Street. While they may have included dwelling spaces above the stores, the buildings clearly read as business establishments. Other examples can also be found, such as the old Hampstead Bank at 1316-1318 N. Main Street.

The period 1910-1918 was perhaps the culmination of the growth that was spurred by the coming of the railroad and brought such a change to Hampstead. In 1910, the First National Bank of Hampstead was founded, and Baltimore architects Frank and Henry Davis were hired to design their new building. Since the "White City" of the World's Columbian Exposition in Chicago in 1893, neo-classicism had ruled in American design, and it projected the right image of security and conservatism needed by any bank. Hence, it is not surprising to find it here, though rendered with traditional red brick. Except for the loss of the teller's cages, the bank interior survives in amazing originality today. The bank was constructed by Eline Brothers of Littlestown, Pennsylvania, for a total cost of \$10,692. The old Hampstead Bank, which was housed in a turn-of-the-century brick structure, was not to be outdone. In 1916, they constructed an impressive granite bank building at 1200 N. Main Street.

The peak of this stage of expansion in Hampstead is perhaps marked by the construction of the Hampstead School in 1918, indicating that the Town had reached a point where such a grand building was needed to educate the children of the families whose dwellings and businesses had filled Main Street over the past thirty years. Large central buildings like this were built in all the towns in Carroll County in the 1920's, as the Board of Education moved away from the local one room schools that had predominated in Carroll County. Hampstead was one of the first to get such a building, and it clearly was a stark example of how far Hampstead had come in such a short period of time.

\* Information for the Description of Historical Architectural Styles section was provided by Kenneth M. Short, "History of Hampstead: The Evidence of Buildings", pp.2-26, February 18, 1999.





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## ❖ Analysis of Community Needs

A number of local historians have identified past uses of properties and various historic structures. The general consensus from the community is to preserve these structures through appropriate reuse and preservation; however, resources and community preservation activities have not been established. The Town's Main Street Revitalization Plan has preservation goals and preservation-oriented visions, but the plan's implementation will only help the Main Street corridor. The historic homes, buildings, and areas, some vacant and barely standing, have no protection or encouragement for preservation of the history and heritage they represent. Many of these structures will continue to disappear without preservation activities within the community. Additionally, not all members of the community are aware of the importance of preserving historic resources or the availability of funds and programs to assist with these efforts.

Though there are some stretches of Main Street where buildings are missing or have been altered in an unfortunate manner, enough of historic Hampstead survives to qualify it for the National Register.

## ❖ Recommended Actions

- ◆ *Develop incentives to renovate old, depressed, or run-down buildings*

Renovating old, depressed, or run-down buildings helps to further the efforts of Main Street revitalization. The main goal of these renovations would be to improve the overall appearance of the Town and to improve the living conditions or environment in some of these homes and businesses. Renovations, however, require time and money. If the Town develops incentives for property owners to make these improvements, it may motivate more people to do so.

- ◆ *Review and revise the Hampstead sign code and County zoning ordinance to ensure a coordinated effort that provides signs that improve the aesthetics of the Town as well as complement the Town's image*

The properties approaching the Town from the north and the south meander in and out of the town limit. Therefore, not all of the properties coming into the Town fall under the Town's sign code. Coordination between the Town and the County on providing sign regulations that result in signs that don't detract from the appearance or gateway to the Town would provide consistent application of sign regulations as well as a consistent appearance.

- ◆ *Review town zoning ordinance for revisions that could be made to make setbacks and similar items more flexible in historic areas*

When zoning ordinances were originally developed, many jurisdictions wound up with requirements that were inflexible and produced developments that did not resemble the original development within the town. As a result, most zoning ordinances also prevented buildings from being reconstructed in their original location or new buildings on infill lots in the old part of towns from being setback similar to surrounding buildings. Many jurisdictions are now going





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back and revising their zoning ordinances to allow more flexibility so that new development can blend in better with old development, thereby maintaining the character of the neighborhood.

- ◆ *Complete nomination for designation of a National Register Historic District on contributing properties in the downtown area*

An application for designation of a National Register Historic District was started but not finished. The application should be completed and submitted to Maryland Historical Trust, who will then submit it to the National Park Service. Once listed, owners of contributing properties within the district would be eligible to receive a Maryland Historic Property Rehabilitation Tax Credit equal to 25 percent of certified rehabilitation expenditures. In addition, income producing property owners may be eligible for the Federal Rehabilitation Income Tax Credit Program which provides a 20 percent credit for certified rehabilitation expenses. This could be used as an incentive to improve Hampstead's historic properties and contribute to the Main Street revitalization effort. Funding assistance is available to complete National Register nominations through the Historic Community Investment Fund, a joint program of the Maryland Historical Trust and Preservation Maryland ([www.preservemd.org](http://www.preservemd.org)).

## ❖ Anticipated CIP Projects

No CIP projects are anticipated as a result of the recommendations in this chapter.

