

CARR-1289

Tracey's Mill School
3223 Tracey's Mill Road
Melrose (vicinity)

Historic Period Themes: Architecture, Education

Geographic Organization: Piedmont

Chronological/Development Periods: Industrial/Urban Dominance A.D. 1870-1930

Resource Types: Schoolhouse

There has been a schoolhouse in this general vicinity for over 100 years. The 1862 map of Carroll County shows a schoolhouse south of this site and south of the Benjamin Peterman House (CARR-1288). In 1877, the school shows up on this site, just north of the Peterman house. The present structure was probably constructed c. 1895-1910. No more specific information on its history could be uncovered in part because, as one deed noted, "...no recorded deed to the Grantor... is to be found among the Land Records..." The school was sold to Clarence Zepp who then owned the Benjamin Peterman Farm. According to his son, Carroll Zepp, the school was then used as a poultry house. When it was a school, there were two outhouses, one at each end of the rear of the building. The entrance to the school was on the southwest. The schoolhouse was converted to a private home sometime after World War II.

KS/lh:6/25/92:signif.10

Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Page No.

DOE yes no

1. Name (indicate preferred name)

historic Tracey's Mill School

and/or common

2. Location

street & number 3223 Tracey's Mill Road not for publicationcity, town Melrose 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 type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

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

name Robert Bruce and Linda Stallard

street & number 3020 Walnut Avenue telephone no.:

city, town Owings Mills state and zip code Maryland 21117

5. Location of Legal Description

courthouse, registry of deeds, etc. Courthouse Annex liber 813

street & number 55 North Court Street folio 419

city, town Westminster state Maryland

6. Representation in Existing Historical Surveys

title

date federal state county local

depository for survey records

city, town state

7. Description

Survey No. CARR-1289

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date of move _____

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

Summary: The Tracey's Mill Schoolhouse is located on the southeast side of Tracey's Mill Road about one mile east-northeast of Melrose. It is a three-bay by three-bay, one-story building constructed of 5-1 common bond brick on a rubble stone foundation and has a standing seam metal gable roof. The windows are 1/1 double-hung wood sash, with splayed jack arches and wood sills. The southwest and northeast gable ends each have a semicircular datestone panel. There is a boxed cornice with returns.

The Tracey's Mill Schoolhouse is located on the southeast side of Tracey's Mill Road, about one mile east-northeast of Melrose. It is a three-bay by three-bay, one-story building constructed of 5-1 common bond brick on a rubble stone foundation and has a standing seam metal gable roof. On the southeast side is a one-story, shed roof addition built of CMU's. The windows in the original brick section are 1/1 double-hung wood sash, with splayed jack arches and wood sills. The northwest elevation has a six-panel wood central door between windows. There is also a one-bay shed roof porch on a CMU foundation in the center bay. It has four square wood posts and twisted steel balusters and handrails. The northwest elevation faces the road.

The southwest gable end has a projecting enclosed porch with beaded-edge-and-center, tongue-and-groove vertical siding and a CMU foundation. The shed-roofed porch has an aluminum storm door on the southwest side and an interior six-panel wood door. The northwest and southeast ends of the porch each have a 2/2 sash with horizontal lights. The porch is flanked by windows, with a steel cellar bulkhead in the western bay. An internal brick chimney is centered on the gable. Below it is an illegible datestone, and west of that a small 1/1 sash. The northeast elevation has two 1/1 sash and a semicircular datestone panel in the gable end with a small 1/1 sash east of it. There is a boxed cornice with returns. Also on the property is a one-story CMU garage with standing seam gable roof and gable end roll-up door on the northwest.

8. Significance

Survey No. CARR-1289

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

Specific dates	Builder/Architect
check: Applicable Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D and/or Applicable Exception: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G	
Level of Significance: <input type="checkbox"/> national <input type="checkbox"/> state <input checked="" type="checkbox"/> local	

Prepare both a summary paragraph of significance and a general statement of history and support.

Historic Period Themes: Architecture, Education
 Geographic Organization: Piedmont
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9. Major Bibliographical References

Survey No. CARR-1289

Carroll County Land Records
Board of Education Minutes

10. Geographical Data

Acreage of nominated property .314 acres

Quadrangle name Manchester

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

11. Form Prepared By

name/title Kenneth M. Short, Historic Planner

organization Carroll County Department of Planning date June 29, 1992

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.

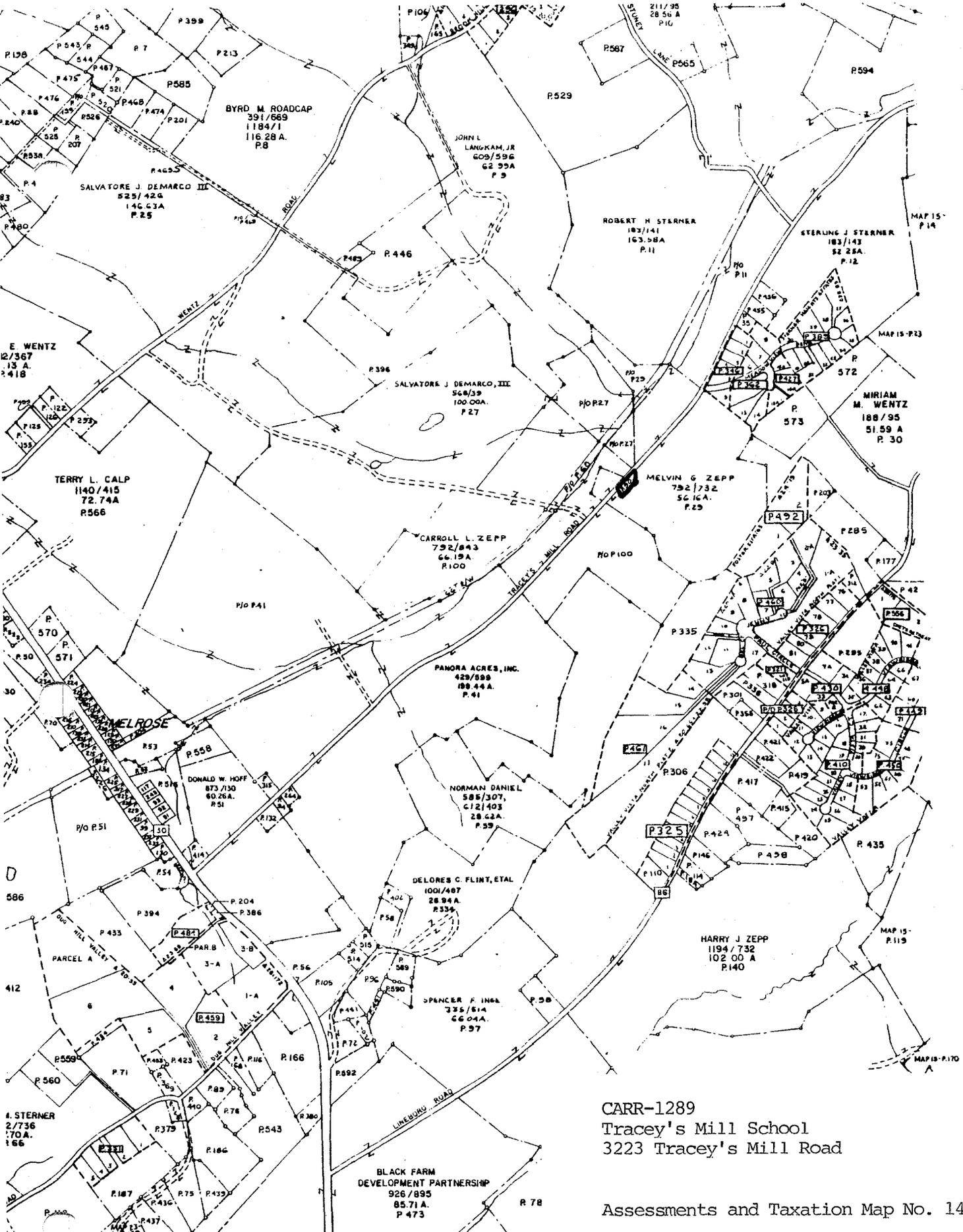
return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST
DHCP/DHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
514-7600

CAR-1289
 3223 Tracey's Mill Road

CHAIN OF TITLE

GRANTOR	HOME COUNTY	GRANTEE	HOME COUNTY	DATE	LIBER	FOLIO	TRANS ACTION	COMMENTS
Charles Francis	Carroll	Robert & Linda Stallard	Baltimore County	9-8-1982	LWS 813	419	Deed fee simple	\$40,000 13,670 sq. ft.
Ray & Muriel Leister	Carroll	Charles & Eulalia Francis	Los Angeles	2-15-1955	EAS 243	184	Deed fee simple	\$10.00
Grace & Harry Zuse Grace - nee Zepp	Carroll	Ray Leister & wife Muriel	Baltimore City	6-22-1948	EAS 198	585	Deed fee simple	\$10.00 48.4 sq. perches
Board of Ed. of Carroll County	Carroll	Clarence & Grace Zepp	(Carroll)	2-17-1931	EMM 155	189	Deed fee simple	\$50.00 48.4 sq. perches "...no recorded deed to the Grantor...is to be found among the Land Records..."



681

678

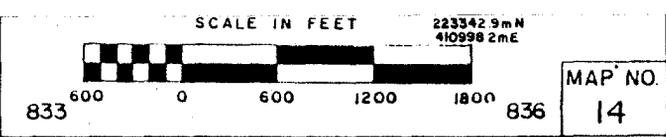
675

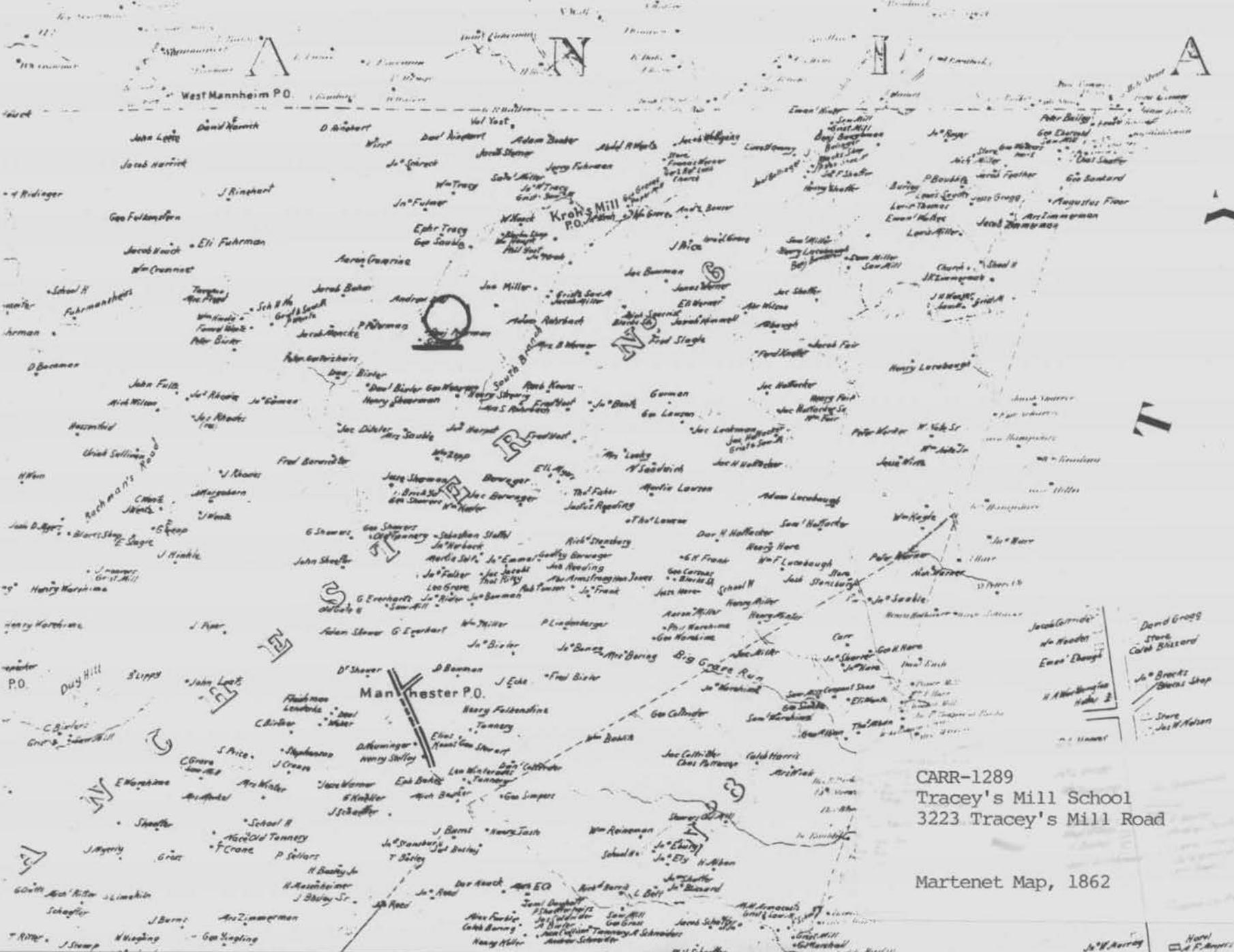


CARR-1289
 Tracey's Mill School
 3223 Tracey's Mill Road

Assessments and Taxation Map No. 14

DEPT. OF ASSESSMENTS & TAXATION
 PROPERTY MAP DIVISION
 WE INSURE THAT THE INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES AND IS NOT AN ACTUAL SURVEY. IT SHOULD NOT BE USED FOR LEGAL DESCRIPTIONS. ERRORS OR OMISSIONS ARE HEREBY DISCLAIMED.
 REVISIONS TO: JUNE 1991
 DATE: 1274
 M.M.M. 586
 379/57
 379/55

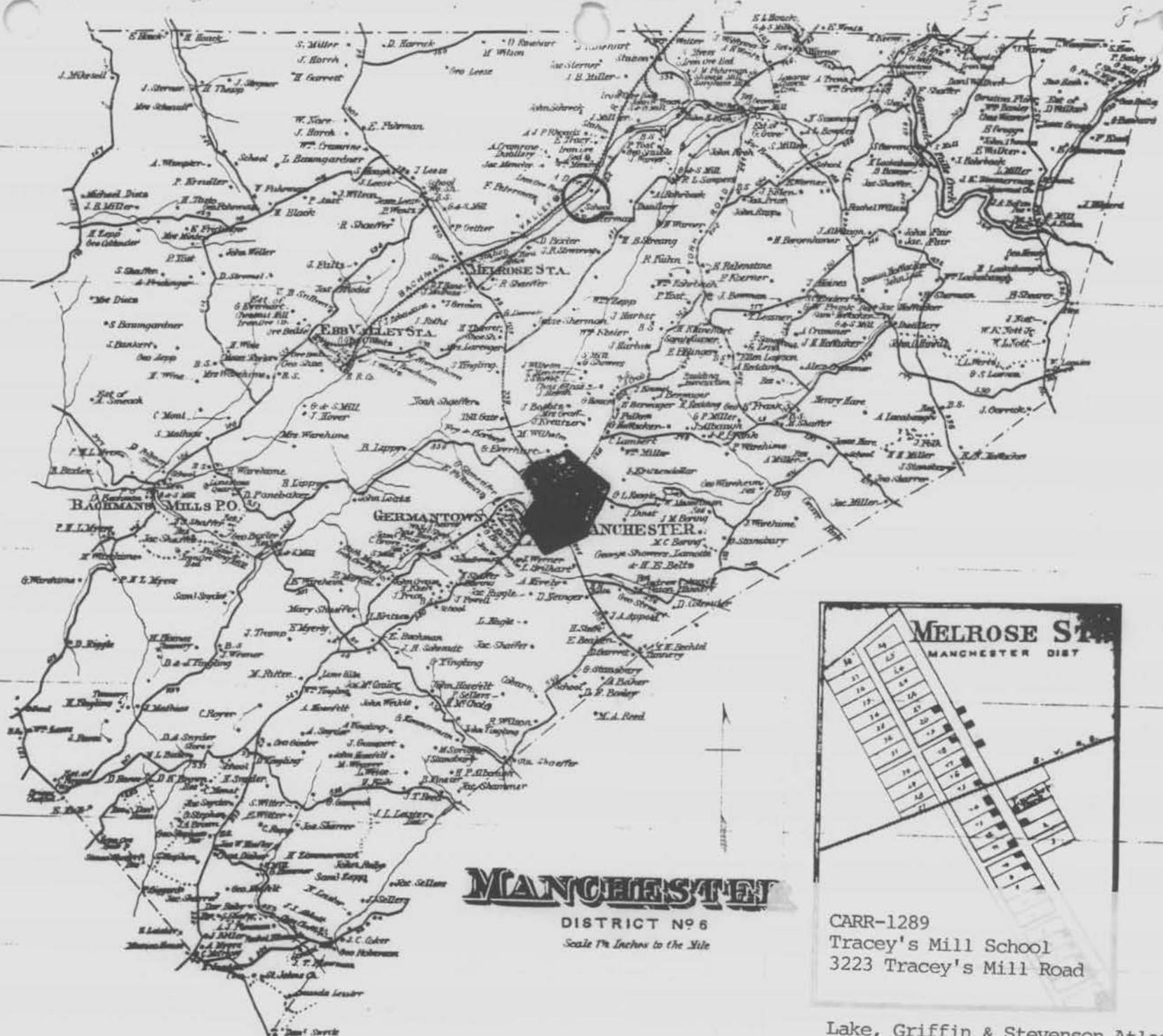




CARR-1289
Tracey's Mill School
3223 Tracey's Mill Road

Martenet Map, 1862

Handwritten notes at the bottom right corner of the map, including names like 'J.W. Harris' and 'H.W. P. Boyce'.



MELROSE ST.
MANCHESTER DIST

18	19
20	21
22	23
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96	97
98	99
100	101

CARR-1289
Tracey's Mill School
3223 Tracey's Mill Road

Lake, Griffin & Stevenson Atlas, 1877



4397
42'30"

CARR-1289

This school is the black dot on the original quad. The other two dots are structures (south west of the school)

(LINEBORO)
5663 III NE

4394

4393

40'

4392

CARR-1289
Tracey's Mill School
3223 Tracey's Mill Road

Manchester Quad



Tracey's Mill School

CARR-1289

3223 Tracey's Mill Rd.

Carroll County, Maryland

Photo: Kenneth M. Short

Date: April 1992

Neg. Loc.: Maryland Historical Trust

east: south elev.

1/2



Tracey's Mill School

3223 Tracey's Mill Rd.

Carroll County, Maryland

Photo: Kenneth M. Short

Date: April 1992

Neg. Loc.: Maryland Historical Trust

North: West elev.

3/2