

CARR-1311

George Zepp Farm  
3806 Wine Road  
Bachman Mills (vicinity)

George Zepp purchased the first three tracts of his farm, totaling 95 acres, from John Bord in 1835. By 1841, he had 120 acres, but there was no house listed. Most likely, the log house on the property was built by Zepp in the mid to late 1830's for his use. The 1862 map shows a building in this area. It is labeled as the farm of A. Zepp. The 1866 assessment notes that George Zepp, Sr. had a log house and log barn on a 60-acre farm. Most likely, this refers to the Wine Road property. Few log barns survive in Carroll County, due to fire, neglect, and modernization. Though deteriorating and in need of attention, this log barn is not yet beyond salvation.

KS/lh:7/15/92:signif19

# Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF  
HISTORIC PROPERTIES

Magi No.

DOE  yes  no

## 1. Name (indicate preferred name)

historic George Zepp Farm

and/or common

## 2. Location

street & number 3806 Wine Road  not for publicationcity, town Bachman Mills  vicinity of congressional districtstate 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	<b>Public Acquisition</b>	<b>Accessible</b>	<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 Andrew and Christin McKendrickstreet & number 3806 Wine Road telephone no.: 876-0093city, town Westminster state and zip code Maryland 21157

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Courthouse Annex liber 1108street & number 55 North Court Street folio 387city, 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-1311

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input checked="" 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
<input checked="" type="checkbox"/> fair - house	<input type="checkbox"/> unexposed		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 George Zepp farm is located at the western end of Wine Road, which ends in the middle of the farm. It is about 1¼ miles north of Bachman Mills. The farm complex consists of a log house, log barn, frame shed, corn crib, and two poultry houses. Unlike most Carroll County farms, it is not laid out on a linear plan. The log house is banked on the northwest and faces northeast. The V-notch log barn is banked on the west with the forebay on the east. The lower story is of rubble stone. The upper story has vertical board siding. The southern third of the forebay has collapsed. The upper story is a double-crib log structure with a hay mow in each crib and the threshing floor between them. The forebay has hewn, mortised and tenoned timbers. There are unbraced round log rafters with a central tenon and peg in the ridge. Southwest of the shed is a post-set corn crib built of circular-sawn 4"x 4"'s. Northwest of the shed is a board and batten poultry house. East of the house is another poultry house with German siding.

The George Zepp farm is located at the western end of Wine Road, which ends in the middle of the farm. It is about 1¼ miles north of Bachman Mills and is set in the middle of a moderate ridge. The farm complex consists of a log house, log barn, frame shed, corn crib, and two poultry houses. Unlike most Carroll County farms, it is not laid out on a linear plan. The log house is banked on the northwest and faces northeast. It is two-stories high, with aluminum siding and new 1/1 sash. There are new decks on the northeast and southwest, and additions on the southeast and southwest. The house has an asphalt shingle gable roof with a rebuilt brick center chimney. The openings on the house have been altered, but it was probably originally a four-bay "Pennsylvania Farmhouse" plan on the facade with only two windows, one at each end, in the second story.

The barn is located west of the house. The V-notch log barn is banked on the west with the forebay on the east. The lower story is of rubble stone on all four elevations, and the east elevation retains some of its original or early parging. Part of this wall has collapsed. The first (south) bay is missing its vertical board dutch door on strap hinges, but the pintels remain in the original frame. The stone wall to the north has collapsed. The next opening retains only the bottom half of its vertical board dutch door on strap hinges. There is a wood vent with diamond section louvers, a complete and matching dutch door, another dutch door with the top half missing, another matching vent, and another dutch door with the top half missing in the north bay. The upper story has vertical board siding and a single vertical-board door in the center. The southern third of the forebay has collapsed. There are two pintels in one deteriorated post suggesting the upper floor may have had other doors.

Description (continued)

Section 7 Page 2

The south elevation has two pair of 2/6 sash in the lower story, set in frames with wire-cut nails. Much of the vertical board siding is missing, and there are several sections where logs have been cut out. The west elevation has one opening in the lower story on each side of the ramp. The upper story has vertical-board double doors on strap hinges with a smaller inset door in the north half. The vertical board siding is missing from the south third of the upper story. The north elevation has one diamond-section wood vent in a mortise and tenon frame in the lower story. Above is vertical-board siding. The gable roof has inverted-V-seam metal.

The lower story stalls have been altered. The hewn joists are supported by one summer beam with diagonally-cut half-lap scarfs. The north wall has a long wood beam set in to the stone, with pegs in the beam for holding tack. The upper story is a double-crib log structure with a hay mow in each crib and the threshing floor between them. The forebay has hewn, mortised and tenoned timbers. Logs have been cut out on the threshing floor side of both cribs for access. There are unbraced round log rafters with a central tenon and peg in the ridge.

Southwest of the barn is a mortised and tenoned, braced frame shed of hewn timbers. It has ground sills and vertical board siding on the east, west, and north. The south elevation is open. The gable roof has corrugated metal and approximately 2"x 8" rafters with a ridge pole.

Southwest of the shed is a post-set corn crib built of circular-sawn 2" x 4"'s and 4" x 4"'s nailed with wire nails and covered with horizontal 1" x 4" slats. There is a vertical slat door on the east elevation and a shed roof with no covering.

Northwest of the shed is a board-and-batten poultry house with a corrugated metal shed roof. The east elevation has a flush board door and two openings covered with wire mesh.

East of the house is another poultry house with German siding and a shed roof with inverted-V-metal covering. The frame has both 2" x 4" and round log studs nailed together. The southwest elevation is the front, and has a vertical-board door and a two-light sash. The northwest and northeast elevations each have a six-light sash, and the southeast elevation has a two-light sash.

# 8. Significance

Survey No. CARR-1311

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 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** **Builder/Architect**

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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:** George Zepp purchased the first three tracts of his farm, totaling 95 acres, from John Bord in 1835. By 1841, he had 120 acres, but there was no house listed. Most likely, the log house on the property was built by Zepp in the mid to late 1830's for his use. The 1862 map shows a building in this area. It is labeled as the farm of A. Zepp. The 1866 assessment notes that George Zepp, Sr. had a log house and log barn on a 60-acre farm. Most likely, this refers to the Wine Road property. Few log barns survive in Carroll County, due to fire, neglect, and modernization. Though deteriorating and in need of attention, this log barn is not yet beyond salvation.

Historic Period Themes: Agriculture, Architecture  
Geographic Organization: Piedmont  
Chronological/Development Periods: Agricultural-Industrial Transition A.D. 1815-1870  
Resource Types: Small family farms, Rural vernacular

George Zepp purchased the first three tracts of his farm, totaling 95 acres, from John Bord in 1835, when this area was still part of Frederick County. By 1841, he had 120 acres, but there was no house listed on his property. He did own livestock, however, so the lack of mention of a building was probably an oversight by the assessor. He certainly must have kept his \$75.00 worth of furniture somewhere. Most likely, the log house on the property was built by Zepp in the mid to late 1830's for his use. In 1852, the land total had risen to 150 acres, but still there was no notice of a house on the property. Yet the \$238.00 worth of livestock he owned indicates that he was a successful farmer. The 1862 map shows a building in this area. It is labeled as the farm of A. Zepp, and G. Zepp is found further east, on the southeast side of Bachman's Road.

The 1866 assessment notes that George Zepp, Sr. had a log house and log barn on a 60-acre farm, along with unimproved lots of 43 and 38 acres and a wood lot of 12 acres. Most likely the log house and barn noted refers to the Wine Road property, since when George Zepp died in 1875 the 95 acres on Wine Road was noted as the farm where he now resides. In later deeds it would still be referred to as "George Zepp's

Significance (continued)

Section 8 Page 2

Homestead". Zepp's will left the farm to his son, Ira Barnabas Zepp. George's wife was entitled to as much furniture as she wanted, and to occupy the front room of the house, and the room above on the second floor, of the home farm. The farm was 147 acres.

In 1876, Ira Zepp's 147-acre farm had a two-story log dwelling worth \$500.00 and a log barn and other outbuildings valued at \$400.00. Ira seems to have been an average farmer, as well, with three horses, five cattle, five sheep and nine hogs. The 1877 map still shows the farm as George Zepp's. Ira bought another 125 acres in 1879. The \$1800.00 worth of improvements noted in 1881 were probably to the new land, since it would seem that little was done to the log house and barn. Nothing more of significance seems to have been done to the "Homestead", which, in part, is its significance. Few log barns survive in Carroll County, due to fire, neglect, and modernization. Though deteriorating and in need of attention, this log barn is not yet beyond salvation.

The tax books note in 1898 that Ira had died and the land was transferred to Jacob Zepp. The deed was dated 1899. Jacob sold it out of the family three years later and it passed around for several more years until James Martin bought 58 acres of the home farm in 1905. He held it until 1944, after which time it again changed hands frequently.

KS/lh:7/10/92:signif19.ken

# 9. Major Bibliographical References

Survey No. CARR-1311

Carroll County Land Records  
Tax Assessments - 1841, 1852, 1866, 1876, 1876-96, 1896-1910  
1862 & 1877 maps  
George Zepp will - JMP 4- 392

# 10. Geographical Data

Acreage of nominated property 11.5958 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
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state	code	county	code
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# 11. Form Prepared By

name/title Kenneth M. Short, Historic Planner

organization Carroll County Department of Planning

date July 15, 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

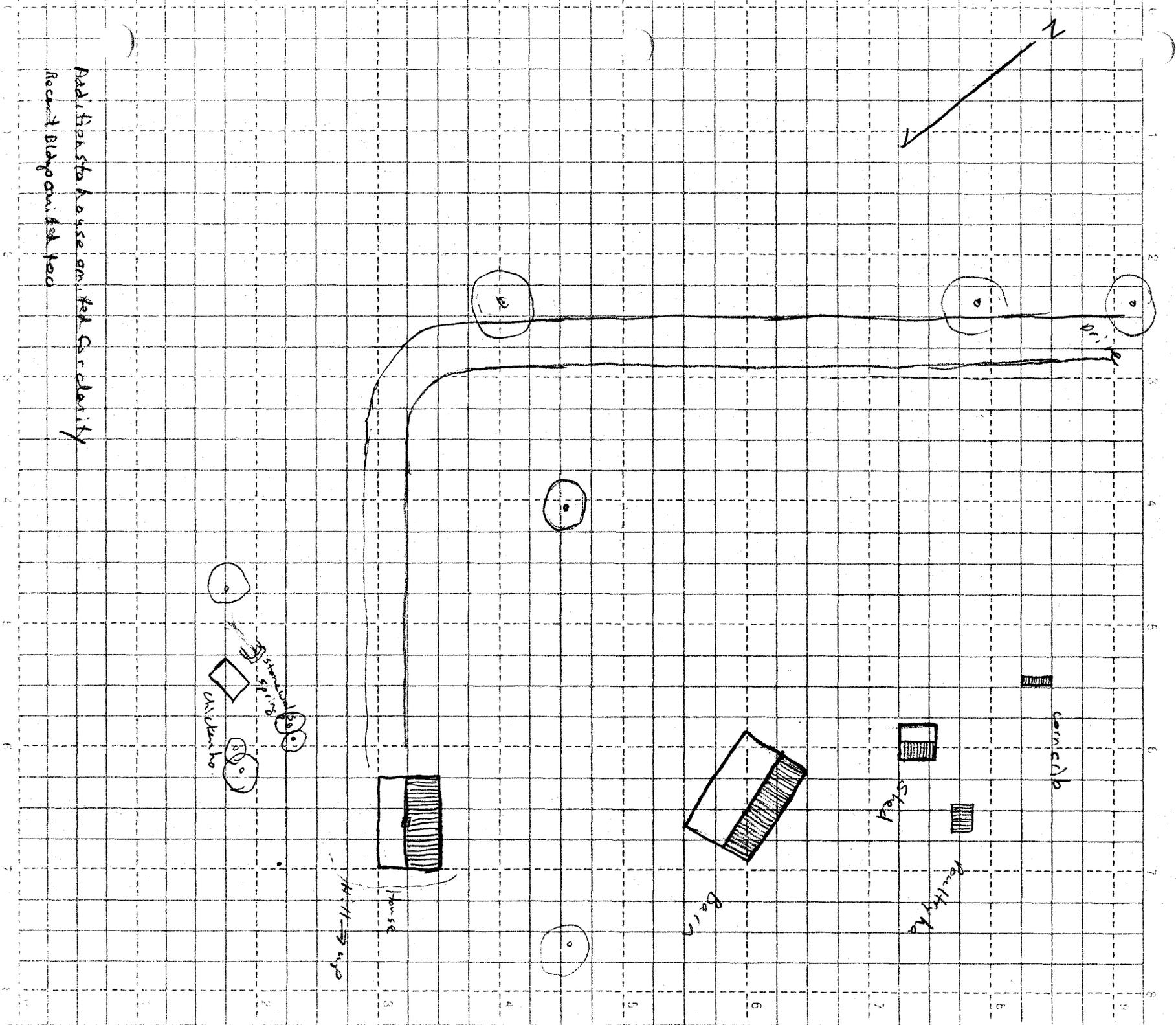
MARYLAND HISTORICAL TRUST  
DHCP/DHCD  
100 COMMUNITY PLACE  
CROWNSVILLE, MD 21032-2028  
514-7600

CAR. 1311  
3806 Wine Road

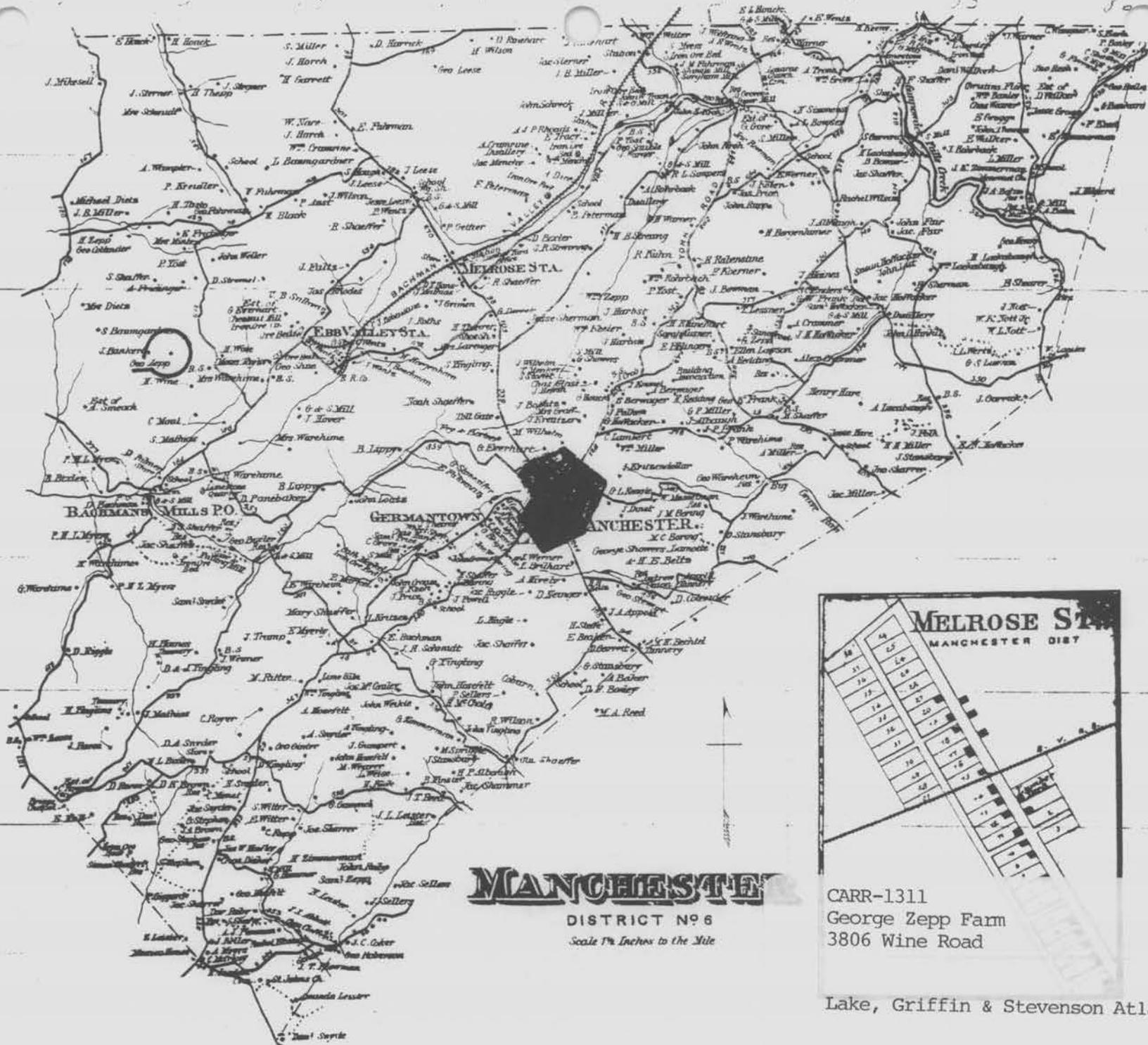
CHAIN OF TITLE

GRANTOR	HOME COUNTY	GRANTEE	HOME COUNTY	DATE	LIBER	FOLIO	TRANS ACTION	COMMENTS
Lenora P. Martin (widow)	Carroll	Andrew & Christine McKendrick	Carroll	9-29-1988	LWS 1108	387	Deed fee simple	\$129,000 11+ a.
Robert E. MsNamee, Sr., et al	Carroll	William & Lenora Martin	MD	7-30-1965	CCC 393	539	Deed fee simple	\$10.00 Pallentine & Gotham 58+ a.
Lawrence & Esther Switzer	Carroll	Robert E. McNamee, Sr., et al	Baltimore County	5-27-1955	EAS 247	425	Deed fee simple	58 + a. \$5.00
Gilbert & Margaret LeBlanc	Carroll	Lawrence & Esther Switzer	Carroll	7-10-1953	EAS 222	544	Deed fee simple	\$5.00 58+ a.
Bessie Reznik (widow)	Carroll	Gilbert & Margaret LeBlanc	Baltimore City	7-11-1952	EAS 213	131	Deed fee simple	\$5.00 58+ a.
John & Belle Franklin	Carroll	Bessie Reznik	Baltimore City	11-15-1950	EAS 207	37	Deed fee simple	\$10.00 58+ a.
George & Dorothy Yelton	Carroll	John & Belle Franklin	?	3-9-1946	EAS 189	223	Deed fee simple	\$10.00 58+ a.
James Martin (widower)	Carroll	George & Dorothy Yelton	?	10-7-1944	EAS 184	469	Deed fee simple	\$10.00 58+ a.
Milton H. & Margaret L. Garrett	Carroll	James Martin	Carroll	4-1-1905	DPS 101	152	Deed fee simple	\$1,200 58+ a. 1st parcel of below deed
Nathaniel Shorb & wife Sevilla, & John W. Hoffacker	York	Milton H. Garrett	Carroll	3-21-1903	JHB 97	309	Deed ?	\$1,900 58+ a. & 43+ a.
Jacob Zepp & wife Cora	Carroll	Nathaniel Shorb & John W. Hoffacker	York	5-17-1902	JHB 97	307	Deed fee simple	\$3,425 known as Homestead of late George Zepp 38 1/4 a. 43+ a.

GRANTOR	HOME COUNTY	GRANTEE	HOME COUNTY	DATE	LIBER	FOLIO	TRANS ACTION	COMMENTS
John M., George W. & Jacob H. Zepp, execs. Ira B. Zepp	Carroll	Jacob H. Zepp	Carroll	4-29-1899	JHB 89	200	Deed	\$3,000 58 a. Pallentine & Gotham, George Zepp's Homestead, Gotham & Ohio - the Lippy's Land 38¼ a., 43 a.
George Zepp		Ira B. Zepp		5-11-1870				



Partial Sta. House on Red Cr. clarity  
Recent Blaygon. Red Top



# MANCHESTER

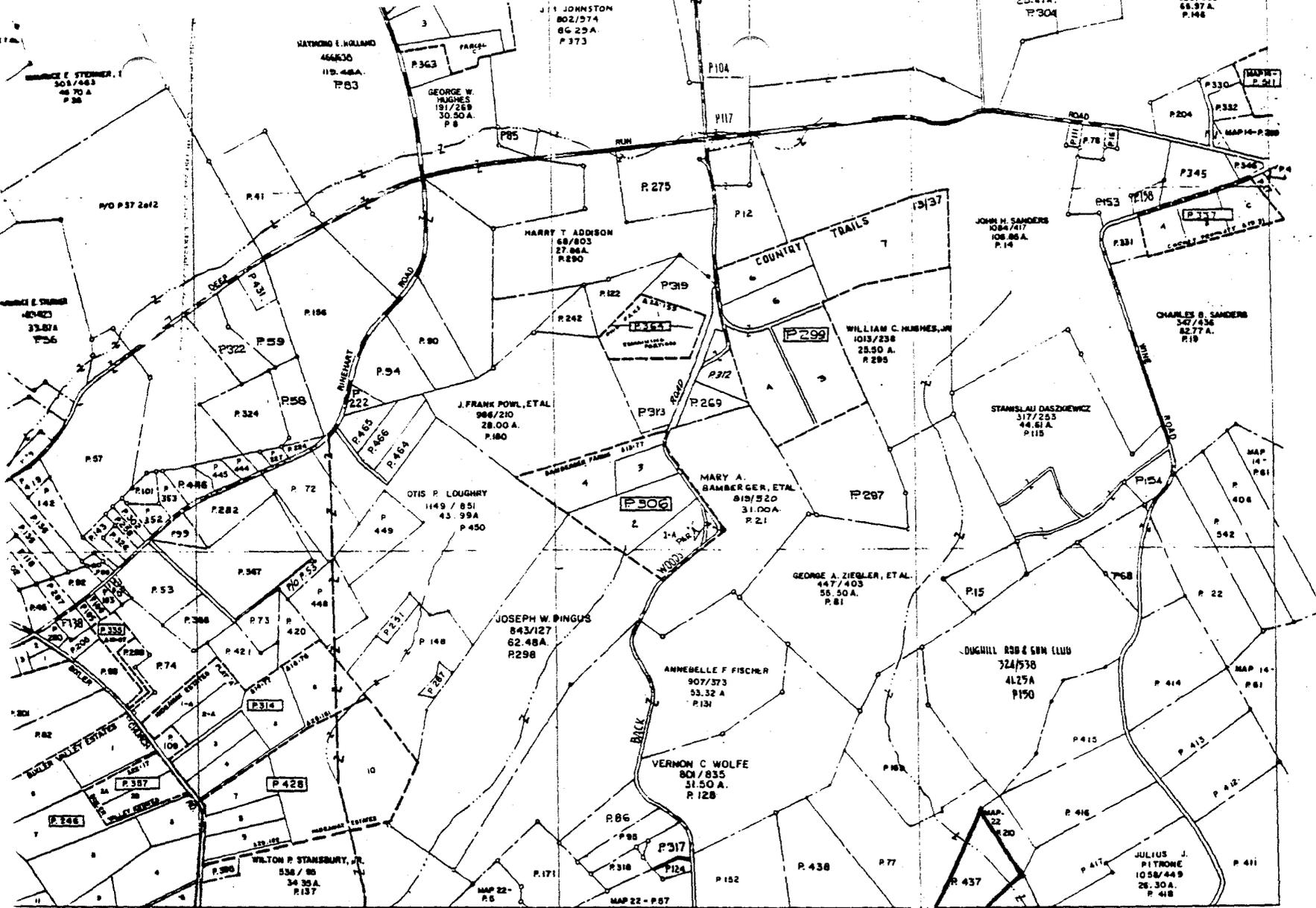
DISTRICT NO 6  
Scale 1/4 Inch to the Mile



CARR-1311  
George Zepp Farm  
3806 Wine Road

Lake, Griffin & Stevens Atlas, 1877





678  
675  
672  
MAP NO

COMPILED BY  
DEPT OF ASSESSMENTS & TAXATION  
PROPERTY MAP DIVISION  
THE INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM DEED DESCRIPTIONS AND IS NOT AN ACTUAL SURVEY. IT SHOULD NOT BE USED FOR LEGAL DESCRIPTION. USING NOTING ERRORS ARE UNDED TO NOTIFY THE ABOVE AGENCY.

PROPERTY LINE  
SUB-DIVISION BOUNDARY  
CONTINUING OWNERSHIP - Z I E - Z - Z - Z  
PARCEL NUMBER - P 346 (ASSIGNED TO IDENTIFY AND INDEX OWNERSHIP)  
SCALE: 1" = 600'  
BY LAST P. NO. PHOTO U.S.G.S. QUAD  
M.M.M. 463



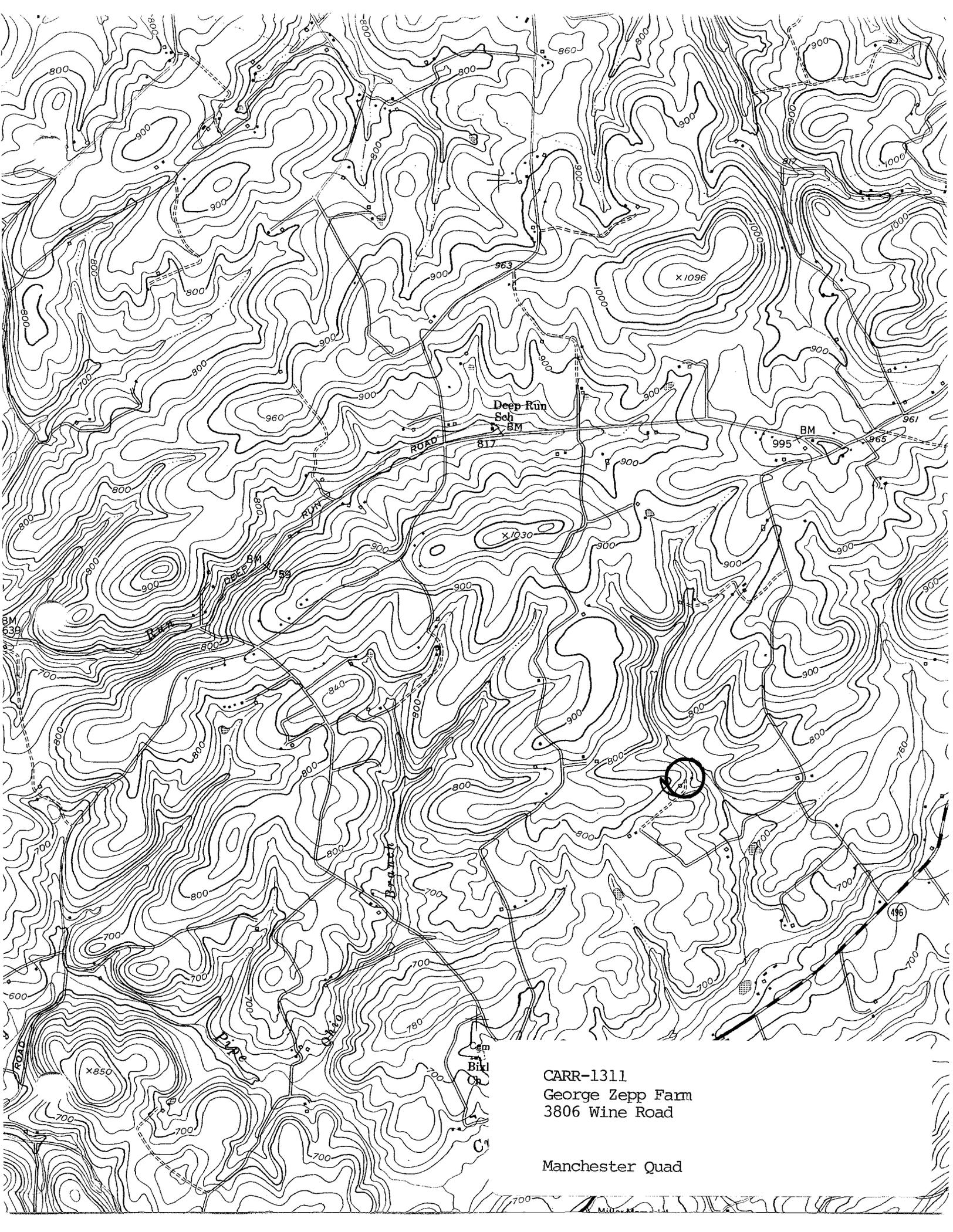
SCALE IN FEET  
223342.8 mN  
405511.8 mE

809

REVISED TO: DATE 1991  
JUNE, 1991

815

CARR-1311  
George Zepp Farm  
3806 Wine Road



CARR-1311  
George Zepp Farm  
3806 Wine Road

Manchester Quad



George Zepp Farm

3806 Wine Rd.

Carroll County, Maryland

Photo: Kenneth M. Short

Date: April 1992

Neg. Loc.: Maryland Historical Trust

House - NE & NW elevs.

1/4



George Zepp Farm

3806 Wine Rd.

Carroll County, Maryland

Photo: Kenneth M. Short

Date: April 1992

Neg. Loc.: Maryland Historical Trust

Barn - south : east elevs.

2/4



CARR-1311

George Zepp Farm

3806 Wine Rd.

Carroll County, Maryland

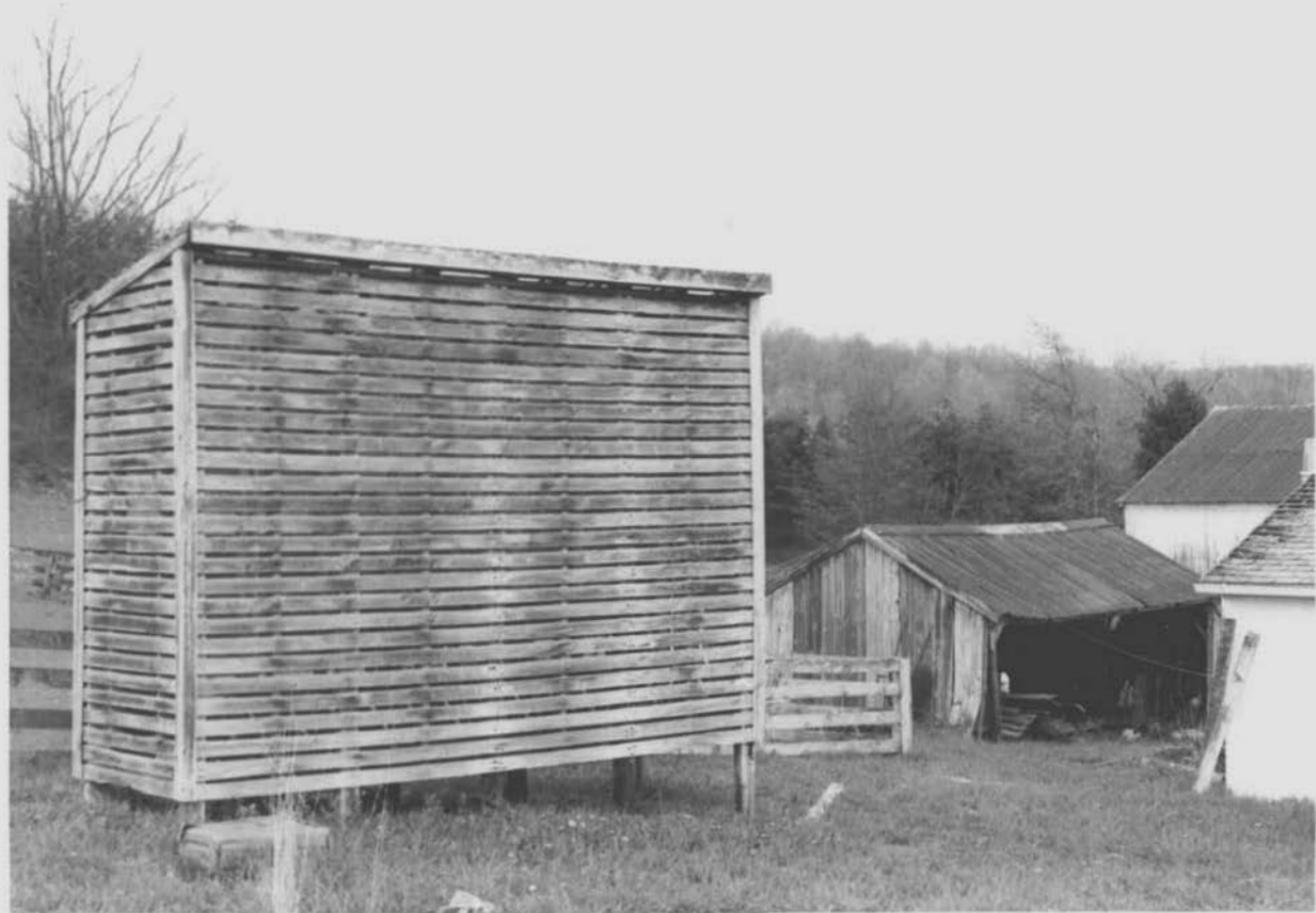
Photo: Kenneth M. Short

Date: April 1992

Neg. Loc.: Maryland Historical Trust

Barn - west elev.

3/4



George Zepp Farm  
3806 Wine Rd.

Carroll County, Maryland

Photo: Kenneth M. Short

Date: April 1992

Neg. Loc.: Maryland Historical Trust

Corn crib: Shed - west: South elevs.

4/4