

Carr-1333

**John T. Lantz House
1914 Old New Windsor Road**

1871-72

Summary:

John T. Lantz purchased a four-acre parcel of land on the New Windsor to Libertytown turnpike from Abraham Augustus Roop and contracted to have a house erected in 1871. Carpenter Charles F. Stein, of Carroll County, was hired to build the house. There were three workers supplied by him. The building that they constructed for Lantz was described by Stein as ". . . a dwelling house twenty eight feet front by eighteen feet deep of frame and weatherboarded[,] with basement cellar and kitchen[,] with two rooms and hall on lower story and three rooms and hall on upper story[,] the stories of which are eight feet high" Lantz did not pay his workmen, so the artisans were forced to bring suit against him. Lantz's house and lot were ordered sold to the highest bidder by the Equity Court in December 1872. Elijah C. Ensor paid \$1500.00 for the property. It is interesting to note that the house was built with a kitchen fireplace in the cellar at a time when cooking stoves were common.

Maryland Historical Trust State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic John T. Lantz House

and/or common

2. Location

street & number 1914 Old New Windsor Road not for publication

city, town New Windsor 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 checked="" 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 checked="" 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 type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

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

name George and Patricia Maloney

street & number 1914 Old New Windsor Road telephone no.: 635-2584

city, town New Windsor state and zip code Maryland 21776

5. Location of Legal Description

courthouse, registry of deeds, etc. Courthouse Annex liber 364

street & number 55 North Court Street folio 203

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-1333

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

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

Summary: The John T. Lantz House is located at 1914 Old New Windsor Road about 1 $\frac{3}{4}$ miles southwest of New Windsor. The house is a three-bay by two-bay, two-story structure with asbestos shingle siding, a rubble stone foundation, and a gable roof with standing-seam metal and an east-west ridge. There is a two-story ell attached to the north. The south elevation has a center entrance with one light. The transom has two oval lights. On each side of the door is a 4/4 double-hung sash. The one-story, three-bay porch has a shed roof and four turned posts with simple sawn brackets. The cornice has a board fascia and seven pairs of large brackets, with three small brackets between each two pairs. There is a cellar under the entire building. The west section has a kitchen fireplace with a simple wood mantel. The main block of the house is a two-room plan. The front door opens into the west room, with an enclosed straight run of stairs on the east wall. The windows and doors have broken field surrounds with a slight pediment over the opening that has an ogee bed mould. North of the house is a two-story ground barn with a gable roof that has inverted V-seam metal and an east-west ridge. The south elevation has beaded-edge-and-center vertical board siding. The barn is constructed with a mill-sawn heavy timber frame with pegged mortise and tenon joints. Between the house and the barn is a shed building with beaded-edge-and-center vertical-board siding and a gable roof of corrugated metal with a north-south ridge. It is built of 2 x 4 construction.

Resource Count: 4

The John T. Lantz House is located at 1914 Old New Windsor Road, on the southwest side of the road, about 1 $\frac{3}{4}$ miles southwest of New Windsor in western Carroll County. It is located on level land near the road. The house is a three-bay by two-bay, two-story structure with asbestos shingle siding, a rubble stone foundation, and a gable roof with standing-seam metal and an east-west ridge. There is a two-story ell attached to the north. The south elevation has a center entrance with one light over a lying panel and two panels at the bottom of the door. The sunk panels have complex moulds with a bead at the outer edge, a cavetto inside it, then another bead and cavetto. The outside corner of the panels have decoratively-cut metal plates screwed across the joints of the rails and stiles. The surround has panelled pilasters with an ogee panel mould. The transom has two oval lights. On each side of the door is a 4/4 double-hung sash with a wood sill and a frame with a small ogee at the inner edge. There are three 4/4 sash on the second story. The one-story, three-bay porch has a shed roof with standing-seam metal and four turned posts with simple sawn brackets. The cornice has a board fascia and seven pairs of large brackets, with three small brackets between each two pairs. There is a moulded horizontal strip on the fascia near the bottom of the large brackets. There is an interior brick chimney on each end.

Description (continued)

Section 7 Page 2

The west elevation of the main block has two six-light sash in the foundation. The openings have been altered. They have concrete sills, and the jambs have been patched. The first story has two 4/4 sash, as does the second story. The gable end has a four-light sash set south of center. There is an ell on the north elevation, with a west elevation that is even with the west plane of the main block. The foundation of the house continues under a portion of the ell, with the remainder of the ell foundation concrete. There is a four-light sash in the concrete portion. The first story has one 4/4 sash in a frame with an ogee moulding on the interior edge. There is a 1/1 sash on the second story. The gable roof of the ell has a north-south ridge and a box cornice with returns. There are two brackets under the return on the west that match those on the south elevation. The ell has asbestos shingles over German siding.

The north elevation of the ell has a four-light sash in the cellar and another in the east bay of the first story. There is a one-story, gable-roof addition in the west bay. This addition has standing-seam metal, a north-south ridge, and a beaded-edge vertical board door on the north elevation. There are no openings on the second story. The east elevation of the ell is partly covered by a one-story shed-roof addition, with a 4/4 sash set north of it. There is a 1/1 sash above it on the second story. The east elevation of the shed-roof addition has a 6/6 sash. The north elevation of the main block has a box cornice with returns and a 4/4 sash in the east bay of the second story. The first story is covered by the shed-roof addition, which has a standing-seam metal roof, a 6/6 sash in the east bay, and a four-panel door in the west bay of the north elevation. The east elevation of the main block has a six-light sash in the south bay of the foundation. There is a 4/4 sash on the first story, placed south of center, with a 4/4 sash above it and a four-light sash in the gable end.

There is a cellar under the entire building, and it is divided into three sections. A brick wall running north-south divides the cellar under the main block. It contains a beaded-edge vertical board door to the north. The stairs are on the west side of this wall. The west section of the cellar has a kitchen fireplace with a simple wood mantel on the west elevation. The walls are plastered and the ceiling was formerly plastered. The joists are mill sawn, are 2½ by 6¾ inches, and run north-south. There are X-braces between the joists that are fastened with cut nails. The east section of the cellar was plastered, but the ceiling was not finished. The cellar under the ell has circular-sawn joists that are 2 by 7¾ inches, and have X-braces.

The main block of the house is a two-room plan. The front door opens into the west room, with an enclosed straight run of stairs on the east wall. There are mill-sawn beaded-center vertical boards on the stairs and there was formerly a door at the foot of them. The west wall has a fireplace with a simple wood mantel. On the north wall,

Description (continued)

Section 7 Page 3

behind the stairs, is a four-panel door with two light transom that leads to the ell. All of the interior doors have four sunk, fielded panels with no panel moulds, and cast iron box locks. The windows and doors have broken field surrounds with a slight pediment over the opening that has an ogee cymatium. The floor is 2¼ inches wide, appears to be oak, and runs north-south. There is a door on the east wall, south of the stairs, to the east room. This room is not accessible at the moment, but has a fireplace with an identical mantel on the east wall, according to the owner. The rear ell is one large room with a brick chimney centered on the north wall. The four-panel door has sunk fielded panels with small ogee moulds. The surrounds have a beaded interior edge.

The second story floor plan mirrors the first, but has a central passage and two rooms on the west end. The newel at the top of the stairs is boldly turned. The floors are random-width pine that runs east-west. The rafters are mill-sawn, 3 by 3 inches, and are mitered at the ridge. They support lath and circular-sawn wood shingles. The attic floor is about 5 to 6 inches higher than the rafter feet, which are thus not visible. There is an original wood ladder, at an access hatch to the roof, that has split log rails and wood rungs that are tapered on the ends. Some of the rung ends extend through the holes in the rails and have cut nails through the run end to keep them from pulling out of the rail holes.

North of the house is a two-story ground barn with a gable roof that has inverted V-seam metal and an east-west ridge. The south elevation has beaded-edge-and-center vertical board siding. The first story has three vertical board Dutch doors, with a window opening between each pair of doors. There are no openings on the upper story. The east and west elevations have vertical board siding. There is a matching door on the upper story of the west elevation. There is a shed-roof addition of nailed 2 x 4 construction on the north elevation, with another similar addition on the north side of that. The latter was built about 26 years ago. The barn is constructed with a mill-sawn heavy timber frame with pegged mortise and tenon joints. Some of the joists are hewn and others are sawn, and they run north-south. There are new partitions in the barn. The rafters are circular-sawn 2 x 4's, mitered at the ridge, and support lath. The plates are notched to hold the rafter feet, which are tapered.

Between the house and the barn is a shed building with beaded-edge-and-center vertical-board siding and a gable roof of corrugated metal with a north-south ridge. It is built of 2 x 4 construction, with a dutch door on the south elevation and a four-light sash on the west. There are no openings on the east elevation. There is an addition to the north. This addition formerly had a door on rollers on the west elevation. On the north side of this addition, to the west, is a privy with vertical-board siding and a shed roof of standing-seam metal that slopes off to the north. The south facing door has a narrow center board with a bead on each end, flanked by a plain wide board on each side.

8. Significance

Survey No. Carr-1333

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 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 c.1871-72 **Builder/Architect** Charles F. Stein, et al

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: John T. Lantz purchased a four-acre parcel of land on the New Windsor to Libertytown turnpike from Abraham Augustus Roop and contracted to have a house erected in 1871. Carpenter Charles F. Stein, of Carroll County, was hired to build the house. There were three workers supplied by him. The building that they constructed for Lantz was described by Stein as "...a dwelling house twenty eight feet front by eighteen feet deep of frame and weatherboarded[,] with basement cellar and kitchen[,] with two rooms and hall on lower story and three rooms and hall on upper story[,] the stories of which are eight feet high" Lantz did not pay his workmen, so the artisans were forced to bring suit against him. Lantz's house and lot were ordered sold to the highest bidder by the Equity Court in December 1872. Elijah C. Ensor paid \$1500.00 for the property. It is interesting to note that the house was built with a kitchen fireplace in the cellar at a time when cooking stoves were common.

Geographical Organization: Piedmont
 Chronological/Development Period: Industrial-Urban Dominance, A.D. 1870-1930
 Historic Period Themes: Architecture
 Resource Types: Rural vernacular

John T. Lantz purchased a four-acre parcel of land on the New Windsor to Libertytown turnpike from Abraham Augustus Roop and contracted to have a house erected in 1871. He periodically purchased materials from Peter Engel, a New Windsor lumber dealer, from 29 July through 12 December 1871. The material included 6 x 4 and 4 x 4 boards, "dutch sideling", white pine floor boards, "Y.P." flooring "T.P." flooring, plaster lath, shingle lath, shingles, and four-light sash. The cost of the supplies ran to \$466.77. Lantz hired Albinus Poole, a Carroll County mason, and his employees, to work 18 days in August, no doubt on the foundations, and 7½ days in October, probably on the chimneys and/or porch foundations. Poole's final bill was for \$51.00. William H. Chew, also of Carroll County, was hired periodically from 25 July 1871 to 10 January 1872, to haul materials, and he provided stone, lumber, laths, walnut plank,

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STATE HISTORIC SITES INVENTORY FORM

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Significance (continued)

Section 8 Page 2

studding, wild cherry plank, a pair of hinges, a thumb bolt, and three pounds of nails. The cost for this work and materiel ran to \$166.86.

Carpenter Charles F. Stein, of Carroll County, was hired to build the house from these materials. There were three workers supplied by him, one being paid \$1.50 a day, another receiving \$1.25 a day, and the last \$.75 a day. It is not clear whether Stein was one of the workers or merely supplied them. Presumably, Stein was the master carpenter and was assisted by a journeyman and an apprentice. They began work on 5 August, often worked six days a week, and completed the job on 10 January 1872. Stein billed Lantz \$258.67½ for the work. Finally, Lantz hired Eugene C. McCormack, a Carroll County painter, at \$1.75 a day. McCormack worked a total of 24¼ days between 9 October and 21 November 1871, and charged Lantz \$42.68 for his labors. It is worth noting that the painter was paid more than any of the other workmen involved. This may simply be because he was including the cost of materials in his daily wage, where the others had material provided by Lantz, but this is not certain.

The building that they constructed for Lantz was described by Stein as " . . . a dwelling house twenty eight feet front by eighteen feet deep of frame and weatherboarded[,] with basement cellar and kitchen[,] with two rooms and hall on lower story and three rooms and hall on upper story[,] the stories of which are eight feet high" Unfortunately for those involved, Lantz made only one of three payments to Roop for the land, and paid Stein only \$35.00 and McCormack only \$10.00 for their labor. The artisans were forced to bring suit against Lantz, and it is because of this that we have such extensive records concerning the construction of what would otherwise be an average house in Carroll County.

Lantz's house and lot were ordered sold to the highest bidder by the Equity Court. The sale notice, which appeared in December 1872, noted simply: "The improvements consist of a Two Story Frame Weatherboarded House, newly built and complete in all its apartments." Elijah C. Ensor paid \$1500.00 for the property. The deed was dated 1875, and a year later he had sold it to Lewis Greenwood. Nothing is known at the moment about Greenwood, but the house seems to have been used as owner-occupied housing throughout its history.

It is interesting to note that the house was built with a kitchen fireplace in the cellar at a time when cooking stoves were common, and had been around for decades. While the house has a typical lay-out for Carroll County, the bracketed cornice indicates a knowledge of national trends. These touches rarely seem to have filtered down to average houses in Carroll County as early as 1871. Unfortunately, the wall framing was not accessible to determine what method was used, but it was most likely a pegged,

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Significance (continued)

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mortise-and-tenon heavy timber frame, as this was still common in Carroll County in the 1870's.

KS/lh:11-3-93:Carr1333.sig

9. Major Bibliographical References

Survey No. Carr-1333

Carroll County Land Records
1877 map
Chancery Court Records JBB 21-213
Westminster American Sentinel, 5 December 1872, p. 4, c. 8

10. Geographical Data

Acreeage of nominated property 4.0 ac.

Quadrangle name New Windsor

Quadrangle scale 1:24000

UTM References do NOT complete UTM references

A

Zone	Easting			Northing					

B

Zone	Easting			Northing					

C

--	--	--	--	--	--	--	--	--	--

D

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E

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F

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G

--	--	--	--	--	--	--	--	--	--

H

--	--	--	--	--	--	--	--	--	--

Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state code county code

state code county code

11. Form Prepared By

name/title Kenneth M. Short, Historic Planner

organization Carroll County Planning Department

date November 10, 1993

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
340P/1000
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
514-7600

CARR-1333
John T. Lantz House
1914 Old New Windsor Road

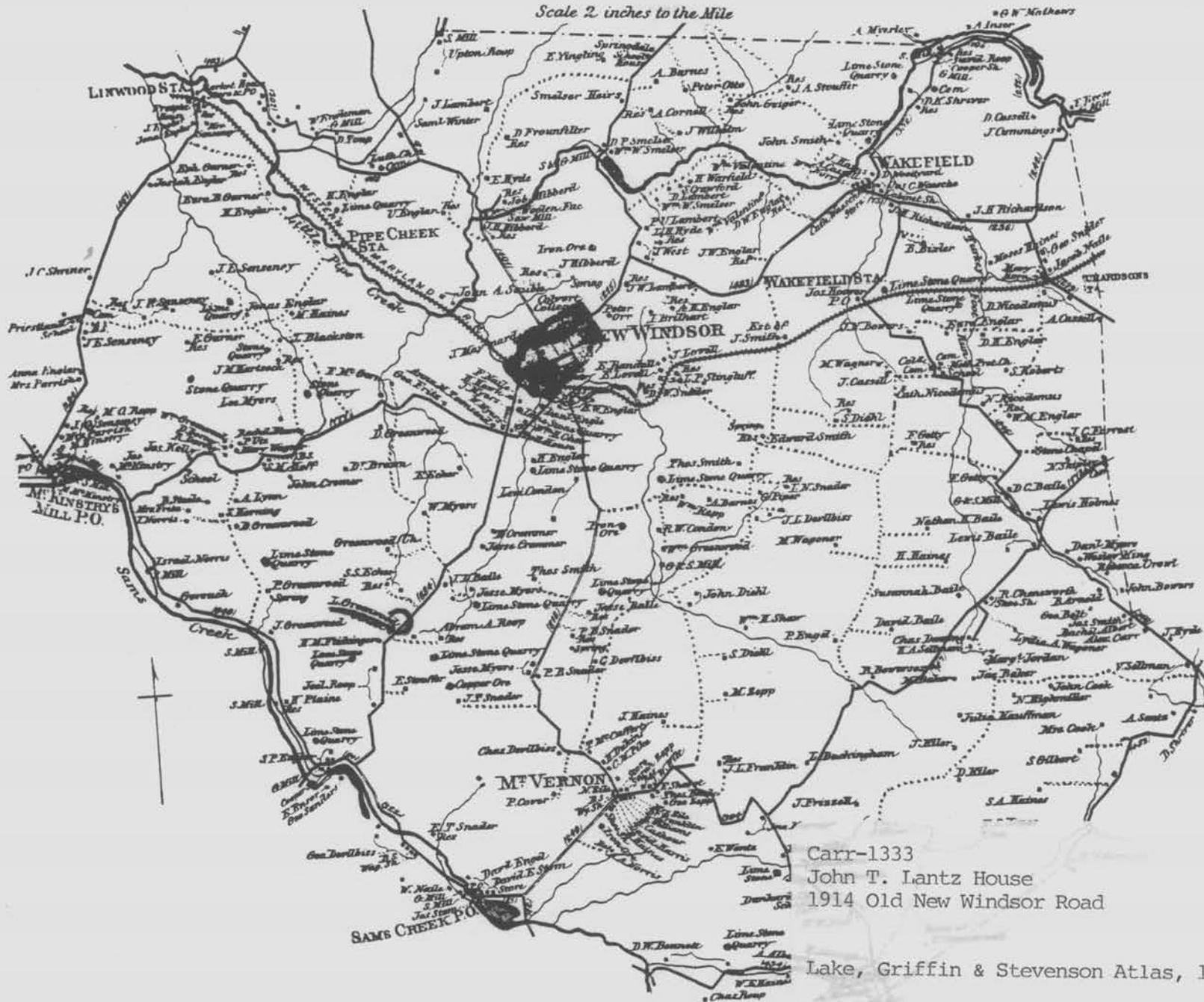
CHAIN OF TITLE

GRANTOR	HOME COUNTY	GRANTEE	HOME COUNTY	DATE	LIBER	FOLIO	TRANS-ACTION	COMMENTS
Johnie E. & Sarah V. Beaver (wife)	Carroll	George E. & Patricia M. Maloney (wife)	?	9-6-1963	CCC 364	203	Deed fee simple	4 ac. \$10.00
William J. & Margaret M. Puls (wife)	Carroll	Johnie E. & Sarah V. Beaver (wife)	?	5-12-1961	333	527	Deed fee simple	4 ac. \$10.00
Pauline R. Ford, widow	Frederick	William J. & Margaret M. Puls (wife)	Carroll	12-28-1946	EAS 193	137	Deed fee simple	4 ac. \$10.00
Ella F. Baile, widow	Carroll	Charles F. & Pauline R. Ford (wife)	?	8-7-1930	EMM 156	108	Deed fee simple	4 ac. \$10.00
Sussannah C. Gorsuch	Carroll	Thomas C. & Ella F. Baile (wife)	Frederick	1-13-1914	ODG 123	454	Deed fee simple	\$1800, sister & only heir of Lewis Greenwood, d. intestate, of Carroll County, 4 ac.
Elijah C. Ensor & Mary C. (wife)	Frederick	Lewis Greenwood		3-22-1876	FTS 46	242	Deed fee simple	4 ac. \$1500 [no liber or folio given]
Peter Baile, trustee & A. Augustus & Elizabeth V. Roop		Elijah C. Ensor		1-5-1875				not in grantor-grantee indexes

NEW WINDSOR

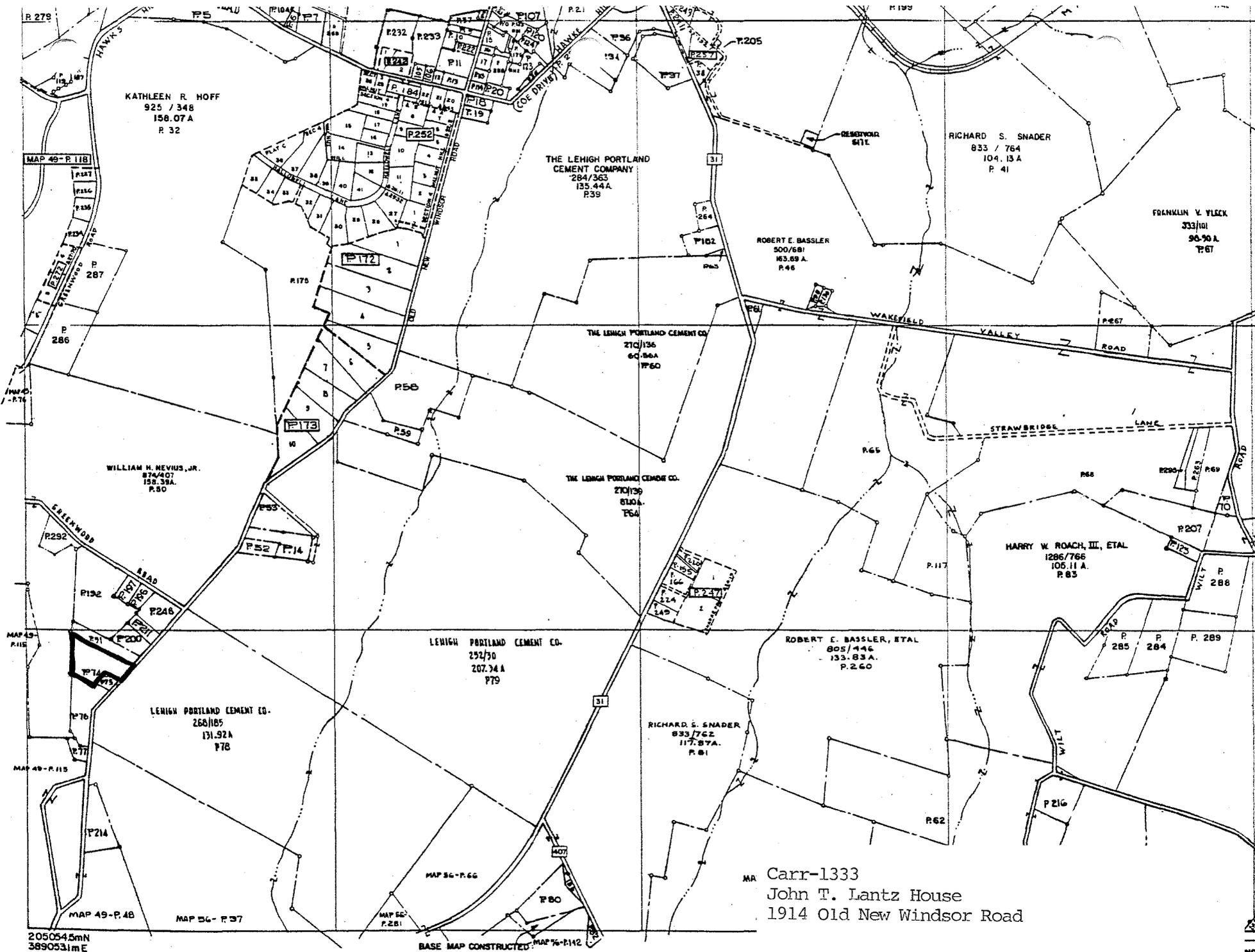
DISTRICT N^o 11

Scale 2 inches to the Mile



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John T. Lantz House
1914 Old New Windsor Road

Lake, Griffin & Stevenson Atlas, 1877



KATHLEEN R. HOFF
925 / 348
158.07 A
P. 32

THE LENIGH PORTLAND
CEMENT COMPANY
284/363
135.44 A.
P. 39

RICHARD S. SNADER
833 / 764
104.13 A
P. 41

FRANKLIN V. FLECK
333/101
96.90 A.
P. 67

ROBERT E. BASSLER
500/681
63.89 A.
P. 46

THE LENIGH PORTLAND CEMENT CO.
270/136
60.56 A
P. 60

THE LENIGH PORTLAND CEMENT CO.
270/139
81.00 A.
P. 64

HARRY W. ROACH, III, ETAL
1286/766
105.11 A.
P. 83

LENIGH PORTLAND CEMENT CO.
252/30
207.74 A
P. 79

ROBERT E. BASSLER, ETAL
805/446
133.83 A.
P. 240

LENIGH PORTLAND CEMENT CO.
268/185
131.92 A
P. 78

RICHARD S. SNADER
833/762
117.87 A.
P. 81

MR Carr-1333
John T. Lantz House
1914 Old New Windsor Road

2050545m
3890531mE

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MD. DEPT. OF ASSESS. & TAX.

BASE MAP CONSTRUCTED FROM 19 QUAD
PLANIMETRY REV. TO
MAP DRAWN:

Assessments & Taxation Map #50



John T. Lantz House

1914 Old New Windsor Road

Carroll County, Maryland

Photo: Kenneth M. Short

Date: October 1993

Neg. Loc.: Maryland Historical Trust

South elevation

1/2



John T. Lantz House

1914 Old New Windsor Road

Carroll County, Maryland

Photo: Kenneth M. Short

Date: October 1993

Neg. Loc.: Maryland Historical Trust

Stable - south & east elevations

2/2