

CARR-1614

1378 N. Main Street, Hampstead

Summary:

The William and Caroline Zepp House, at 1378 N. Main Street in Hampstead, is unusual for its mansard roof, a form which was not common in Carroll County, and especially not in Hampstead. The house is otherwise a typical five-bay, center entrance plan structure with a corner turret that shows the influence of the Queen Anne movement. The Zepps had a 140 acre farm in Hampstead District which they sold by 1888, the year that they purchased this property. The property had been sold three years earlier in a foreclosure, and at that time the house was described simply as "...a comfortable two-story Dwelling House..." The description hardly seems to fit the existing building, which is a large three-story (or two-story and mansard) brick structure. Nor does the price fit. In 1885 it sold for \$665, and the Zepp's paid only \$1000 for the one acre lot and improvements. In 1899 the property held a two story frame dwelling. In October 1910 David H. Zepp, the son of William and Caroline, and Williams executor, sold the property to his wife, Dona, for \$2400. The high sum suggests that David's parents had built a substantial new home in the intervening eleven years. The tax assessments do not mention a new building, perhaps because it was built close to the 1910 date when the new assessment was made. In any case, the existing building is clearly indicated on the 1911 Sanborn map.

Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. CARR-1614

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic William & Caroline Zepp House

and/or common

2. Location

street & number 1378 North Main Street not for publication

city, town Hampstead 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 Catherine Spencer

street & number 1378 North Main Street telephone no.:

city, town Hampstead state and zip code Maryland 21074

5. Location of Legal Description

courthouse, registry of deeds, etc. Courthouse Annex liber 1767

street & number 55 North Court Street folio 843

city, town Westminster state Maryland

6. Representation in Existing Historical Surveys

title None

date federal state county local

pository for survey records

city, town state

7. Description

Survey No. CARR-1614

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input 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.

SEE ATTACHED

8. Significance

Survey No. CARR-1614

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/ 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 C.1900-1910 **Builder/Architect**

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.

SEE ATTACHED

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM

Survey No.CARR-1614

Description

Section 7 Page 1

The William and Caroline Zepp house is located at 1378 North Main Street in Hampstead in northeastern Carroll County, Maryland. The house is located on the west side of the street and is the fourth building south of Route 482. It is a 2 ½ story five bay by two bay brick structure of six to one common bond on a rubble-stone foundation. It has a mansard roof with asphalt shingles. On the east elevation, the southeast corner has a projecting round turret that is one bay wide. The turret has three 1/1 segmentally arched sash with wood sills and splayed brick jack arches. These windows are typical for this building. The turret has 2 stories of brick with a wood box cornice and a third story of frame covered with asphalt shingles. The turret roof has flat seam metal roofing and a ball finial. The east elevation has a center entrance with a door that has one light over three square panels over two lying panels. There is a 1-light transom. To the south of the door is one typical 1/1 sash and to the north of the door two typical 1/1 sash. These sash have blinds that are adjustable on the bottom. There is a 1 story five bay porch with four dorrick wood columns. The porch has a half hip roof. The second story has four typical 1/1 sash to the north of the turret. There is a wood box cornice and three gable roofed dormers with 1/1 sash. The dormers are set over the south center and center bays and between the north center and north bays.

On the north elevation, there are two typical 1/1 sash on both the first and second stories, and two typical dormers on the attic story. There is an interior brick chimney in the center just south of the break in the roof. The south elevation has two typical 1/1 sash of the first and second stories and two typical dormers on the attic story. On the west elevation is an enclosed porch or 1 story shed roof one bay deep wing. It has aluminum siding and a door on the south elevation.

Contributing resources 1.

Significance

Section 8 Page 1

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The 1911 map also shows an outbuilding that was functioning as a cigar factory. This building no longer survives. As early as 1896 David Zepp was assessed for stock in cigars and tobacco. This building is still shown as a cigar factory in 1924, but had ceased operation by 1939. This was probably due to David Zepp's retirement, as he died in 1945. Dona Zepp continued to live here until her death, and her daughter, Mary Viola Morris, succeeded her. With her death in 1972 the house apparently passed out of the family.

Geographic Organization:
Piedmont

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

Historic Period Themes:
Architecture

Resource Type:
Single Family Dwelling

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM

Survey No.CARR-1614

Bibliography

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Carroll County Land Records
Carroll County Tax Assessments, 1876, 1876-96, 1896-1910
Sanborn Maps, 1911, 1924, 1939
Tax Rate Book, 1899
Westminster Democratic Advocate, 7 Feb 1885

CARR-1614
 Formerly 222 N. Main
 1378 N. Main St., Hampstead
 William & Caroline Zepp House
 CHAIN OF TITLE

GRANTOR	HOME COUNTY	GRANTEE	HOME COUNTY	DATE	LIBER	FOLIO	TRANS-ACTION	COMMENTS
Spencer, Larry Lee & Catherine Elaine, wife	?	Spencer, Catherine Elaine	?	2/14/1991	1767	843	Deed \$0 in fee simple	Parcel described w/120' main st. front originally-now reduced to 73'x170' by three
Gobrecht, Gerry R & Loretta A., wife	?	Spencer, Larry Lee & Catherine Elaine	?	12/17/1986	989	51	\$65,000.00 Deed in fee simple	Parcel described as above
Albert J. Dietz, Jr. M.D., P.A.	?	Gobrecht, Gerry R. & Loretta A. wife	?	7/29/1977	674	255	\$5.00 Deed in fee simple	Parcel as above-1/f 674/25b as mortgage for this property for \$30,000.00 made by Union Nat'l Bank of Westminster
Dona Belle Haar Mazie M. Rohrbaugh Dolly Jean Myers Edward D. Morris or Harry E. & John C. Morris	Lancaster, > PA all others of Carroll	Albert J. Dietz, Jr., M.D., P.A.	Spartis Baltimore Co.	12/21/1974	585	145	\$10.00 Deed in fee simple	Parcel as above 1/f 585/149 is mortgage to Grantee in amt of \$30,000 made by Union Nat'l Bank of Westminster

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1378 N. Main St., Hampstead
William & Caroline Zepp House
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GRANTOR	HOME COUNTY	GRANTEE	HOME COUNTY	DATE	LIBER	FOLIO	TRANS-ACTION	COMMENTS
Dona Belle Haar & Mazie M. Rohrbaugh, P.P.'s for Estate of Mary Viola Morris	Late of Carroll 1 DOD 3/28/1972	Dona Belle Haar, Mazie M. Rohrbaugh, Dolly Jean Myers Edward D. Morris Jr. Harry E. Morris, John C. Morris	?	6/25/1973	545	731	\$1.00 Deed in fee simple	Conveys main st. parcel as above w/both 1961 outparcels described & 13ac. & parcel @ Fairmont Beckleysville Rd Mary V. Morris.
Taylor David H. & Caroline R., wife	Carroll	Dona Zepp & Mary V. Morris, daughter	?	3/11/1958	287	217	\$1, Deed w. fee simple	Conveys 4 parcels of land #3 is lot in question-described as 43,200 sq ft in excepts the 1910.
Dona Zepp, widow at David H. Zepp died 1945	Carroll	David H. Taylor	Carroll	3/11/1958	287	215	\$1, Deed in fee simple	Same 4 parcels as above (\$3) is town parcel. Out parcel of 2400 sq ft.-w/1/f # 115/455
D. Eugene Walsh Bachelor	Carroll	Zepp, David H. & Dona wife	Carroll	9/9/1929	153	73	\$1, Deed in fee simple	Conveys 4 parcels as above town lot is #3-described as above.
Zepp David H.& Dona, wife		D. Eugene Walsh, Bachelor		9/9/1929	153	72	\$1, Deed in fee simple	

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GRANTOR	HOME COUNTY	GRANTEE	HOME COUNTY	DATE	LIBER	FOLIO	TRANS-ACTION	COMMENTS
David H. Zepp, administrator of William H. Zepp dec'd	Carroll	Dona Zepp	Carroll	10/12/1910	115	423	Deed	Wm. Zepp will GMP 10-256 10 June 1893 \$2400 lot 120x1400 ft.
William B. Thomas etal	Carroll	William H. Zepp	Carroll	17 July 1888	WNM 68	203	Deed Fee Simple	\$1000 1A
William B. Thomas Agent	Carroll	William B. Thomas James AC Bond	Carroll	15 June 1885	GAM 63	61	Deed	public sale 7 Feb 1885 \$665
Harriet A. & Benjamin Worthington (hus)		Susan Wilson		18 May 1883	FTS 19	208	Mortgage	
Fielder C. Slingluff & James A.C. Bond, trustees		Harriet A. Worthington		5 Apr. 1882	FTS 59	199	Deed	
Daniel Hoover		Harriet A. Worthington		probated 12 Sept. 1864	Wills JMD 3	296	Bequest	



COMPILED BY:
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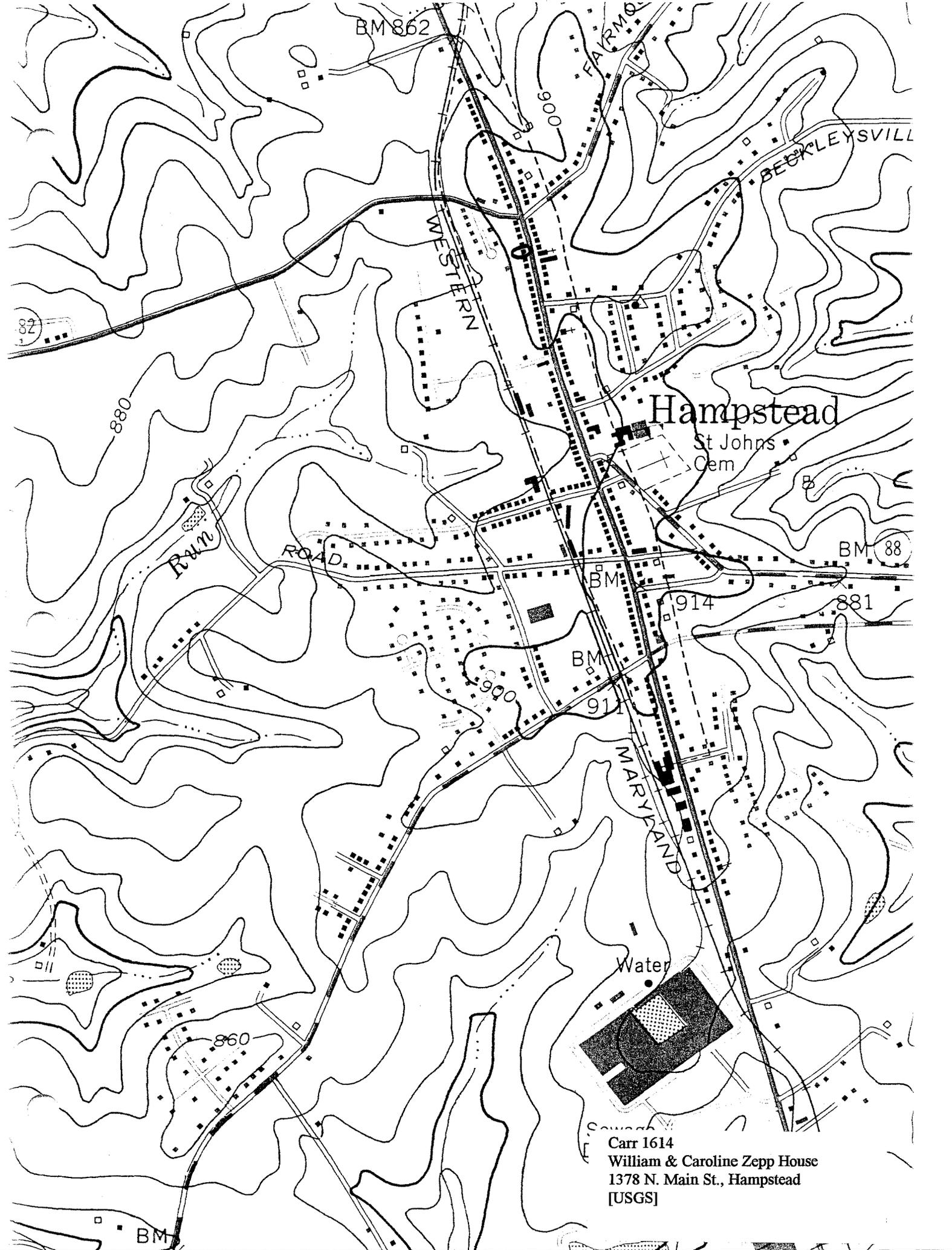
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	DEC. '96		MLS			

PROPERTY LINE
 SUBDIVISION BOUNDARY
 CONTINUING OWNERSHIP
 PARCEL NUMBERING - PLANN (ASSIGNED TO IDENTIFY AND INDEX OWNERSHIP. MUST BE PRECEDED BY A MAP NUMBER.)

SCALE 1"=200' (RF 12400)

Carr 1614
William & Caroline Zepp House
1378 N. Main St., Hampstead
Assessments & Taxation Map , Parcel

MAP NO.
501



Carr 1614
William & Caroline Zepp House
1378 N. Main St., Hampstead
[USGS]



CARR-1614

WILLIAM & CAROLINE ZEPF HOUSE
1378 NORTH MAIN STREET
HAMPSTEAD, CARROLL COUNTY, MARYLAND
PHOTO: KENNETH M. SHORT

DATE: DEC. '98

NEG LOC: MARYLAND HISTORICAL TRUST
EAST ELEVATION

1 OF 1