

MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes ___
no

Property Name: Hahn Brothers Meat Packing Inventory Number: CARR-1729
Address: 440 Hahn Road Historic district: ___ yes no
City: Westminster Zip Code: 21157 County: Carroll
USGS Quadrangle(s): Westminster
Property Owner: _____ Tax Account ID Number: _____
Tax Map Parcel Number(s): 371 Tax Map Number: 39
Project: MD 27 Community Trail Agency: MD SHA
Agency Prepared By: Consultant for MD SHA
Preparer's Name: Jon Schmidt Date Prepared: 11/20/2013

Documentation is presented in: _____
Preparer's Eligibility Recommendation: ___ Eligibility recommended Eligibility not recommended
Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G
Complete if the property is a contributing or non-contributing resource to a NR district/property:
Name of the District/Property: _____
Inventory Number: _____ Eligible: ___ yes Listed: ___ yes
Site visit by MHT Staff ___ yes no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*
The property at 440 Hahn Road near Westminster, Carroll County contains two standing structures: a rectangular, two-half story concrete-block and brick meatpacking plant and a two-story frame office and retail store. The two buildings comprise the Hahn Brothers meatpacking plant. The complex is situated on a triangular lot nestled between Hahn Road and the main line of the Western Maryland Railroad, just north of Maryland Route 27. Information from the State Department of Assessment and Taxation identifies the date of construction as 1967. However, physical evidence and a comparison of historic topographic maps and property deeds indicate the packing plant was likely built circa 1940. Major renovations to the plant likely took place in 1967.
Oriented toward the south, the meatpacking plant is situated at the center of the 1.46 acre tax parcel. The lot slopes sharply from south to north and is almost entirely paved, with the exception of grass planting strips along MD 27 and the railroad right-of-way.
The primary resource on the parcel is the rectangular, two-story packing plant. The building is composed of two sections: the original concrete block and brick building and an offset flat roof, concrete block addition. The six-bay, side-gable original section clad with standing seam metal siding is situated east of the addition. The primary entrance is a set of modern, paneled-metal doors at center. A second pair of paneled doors is situated at the western end of the façade. These doors are above grade and are not

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MHT Comments:

Reviewer, Office of Preservation Services

Reviewer, National Register Program

Date 1/14/14

Date 2/14/14

Presently accessed by stairs. Concrete block pilasters at the eastern end of the façade mark the location of four former loading docks that have been enclosed by metal siding.

The one-bay, east elevation of the original section has an asymmetrical gable-end profile. The lone fenestration opening is a metal vent beneath the gable peak. The elevation is clad with horizontal and vertical metal siding. An antenna tower and a variety of HVAC chillers are situated adjacent to the elevation.

The north or elevation of the original section has been highly altered through the addition of several frame and concrete block dependencies. A depression adjacent to the base of the elevation marks the previous location of a railroad siding. A one-story shed-roof enclosure at the eastern end of the elevation previously served as a loading dock. Aside from a disused garage near the center of the elevation, there are no entries. Fenestration is irregular and asymmetrical and is composed of a variety of awning and fixed windows. As the meatpacking business modernized and interior ventilation was provided by mechanical means, windows were enclosed with concrete or glass block. The dominant feature of the elevation is a large, exterior brick chimney that rises above the roofline. The western side of the chimney, which faces Westminster, advertises the company name "Hahn Bros."

The large, flat-roof, concrete block western addition is clad with standing seam metal. This section consists of a concrete block core surrounded with frame additions clad with standing seam metal. The primary entry is a flat-panel metal door near the center of the southern façade. At the western end of the elevation, a roll-up metal garage door provides access to a shipping and receiving area. Fenestration is irregular and asymmetrical and consists of glass-block windows at either side of the entry.

The west elevation consists of the stepped-parapet main block and a gable-end addition. There are two entries in the gable-end addition: a flat-panel metal door and a roll-up metal garage door. Fenestration is irregular and asymmetrical consisting of two glass block openings on the main section of the addition.

The north elevation of the addition features an exposed concrete block foundation. The main block is clad with concrete block, while the side-gable addition at the western end is clad with standing seam metal. A variety of refrigeration equipment conceals much of the elevation from view. There are no entries. Fenestration is irregular and asymmetrical and consists of six glass-block openings at the center of the second story.

The two-story office and retail store is a vernacular building constructed into a hill at the eastern end of the parcel. The asymmetrical side-gable, three-bay façade is oriented toward the south. A sign advertising "Pork & Beans Country Store Outlet" projects from the center of the roof. The primary entry consists of a pair of fifteen-light, glass and wood doors located just west of center. Fenestration is irregular and asymmetrical and consists of paired six-over-six wood sash and single one-over-one sash windows. All windows are fitted with fixed, louvered shutters. The façade is clad with standing-seam metal, vertical siding.

The two-bay east elevation is clad with metal siding and is situated atop a one-story concrete block foundation. A two-light over two-panel entry at center provides access to the basement. Fenestration is regular and symmetrical and consists of six-over-six wood sash fitted with storm windows.

Thick foliage concealed the rear elevation from survey.

The three-bay west elevation is clad with vertical standing-seam and horizontal metal siding. Fenestration is regular and asymmetrical and consists of three six-over-six, wood sash windows. A "Hahn's" sign projects from the top of the elevation.

The resources at 440 Hahn Road comprise the Hahn Brothers meatpacking plant constructed circa 1940. The buildings have been

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tered for modern use by converting part of the office into retail space, installing new siding, windows and doors, and constructing multiple additions. Research conducted as part of this investigation did not identify events or persons of local, state, or national significance associated with the property. As a result of these changes, the meatpacking plant is not eligible for the National Register of Historic Places (NRHP) under Criterion A and B. Because of its vernacular, utilitarian building type and the extensive variety of alterations, Hahn Brother is not eligible for the NRHP under Criterion C. Criterion D was not investigated as part of this study.

The following information was provided by Barbara Kearney of the Carroll County Bureau of Comprehensive Planning on December 27, 2013:

When considered in context, the MD 27 corridor was one if the key agri-business centers within Carroll County. The corridor may merit further investigation as a thematic district relating to the evolution of Carroll County's role as a key processing and distribution hub for a variety of agricultural products. The development of the turnpike network in the early 19th century followed by the opening of the Western Maryland Railroad (WMRR) in the mid-19th century meant that Carroll's farm products had ever-improving means of reaching ever-broader markets in Baltimore and beyond. Carroll's geography along the Piedmont fall line had long supported milling and processing of many locally produced products. Its proximity to the port of Baltimore had provided opportunities for marketing and distributing farm products since the earliest stages of European settlement. These even included native cranberry bogs, which were documented as lying along the MD 27 corridor near the current Random House facility. These reserves were extensive enough to provide a namesake to several early land patents, the Cranberry Branch and later the Cranberry Reservoir. Valuations for native Carroll County crops were also included in late 19th century annual crop reports as part of the marketing of native North American foods to European consumers.

Westminster and the MD 27 corridor also had the advantage of being centrally located within Carroll County, thereby providing easy access to the WMRR for farmers and producers. From at least the third quarter of the 19th century, Westminster was a major center for canning as a convenient point for fresh produce to be quickly processed prior to its transport and distribution via the railroad. By at least 1872, the B. F. Shriver Cannery (CARR-472) was operating roughly 3 miles to the south, followed by Smith, Yingling and Company, which later became the Sherwood Distillery (CARR-1260). A 1904 article from Westminster's Democrat Advocate newspaper reported that Smith and Yingling alone employed 225 workers and processed nearly 100,000 cans of product annually. Early in the 20th century, just a mile from the project site, B.F. Shriver opened a new headquarters facility, noted as a unique "Sullivan-esque" structure by Christopher Weeks in The Building of Westminster in Maryland (p 113-14). At its zenith, prior to the simultaneous blows rendered by both the Great Depression and the agricultural drought of 1930-1932, there were 24 major canneries operating in Carroll County with the WMRR as the primary means to move these products to market. Preliminary research indicates that the origins Hahn Brothers operations fall within this same period of rapid expansion.

Joseph Hahn and his brother Norval opened their first meat packing plant circa 1918 in the Westminster vicinity with the assistance of William F. Myers. Myers was the proprietor of his own meat-packing and processing firm and, following the marriages of both of his daughters to the Hahn brothers, became a father-in-law rather than a competitor. Myers first opened his company in Westminster circa 1896; the Hahn's bought out William F. Myers' company and recipes in 1981. The Hahn Brothers operated the facility for at least two generations, with Joseph H. Hahn Jr. noted as the plant's manager by at least 1942.

Joseph Jr., born in July 10, 1917, went on to a life of public service while concurrently managing the meat packing plant. In 1942, at the age of 24, he was elected to the House of Delegates and continued to serve as a delegate for 20 years. His biography in from Maryland Manual notes that he attended public schools in Westminster and graduated from the Peabody Conservatory (<http://aomol.net/000001/000160/html/am160--143.html>; <http://aomol.net/000001/000164/html/am164--164.html>).

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During the 1962 General Assembly session, his colleagues commemorated his two decades of service with a special resolution noting his several years of service on the Ways and Means Committee, Legislative Council and "the influential committee on Taxation and Fiscal matters (<http://aomol.net/000001/000649/html/am649--240.html>)." Hahn apparently ran unsuccessfully for the state Senate followed by an extended tenure as Mayor of Westminster.

During this same period, the Baltimore Colts began their long tradition of holding their summer camps in Westminster at the former Western Maryland College. Concurrently, Hahn's Brother's Meats became the contractual supplier of meat products at Memorial Stadium during the team's home games (<http://www.carrollcountytimes.com/search/?q=hahns+meats&t=&l=50&d=&d1=&d2=&s=&sd=desc&f=html>; http://www.carrollcountytimes.com/uploaded_photos/colts-camp/image_91547d7a-5462-5339-813f-0fc393cfc8a9.html).

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Cultural Resource Location Map



440 Hahn Road
Tax Map 39, Parcel 371
Carroll County
USGS Westminster Topo Quad
CARR-1729

October 18, 2013
1:24,000

0 1,250 2,500 5,000 Feet

**Maryland State Highway Administration
Cultural Resources Section
Photo Log**

Project No.: CL228B21

Project Name: MD 27 Community Trail from MD 140 to Hahn Road

MIHP No.: CARR-1729

MIHP Name: Hahn's Meats

County: Carroll

Photographer: Jon Schmidt

Date: September 10, 2013

Ink and Paper Combination: Epson UltraChrome pigmented ink/Epson Premium Luster Photo Paper

CD/DVD: Verbatim, CD-R, Archival Gold

Image File Name	Description of View
CARR-1729_2013-09-10_01	View of the south and east elevations of Hahn's Meats, looking northeast.
CARR-1729_2013-09-10_02	View of the north and east elevations of the packing plant, looking southwest.
CARR-1729_2013-09-10_03	View of the west elevation of packing plant, looking north.
CARR-1729_2013-09-10_04	View of the south and south elevations of the office and store, looking north.



CARR-1729

Hahn's Meats

CARROLL COUNTY MD

JON SCHMIDT

SEPTEMBER 10, 2013

DIGITAL FILE AT MD SHA

VIEW OF THE SOUTH AND EAST ELEVATIONS OF THE PACKING PLANT
LOOKING NORTHEAST.

CARR-1729-2013-09-10_01.TIF

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CARR-1729

HANN'S MEAT'S

CARROLL COUNTY, MD

JON SCHMIDT

SEPTEMBER 10, 2013

DIGITAL FILE AT MDSA

VIEW OF THE NORTH AND EAST ELEVATIONS OF THE PACKING PLANT LOOKING SOUTHWEST.

CARR-1729_2013-09-10_02.TIF

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CARR-1729

HANN'S MEATS

CARROLL COUNTY, MD

JON SCHMIDT

SEPTEMBER 10, 2013

DIGITAL FILE AT MD SHAA

VIEW OF THE WEST ELEVATION OF THE PACKING PLANT, LOOKING EAST.

CARR-1729_2013-09-10_03.TIF

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CARR-1729

HAHN'S MEATS

CARROLL COUNTY, MD

JON SCHMIDT

SEPTEMBER 10, 2013

DIGITAL FILE AT MD SHA

VIEW OF THE EAST AND SOUTH ELEVATIONS OF THE OFFICE
AND STORE, LOOKING NORTH.

CARR-1729_2013-09-10_04.TIF

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