

WILLIAM H. H. ZEPP SHOP AND RESIDENCE

113-115 WEST MAIN STREET

This two-story, 5-bay_x by 2-bay, frame building is sheathed in barn-red clapboarding, which is set off by white shutters and a big white porch; the building itself dates from about 1850, and the porch was added about a generation later. This entity is a fine example of how a local tradition can be, and has been, adapted over the generations to fit the different needs and desires of each. The three-bay western section is a fine representative of the sort of home that local traditions demanded that a person of less than extreme wealth ought to build; gable-roofed along the street (with its gable off the street), three regularly-spaced bays wide, and two stories tall with an end chimney. Similarly, the habit of having a shop, or office, joining one's residence was also a popular form in Westminster: Zepp was merely following tradition when he added the two-bay eastern shop section, as he also was when he made it extend to the rear creating an L. Later 19th century fashions doubtless demanded the addition of the front porch, even as more modern fashions encouraged the owners to add the present shutters and the facade material for the store.

MARYLAND HISTORICAL TRUST

C-1111 111
0-70444 421

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

William H. H. Zepp Shop and Residence

AND/OR COMMON

Carriage House

2 LOCATION

STREET & NUMBER

113-115 West Main Street (MD 32)

CITY, TOWN

Westminster

— VICINITY OF

CONGRESSIONAL DISTRICT

7

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 checked="" 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 type="checkbox"/> NO | <input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER |

4 OWNER OF PROPERTY

NAME

Charles F. Behm

Telephone #: 848-3466

STREET & NUMBER

115 West Main Street

CITY, TOWN

Westminster

— VICINITY OF

STATE, zip code

Maryland 21157

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Carroll County Office Building

Liber #: 491

Folio #: 728

STREET & NUMBER

Center Street

CITY, TOWN

Westminster

STATE
Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

None

DATE

—FEDERAL —STATE —COUNTY —LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

| 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 _____ |
| <input type="checkbox"/> FAIR | <input type="checkbox"/> UNEXPOSED | | |

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Number 113-115 West Main Street is located on the south side of "The Forks" in Westminster, that is, where Pennsylvania Avenue branches off to the north from West Main Street (St. Route 32). The 2-story, 5-bay by 2-bay frame building is sheathed in barn-red clapboarding, which is set off by the white of the shutters. A broad flat-capped chimney rests at the roof's ridge between the third and fourth windows (counting from west to east) probably marking the original divisions between shop and residence.

This distinction is still somewhat valid, at least on the surface: the eastern two ground-story bays are taken up by the Carriage House Liquor Store and Bar which has a modernized wood, plate glass, and brick facade within an older form - a plate glass display window with a door diagonally recessed. Above it, two double-hung sash windows light the apartment above. The windows are two-over-two paned and have white wooden sills and lintels between three separated - board shutters. To the west, the three second-story windows are identically treated, but are spaced slightly further apart. The western section's ground floor consists of a western glass and aluminum storm door to the extreme west and two boarded-over elongated windows east of it. These windows also have brackets. Rows of plain bannisters support the railing that runs from post to post to post.

The east and west walls are flush with their taller neighbors. The rear of no. 115 shows that it was once an L-shaped building. The L consisted of a perpendicular section and the open space to the southwest has since been filled in, as has the one-story porch which probably ran along the south. The L's south second story has one 6/6 window in it, the infill has a pair of 2/2 windows in it on its second story. The porch is divided in half, each half having a glass and aluminum storm door (placed side by side) and a pair of 6/6 windows. The same silvery tin roof covers the whole building.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

| 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 checked="" type="checkbox"/> 1800-1899 | <input checked="" type="checkbox"/> COMMERCE | <input type="checkbox"/> EXPLORATION/SETTLEMENT | <input type="checkbox"/> PHILOSOPHY | <input type="checkbox"/> TRANSPORTATION |
| <input 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

STATEMENT OF SIGNIFICANCE

The significance of William H. H. Zepp's store and residence is architectural and commercial - historic. The building is a fine example of how the local odd-number-of-bays tradition can be, and has been, adapted over the generations to fit different needs and desires. The three-bay western section is a fine representative of the sort of home that local traditions demanded that a person of less than extreme wealth ought to build: along on the street, gable-roofed (with its gables off the street), three regularly-spaced bays wide, and two stories tall, with an end chimney. The form was firmly established here earlier to the east (such as that at nos. 270-272 East Main Street) and it was later in the 19th century (such as here) executed in wood, not brick. Similarly, the habit of having the shop or office adjoining one's residence also has long precedence in the City: Zepp was merely following tradition when he added the two-bay eastern shop section, as he also was when he made it extend to the rear creating an L. Later 19th century fashions doubtless demanded the addition of the front porch, even as more modern fashions encouraged the owners to add the present shutters, and the facade material for the store.

On May 14, 1844, J. Henry Hoppe, as sheriff, sold lot 8, our property, to John Smith and Jacob Reese (Carroll County Deed Book 3, Page 308); Smith and Reese were owed \$200 by the lot's owner, William Oursler, and took this lot as payment. Ten years later, on February 20, 1854, Smith bought out Reese's interest for \$150 (17/26), and the next year, on October 3, 1855, Smith sold the lot to Elias Koontz for \$1200 worth of bank notes (19/242). It seems unlikely that the lot would have increased in value from \$300 (Smith paid \$150 for half interest) to \$1200 in about a year unless the lot had been substantially improved; certainly, the present building could date from then, as its construction techniques and simple style of design would make one suspect it to be fairly early in the City's building history. Three years later, on January 13, 1857, Koontz's trustees, his sons or brothers, Emanuel, William, and Elias, sold the place to Jacob Mearing for \$1500; the deed, 21/338 mentions "the building recently erected". When William H. H. Zepp bought the lot (and building) on April 5, 1870, he paid \$1650 for half the lot (until then the lot had measured 60' x 198' - now it measures 30' x 198') - deed 39/17. Zepp, who is mentioned in the City Directory in 1877 as living here, kept title for half a century until he sold on October 22, 1920 to Edward Everhart for \$3800 (137/230). Everhart

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

Being the easterly half of lot 8 of B. S. Pigman's Addition
to the City of Westminster.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

Christopher Weeks, Consultant

April

ORGANIZATION

Westminster Historical Sites Survey

DATE

STREET & NUMBER

c/o City Hall - Public Works Department

TELEPHONE

CITY OR TOWN

Westminster

STATE

Maryland

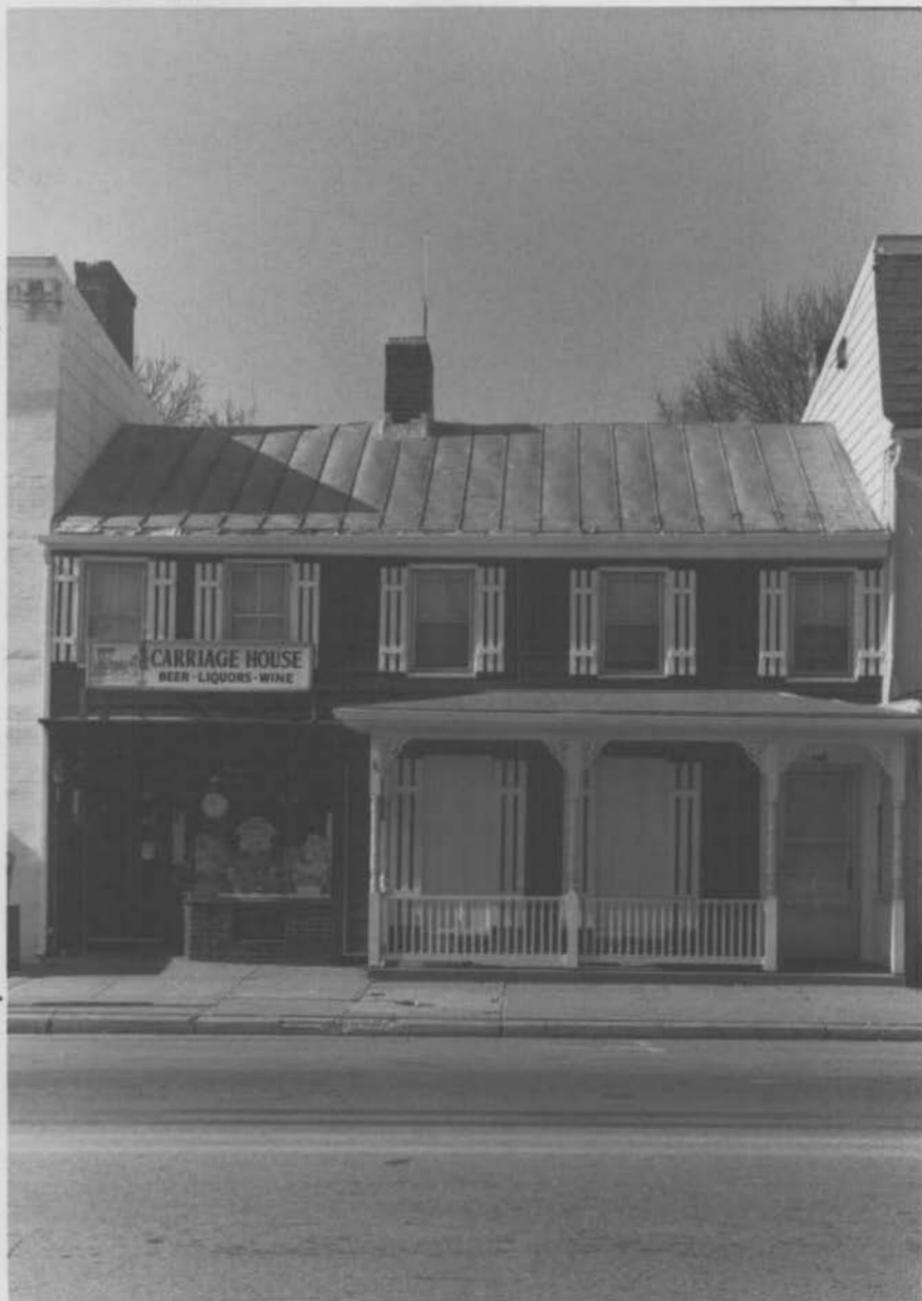
The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

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
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

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and his wife, Missouri, sold the place on January 25, 1935 to Sara C. Burgeon (161/403) who sold to Charles Velnoskey and wife, Catharine, on November 20, 1944 (181/250). The widowed Catharine then sold the land to Thomas P. Velnoskey (her son?) on 1958 (289/7), who sold to Charles E. Dukehart on September 7, 1964 (377/178). Dukehart died on July 24, 1968, as listed in Will 19/34 his heirs sold the land to its present owner on July 19, 1971 in deed 491/728.

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CARAYYY
115 W. Main St.
Westminster

N. Jacaranda
wheel 3/77