

HOPPE HOUSE

182 West Main Street

Built about 1840, the pale green weatherboarded house of John Hoppe is one of the oldest buildings in Westminster's West End. The L-shaped building has a peculiar fenestration pattern: four, double-hung sash, 6/6 windows on the ground floor, surrounding a central door, and three 5/6 windows on the second floor. One of Westminster's most salient features is its buildings' fondness for symmetry; nearly every building in the City contains either 3 or 5 bays. The Hoppe House, however, perhaps because of indecision, perhaps to be witty, has both 3 and 5 bays.

MARYLAND HISTORICAL TRUST

CARR 470
702
0704624404

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC Hoppe House

AND/OR COMMON _____

2 LOCATION

STREET & NUMBER 182 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 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 Dennis N. Yingling Telephone #: 848-8588

STREET & NUMBER 182 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 #: _____

STREET & NUMBER Center Street Folio #: _____

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 checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input 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

The pale green, weatherboarded building no. 182 West Main Street faces the north side of that street (St. Route 32) about 40' east of its intersection with Union Street in Westminster. The L-shaped building rests between a low uncoursed fieldstone foundation and black tin gable roof. The south (principal) facade has a central half-glass (4 panes) half-wood (2 vertical panels) centrally placed entrance door. The door is flanked by plain pilasters and is topped by a two-part entablature. Four double-hung sash windows (2 per side) are also on this ground floor. Windows are simply enframed, have wooden sills painted the same green as the weatherboarding and flanked by black louvered shutters, and storm windows. The second story has 3 6/6 windows on this facade, which are similarly treated to those below, except that they have white aluminum shed-roofed awnings. The entrance door is approached by twin flights of steps which lead, rising as they do one from the east and one from the west, to a small platform which is separated from the street by a simply-railed balcony. Two inside end flat-roofed chimneys placed at the east and west extremes at the roof's edge add a sense of symmetry to this facade. Second-story windows are placed in a regular manner, the central over the ground floor door, and the side ones evenly spaced between the two ground floor left or right windows. The west facade is flush with its neighbor, 184 West Main Street; the east facade is blind except for a small four-light attic window placed just to the south of the chimney. The north facade of this Main Street section is, curiously, also void of windows, except for a 6/6 window placed to the east of the second story. The gable-roofed section, which is perpendicular to this Main Street section and which makes the building L shape, is also of green wood, and has a 6-panel door to the west approached by a single steep flight of wooden steps rising from the east, with a 2/2 window to the east of the door on the second story.

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 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

c. 1840

BUILDER/ARCHITECT

John Henry Hoppe

STATEMENT OF SIGNIFICANCE

Number 182 West Main Street figures heavily in the architectural history of Westminster. It has earlier been noted that most of the City's old wood frame buildings are located in the City's West End; this is a frame building located in the City's West End that is, arguably, the oldest. Besides being valued for its hoariness, no. 182 is also of interest from a design standpoint. It has also frequently been stated that the City has a fondness for symmetrical buildings of three or five bays in width. Number 182, is a symmetrical building of both 3 and 5 bays in width, having 3 on the second and 5 on the ground floor. Whether this witty facade is accidental, or whether its builder purposely decided to use in combination both of the City's favorite facades, (placing both ends against the middle) is unknown.

It seems probable that this builder was John Henry Hoppe, a prominent surveyor: most of the early deeds contain metes and bounds descriptions following Hoppe's surveys, as well as something of a land speculator: he added six lots to the City about halfway up Pennsylvania Avenue, due north of here. Hoppe bought a 95' x 181' parcel of land from Isaac Shriver who had laid out this whole section; the lot filled the area between the lot no. 9 and Union Street. Hoppe paid \$100 for it on June 1, 1830 (Carroll County Deed Book W3, Page 436). Five years later, May 15, 1843, Hoppe and others sold the same lot for \$660 to Joshua Smith. The lot was then said to border lot 9, a new street (Union Street) and Taneytown turnpike, and included the "house" located thereon, which in all probability is no. 182. (Number 180, the schoolhouse, can be dated specifically at a later time, and the other building on the lot, no. 184, is certainly of a much later appearance.) Joshua Smith died and his heirs fought an equity suit over his property, resulting in William A. McKellin being appointed trustee to sell the land, which he did to Grove A. Shipley for \$903 on June 19, 1873 (42/521). Shipley sold our 33' piece from the larger tract to Carrie B. Rinehart on November 28, 1906 for \$1100 (105/198). Mrs. Rinehart died (the Rinehart family is connected with other houses in the area, notably 180 West Main Street and 179 West Main Street). In 1922, her daughter, Lillian R. Myers,

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 a 33' wide piece of land just to the west of lot no. 9 as shown on a plat of Isaac Shriver's Addition to Westminster as shown on an 1877 plat of that City.

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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sold this lot to Peverdy N. Snaider on October 17, 1924 (144/320).
Mary Snaider Martin and her husband, Gilbert, sold the lot and house
to its present owner on February 5, 1965 (385/01).