

SITE NUMBER: WA-II-550

ADDRESS: 128 East Main Street, Sharpsburg, MD

OWNER/LOT NUMBER/ACCESS: Mary A. Munch, 849/42, private

BUILDING DATE: late 18th/early 19th century

128 East Main Street is a north-facing, horizontally massed, symmetrical, two-and-a-half-story, five-bay, stone, attached, residential structure resting on a stone foundation. The stone is smoothly dressed on the front facade and laid in even courses. It is rough-cut and less evenly laid on the side elevations. The standing-seam metal, side-gable roof has massive, interior endwall chimneys, open eaves, and gable returns. An elegant dentilled cornice supports the roof. The center-bay entrance consists of a single door topped by a decorative, rectangular transom. The entrance is protected by a hipped roof portico supported by modern iron railings. Windows are set in wood frames and are double-hung, two-over-two sash with shutters. The first-floor windows are articulated with stone voussoirs serving as lintels. Basement windows have been enclosed with stone. A fence encloses the garden area and there is one small brick outbuilding visible from the street. There is a spring in the cellar.

A plaque on the building reads "Kretzer Homestead since 1842. During the battle the cellar served as refuge for towns people." The stone construction and decorative detailing of the building indicate that the building is of the Georgian style and may date to as early as the late 18th century. The building remains on a lot that has not been subdivided since the town was platted. A building of the same configuration is noted on the 1877 map of the town as being owned by J. Kretzer. It is noted on the 1922 Sanborn as 414 East Main.

The building is within the Western Maryland Geographic Organization, the possible Development Period of Rural Agrarian Intensification, and falls within the Historic Period Theme of Architecture, Landscape Architecture and Community Planning.

Prepared by Julie Mueller, June 1991

**MARYLAND COMPREHENSIVE STATE HISTORIC PRESERVATION PLAN:**

**STATEWIDE HISTORIC CONTEXT**

Geographic Organization: Western Maryland

Chronological/Development Periods: Rural Agrarian Intensification?

Historic Period Theme: Architecture, Landscape Architecture, and  
Community Planning

Resource Type:

Category: buildings

Historic Environment: small, rural town

Historic Function and Use: residential

Known Design Source: unknown

**Maryland Historical Trust**  
**State Historic Sites Inventory Form**

MARYLAND INVENTORY OF  
HISTORIC PROPERTIES

Survey No. WA-II-550

Magi No.

DOE  yes  no

**1. Name** (indicate preferred name)

historic The Kretzer Homestead

and/or common

**2. Location**

street & number 128 East Main Street  not for publication

city, town Sharpsburg  vicinity of congressional district

state Maryland county Washington

**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 checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

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

name Mary Munch

street & number 128 East Main Street telephone no.: 301-432-8270

city, town Sharpsburg state and zip code Maryland 21782

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Washington County Court House liber 849

street & number Summit Avenue and West Washington Street folio 42

city, town Hagerstown state Maryland

**6. Representation in Existing** Historical Surveys

title

date  federal  state  county  local

pository for survey records

city, town state

# 7. Description

Survey No. WA-II-550

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

## The Setting

The Kretzer Homestead is located in Washington County at 128 East Main Street (lot 849/42, original lot 5) in Sharpsburg. It is sited at the public-right-of-way along the town's principal east-west thoroughfare and is flanked by a frame dwelling to the west and an open yard to the east. The building rests on a 108' x 213' lot that does not appear to have been subdivided since the town was originally platted in 1763. Other features on the property include a brick smoke house; a gambrel-roof, two-story shed; a 1940s corn crib; a cinderblock garage; a grape arbor; and a stream.

## Exterior

128 East Main Street is a north-facing, horizontally massed, symmetrical, two-and-a-half story, five-bay, stone, attached, residential structure resting on a stone foundation. The stone is smoothly dressed on the front facade and laid in even courses. It is rough-cut and less evenly laid on the side elevations. The standing-seam metal, side-gable roof has massive, interior endwall chimneys, open eaves, and gable returns. An elegant dentilled cornice supports the roof. The center-bay entrance consists of a single door topped by a decorative, rectangular transom. The entrance is protected by a hipped roof portico supported by modern iron railings. Windows are set in wood frames and are double-hung, two-over-two sash with shutters. The first-floor windows are articulated with stone voussoirs serving as lintels. Basement windows have been enclosed with stone.

A fence encloses the garden area and there is one small brick outbuilding visible from the street. This is a smokehouse that is believed to date from the construction of the house. The rear of the lot contains a stream that is straddled by a gambrel-roof storage building that was constructed in the 1940s. Behind it is a contemporary corn crib and a 1950s cinderblock garage.

(continued...)

# 8. Significance

Survey No. WA-II-550

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 checked="" 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 1st quarter, 19th c. Builder/Architect unknown

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.

This structure is one of many stone dwellings in Sharpsburg. However, its construction and detailing lead to the conclusion that it may be one of the oldest in town.

The stone construction and detailing of the building indicate that the Kretzer Homestead is of the Georgian style and may date to as early as the late 18th century. The building is situated on original lot 5, a lot that has not been subdivided since the town was platted. Although the first purchaser of the lot was John Miller, the earliest date for the house that was successfully documented during this study was an 1831 deed that mentions a stone house.

The John Kretzer family purchased the house and property in 1842. A plaque on the building reads "Kretzer Homestead since 1842. During the battle the cellar served as refuge for towns people." The building is noted on the 1877 map of the town as still belonging to J. Kretzer. The property did not leave the Kretzer family until 1939 when it was sold by the executor of John Kretzer who had died in 1901. However, it is again currently owned by a Kretzer family descendant. The Kretzers are among the oldest families in Sharpsburg and currently own several pieces of property, including the market on the town square.

(continued...)



## 7. DESCRIPTION

Page 7.1

Interior

The house has a center hall plan. The wide entry hall has a staircase lining the east wall and entrances to the flanking rooms. The hall is ornamented with a plaster medallion with a floral motif, chair rails, and ceiling moldings. A small, floor-to-ceiling closet has been inserted into the corner immediately to the right of the entry door. Closet doors have been fashioned out of six-panel doors that match those throughout the house. The hall has its original flooring.

Immediately to the left of the entrance is the living room which runs the length of the house. Decorative features include chair rails, baseboards, simple window and door trim. There is no ceiling molding. However, there is an ornate mantelpiece above the fireplace at the center of the east wall. The opening of the fireplace has been partially enclosed to accommodate a furnace duct. The flooring is not original.

To the right of the center hall is what is used today as a den. The room is half the length of the house and contains an ornate mantelpiece flanked by niches and topped by ceiling molding that closely resembles part of the exterior cornice trim. Other trimming in the room includes chair rails, window and door trim and baseboards. The room retains its original flooring.

Immediately behind the den, and also opening off of the center hall is the dining room. This room also has an elaborate mantelpiece. A built-in cabinet and a window flank the fireplace. The cabinet may have once been a window that was enclosed when the neighboring attached house was constructed. The dining room contains ceiling molding (of another design) above the mantel, a chair rail, original flooring, and old hardware on the hall door. A door from the dining room leads into the kitchen addition that dates to at least the Civil War (there is evidence of the structure being hit by shot). The kitchen has been entirely modernized, only the fireplace on the south wall provides evidence of the age of the structure.

The centerhall ends with a doorway leading onto a now enclosed porch that has had a powder room added to it.

The stairs leading up to the second floor turn twice. The rooms are laid out roughly in the same floor plan as the rooms below. There is a large front bedroom off of which is a rear bedroom with no access to the hall. A second front bedroom (northwest corner) also has a rear bedroom off of it. However, this bedroom has access to the hall. Both front bedrooms have fireplaces. A bathroom was installed in the 1940s in the front of the hall between the two front bedrooms.

The attic is a single room.

## 8. SIGNIFICANCE

Page 8.1

The house is noted on the 1922 Sanborn as 414 East Main.

The chain of title was traced in its entirety to 1831; there are gaps between 1831 and 1764.

January 24, 1764 (Liber J/110), Deed from Joseph Chapline to John Miller, original lot #5 (103' x 260')

Date? John Miller to ?

September 24, 1831 (MM/652), Deed from George Frederick, executor and Margaret Ham for the Estate of Peter Ham<sup>1</sup> to David Beeler, lot 5 for the sum of \$1200 (mentions stone house)

August 5, 1842 (ZZ/432), Deed from Jacob Grove, Trustee for David Beeler, to John Kretzer (mentions stone house)

August 8, 1936 (201/614), Deed from George W. Rohrer, executor of the John Kretzer Estate, to Katherine F Adams and Edward M. Garrott

April 22, 1943 (222/451), Deed from Martha Garrot, Margaret and Stanley Barlup, and Edw. and Serada Garrott [all of Washington, D.C.] to Martha and Charles S. Lumm

October 28, 1971 (532/670), Deed from Charles E. Wagaman, Trustee for Martha E. Lumm, to Martha E. Lumm and Mary Anna Munch

June 23, 1987 (849/42), Deed from Mary Anna Munch to Mary Anna and Raymond F. Munch

Significance

A preliminary architectural evaluation of the Ham/Kretzer/Munch House was made in April 1991 by Julianne Mueller during a survey of Sharpsburg. At that time a survey site number WA-II-550 was assigned and it was determined that the house is a contributing element to Sharpsburg's historic architectural character. A summary sheet on the building with photographs was submitted to the Maryland Historical Trust in June 1991. The summary provides a basic description of the building and places it with the Maryland Comprehensive State Historic Preservation Plan: State Historic Context (Western Maryland Geographic Organization; the Development Period of Rural Agrarian Intensification; the Historic Period Theme of Architecture, Landscape Architecture, and Community Planning).

<sup>1</sup>The 1815 tax record indicates that Peter Hamm [sic] was assessed for \$481. Whether Ham owned this property in 1815 and this assessment refers to it is not known. David Beeler was assessed \$2826 in 1836, but it is not known if it was only for this house.

## 8. SIGNIFICANCE

Page 8.2

Upon the suggestion of members of the Sharpsburg community, the general history of the house was researched. It was concluded that house is an excellent example of stone construction in the late 18th/early 19th century, and meets two of the following eligibility criteria (A and C) for listing on the Maryland Register.

**Criterion A -- The property is associated with significant historical events.** The cellar of the house served as a refuge for town's people during the Battle of Antietam and, as such, has local significance.

**Criterion B -- The property is not associated with a significant person.**

**Criterion C -- The building exhibits exceptional architectural design, method of construction, or craftsmanship, or is the product of a trained architect.** For the quality of its stone construction, as well as its fine architectural styling, the Ham/Kretzer/Munch House is a contributing element to the architectural significance of Sharpsburg.

**Criterion D -- The property may provide important information about history or prehistory.** The property has not been assessed for its archeological potential. Because of its extended association with this site, it is likely that late 18th-through 20th-century archeological remains might be found near the building.

9. BIBLIOGRAPHY

Page 9.1

Barron, Lee and Barbara. The History of Sharpsburg Maryland;  
Founded by Joseph Chapline 1763. Privately Published: 1972.

Washington and Frederick County Deeds

Washington County Tax Records

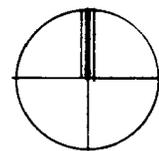
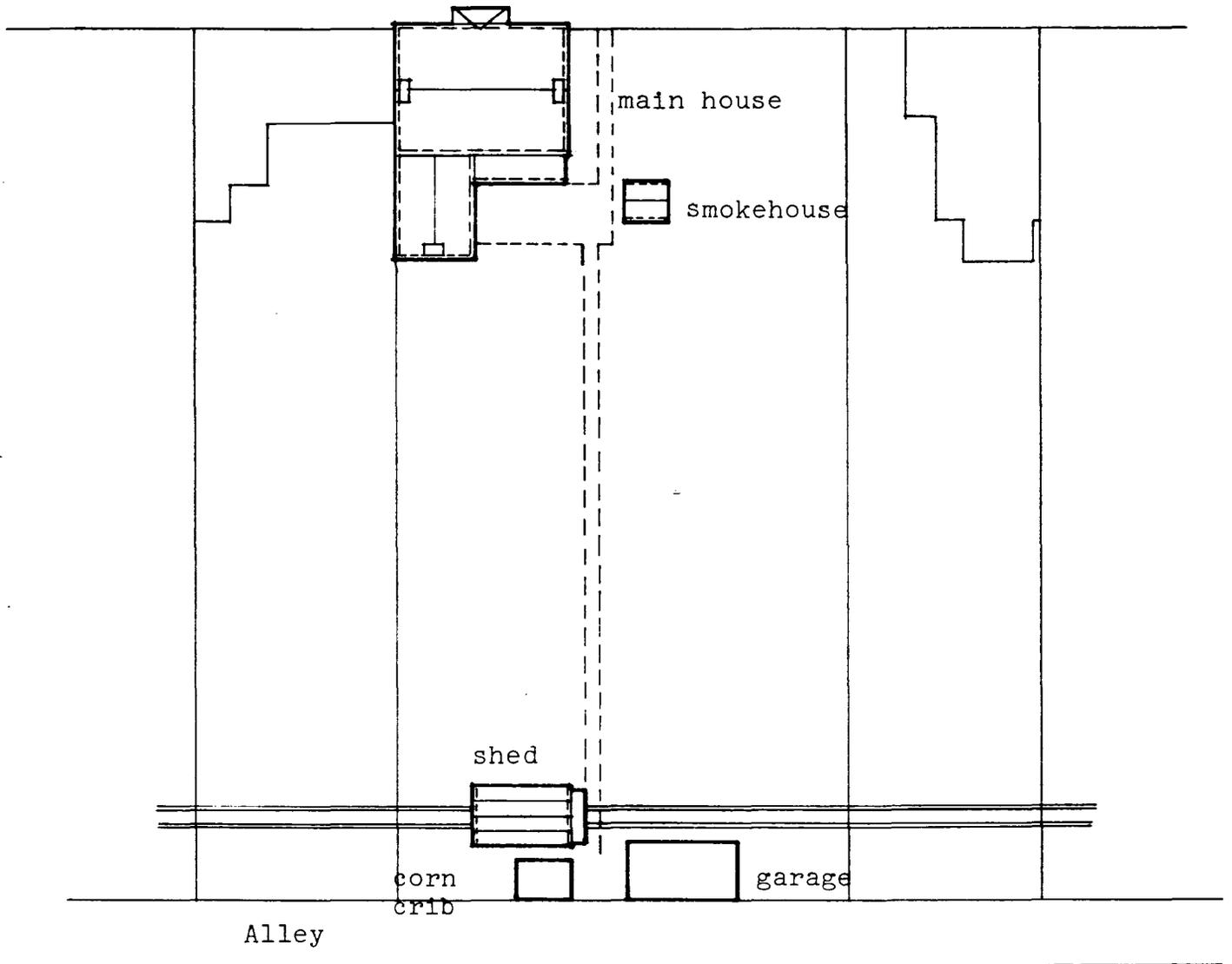
MAPS:

1877 uncited map

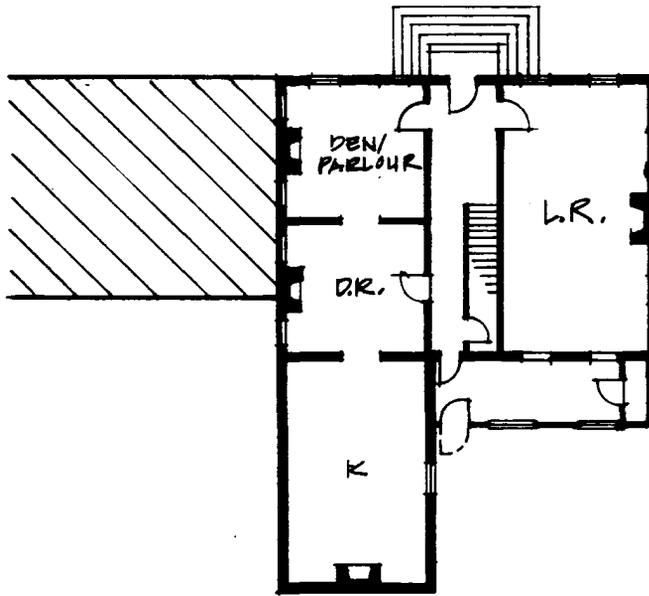
1922 Sanborn Map

Tour and interview with the current owner, July 1991

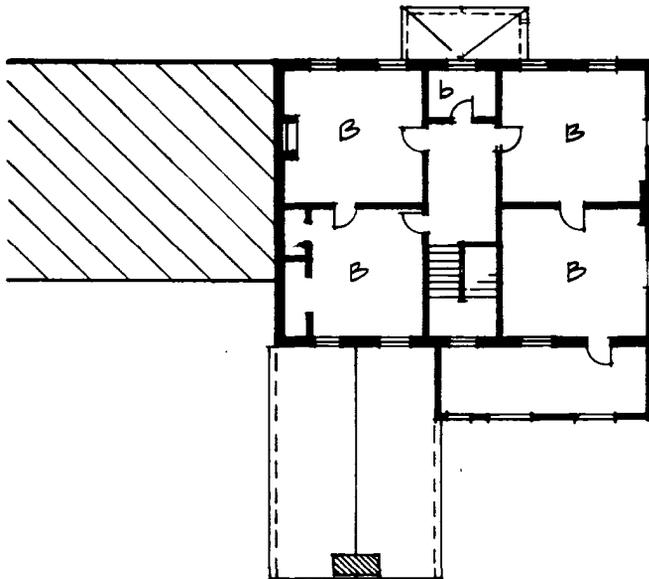
EAST MAIN STREET



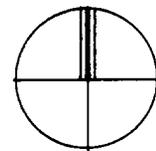
EAST MAIN STREET



First Floor Plan



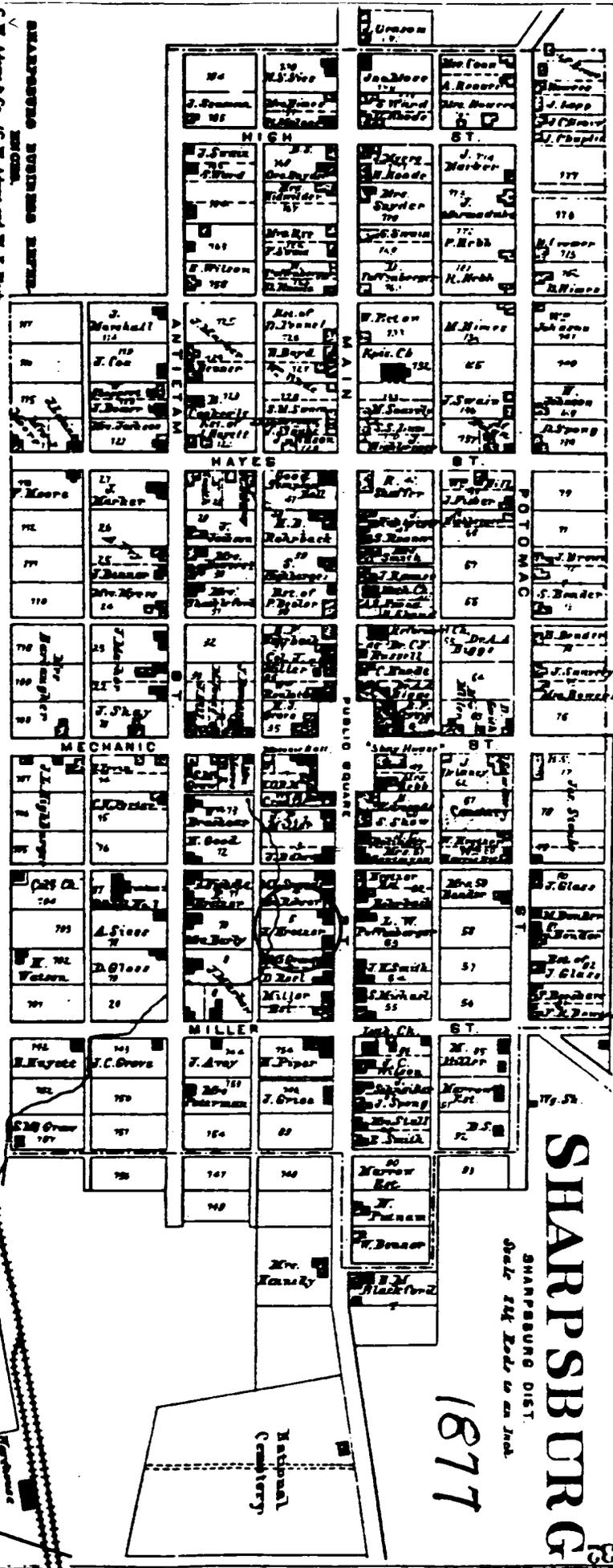
Second Floor Plan



# SHARPSBURG

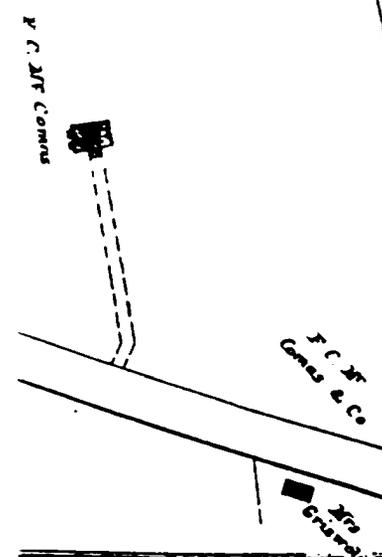
1877

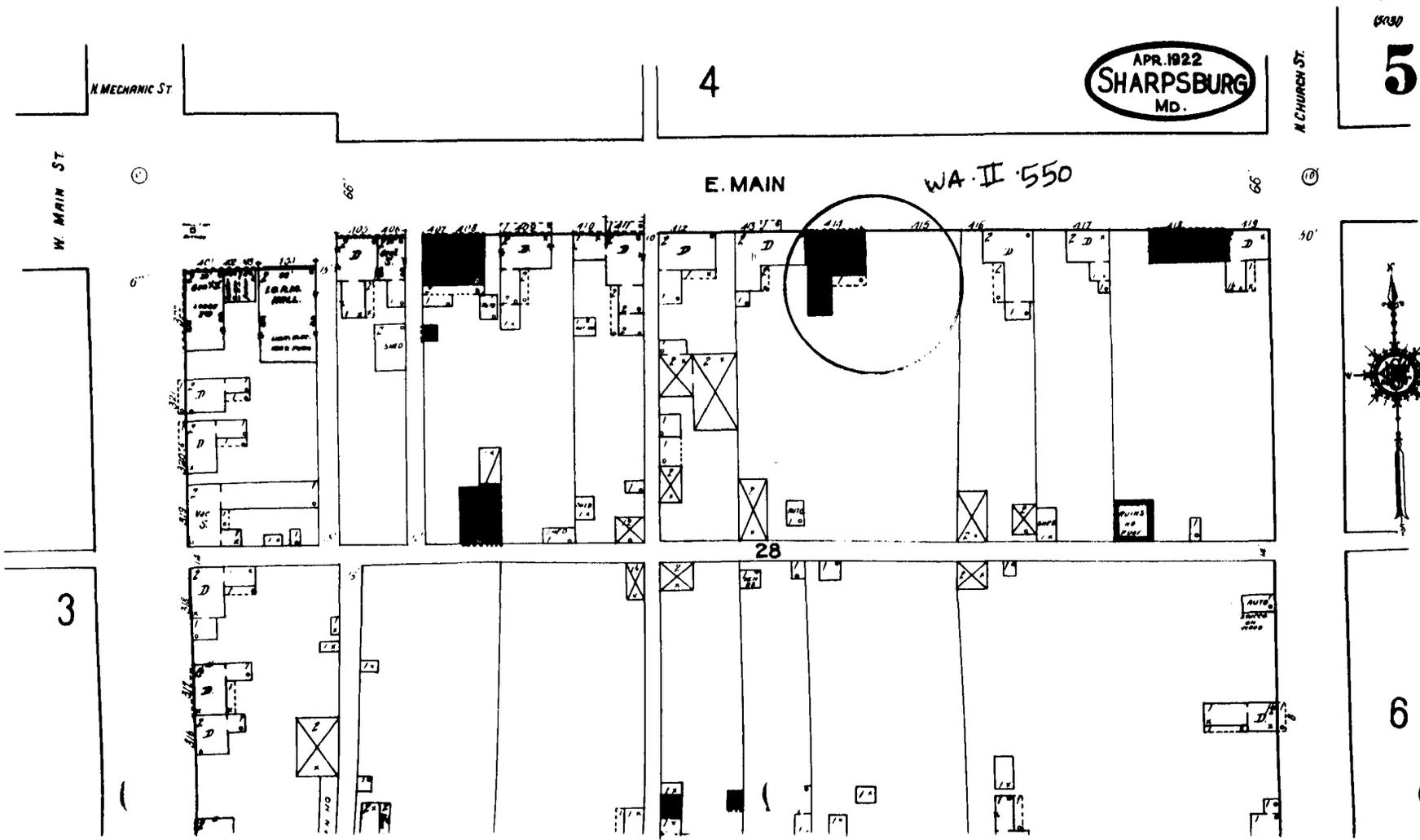
SHARPSBURG DIST.  
Scale 2 1/2 Miles to an Inch.



SHARPSBURG BUSINESS DIRECTORY

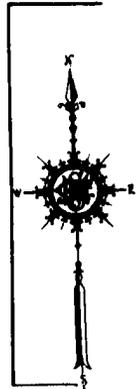
- C. W. Adams & Co. (C. W. Adams and W. T. Smith) Dealers in Dry Goods, Notions, Hardware, Queensware, Crochets, Hats, Caps and Corsets. Wholesale and Retail.
- C. W. Adams, Proprietor of Public Square, Dealer in all kinds of Foreign, French, Swedish, etc. Fabrics.
- C. F. H. Russell, M. D., Physician and Surgeon, Office on Public Square, 4 doors west of Public Square.
- John Day, Proprietor of "Gray House," Grand Hotel, 100 Public Square.
- J. C. Wilson, Dealer in Dry Goods, and all kinds of Ladies and Gents' Ready-Made, Made to Order, and Custom Tailor's Goods, Hats, Caps, Cane, etc.
- L. W. Hendricks, Painter in Oil, Water, Gouache, and all kinds of Stained Glass, etc.
- Q. C. Green, Custom Tailor, W. V. O. Canal.
- J. B. Deppert, Custom Tailor, on C and D Canal.
- F. O. Thompson, W. V.
- A. A. Hays, M. D., Office on Public Square.
- W. H. Miller, M. D., Office on Public Square.
- W. H. Miller, Proprietor of the Pharmacy and Dispensary, Public Square, 100 Public Square.
- J. J. Coleman, Proprietor of "Lumber Yard," Public Square, 100 Public Square.
- W. H. Miller, Proprietor of "Lumber Yard," Public Square, 100 Public Square.
- W. H. Miller, Proprietor of "Lumber Yard," Public Square, 100 Public Square.





APR. 1922  
**SHARPSBURG**  
MD.

6800  
**5**



6





WA-11-550

7/1991

J. Mueller

N + E elev.



WA-11-550

7/1991

J. Mueller

visible portion of W. elev.



WA-11-550

7/1991

J. Mueller

E. elev. shed



WA-11-550

7/1991

J. Mueller

S. elev. Creek



WA-11-550

7/1991

J. Mueller

dining room detailing



WA-11-550

7/1991

J. Mueller

Parlor / study detail



WA-11-550

7/1991

J. Mueller

living room mantel



WA-11-550

7/1991

J. Mueller

N + W elev. Smokehouse



WA-IL-550

128 E. MAIN, SHARPSBURG, MD.

APRIL 1991

P. SACKETT CHRISMAN

1-10-91