

CARR-1289

Tracey's Mill School
3223 Tracey's Mill Road
Melrose (vicinity)

Historic Period Themes: Architecture, Education

Geographic Organization: Piedmont

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

Resource Types: Schoolhouse

There has been a schoolhouse in this general vicinity for over 100 years. The 1862 map of Carroll County shows a schoolhouse south of this site and south of the Benjamin Peterman House (CARR-1288). In 1877, the school shows up on this site, just north of the Peterman house. The present structure was probably constructed C. 1895-1910. No more specific information on its history could be uncovered in part because, as one deed noted, "...no recorded deed to the Grantor... is to be found among the Land Records..." The school was sold to Clarence Zepp who then owned the Benjamin Peterman Farm. According to his son, Carroll Zepp, the school was then used as a poultry house. When it was a school, there were two outhouses, one at each end of the rear of the building. The entrance to the school was on the southwest. The schoolhouse was converted to a private home sometime after World War II.

Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. CARR-1289

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic Tracey's Mill School

and/or common

2. Location

street & number 3223 Tracey's Mill Road not for publication

city, town Melrose 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 Robert Bruce and Linda Stallard

street & number 3020 Walnut Avenue telephone no.:

city, town Owings Mills state and zip code Maryland 21117

5. Location of Legal Description

courthouse, registry of deeds, etc. Courthouse Annex liber 813

street & number 55 North Court Street folio 419

city, town Westminster state Maryland

6. Representation in Existing Historical Surveys

title

date federal state county local

depository for survey records

city, town state

7. Description

Survey No. CARR-1289

| | | | | |
|--|---------------------------------------|---|---|--------------------|
| Condition | | Check one | Check one | |
| <input 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 checked="" 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.

Summary: The Tracey's Mill Schoolhouse is located on the southeast side of Tracey's Mill Road about one mile east-northeast of Melrose. It is a three-bay by three-bay, one-story building constructed of 5-1 common bond brick on a rubble stone foundation and has a standing seam metal gable roof. The windows are 1/1 double-hung wood sash, with splayed jack arches and wood sills. The southwest and northeast gable ends each have a semicircular datestone panel. There is a boxed cornice with returns.

The Tracey's Mill Schoolhouse is located on the southeast side of Tracey's Mill Road, about one mile east-northeast of Melrose. It is a three-bay by three-bay, one-story building constructed of 5-1 common bond brick on a rubble stone foundation and has a standing seam metal gable roof. On the southeast side is a one-story, shed roof addition built of CMU's. The windows in the original brick section are 1/1 double-hung wood sash, with splayed jack arches and wood sills. The northwest elevation has a six-panel wood central door between windows. There is also a one-bay shed roof porch on a CMU foundation in the center bay. It has four square wood posts and twisted steel balusters and handrails. The northwest elevation faces the road.

The southwest gable end has a projecting enclosed porch with beaded-edge-and-center, tongue-and-groove vertical siding and a CMU foundation. The shed-roofed porch has an aluminum storm door on the southwest side and an interior six-panel wood door. The northwest and southeast ends of the porch each have a 2/2 sash with horizontal lights. The porch is flanked by windows, with a steel cellar bulkhead in the western bay. An internal brick chimney is centered on the gable. Below it is an illegible datestone, and west of that a small 1/1 sash. The northeast elevation has two 1/1 sash and a semicircular datestone panel in the gable end with a small 1/1 sash east of it. There is a boxed cornice with returns. Also on the property is a one-story CMU garage with standing seam gable roof and gable end roll-up door on the northwest.

8. Significance

Survey No. CARR-1289

| 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 checked="" 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

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.

Historic Period Themes: Architecture, Education

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

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9. Major Bibliographical References

Survey No. CARR-1289

Carroll County Land Records
Board of Education Minutes

10. Geographical Data

Acreege of nominated property .314 acres

Quadrangle name Manchester

Quadrangle scale 1:24000

UTM References do NOT complete UTM references

| | | | |
|---|----------------------|----------------------|----------------------|
| A | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| | Zone | Easting | Northing |

| | | | |
|---|----------------------|----------------------|----------------------|
| B | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| | Zone | Easting | Northing |

| | | | |
|---|----------------------|----------------------|----------------------|
| C | <input type="text"/> | <input type="text"/> | <input type="text"/> |
|---|----------------------|----------------------|----------------------|

| | | | |
|---|----------------------|----------------------|----------------------|
| D | <input type="text"/> | <input type="text"/> | <input type="text"/> |
|---|----------------------|----------------------|----------------------|

| | | | |
|---|----------------------|----------------------|----------------------|
| E | <input type="text"/> | <input type="text"/> | <input type="text"/> |
|---|----------------------|----------------------|----------------------|

| | | | |
|---|----------------------|----------------------|----------------------|
| F | <input type="text"/> | <input type="text"/> | <input type="text"/> |
|---|----------------------|----------------------|----------------------|

| | | | |
|---|----------------------|----------------------|----------------------|
| G | <input type="text"/> | <input type="text"/> | <input type="text"/> |
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| | | | |
|---|----------------------|----------------------|----------------------|
| H | <input type="text"/> | <input type="text"/> | <input type="text"/> |
|---|----------------------|----------------------|----------------------|

Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

| state | code | county | code |
|-------|------|--------|------|
| | | | |

| state | code | county | code |
|-------|------|--------|------|
| | | | |

11. Form Prepared By

name/title Kenneth M. Short, Historic Planner

organization Carroll County Department of Planning

date June 29, 1992

street & number 225 North Center Street

telephone (410) 857-2145

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.

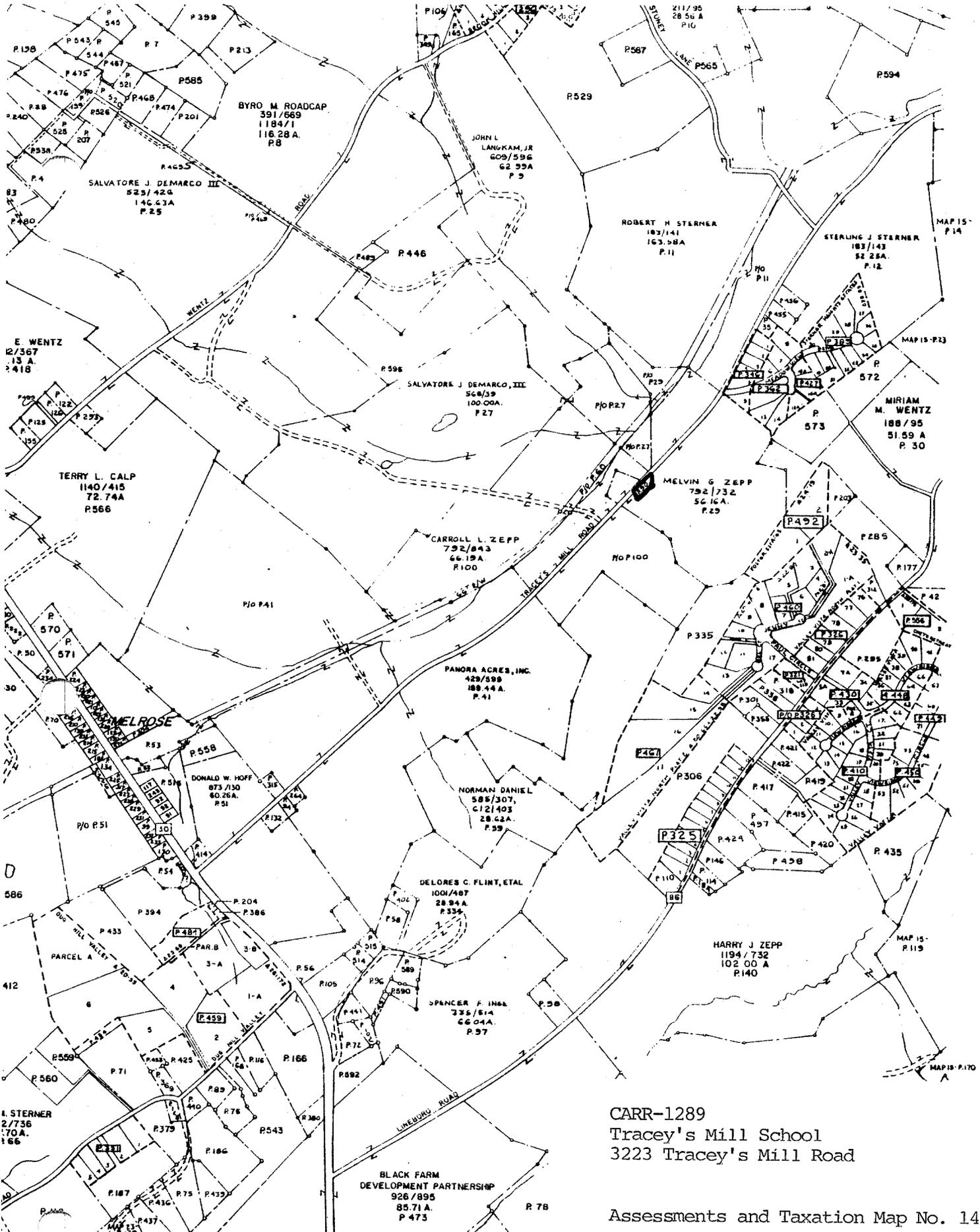
return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST
DHCP/DHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2028
514-7600

CAR-1289
 3223 Tracey's Mill Road

CHAIN OF TITLE

| GRANTOR | HOME COUNTY | GRANTEE | HOME COUNTY | DATE | LIBER | FOLIO | TRANS ACTION | COMMENTS |
|--|-------------|---------------------------|------------------|-----------|---------|-------|-----------------|---|
| Charles Francis | Carroll | Robert & Linda Stallard | Baltimore County | 9-8-1982 | LWS 813 | 419 | Deed fee simple | \$40,000 13,670 sq. ft. |
| Ray & Muriel Leister | Carroll | Charles & Eulalia Francis | Los Angeles | 2-15-1955 | EAS 243 | 184 | Deed fee simple | \$10.00 |
| Grace & Harry Zuse Grace - nee Zepp | Carroll | Ray Leister & wife Muriel | Baltimore City | 6-22-1948 | EAS 198 | 585 | Deed fee simple | \$10.00 48.4 sq. perches |
| Board of Ed. of Carroll County | Carroll | Clarence & Grace Zepp | (Carroll) | 2-17-1931 | EMM 155 | 189 | Deed fee simple | \$50.00 48.4 sq. perches "...no recorded deed to the Grantor...is to be found among the Land Records..." |



CARR-1289
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3223 Tracey's Mill Road

Assessments and Taxation Map No. 14

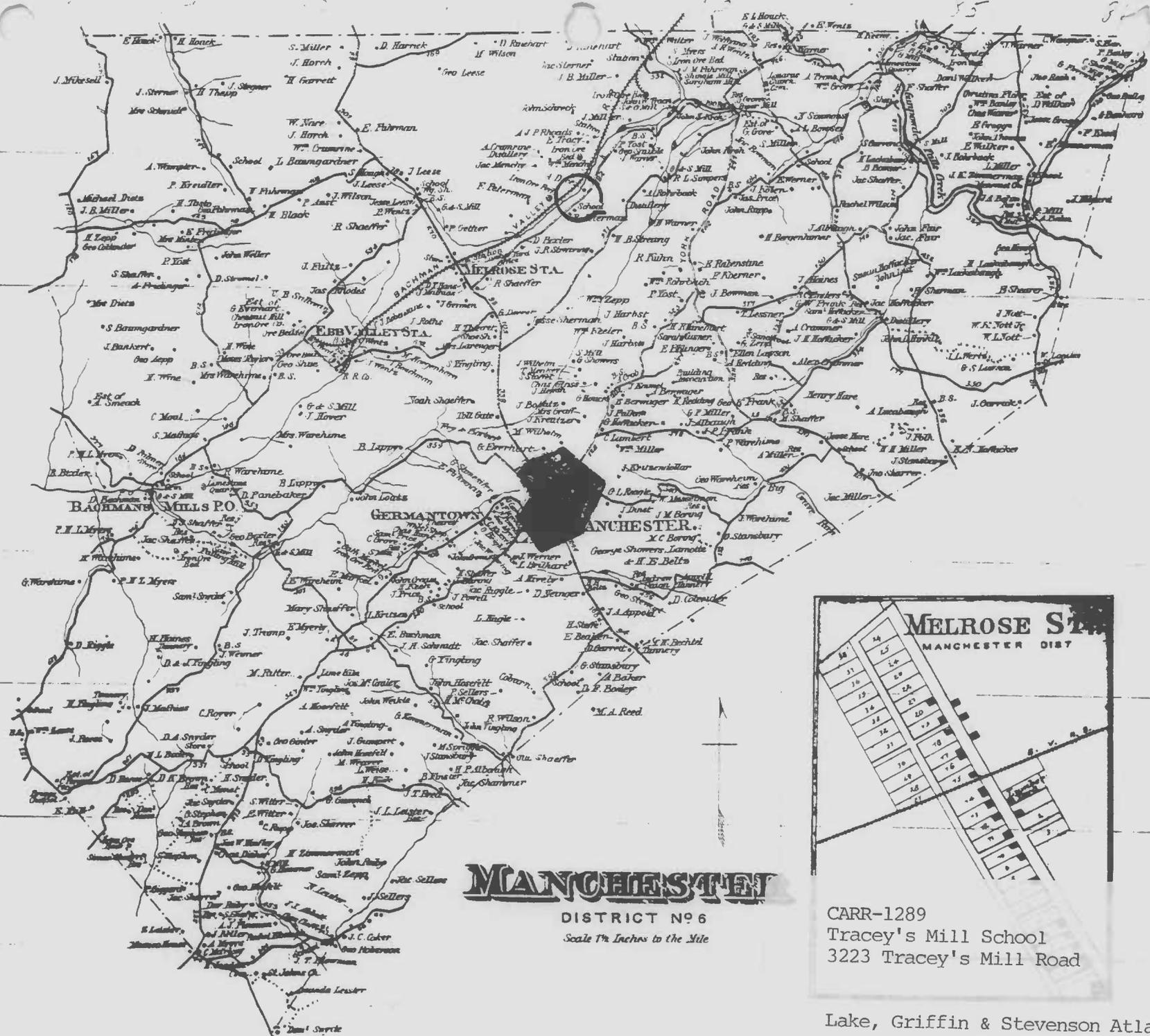
| | |
|--|---|
| DEPT. OF ASSESSMENTS & TAXATION PROPERTY MAP DIVISION | PROPERTY LINE SUB-DIVISION BOUNDARY CONTINUING OWNERSHIP |
| REVISIONS: DATE: JUNE, 1991 BY: M.M.M. 586 | PARCEL NUMBER - P 349 (ASSUMED TO IDENTIFY AND INDEX OWNERSHIP. MUST BE PRECEDED BY MAP NUMBER) |
| SCALE: 1" = 600' | QUADRANGLE |
| PHOTO: 379/57 379/59 | |

SCALE IN FEET

223342.9mN
410988.2mE

MAP NO. 14

833 600 0 600 1200 1800 836



MANCHESTER

DISTRICT NO 6
Scale 1/4 Inch to the Mile



CARR-1289
Tracey's Mill School
3223 Tracey's Mill Road



4397
42'30"

CARR-1289

The school is the black dot on the original quads. The other two purple dots are water structures (south west of the school)

(LINEBORO)
5663 III NE

4394

4393

40'

4392

CARR-1289
Tracey's Mill School
3223 Tracey's Mill Road

Manchester Quad



Tracey's Mill School

CARR-1289

3223 Tracey's Mill Rd.

Carroll County, Maryland

Photo: Kenneth M. Short

Date: April 1992

Neg. Loc.: Maryland Historical Trust

east: south elevs. =

1/2



Tracey's Mill School

3223 Tracey's Mill Rd.

Carroll County, Maryland

Photo: Kenneth M. Short

Date: April 1992

Neg. Loc.: Maryland Historical Trust

North: West class.

3/2