MARYLAND HISTORICAL TRUST
NR-ELIGIBILITY REVIEW FORM

NR Eligible: yes ___
no ___

Property Name: Former Zimmerman Warehouse (SHA Sykesville Maintenance Shop) Inventory Number: CARR-1649

Address: 7625 Main Street City: Sykesville Zip Code: 21074

County: Carroll USGS Topographic Map: Sykesville

Owner: Douglas R. Crist (Southern States Farm and Home Service)

Tax Parcel Number: 201 Tax Map Number: 4454 Tax Account ID Number: 05-063272

Project: MD 32 Bridge 13046 Dualization Agency: SHA

Site visit by MHT Staff: ___no ___yes Name: _____ Date: _____

Eligibility recommended ___ Eligibility **not** recommended X

Criteria: ___A ___B ___C ___D Considerations: ___A ___B ___C ___D ___E ___F ___G ___None

Is the property located within a historic district? X no ___yes Name of district: _____

Is district listed? ___no ___yes Determined eligible? ___no ___yes District Inventory Number: _____

Documentation on the property/district is presented in: MHT Inventory files

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

This greatly altered brick building, likely constructed by Zimmerman and Schultz in 1904 (Greenberg, Sykesville Past and Present, 2000, p. 21), is currently part of the Southern States Farm and Home Service, built in that location by Christ in 1972. The brick building had been owned and utilized by the State Roads Commission as a maintenance garage since 1926. It is a large rectangular side-gable structure, which had been enlarged at one point with a brick addition along the long north side, and with two small, one-story square additions to the east gable end. It is divided internally into two large rooms currently utilized for truck and equipment repairs. The windows and all doors, with the exception of the large sliding doors on the west gable end, have been removed and/or are boarded up.

It is located on land possibly owned by Zimmerman around the turn of the century, spanning the Patapsco River, on which centered the mercantile enterprise owned by Zimmerman and Schultz. The land on the opposite (or Howard County side) of the Patapsco River was located within the original town of Sykesville (that was destroyed in the flood of 1888 and rebuilt in a new location).

The warehouse lacks architectural or historical significance or distinction and therefore would not meet the National Register criterion C. It lacks integrity in that there have been substantive changes to the building, destroying elements giving it character as a warehouse. Despite its association, however tenuous, with a storeowner in the pre-flood and devastated Sykesville, (and thus possible eligibility under Criteria A, or B) its lack of integrity disqualifies it for inclusion in the National Register. The likelihood that it would yield significant archeological associations has not been established, thus the likelihood that it would meet the requirements of Criterion D for listing in the National Register cannot be established at this time.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ___ **Eligibility not recommended** X

Criteria: ___A ___B ___C ___D **Considerations:** ___A ___B ___C ___D ___E ___F ___G ___None

Comments: _____

Andrew Lewis — 01/31/02

Reviewer, Office of Preservation Services — **Date**

[illegible] — 2/19/02

Reviewer, NR program — **Date**

200104395

MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM

Continuation Sheet No. 1 CARR-1649

History of Sykesville

The former Zimmerman Warehouse was part of the extensive landholdings of Zimmerman and Schultz, listed as "Dealers in Dry Goods, Notions, and Groceries" in the Howard County Atlas. The original town of Sykesville had been located on the south side of the western branch of the Patapsco River in which was then Anne Arundel County. The town has since clustered largely on the higher ground of the north bank in Carroll County. Originally part of Baltimore County, this area became Carroll County in 1837. Howard County, south of the river, was formed in 1851. In the early 19th century the area was sparsely populated with only a handful of homes and mills scattered along this part the Patapsco River Valley. In the late 1820's the landscape changed as James Sykes came to the area and began to purchase land, bringing development to the area, aided by the connection to the B&O Railroad, which began service between Baltimore and Ellicott City on the main line in 1830. A year later it was extended through Sykesville to the Frederick Junction. By 1851, when the horse-drawn railroad came through, Sykes had made substantial improvements to an old grist and sawmill on the south side of the river and had built a stone hotel to accommodate rail passengers. The hotel soon became a destination for Baltimorians. Sykes established Howard Cotton Factory along with ore mining sites and the Elba Furnace just downstream from the mill.

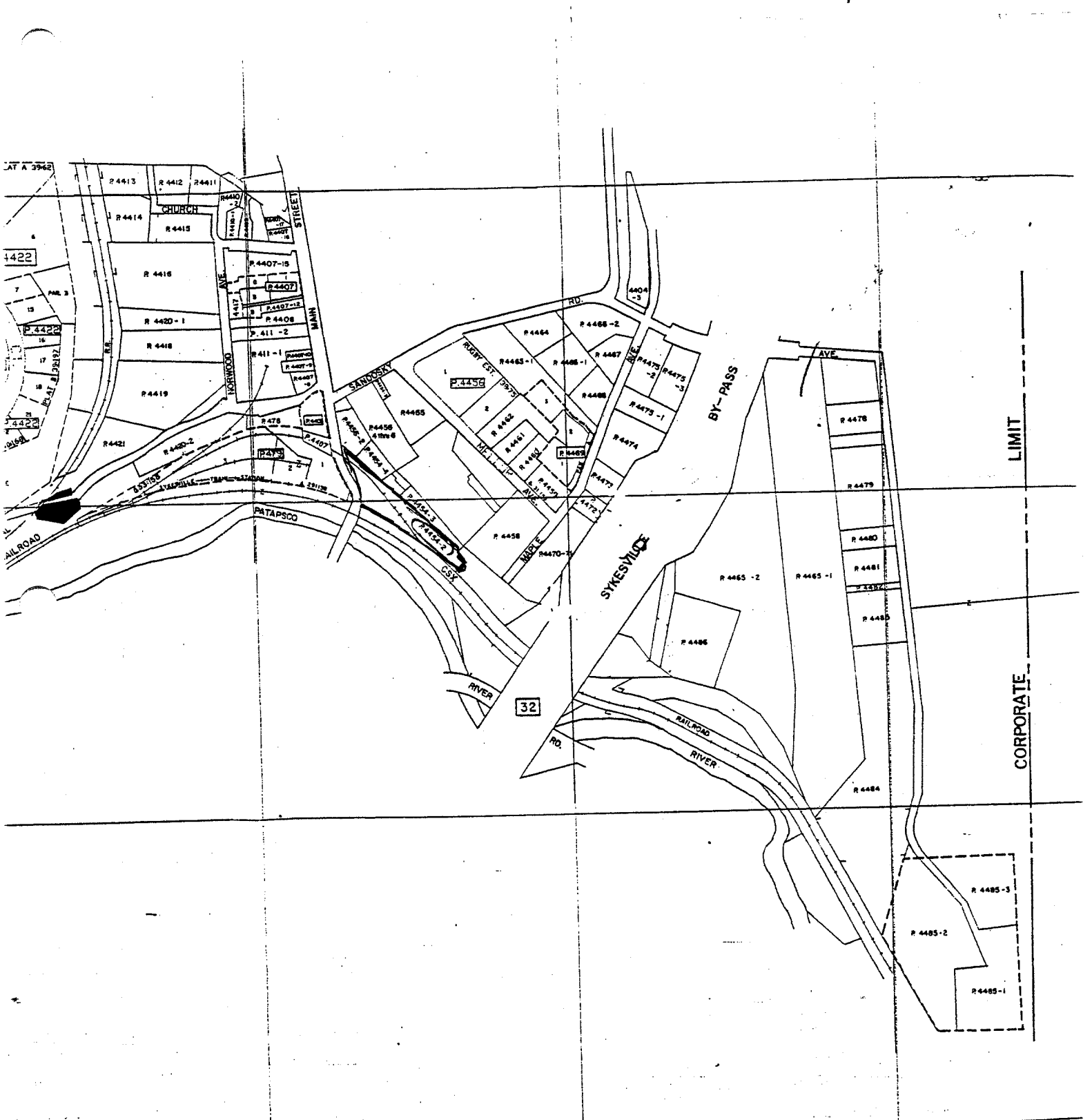
Sykesville came to be recognized as "an important center of commerce an transportation for south Carroll County" by the 1870's. The mill and village flourished until the nationwide Panic of 1857 and the economic hardship experienced by many businesses. Sykes was force to close the Howard Cotton Factory.

The residents of Sykesville had barely recovered from this and the Civil War, during which the Confederate Army raided Sykesville, when disaster struck in the form of the Johnstown Flood of 1868, which essentially washed away the town. The factory, hotel, iron furnace and dozens of homes were destroyed or left in ruins.

In the later decades of the 19th century the property where the town was formerly located and containing the factory ruins was owned by Jacob Zimmerman and Louis H Schultz and their descendents. Zimmerman and Schultz had arrived in Sykesville in 1858 from Frederick and established a mercantile business. Like other Sykesville residents, their property was located mostly on the south side of the river and was destroyed by the flood. Evidently they constructed this warehouse on the north side after the town was re-located there. After the flood, the town, including the business, relocated to the higher ground of the north bank in Carroll County.

Prepared by: Rita M. Suffness Date Prepared: September 10, 2001

CARR-1649
Former Zimmerman Warehouse
Sykesville, MD
Tax Map



SCALE IN FEET

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COMPILED BY
MARYLAND OFFICE OF PLANNING
PROPERTY MAPPING SECTION

THE INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM DEED DESCRIPTIONS AND IS NOT AN ACTUAL SURVEY. IT SHOULD NOT BE USED FOR LEGAL DESCRIPTIONS. USERS NOTING ERRORS ARE URGED TO NOTIFY THE PROPERTY MAPPING SECTION, 301 W. PRESTON ST., BALTIMORE, MD 21201

PROPERTY LINE
SUBDIVISION BOUNDARY
CONTINUING OWNERSHIP -
PARCEL NUMBERING - P.000 (ASSIGNED TO IDENTIFY AND INDEX OWNERSHIP. MUST BE PRECEDED BY A MAP NUMBER)

SCALE 1"=200' (RF 1:2400)

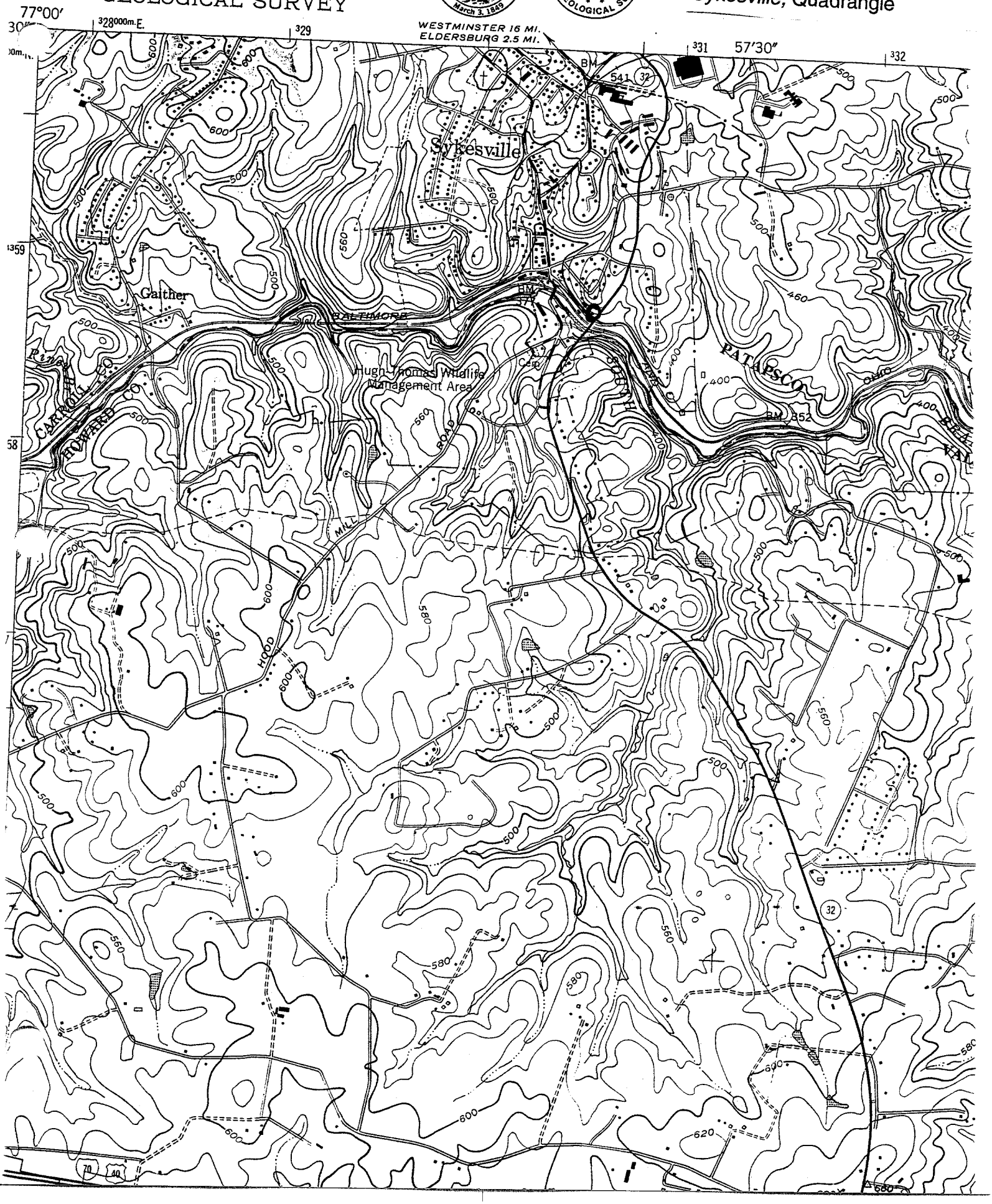
REVISED TO:	DATE	USER	BY	LAST P. NO.	PHOTO	QUADRANGLE
	DEC. '96		GPM			

MARYLAND
Office of Planning

SYKESVIL
CARROLL C
MARYLA

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

CARR-1649
Former Zimmerman Warehouse
Sykesville, MD
Sykesville, Quadrangle



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