

0701244304

270-272 EAST MAIN STREET

V. Sackville-West once wrote that in England, Queen Anne and Georgian Country Houses are eminently decent buildings; perhaps the style of 270-272 is as close as we have come in America to purely "decent" buildings, if decency can be defined as a building that is honest and cleanly proportioned. These buildings are two stories tall, and two or three bays wide, Flemish Bond brick, and have, as a frill, a fine mouse-tooth cornice. Although we can date these particular buildings at c. 1825, the date is fairly unimportant, as similar examples can be found somewhat earlier, and much, much later.

MARYLAND HISTORICAL TRUST

Carroll
0701244304

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

Corbin House

2 LOCATION

STREET & NUMBER

270 East Main Street (MD 32)

6

CITY, TOWN

Westminster

— VICINITY OF

CONGRESSIONAL DISTRICT

STATE

Maryland

Carroll
COUNTY

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

Raymond Monroe Corbin

Telephone #: 848-3998

STREET & NUMBER

270 East 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 #: 227

Folio #: 321

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 type="checkbox"/> MOVED	DATE _____
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED			
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED				

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Numbers 270 and 272 East Main Street (Md. Route 32), Westminster, present, in their unified facades, good examples of what might be called the Mid-Pennsylvania village house (see question 8). Each house was a logical and natural outgrowth of the British Cabin and the hall-and-parlor types of a generation earlier. Sometimes claimed as Federal or as proto-Greek Revival, the type deserves study and recognition.

These 2 examples are, in their basics, typical; each is 2 stories tall; and number 270 is 3 bays wide, number 272 2 bays wide (creating, an effect, gable roofed cubes).

On their low foundations, each building is made of brick laid in Flemish Bond on its street facade (and stretcher bond on all other sides). Window placement is absolutely regular, a definite characteristic of the style, as is the fairly large proportion of glass to wall, which saves these solid houses from stolidness. The windows are double-hung sash (originally, presumably, with six over six panes, now with one large pane per sash) and possess spartanly simple enframements and stairs, white wooden sills. Three course gauged flat arches top all windows. As noted, the street (north) facade of each house has 3 bays on each of its 2 stories; the gable ends (east and west, as the houses share a party wall, we see only the east front of 272 and west of 270) have one ground floor window in the northern section of each facade. Two 4-light gable windows light the attic in each building. Louvered red shutters flank all ground and second story windows.

The entrance door, for each building, is the east ground floor bay. The doors here are approached by simple sets of steps, and are sheltered by flat-roofed entrance hoods. Different style brackets support the hoods (the brackets of no. 270 are scrolled with rosettes and sawed applique; those of 272 are simple and might be called "post brackets").

Each gently pitched roof is covered with corrugated sheet metal (painted red in 272, left natural in 270). The unity of these buildings is further strengthened by the mouse-toothed pattern that decorated all cornices.

Number 272 has a central flat-capped chimney rising from the roof peak; no. 270 has a flat-capped chimney flush with the center of its west wall.

In plan, each house had originally a simple hall and parlor arrangement with a small closed set of stairs. However, now each building has similar flat-roofed 2 story tan asbestos shingled additions to the rear (south). These extensions are equal in size to the original buildings, and destroy the sought-for compact unity that once existed on all sides.

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 checked="" 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. 1825	BUILDER/ARCHITECT	Jacob Fringer
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STATEMENT OF SIGNIFICANCE

The significance of these 2 buildings is that they are good examples of their type and style. This sort of rationale will certainly be the basis for discussing the significance of virtually all buildings in Westminster. The town was a receiver, not an innovator. Thus the value of these 2 buildings is not that they startle, but that they conform.

As noted above, the 2 houses belong to that very numerous type that seems to have been either the first buildings, or the first buildings beyond log shelters, in many communities in the Mid-Atlantic region. (Some towns, such as Carlisle, Pennsylvania, possess whole block fronts composed of these houses.) Frills are a rarity; rather, the concentration seems to have been on proportion, and on relating mass to glass. Brick seems to have been the near-unanimous building material, just as 2 or 2½ stories by 2 or 3 bays seem the standard dimension. Occasionally, 1 or 2 dormers will be present. One "frill" that both 270 and 272 indulged in is the decorative mouse-toothed cornice, thereby making a small imprint of individualism on otherwise standard dwellings.

V. Sackville-West commented that, in England, Queen Anne and Georgian country houses are "eminently decent buildings"; perhaps this style is as close as we have come in America to a purely "decent" building, if decency can be described as a building that is honest and cleanly proportioned.

These buildings seem to have been built for solid members of the middle class workers of the day, for people between being laborers with little (if any) real property and merchant princes. For example, one Jacob Fringer seems to have been the owner/builder of these 2 homes c. 1825 (although the date is fairly unimportant). Fringer had enough of a stake in the community to have had a will drawn up, but, on the other hand, the will contains less than 200 words, leaving a life estate to his wife, with remainder in various Trumbos (his children and grandchildren), will 3/81, probated September 2, 1861. (The lot, number 31 on the original plat of Westminster, possesses very frustrating title information after the original sale in 1768 from Winchester to Simon Baum and before Fringer's death.)

CONTINUE ON SEPARATE SHEET IF NECESSARY

MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

Being the westerly section of lot 31 as shown on a plat of the original town of Westminster, recorded among the Land Records of Frederick County in Book L, Page 472, measuring about 38' x 198' as surveyed in Carroll County Deed 227/321.

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

September, 1976

ORGANIZATION

DATE

Westminster Historical Sites Survey

STREET & NUMBER

TELEPHONE

c/o City Hall - Public Works Department

CITY OR TOWN

STATE

Westminster

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

The lot changed hands several times, sometimes as a unit, sometimes each house separately, until they vested in their present owners; for 272, Charlotte B. Coles, deed 327/306 dated October 5, 1960, and for 270, Raymond Monroe Corbin and wife, deed 227/321, dated November 18, 1953. (Corbin, known professionally as "Ray-Mond" is a prominent local magician.)

HISTORIC AMERICAN BUILDINGS SURVEY
INVENTORY

1. STATE *MD*
 COUNTY *Carr*
 TOWN *Westminster* VICINITY
 STREET NO.
 ORIGINAL OWNER
 ORIGINAL USE
 PRESENT OWNER
 PRESENT USE
 WALL CONSTRUCTION
 NO. OF STORIES

2. NAME *270 E. Main St*
 DATE OR PERIOD
 STYLE
 ARCHITECT
 BUILDER

3. FOR LIBRARY OF CONGRESS USE

4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION OPEN TO PUBLIC

*CA. 1822 owners: "Widow Zepp & children"
 1964 Ray-Mond Corbin*

5. PHYSICAL CONDITION OF STRUCTURE *Endangered* *Interior* *Exterior*

6. LOCATION MAP (Plan Optional)

7. PHOTOGRAPH

8. PUBLISHED SOURCES (Author, Title, Pages)
 INTERVIEWS, RECORDS, PHOTOS, ETC.
*Westminster Bicent Program
 10/4/64*

9. NAME, ADDRESS AND TITLE OF RECORDER
*Riviere
 MTH 10/70*
 DATE OF RECORD

SUPPLEMENTAL INFORMATION AND PHOTOGRAPHS MAY BE ADDED ON SHEET OF SAME SIZE

#5 P. 16

S.S. 5 P16



ARR 127
125

0-72 E. Main St. Westminster

jacade

76 C. Weech

photo - text

XI

(5)

(S.S.)

P. #4
16.



RR 124 + 125

0 E. Main Street, Westside

- facade, cornice detail

96 C. Wechs