CARR-160

McKinstry Homestead
McKinstry's Mill

c. 1852, c. 1880

Summary:

The McKinstry Homestead is one of several McKinstry properties within the bounds of McKinstry's Mills. The land and original mill were acquired by Evan McKinstry in 1814 from George Pusey. McKinstry apparently built this house by 1841. He sold the mill and several other structures to his son, Samuel, but retained this brick house. Evan McKinstry died 24 November 1852 at age 73. According to an 1895 history of the McKinstry's Mills area, Samuel McKinstry remodeled this house around the same time that he built his own residence (datestone 1849) and another brick residence (datestone 1850). Most likely it was done after the death of his father. Still unexplained is how the property was acquired by Samuel McKinstry. Samuel died intestate in 1883. His widow, Mary Ann McKinstry, probably continued to live here wth her daughter until her death in 1886. Samuel's son, Mordecai, sold his interest in the house to his sister in 1896. She, in turn, died in early 1897, and her estate passed back to her brother, Mordecai. Mordecai did not outlive his sister by long, dying in 1899. His will stated: "I give and devise to my said daughter, Agnes M. Simmons, my real estate at McKinstry's Mills. . . ." Agnes McKinstry Simmons was living in Niagara Falls, New York, when she sold the homestead in 1916, and probably never lived on the homestead after she inherited it. It apparently passed out of the family at that time, and passed through many different hands throughout the twentieth century. It is for sale now, and its fate remains unclear.

Maryland Historical Trust
State Historic Sites Inventory Form

Survey No. CARR-160

Magi No.

DOE __yes __no

1. Name (indicate preferred name)

historic McKinstry Homestead

and/or common Carlson House

2. Location

street & number 4504 Sam's Creek Road ___ not for publication

city, town McKinstry's Mills ___ vicinity of **congressional district**

state Maryland **county** Carroll

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	___ occupied	___ agriculture	___ museum
X building(s)	X private	X unoccupied	___ commercial	___ park
___ structure	___ both	___ work in progress	___ educational	X private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	X yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
	X not applicable	___ no	___ military	___ other:

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

name William Thomas/Blue Sky Ventures

street & number telephone no.: 751-1949

city, town Westminster state and zip code MD

5. Location of Legal Description

courthouse, registry of deeds, etc. Courthouse Annex liber

street & number 55 North Court Street folio

city, town Westminster **state** MD

6. Representation in Existing Historical Surveys

title MHT Inventory Form, CARR-160

date 1978 ___ federal X state ___ county ___ local

pository for survey records MHT

city, town Crownsville **state** MD

7. Description

Survey No. CARR-160

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	X original site
___ good	___ ruins	X altered	___ moved date of move _____
X fair	___ unexposed		

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Summary:

The McKinstry Homestead is located at 4504 Sam's Creek Road, at the southeast intersection with McKinstry's Mill Road, in the village of McKinstry's Mills. The complex consists of a brick house with additions a ground cellar, a frame summer kitchen, a brick smokehouse, a ground barn, and a frame poultry house. The house faces south towards Sam's Creek Road and is a three-bay by two-bay, two-story structure with a two-bay by two-bay ell. It has a rubblestone foundation, brick walls, and a gable roof of standing-seam metal with an east-west ridge. The south elevation has a center entrance on the first story and 6/6 sash. There is a one-story, three-bay, shed-roof porch. The south elevation has Flemish bond brick. The ell attached to the north elevation of the house was apparently added later. The east elevation of the ell has a two-story shed-roof addition that has German siding on the first story and clapboard on the second story. The south bay of this addition has a projecting, cantilevered, one-story bay. On the east side of the cellar stairs lead down through the floor to a ground cellar. The ground cellar has rubble stone walls with a brick barrel vault. The first story has a two-room or hall-parlor plan with enclosed stairs along the south wall of the ell, one room in the ell, and one room added to the east side of the ell. The front door opens into the southeast room. On the west elevation of this room is a wide opening with double pocket doors.

Contributing Resources: 6

The McKinstry Homestead is located at 4504 Sam's Creek Road at the southeast intersection with McKinstry Mill Road in the village of McKinstry Mills. The complex consists of a brick house with additions, a ground cellar, a frame summer kitchen, a brick smokehouse, a ground barn, and a frame poultry house. The house faces south towards Sam's Creek Road and is a three-bay by two-bay, two-story structure with a two-bay by two-bay ell. It has a rubblestone foundation, brick walls, and a gable roof of standing-seam metal with an east-west ridge. There is an interior brick chimney in the east end at the ridge and an exterior brick chimney in the west end at the ridge.

The south elevation has a center entrance on the first story, with a six-panel door that has square panels in the center. The panels are flat and sunk with bolection mouldings that include a quirked Greek ogee and bevel. There is a three-light transom that has frosted glass with lines in it. The architrave has a broken field, a quirked Greek ogee and bevel, and a wide, flat backband with a cavetto moulding on the inner corner of the backband. On either side of the doorway is a single 6/6 sash with a wood sill, a bullnose frame, a splayed-brick jack arch, and new shutters hung on original hardware. The door frame has a ceramic bell pull. There is a one-story, three-bay, shed-roof porch with standing-seam metal. It has rock-faced concrete block piers with wood lattice set between them and four wood Doric columns. The second story has three shorter 6/6 sash. There is a wood boxed cornice with returns. The cornice has an ogee moulding; below it is a bed mould with a Greek cavetto set below a Greek ovolo. The south elevation has Flemish bond brick.

8. Significance

Survey No. CARR-160

Period	Areas of Significance—Check and justify below				
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion	
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science	
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture	
___ 1600–1699	X architecture	___ education	___ military	___ social/ humanitarian	
___ 1700–1799	___ art	___ engineering	___ music	___ theater	
X 1800–1899	___ commerce	___ exploration/settlement	___ philosophy	___ transportation	
___ 1900–	___ communications	___ industry	___ politics/government	___ other (specify)	
		___ invention			

Specific dates c. 1852, c. 1880 **Builder/Architect**

check: Applicable Criteria: __A __B __C X D
and/or
Applicable Exception: __A __B __C __D __E __F __G

Level of Significance: __national __state X local

Prepare both a summary paragraph of significance and a general statement of history and support.

Summary:

The McKinstry Homestead is one of several McKinstry properties within the bounds of McKinstry's Mills. The land and original mill were acquired by Evan McKinstry in 1814 from George Pusey. McKinstry apparently built this house by 1841. He sold the mill and several other structures to his son, Samuel, but retained this brick house. Evan McKinstry died 24 November 1852 at age 73. According to an 1895 history of the McKinstry's Mills area, Samuel McKinstry remodeled this house around the same time that he built his own residence (datestone 1849) and another brick residence (datestone 1850). Most likely it was done after the death of his father. Still unexplained is how the property was acquired by Samuel McKinstry. Samuel died intestate in 1883. His widow, Mary Ann McKinstry, probably continued to live here wth her daughter until her death in 1886. Samuel's son, Mordecai, sold his interest in the house to his sister in 1896. She, in turn, died in early 1897, and her estate passed back to her brother, Mordecai. Mordecai did not outlive his sister by long, dying in 1899. His will stated: "I give and devise to my said daughter, Agnes M. Simmons, my real estate at McKinstry's Mills. . . ." Agnes McKinstry Simmons was living in Niagara Falls, New York, when she sold the homestead in 1916, and probably never lived on the homestead after she inherited it. It apparently passed out of the family at that time, and passed through many different hands throughout the twentieth century. It is for sale now, and its fate remains unclear.

Geographic Organization: Piedmont
Chronological/Development Period: Agriculture-Industrial Transition A.D. 1815-1870; Industrial/Urban Dominance A.D. 1870-1930
Historic Period Themes: Architecture
Resource Types: Rural vernacular

The McKinstry Homestead is one of several McKinstry properties within the bounds of McKinstry's Mills. The land and original mill were acquired by Evan McKinstry in 1814 from George Pusey. McKinstry apparently built this house by 1841, as the tax books for that year note that his 168 acres held a brick house, three log houses, a barn, and a mill.
Evan McKinstry sold the mill and several other structures to his son, Samuel, along with 44 acres, for $8,000 in 1840, though the tax books did not yet reflect this in 1841. Evan retained this brick house on a small lot with a stable, according to the 1852 tax assessment. He apparently had a

9. Major Bibliographical References

Survey No. CARR-160

Land Records
Tax assessments 1841, 1852, 1866, 1866-76, 1876, 1876-96
Carroll County Histories, 1994, p. 83
"Genealogy of the McKinstry family", J.L. McKinstry, 1906, pp. 61-71
McKinstry papers, HSCC
Evan McKinstry will, JB2-38, inventory, JB4-39
Samuel McKinstry inventory, JOW 12-404
Sarah E. McKinstry inventory, GMP 16-451, GMP 16-453
Mordecai C. McKinstry will, GMP 8-372 & inventory, JBB 17-417

10. Geographical Data

Acreage of nominated property 13.25 acres
Quadrangle name Union Bridge **Quadrangle scale** 1:24000

UTM **References** do NOT complete UTM references

	Zone	Easting	Northing
A			
B			
C			
D			
E			
F			
G			
H			

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 Planning Department **date** June 14, 1995

street & number 225 North Center Street **telephone** (410) 857-2145

city or town Westminster **state** MD

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 21032-2023

PS-2746

The west elevation foundation has a one light sash set in a mortised-and-tenoned-and-pegged frame in the north bay. The south bay has a four-light sash set in an altered opening with a wood lintel. This may have once been a doorway to the cellar. The first story has 5-to-1 common bond brick, except on the exterior brick chimney, which is 7-to-1 common bond, and appears to have been added later. This chimney has a shoulder on both the north and south sides. The first story has a typical 6/6 sash in the north bay. The second story also has a 6/6 sash in the north bay, but this opening has no jack arch. The gable end has two four-light sash set in mortised-and-tenoned-and-pegged frames that have an ovolo backband and a wood sill. There is a header course above the window frame. The raking cornice has an ogee moulding identical to that on the south elevation.

The ell attached to the north elevation of the house was apparently added later, as there is a break in the foundation located roughly under the north eaves of the main block of the house. The brick work here is not interrupted, however. The brick of the northwest corner of the house seems to have been taken down and rebuilt when the addition was made. Thus, an original header course on the west elevation continues to the middle of the north bay, below the window opening, and then the headers are interrupted by stretchers that continue from this point northward through the ell. In about the same area of the north bay, four courses above the header course, is a stretcher course in the original building that becomes a header course in the north bay. The headers continue throughout the ell. The ell foundation has two three-light sash set in new frames and has a concrete and steel hurricane door between them. Both the first and second stories have two typical 6/6 sash. The wall has 6-to-1, 8-to-1, 9-to-1 and 13-to-1 common bond brick. There are three courses of corbelled brick in the cornice. The gable roof has standing-seam metal and a north-south ridge. There is an interior brick chimney on the north end.

The north elevation of the ell has 8-, 9- and 10-to-1 common bond brick. On the first story, the east bay has a door with one light over two lying panels over two panels. The panels have sunk fields with no panel moulds. The door is hung on cast iron butt hinges. The architrave has a broken field with a beaded interior edge. There is no opening in the west bay. The second story has two 6/6 sash in mortised-and-tenoned-and-pegged frames that have an ovolo backband. The windows have a straight-brick jack arch made of a rowlock course, or headers set on their sides. The gable end has two four-light sash in beaded interior-edge frames with wood sills and a brick header course acting as a lintel. There are tapered rakeboards at the eave.

The east elevation of the ell has a two-story shed-roof addition that has German siding on the first story and clapboard on the second story. The second story has two one-light sash. The south bay of this addition has a projecting, cantilevered, one-story bay. The foundation of this bay is rubble stone with a one-light sash in a beaded-interior-edge frame. The bay has German siding. The first story has a typical 6/6 sash. There is a wood boxed cornice with a bed mould that has an ovolo below a cavetto below an ovolo. This bay has a standing-seam shed roof. The south elevation of this bay has a foundation with a one-light sash in a beaded-interior-edge

frame. The first story of the bay is three-sided and projects beyond the foundation wall. There is a jigsawn apron around the bottom of the bay where it projects. The first story has a 2/2 sash in a beaded-interior-edge frame in the center, with a narrower 1/1 sash in a beaded interior-edge frame on the southeast elevation. The cornice on the south elevation matches that of the east elevation of this bay.

The east elevation of the main block has 5-to-1 common bond brick. The first story has a typical 6/6 sash in the north bay. The second story has a 6/6 sash set in a mortised-and-tenoned-and-pegged frame that has an ovolo backband in the north bay. There is a wood sill. There is no lintel, just a header course above the window frame. There are new shutters hung on old hardware. The gable end has no openings. The raking eave contains the same cornice that is found on the south and west elevations.

The cellar of the main block has a concrete floor. The wall on the east appears to be partly rebuilt or reparged on the interior, as does the north wall to the east. The remaining walls are heavily whitewashed. The joists run north-south, and are hewn on top and bottom. They are 6½ to 7¾ inches deep by 8 to 11 inches wide, and are spaced 35 to 39 inches on centers. The joists rest on top of a three-inch deep mill-sawn board that is set on top of the foundation wall. The floor above is random-width, mill-sawn, tongue-and-grooved flooring that runs east-west. There is one joist that is hewn on all four sides and is reused lumber from another building. It has a notch in it. The western most joist is also hewn on all four sides, and it appears to be a reused plate as it has notches in it to take rafter feet. These notches are now upside down. The flooring has been thinned out or gauged over the joists in many locations. There is a door centered on the north elevation. It has a mortised-and-tenoned-and-pegged frame with an ovolo backband and a beaded interior edge. It appears to have had a transom, as there are mortises, peg holes, and notches in the bead indicating where a transom bar was tenoned into the frame. This transom bar would have made for a very low door opening, and the frame probably was moved to this location from elsewhere. The door itself has six panels with flush fields and ovolo panel moulds. The reverse side of the door has three vertical boards, the center board being very narrow. These boards are applied to the rails and stiles. This side has long strap hinges attached to it. There are also ghosts of strap hinges, suggesting that the door was originally hung on its other end. The door also had a rim lock that was partly mortised into the door. It would appear that this may be the original front door and frame that was altered and moved to this location.

The cellar under the ell has joists that run east-west. They are 2 to 2½ inches wide by 6 to 6½ inches deep and are mill sawn. They are supported by a summer beam that runs north-south. Most of this beam has been replaced. The joists rest on the summer beam with a half lap. Under one end of the summer beam is a reused post that has chamfers and stops on all four sides, and has a mortise. This post may have come from an old mill structure. On the west wall is a four-panel door to the exterior. It has sunk fields with bolection mouldings. The reverse or exterior side has double fields with ogee mouldings. It has a plain cast iron rim lock. On the east side of the cellar, circular-sawn wood stairs set between brick cheek walls lead down

through the floor of the ell cellar to a ground cellar. The ground cellar has rubble stone walls with a brick barrel vault. The vault has small holes on the inside and the rear or east wall, possibly for horizontal supports that held shelves. There are three metal hooks hanging from the ceiling on each side. The east end ceiling has an approximately 19-inch square vent opening that goes up to above ground level. It is now closed off because there is an addition above it.

The first story has a two-room or hall-parlor plan with enclosed stairs along the south wall of the ell, one room in the ell, and one room added to the east side of the ell. The front door opens into the southeast room. This room has a random-width pine floor that runs east-west. The baseboard has a quirked ogee-and-bevel on top. The architraves have a beaded interior edge and a quirked ogee-and-bevel backband. Below the window sills is a quirked ogee-and-bevel moulding with a broken field below it. The front door has sunk fields with quirked ogee-and-bevel panel moulds. There are spring latches on the south window, top and bottom sash, and the east window, bottom sash only. Centered on the east wall is a fireplace with a semicircular-arched brick opening and splayed jambs with traces of plaster. There are also traces of striping on the brick surround, but it is not clear which treatment preceded the other. The brick hearth was probably rebuilt. There is a narrow, but thick, metal lintel supporting the brick arch. The wood mantel has plain pilaster strips with jigsawn applied trim at the capitals, and a quirked Greek ovolo and bead. The frieze is plain, and the bed mould has a Greek ovolo with a cavetto below it. There is a typical six-panel door on the north wall to the landing at the bottom of the stairs. This door has square panels in the center. The panels have sunk fields with quirked ogee-and-bevel panel moulds on both sides. It is hung on plain cast iron butt hinges, and has a cast iron rim lock with a porcelain knob. On the west is a wide opening with typical architrave and double pocket doors that are identical to the typical six-panel doors throughout the house. The pocket doors have white porcelain knobs and run on a metal track fastened to the threshold on the floor.

The southwest room is one-bay wide. It has the same floor, baseboard, architrave and under-sill trim as in the southeast room. Both the south and west windows have spring latches on the top and bottom sash. Where one latch is missing, the frame has a hole drilled in it about ⅝ of an inch in diameter and 1½ inches deep. The frame is also mortised for a plate that was part of the spring latch, and has two screw holes to fasten the plate and connected latch to the window frame. The sash has six notches in its side. The top one being square, and apparently intended to lock the window closed. The remaining five notches are tapered to hold it open at different positions. There are also Roman numerals on the side of the sash. Centered on the west wall is a mantel that is identical to that on the east elevation of the southeast room. The fireplace has now been closed off, and the hearth was replaced with narrow boards. The north wall has a typical six-panel door leading to a landing at the top of the cellar stairs.

The enclosed stairs run east-west, just north of the main block, or at the south end of the north addition to the house. The stairs were recently rebuilt. The door architraves in the landings of the stairs have a broken field with a beaded interior edge. At the landing to the stairway up to the second story, the east end has a built-in closet. The closet has two six-panel

doors with the square panels in the center. The panels are sunk and flat. The architrave on the closet is the same as that around the doorways in the landing. The closet door has a small brass spring latch in which the knob slides back to unfasten it with a brass keyhole. The lock is on the back side of the door. There were originally four shelves in the closet, but these have been removed. There is a typical six-panel door that leads to the ell. It was either varnished or grained at an earlier date because the paint on top has cracked, but it is not possible to tell for sure the original finish.

The ell room has a fireplace centered on the north wall. The front of the fireplace has been cased in a new brick veneer wall. The brick firebox has splayed jambs. The room has plain baseboards, and the architraves on the doors and windows match those found in the landings. The doors have plain cast iron rim locks with mineral knobs. The trim underneath the window sills has a small ogee and bevel in the center. There is linoleum on the floors, and there is a typical six-panel door that leads to the cellar stairs. The north elevation door to the outside is a typical six-panel door on the interior, with a plain cast iron rim lock and a porcelain knob. On the east elevation are two doors that to the south leads to the east room. It has four panels with sunk fields and ovolo panel moulds. The architrave matches those on the rest of the ell, and the door has a two-light transom. The doorway to the north of this one was originally an exterior door, but the porch to the east has now been enclosed. It is a typical six-panel door with a three-light transom, has a typical architrave, but has a mortised lock with a brass knob. Both of the sashes have spring latches on the top and bottom.

The baseboard has a chamfered top corner. The western half of the south wall is exposed brick. This is the original exterior north wall of the main block of the house. One vertical line in the brick wall indicates that there was a window opening here that has now been infilled with brick. The east window has a backband with a quirked ogee, and a plain ogee inside of it. The architrave also has a beaded interior edge. There are no spring latches on the window, and there is a plain board under the sill. The southeast window has the same trim as found on the east window, and has a typical spring latch on the bottom sash. The top sash has a keyhole-shaped latch that is set in a mortise so that it is flush with the stile. This latch has a lever that moves back and forth. The south window has the same architraves and the same latch arrangement as found on the southeast window. The southwest wall has a small, scallop-edged shelf set on decorative cast iron brackets.

The second story has the same plan as the first story, but has a passage running east-west alongside the stairs. The southeast chamber baseboard has a beaded top edge. The architrave matches those in the first-story ell, with the same trim used underneath the sills. The south-center sash has no latches, and the stops have probably been altered. The southeast sash has a typical latch, both top and bottom. These lights are 10 inches by 12 inches. The eastern sash lights are 8 by 10 inches. These windows have the same trim as the rest of the room, but do not have the spring latches. The east wall has a chimney centered on it. South of this chimney is a large closet that was added to the room. It has two, two-panel doors. They are sunk flat panels with no panel moulds. The doors contain the same latch as can be found on the closet at the

first-story stair landing. The closet architrave has a projecting bead on the interior edge, and a quirked ogee and bevel on the backband. The doors are hung on plain cast iron butt hinges. The interior of the closet has a wood peg rail on the back wall that is fastened with cut nails. It has a beaded top edge and has never been painted. There is a shelf near the bottom of the closet. Later, beaded-edge-and-center vertical boards have been added inside the closet walls with wire nails. The north door has four panels with sunk fields, and quirked ogee-and-bevel panel moulds. The door has a plain cast iron rim lock with a porcelain knob on the passage side, and a mineral knob on the room side. There was probably a peg rail in the west wall set to the north. The door centered on the west wall has six panels with the square panel set at top. The panels are flat and sunk. The door is hung on plain cast iron butt hinges and has a plain cast iron rim lock with mineral knobs. The west side of the door has flush fields with ovolo panel moulds. This may be an original first-period door for this house. The southwest chamber has the same architrave and baseboard as the southeast. The west window had a spring latch on the bottom sash. It was not possible to tell about the top sash. The north elevation door to the passage has four panels, like the north door in the southeast chamber.

The passage west window has the same trim as the rest of the second story, and has spring latches for the top and bottom sash. There is no door at the top of the stairs, and no evidence that there ever was one. The east elevation has a four-panel door that has sunk fields and no panel moulds on both sides. It also has a plain cast iron rim lock with a porcelain knob. The southeast corner of the passage has a built-in closet that appears to be original. It has a six-panel door identical to the door between the southeast and southwest chambers. It has an interior rim lock made of bent sheet metal. There are four shelves in the closet. The architrave for the closet matches the rest of the passage. There is a four-panel door to the attic that has sunk fields with no panel moulds. It has plain cast iron butt hinges and a plain cast iron rim lock with mineral knobs. The north wall contains two six-panel doors like the door between the southeast and southwest chambers. These doors lead to the north chamber, which was originally two rooms divided by a north-south wall that no longer exists.

The northwest chamber has a plain baseboard. The architrave has a beaded interior edge only, and the treatment under the sill is the same as for the rest of the second story. The west sash has no evidence of spring latches. The north sash has a spring latch on the bottom. East of this sash is a brick fireplace. It is small, with slightly splayed jambs that are plastered, and with a brick hearth. The mantel is now missing. The flooring in both of the north chambers runs north-south and is random width. The original northeast chamber has a beaded top edge on the baseboard. The architrave matches that in the northwest chamber. The north sash has no latches. There is a new door and new trim on the east elevation.

The attic on the main block of the house has mill sawn joists that run north-south. They are 2½ inches wide by 6¼ to 6¾ inches deep and are spaced 23 to 26 inches on centers. They rest on top of a ¾-inch board that is set on top of the brick wall. There is no apparent connection of the joists to the wall. The end floor board acts as a false plate. It is connected to every other joist with a wood peg, and to the alternating joists with two wrought nails. Thus,

the connection of the false plate to the joists alternates between a peg, a pair of nails, a peg, and a pair of nails. This board, or false plate, is notched on the outer side at an angle to take the rafter feet. The rafter feet were pegged to the false plate. The rafter feet were not set over the joists. Judging from the notches in the false plate, the original rafters were 3 to 3¼ inches wide, and were spaced 31 inches on centers. The false plate is not tongue-and-grooved to the rest of the attic floor. It is about 7 inches wide by 1 inch deep. The current rafter feet are merely cut off to rest flush on the top of the false plate and are nailed to it with a wrought nail. The current rafters are mill sawn and are 2 3/4 to 3 inches wide by 3 to 3½ inches deep. They are spaced 27 to 34 inches on centers. They support mill-sawn lath and circular-sawn shingles, though few of them have saw marks. The shingles are fastened with cut nails. The rafters have sawn Roman numerals and a center tenon and peg at the ridge.

The ell attic appears to have a summer beam running north-south. It is 9¼ inches wide and its depth could not be determined. The joists, which run east-west, are mill sawn and appear to have a center tenon and peg into the summer beam. There is also a stair header with a center tenon into one of the joists. This header also holds a joist which has a center tenon-and-peg into the header. The joists are 1½ inches wide by 7½ to 8½ inches deep, and are spaced 17 to 18½ inches on centers. The rafters are mill sawn and are 2 to 2¼ inches wide by 3½ to 3¾ inches deep. They are spaced 32½ to 35 inches on centers. The rafters have sawn Roman numerals and a half lap and peg at the ridge. The rafter feet have a birdsmouth cut and lap over a false plate that is set level with the attic floor in the ell. The rafters on the east side are fished alongside of what appears to be small sections of rafter. Most of these small sections are broken off, as though an earlier roof was ripped off in a storm. The rafters support mill sawn lath with circular-sawn shingles fastened with cut nails. The two rafters that rest on top of the main block roof, where the two roofs come together, are mitered at the ridge.

The ell stairwell wall has studs that are 2 to 3½ inches wide by 2¼ to 3¾ inches deep. The narrow studs have wood strips fastened to them to bring them out to an equal distance with the wider studs. The studs are spaced 15 to 16 inches on centers. There is circular-sawn lath with cut nails attached to the studs.

About 12 feet northeast of the house is a one-story, two-bay by one-bay summer kitchen with a concrete foundation on the south and west elevations, and a rubble stone foundation on the east and north elevations. It actually appears that there may have been a building just north of this building, and that this building was added to the south of that one at a later date, and then the north building later removed. The summer kitchen has board-and-batten siding with horizontal baseboard on the exterior. The gable roof has standing-seam metal with an east-west ridge and there is an exterior brick chimney on the east elevation. The south elevation has a beaded-edge, vertical-board door on cast iron butt hinges in the west bay. The east bay has a 6/6 double-hung sash in a beaded-interior-edge frame. There is a jigsawn eaves trim. The west elevation has two six-light sash set on their sides in an original wide opening that has a beaded-interior-edge frame. These sash are mortised-and-tenoned-and-pegged, where the sash in the south elevation are not. The north elevation has a rebuilt brick wall on top of the stone at the

ground level, with German siding above the brick. The east bay of this elevation has a screen door. The door header is actually the plate for the summer kitchen. The plate is reused, it is hewn, and has a notch for a rafter foot that is now on the bottom side. The east elevation has a projecting brick fireplace with shoulders on all three sides; it also has board-and-batten siding. The interior of the summer kitchen has sheet-rocked walls and ceiling, and a concrete floor. There is a large fireplace on the east elevation. It is brick and has been repointed. It has straight jambs and a crane.

About 6 feet north of the summer kitchen is a smokehouse. It has a rubble stone foundation and brick walls of 7-to-1 and 10-to-1 common bond. The hip roof has standing-seam metal. The smokehouse is banked on the west and north. The west elevation has a new vertical-board door on an original opening. The frame is miter-cut at the corners. The south elevation has a beaded-edge-and-center vertical-board door in the foundation. This door cannot now be opened because of concrete laid outside the door. The interior of the smokehouse is plastered. There are sawn rafters. The tree in the center is circular sawn and is square in plan, with arms passing through mortises, both side-to-side and diagonally set. The arm pivots. The floor of the smokehouse has slats.

About 75 feet north of the house is a ground barn. It is a two-story structure with a concrete foundation, German siding with corner boards, and a corrugated metal gable roof with a north-south ridge. The south elevation on the first story has two, two-light storm windows. The second story has a new plywood door in an original opening in the center. The gable end has a four-light sash, but the lights are all of different sizes. There is a projecting beam above this sash, with a hook on it for a block and tackle. The west elevation on the first story has new plywood that replaces a door on rollers in the north bay. The center and south bays have beaded-edge-and-center vertical-board doors. The second story has a wood louver vent in the north bay, and another between the center and south bays. The north elevation has no openings on the first story. The second story has a beaded-edge-and-center vertical-board door in the center. The gable end has a four-light sash. The east elevation on the first story has a beaded-edge-and-center vertical-board door in the south bay, and a 6/6 sash in the center and north bays. The second story has a wood vent in the north bay and one between the center and south bays. The structure is built of 2 x 4 circular-sawn lumber with a summer beam in the center that runs north-south. The summer beam is in two pieces and has large posts under each end. The rafters are also 2 x 4's.

About 15 feet northeast of the barn is a poultry house with a concrete foundation, German siding, and a shed roof with inverted V-seam metal that slopes down to the north. The south elevation has two, two-light storm windows that are hinged at the top. The west elevation has a door made of German siding at the south corner. There are no openings on the north and east elevations.

for $8,000 in 1840, though the tax books did not yet reflect this in 1841. Evan retained this brick house on a small lot with a stable, according to the 1852 tax assessment. He apparently had a comfortable retirement, since he had Baltimore City stock worth $2,000 and private securities worth $650 available to provide for his needs.

Evan McKinstry died 24 November 1852 at age 73. In his will and codicils he noted that ". . . previous to our Marriage, we had made an agreement and signed a marriage contract . . . in virtue thereof each retained their own property by which she [his widow, Mary] relinquished her right of Dower and all claim to my estate. I have nevertheless thought it right to make the above Devise in Consideration of her kind & tender attention to myself & children and in token of my regard for her merits." The "devise" that Evan McKinstry referred to was as follows:

> "And whereas the property I now posess hath been chiefly acquired by the Joint industry and frugality of my Dear Wife and myself I do therefore give and bequeth to my said Wife during her natural life all my Real Estate with all the appurtences in any wise thereto belonging. Also I give and devise to her my said Wife, all my Household and Kitchen furniture - except as above devised - and my carriage and Harness, also all livestock of every description: To have and to hold forever, and to dispose of as she may think proper by Will or otherwise."

Evan's first wife was Joanne Lyons, who must have died in the 1840's. Evan apparently remarried (though there is no marriage license), but being well established, felt it necessary to create an early version of a pre-nuptual agreement to protect the interests of his children. Evidently, he later thought better of it. Evan's son, Henry, was given a desk and book case, a bed, and an eight-day clock. Evan's books, maps, and prints were divided evenly amongst his children.

Evan McKinstry's inventory contains several items that illuminate his house. The interpretation depends on the arrangement of the house in 1852, which depends upon when the first major alteration took place. According to an 1895 history of the McKinstry's Mills area, Samuel McKinstry remodeled this house around the same time that he built his own residence (datestone 1849) and another brick residence (datestone 1850). Most likely it was done after the death of his father and his step-mother (date of death unknown). One cryptic record is a loose receipt in a ledger dating from 1851-1857. It notes, "Received March 27 1860. From Saml McKinstry - Forty dollars in full - it being the balance due on carpentering work done in repairing his house. Joseph Wolfe." Wolfe was a carpenter and builder in Union Bridge, and was very prolific in the late 19th century. This may refer to work on the homestead, or to the construction of one of the other buildings. The changes to the house in this period of the 1850's were substantial. The front door was moved to the cellar and a new door placed here, most of the windows were replaced, double pocket doors were added between the two south rooms, a fireplace added in the southwest room and that in the southeast room altered, a two-story ell added to the north, the stairs moved into the ell, and several closets constructed throughout the house. Evan McKinstry's parlor contained a carpet and hearth rug. There was a parlor stove and a smaller parlor stove, perhaps only one of which was actually in the parlor. Also in Evan McKinstry's house was a dining room carpet and oil cloth, the latter probably laid over the former to help protect it. The stairway had a carpet held in place with carpet rods. The house had both a corner cupboard and a kitchen cupboard. There was a cooking stove, but also kitchen andirons. The eight-day clock was listed, as well as a thirty-hour

mantel clock. The secretary, book case, and books were also listed. There was also an old desk, plus a wire safe, and five beds, one a trundle bed. Evan McKinstry also had a horse, a cow, and a Rockaway buggy.

Still unexplained is how the property was acquired by Samuel McKinstry. Since Evan left it to his wife, Mary, who was apparently not the mother of Samuel, it should have descended to her children, or to her side of the family. There are no deeds to Samuel for this land, either from her or from anyone else, nor are there any court records suggesting that he might have contested the will in light of the prenuptual agreement. In short, there is nothing to suggest he could have owned the property, yet later records clearly indicate that he did, and that he lived there.

Samuel McKinstry began selling property in 1867, and by 1876 had only a 7-acre lot with $1,600 worth of improvements, (undoubtedly this property) and a 3-acre lot with $250 in improvements. His considerable wealth was not in real estate, but in bonds ($12,975), stocks ($9,430), private securities ($1,600), and scrip ($1,400). In 1880, he was assessed for $300 worth of improvements to his house, most likely the addition of the room on the east. Samuel died intestate in 1883, apparently leaving only two children as heirs, Mordecai (b.1834) and Sarah E. (unmarried), as well as his widow, Mary Ann Clemson. Samuel McKinstry's inventory also has several items of interest. Most of the rooms seem to have had their floors covered, as there was 80 yards of woolen carpet ($24.00), 40 yards straw matting ($8.00), 15 yards woolen carpet ($4.50), 60 yards parlor carpet ($30.00), and 30 yards straw matting ($4.50). There was a "chamber set" ($20.00), parlor furniture ($36.50) and dining room furniture ($18.25), plus benches in the cellar and a fork and axe in the ice house (This may refer to the cellar or to another structure that no longer survives.) Samuel had a wire safe, perhaps the same one his father had owned, a stone dinner set, a cook stove, a Hathaway cookstove, an air tight stove, a carriage, cart, sleigh, spring wagon, two-horse wagon and harness. He also had three hogs and a horse, but apparently no cows.

Mary Ann McKinstry probably continued to live here with her daughter until her death in 1886. Mordecai, who had purchased the mill from his father, was living in retirement in Union Bridge. Mordecai sold his interest in the house to his sister in 1896, and the deed noted that it was ". . . part of the land of which Samuel McKinstry . . . died seized and possessed, and being the late residence of said deceased." An 1895 history of the McKinstry's Mills area noted that ". . . Miss Sarah . . . resides on the homestead," and she probably had since the death of her father, Samuel. She, in turn, died in early 1897 and her estate passed back to her brother, Mordecai. The inventory of her property lists many items that seem to be, and probably are, those listed in Samuel and even Evan McKinstry's inventories. These include the wire safe, the carpets in the hall, dining room, and parlor, and the stone china dinner set. She also had several new items more commonly found in the late nineteenth or early twentieth centuries in Carroll County, such as a piano ($75.00) a what-not, and a sewing machine. The inventory of her real estaste listed:

Home tract about 10 acres with Improvements thereto belonging	$2000.00
Tenant House adjoining the Home tract with lot of ground thereto belonging.	$ 500.00

Mordecai did not outlive his sister by long, dying in 1899. His will stated:

> I give and devise to my said daughter, Agnes M. Simmons, my real estate at McKinstry's Mills, in Carroll County aforesaid, consisting of a dwelling house, tenant house, usual outbuildings and about ten acres of land, (it being the home property of my father) to be hers absolutely; which property I give to my said daughter Agnes because of the interest she has always taken in said property and because of her patient care of and attention to her Aunt, Sarah E. McKinstry, my sister, who resided on said property at the time of her death, and from whom I inherited said property . . . .
>
> I give and bequeth to my said daughter Edna M. Scott my piano, suit of furniture in the "spare room", sewing machine and small writing desk, all in my said house at McKinstry's Mills; and I give and bequeth to my said daughter Agnes M. Simmons all the rest of my personal property in my said house and on my said property at McKinstry's Mills; all of which said personal property . . . is however to remain in said house and on said property for the use of my said wife Jennie E. McKinstry, during her natural life . . . .

Mordecai's inventory lists all the items "at the Old Homestead" separately. These, of course, were not his things, but those of his sister, and obviously little had changed in two years.

Agnes McKinstry Simmons was living in Niagara Falls, New York, when she sold the homestead in 1916, and probably never lived on the homestead after she inherited it. It apparently passed out of the family at that time, and passed through many different hands throughout the twentieth century. It is for sale now and its fate remains unclear.

KS/lc:4-19-95:Carr160.sig

CARR-160
HOUSE AT McKINSTRY MILL
New Windsor Vicinity
Private

Circa 1825

In the early 1800's, McKinstry Mill had a reputation of success and continued prosperity. Its status did not diminish when in 1844 a son, Samuel, built a new Mill on the property and continued with his father's business. In 1845, he built his "homestead," now the Zumbrum House. An older home on a small hill overlooking the Mill was built sometime before the former two structures as the residence of the previous Mill owners. These three structures which remain in tact stand today as a reminder of past rural and industrial life.

CARR-160
MAGI# 0701605404

MARYLAND HISTORICAL TRUST

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON
House at McKinstry Mill (Carlson House)

2 LOCATION

STREET & NUMBER
Intersection of McKinstry Mill Rd. and Marble Quarry Road

CITY, TOWN
New Windsor X VICINITY OF

CONGRESSIONAL DISTRICT
11

STATE
Maryland

COUNTY
Carroll

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
_DISTRICT	_PUBLIC	X OCCUPIED	_AGRICULTURE	_MUSEUM
X BUILDING(S)	X PRIVATE	_UNOCCUPIED	_COMMERCIAL	_PARK
_STRUCTURE	_BOTH	_WORK IN PROGRESS	_EDUCATIONAL	X PRIVATE RESIDENCE
_SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	_ENTERTAINMENT	_RELIGIOUS
_OBJECT	_IN PROCESS	X YES: RESTRICTED	_GOVERNMENT	_SCIENTIFIC
	_BEING CONSIDERED	_YES: UNRESTRICTED	_INDUSTRIAL	_TRANSPORTATION
		_NO	_MILITARY	_OTHER

4 OWNER OF PROPERTY

NAME
Arnold E. Carlson Telephone #: 775-2417

STREET & NUMBER
Sams Creek Road

CITY, TOWN
New Windsor __ VICINITY OF

STATE, zip code
Md. 21776

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE
REGISTRY OF DEEDS, ETC. Carroll County Office Bldg.

Liber #: 458
Folio #: 213

STREET & NUMBER
Center Street

CITY, TOWN
Westminster

STATE
Md.

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

_FEDERAL _STATE _COUNTY _LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CARR-160

CONDITION		CHECK ONE	CHECK ONE
X EXCELLENT	__DETERIORATED	__UNALTERED	X ORIGINAL SITE
__GOOD	__RUINS	? __ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This home, which I could not gain entrance to, is a three-bay, two-story running bond brick house now painted yellow. Its foundation is coursed rubble. Windows are 6/6 on main sections, 2/2 on attic windows, and a larger 2/2 in the recent bay window addition. Save for attic windows, all remaining have board and batten shutters, and all have plain trim. The gable roof is wood with standing seam sheet metal and ends in a box cornice of architrave trim. Chimneys number three, one inside-end in back section of rectangle and one inside-end and one exterior-end on each side of main block.

The bay window addition is on right side. It is of wood construction, and projects clearly out from structure. Its roof is also standing seam and is of a round multi-sided form.

Beside front porch, there is a three-bay back shed-roof porch which accomodates the entire first floor back. The front porch is a three-bay, four-column support porch with a shed roof and with lattice work underneath. Steps lead up to this first floor porch. The frontdoor is plain trim with transom lights.

Other than a modern garage is an old smoke or spring house, and an old wooden building which was probably at one time a slaves quarters, storage building, or small barn.

This house was built on rather s small scale compared to surrounding buildings-Zumbrum House and Mill, but because it is built on a small hill overlooking the former two, it appears outstanding.

CONTINUE ON SEPARATE SHEET IF NECESSARY

CARR-160

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
_PREHISTORIC	_ARCHEOLOGY-PREHISTORIC	_COMMUNITY PLANNING	_LANDSCAPE ARCHITECTURE	_RELIGION	
_1400-1499	_ARCHEOLOGY-HISTORIC	_CONSERVATION	_LAW	_SCIENCE	
_1500-1599	_AGRICULTURE	_ECONOMICS	_LITERATURE	_SCULPTURE	
_1600-1699	X ARCHITECTURE	_EDUCATION	_MILITARY	_SOCIAL/HUMANITARIAN	
_1700-1799	_ART	_ENGINEERING	_MUSIC	_THEATER	
X 1800-1899	_COMMERCE	_EXPLORATION/SETTLEMENT	_PHILOSOPHY	_TRANSPORTATION	
_1900-	_COMMUNICATIONS	X INDUSTRY	_POLITICS/GOVERNMENT	_OTHER (SPECIFY)	
		_INVENTION			

SPECIFIC DATES 1810-1840 BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

In 1844, Sam McKinstry built the mill; and in 1845, he built the present "Zumbrum House." His father before him worked a now non-existant Mill on the same property. In fact, he did so for a number of decades before 1845. The house on the hill was the residence of the McKinstry family before Samuel (the son) built a new Mill and a new homestead.

This house, along with Mill and Sam McKinstry home, are all standing, and represent a couple of generations of progress in the family and in the general area. According to Mrs. Zumbrum, no date is available for this house, either a visible marking or on the deed, but it is safe to say that it was built after 1810 but prior to 1840.

CONTINUE ON SEPARATE SHEET IF NECESSARY

CARR-60

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

All that lot or parcel of land situate on the north side of Sam's Creek at McKinstry Mill in the 11th Election District of Carroll County, Maryland.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	COUNTY
STATE	COUNTY

11 FORM PREPARED BY

NAME / TITLE

Fredi Eckhardt/Historic Sites Surveyor

ORGANIZATION: Carroll County Committee of the Maryland Historical Trust

DATE: August 16, 1978

STREET & NUMBER: 210 East Main Street

TELEPHONE: 848-6494

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

160

0703255304 CARR 325

Form 10-300
(Dec. 1968)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY – NOMINATION FORM

(Type all entries – complete applicable sections)

MD. HISTORICAL TRUST
BOX 1704
ANNAPOLIS, MD. 21404

STATE:	
COUNTY:	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME

COMMON: Carlson House

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER: Sams Creek Road

CITY OR TOWN: New Windsor

STATE	CODE	COUNTY:	CODE
Md		Carrol	

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
District ☐ Building ☑	Public ☐	Public Acquisition:	Occupied ☑	Yes:
Site ☐ Structure ☐	Private ☑	In Process ☐	Unoccupied ☐	Restricted ☐
Object ☐	Both ☐	Being Considered ☐	Preservation work in progress ☐	Unrestricted ☐
				No: ☑

PRESENT USE *(Check One or More as Appropriate)*

Agricultural	☐	Government	☐	Park	☐	Transportation	☐
Commercial	☐	Industrial	☐	Private Residence	☑	Other *(Specify)*	☐
Educational	☐	Military	☐	Religious	☐		
Entertainment	☐	Museum	☐	Scientific	☐		

Comments ☐

4. OWNER OF PROPERTY

OWNERS NAME: Carlson

STREET AND NUMBER: Sam's Creek Road

CITY OR TOWN:	STATE:	CODE
New Windsor	MD.	

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC: Carrol County

STREET AND NUMBER:

CITY OR TOWN:	STATE	CODE
Westminster	MD.	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:

DATE OF SURVEY: Federal ☐ State ☐ County ☐ Local ☐

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN:	STATE:	CODE

SEE INSTRUCTIONS

STATE: COUNTY: FOR NPS USE ONLY ENTRY NUMBER DATE

CARR-160

7. DESCRIPTION

CONDITION	(Check One) Excellent ☐ Good ☑ Foir ☐ Deteriorated ☐ Ruins ☐ Unexposed ☐	
INTEGRITY	(Check One) Altered ☐ Unaltered ☑	(Check One) Moved ☐ Originol Site ☑

DESCRIBE THE PRESENT AND ORIGINAL (*If known*) PHYSICAL APPEARANCE

This is an attractive brick dwelling that could conceivably date from the last few years of the eighteenth century but more than likely is of the early nineteenth century. It is situated on the N side of Sans Creek Road on a slight knoll overlooking McKenstrys Mill.

Of two storeys in height is is three bays in length at the S. elevation front and possesses a later one storey Victorian farm porch. The roof is A frame running E to W with a large chimney at the E. end interior. There is a rear wing, giving the house an ell shape, which may or may not be original.

The exterior brick has been painted grey.

SEE INSTRUCTIONS

CARR-160

8. SIGNIFICANCE

PERIOD *(Check One or More as Appropriate)*

Pre-Columbian ☐	16th Century ☐	18th Century ☐	20th Century ☐
15th Century ☐	17th Century ☐	19th Century ☐	

SPECIFIC DATE(S) *(If Applicable and Known)*

AREAS OF SIGNIFICANCE *(Check One or More as Appropriate)*

Aboriginol	Educotion ☐	Politicol ☐	Urbon Plonning ☐
Prehistoric ☐	Engineering ☐	Religion/Phi-	Other *(Specify)* ☐
Historic ☐	Industry ☐	losophy ☐	_____
Agriculture ☐	Invention ☐	Science ☐	_____
Art ☐	Landscope	Sculpture ☐	_____
Commerce ☐	Architecture ☐	Sociol/Humon-	_____
Communicotions ☐	Literoture ☐	itorion ☐	_____
Conservotion ☐	Militory ☐	Theoter ☐	_____
	Music ☐	Tronsportotion ☐	_____

STATEMENT OF SIGNIFICANCE *(Include Persanages, Dates, Events, Etc.)*

SEE INSTRUCTIONS

CARR-160

9. MAJOR BIBLIOGRAPHICAL REFERENCES

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY

CORNER	LATITUDE Degrees Minutes Seconds	LONGITUDE Degrees Minutes Seconds
NW	° ' "	° ' "
NE	° ' "	° ' "
SE	° ' "	° ' "
SW	° ' "	° ' "

OR

LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN ONE ACRE

LATITUDE Degrees Minutes Seconds	LONGITUDE Degrees Minutes Seconds
° ' "	° ' "

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: J. Richard Rivoire

ORGANIZATION: MHT

DATE: 12/70

STREET AND NUMBER:

CITY OR TOWN: | STATE | CODE

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☐ Local ☐

Name _____

Title _____

Date _____

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

_____

Chief, Office of Archeology and Historic Preservation

Date _____

ATTEST:

_____

Keeper of The National Register

Date _____

SEE INSTRUCTIONS

CARR-160
McKinstry Homestead
4505 Sam's Creek Road

CHAIN OF TITLE

GRANTOR	HOME COUNTY	GRANTEE	HOME COUNTY	DATE	LIBER	FOLIO	TRANS-ACTION	COMMENTS
Edward J. & Martha H. Gobbett (wife)	Carroll	Carlson, Arnold E. & Allegra L. (wife)	?	7-25-1969	CCC 458	213	Deed fee simple	13.25 acres, $10.00
Bruce A. & Frances H. Broman (wife)	Carroll	Edward J. & Martha H. Gobbert (wife)	?	6-25-1966	CCC 408	102	Deed fee simple	$10.00, 13.25 acres
E. Mae & Richard Franklin Rowlenson (husband)	Carroll Baltimore City	Bruce A. & Frances H. Broman (wife)	Carroll	3-21-1959	301	458	Deed fee simple	$10.00, 13+ acres
Ralph E. & Fern B. Yingling (wife)	Carroll	E. Mae Rowlenson	Carroll	12-12-1953	EAS 228	44	Deed fee simple	$10.00, 13+ acres
Iva E. Vosburgh, widow	Carroll	Ralph E. & Fern B. Yingling	Carroll	4-1-1946	EAS 189	381	Deed fee simple	$10.00, 13+ acres
Joseph John & Irma Harriet Quigley (wife)	Carroll	Iva E. Vosburgh	Carroll	10-12-1945	EAS 187	543	Deed fee simple	$10.00, 13+ acres
Union Bridge Banking & Trust Co.	MD Corp.	Joseph John & Irma Harriet Quigley (wife)	Carroll	3-24-1942	LDM 178	275	Deed fee simple	$10.00, 13+ acres
John Thomas Fuss & Violet K. (wife)	Union Bridge	Union Bridge Banking & Trust Co.	Union Bridge Corp.	8-28-1941	LDM 176	227	Deed fee simple	$10.00, 13+ acres
Melvin E. Demmitt & Viola L. (wife)	Carroll	John Thomas Fuss & Viola L. (wife)	Carroll	3-19-1927	EMM 148	480	Deed fee simple	$5.00, 13+ acres
Clifton M. Mills & Sallie Y. (wife)	Waynesboro, Franklin Co., PA	Melvin E. Demmitt & Viola L. (wife)	?	3-17-1919	EOG 133	551	Deed fee simple	$2,700, 13+ acres

CARR-160
McKinstry Homestead
4505 Sam's Creek Road

CHAIN OF TITLE

GRANTOR	HOME COUNTY	GRANTEE	HOME COUNTY	DATE	LIBER	FOLIO	TRANS-ACTION	COMMENTS
Agnes McK. & James S. Simmons (husband)	Niagara Falls, NY	Clifton M. & Sallie Y. Mills (wife)	?	7-22-1916	EOC 133	326	Deed fee simple	$100, 13+ acres
Mordecai C. McKinstry	Carroll	Agnes McK. Simmons		8-3-1899	Wills GMP 8	372	Bequest	Mordecai C. McKinstry will: (2) "I give and devise to my said daughter, Agnes M. Simmons, my real estate at McKinstry's Mills, in Carroll County aforesaid, consisting of a dwelling house, tenant house, usual outbuildings and about ten acres of land, (it being the home property of my father) to be hers absolutely;
Sarah E. McKinstry		Mordecai C. McKinstry		1897			Inheritance	Sarah died intestate; Mordecai only heir; no deed executed

CARR-160
McKinstry Homestead
4505 Sam's Creek Road

CHAIN OF TITLE

GRANTOR	HOME COUNTY	GRANTEE	HOME COUNTY	DATE	LIBER	FOLIO	TRANS-ACTION	COMMENTS
Mordecai C. & Jennie E. McKinstry (wife) Samuel B. McKinstry	Carroll	Sarah E. McKinstry	Carroll	1-25-1896	BFC 82	36	Deed fee simple	$3,500, 11 acres, "Resolution" "...being part of the land of which Samuel McKinstry...died seized and possessed, and being the late residence of said deceased."
Samuel McKinstry		Mordecai C. McKinstry; Sarah E. McKinstry		1883			inheritance	Samuel died intestate; Mordecai & Sarah are probably only heirs; no deed executed

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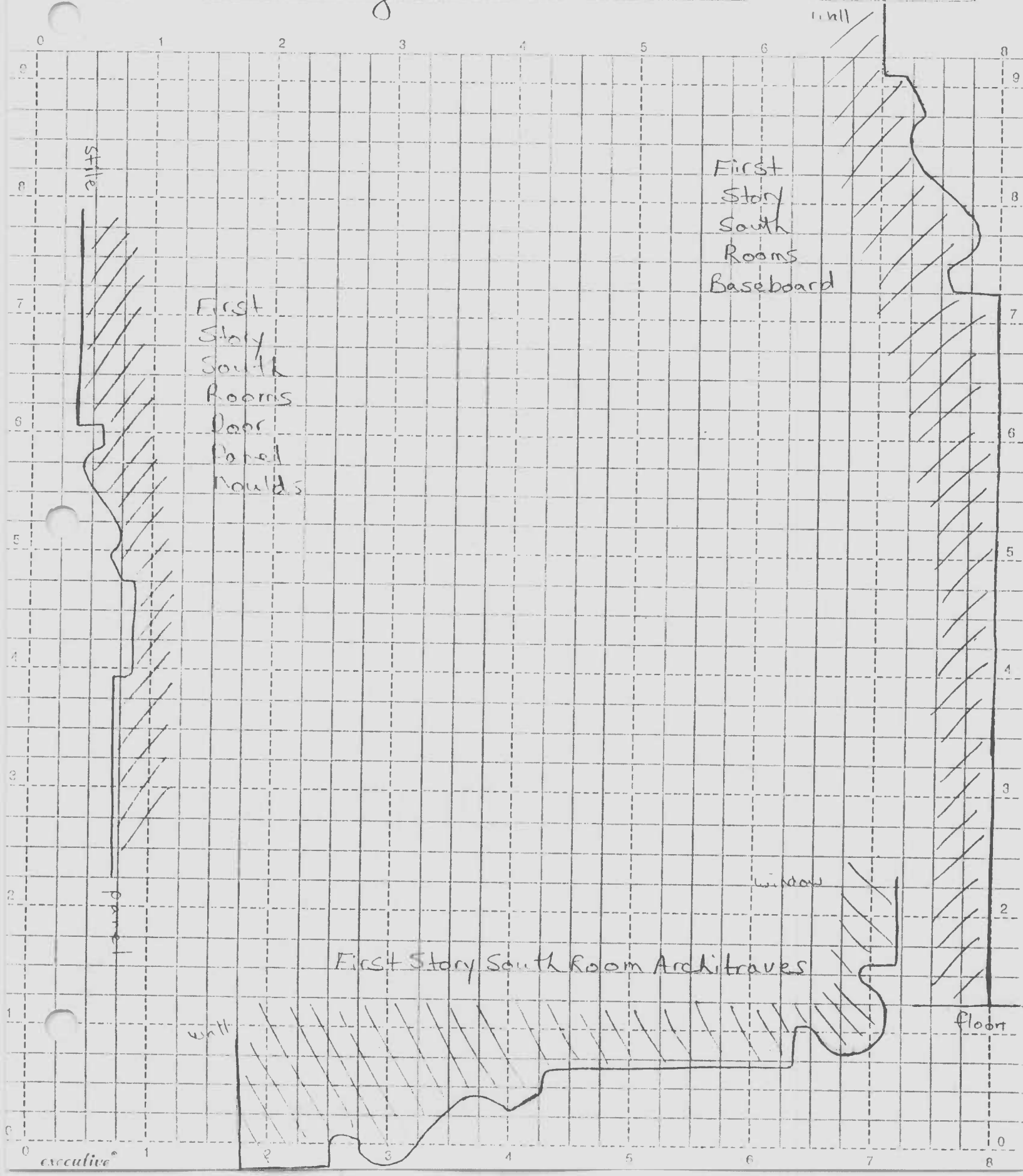
CARR-160

PAGE 1 OF 2/4

4504 Sam's Creek Rd
Moulding Profiles

PREPARED BY: KMS

DATE: 17 Oct '94



executive®

CARR-160

PREPARED BY	KMS
DATE	17 Oct '94

SHEET NO.	3/4

4504 Sam's Creek Rd
Moulding Profiles

CARR-160

PREPARED BY	KMS
DATE	18 Oct 94

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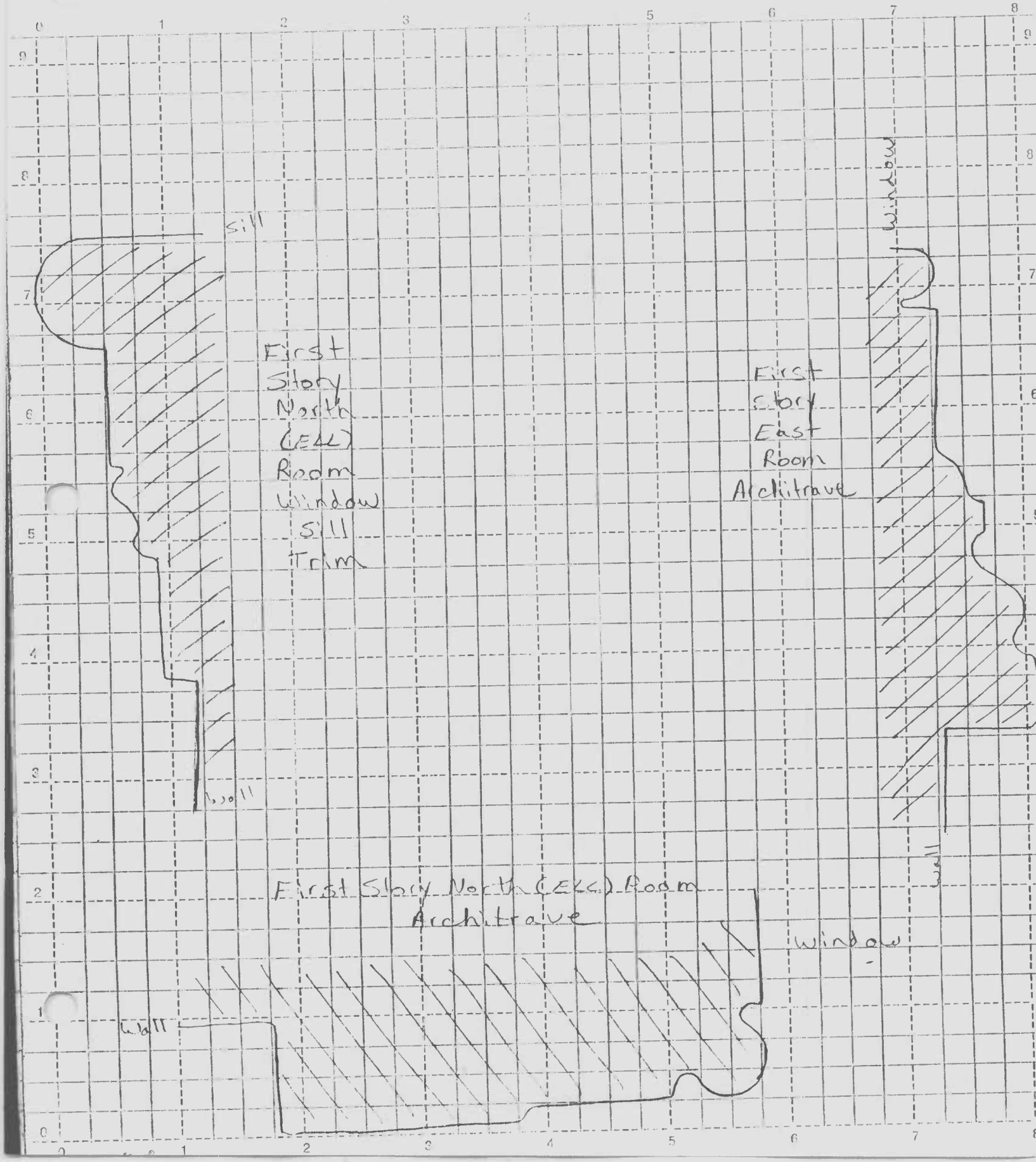
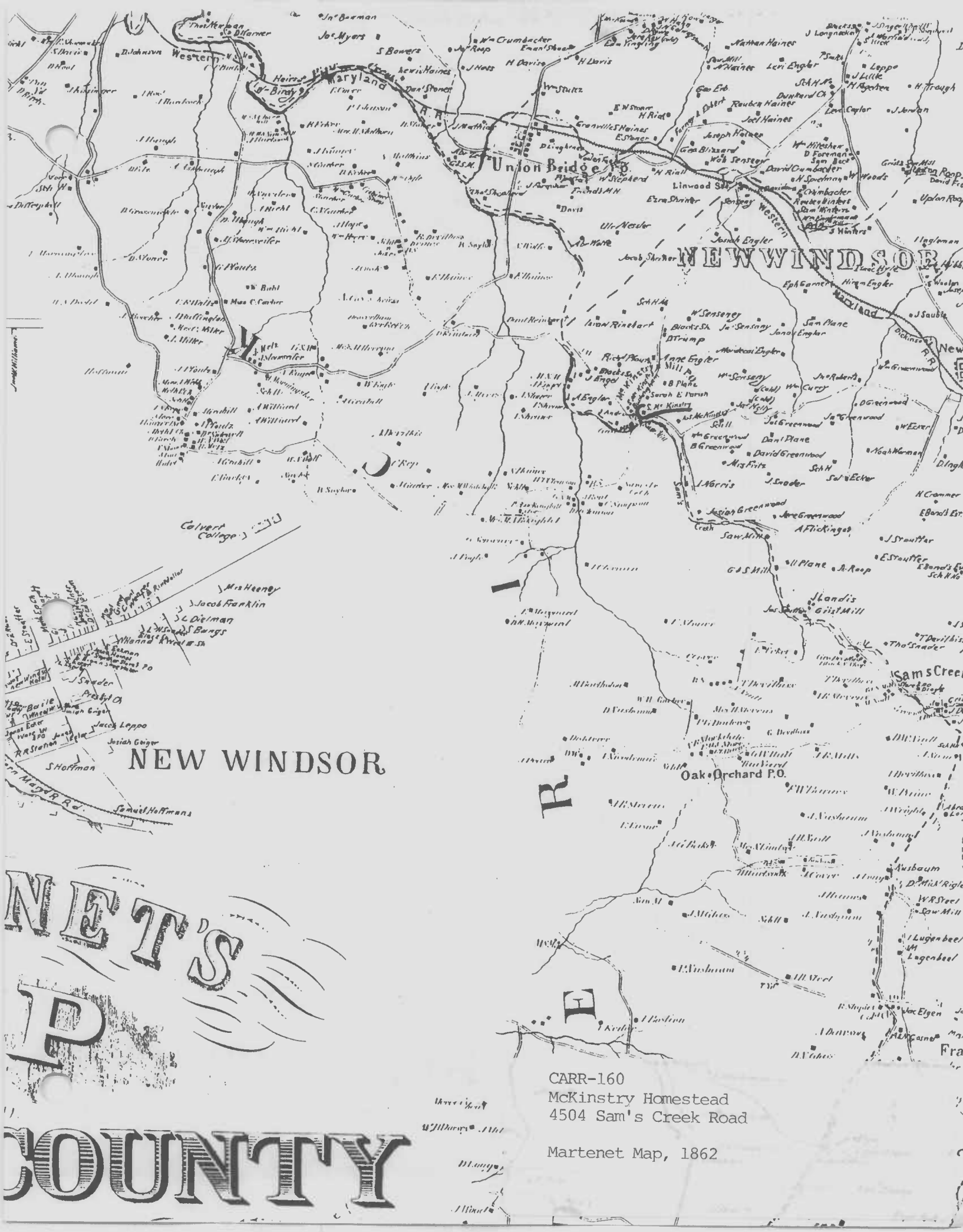
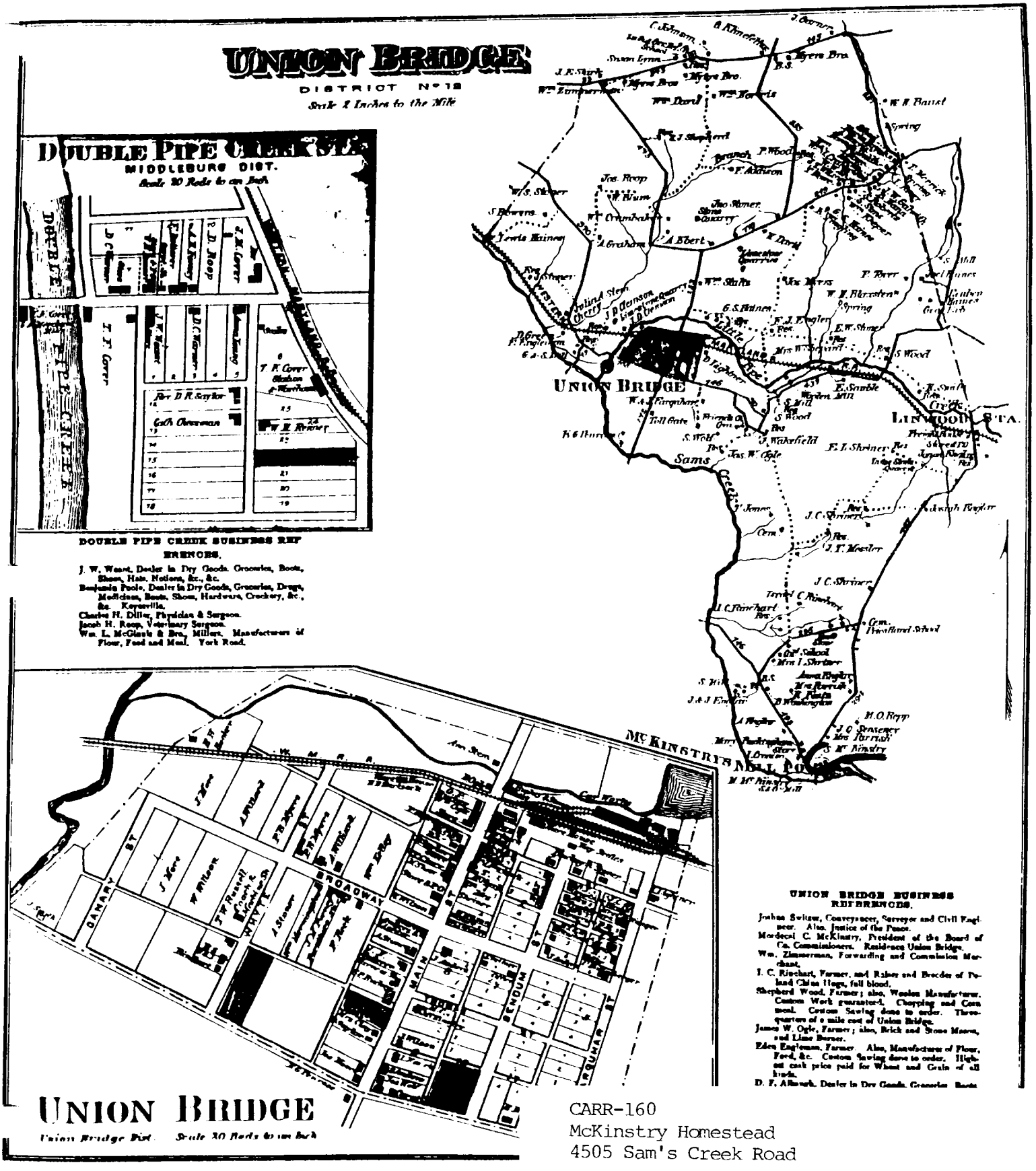
4504 Sam's Creek Rd
Moulding Profiles





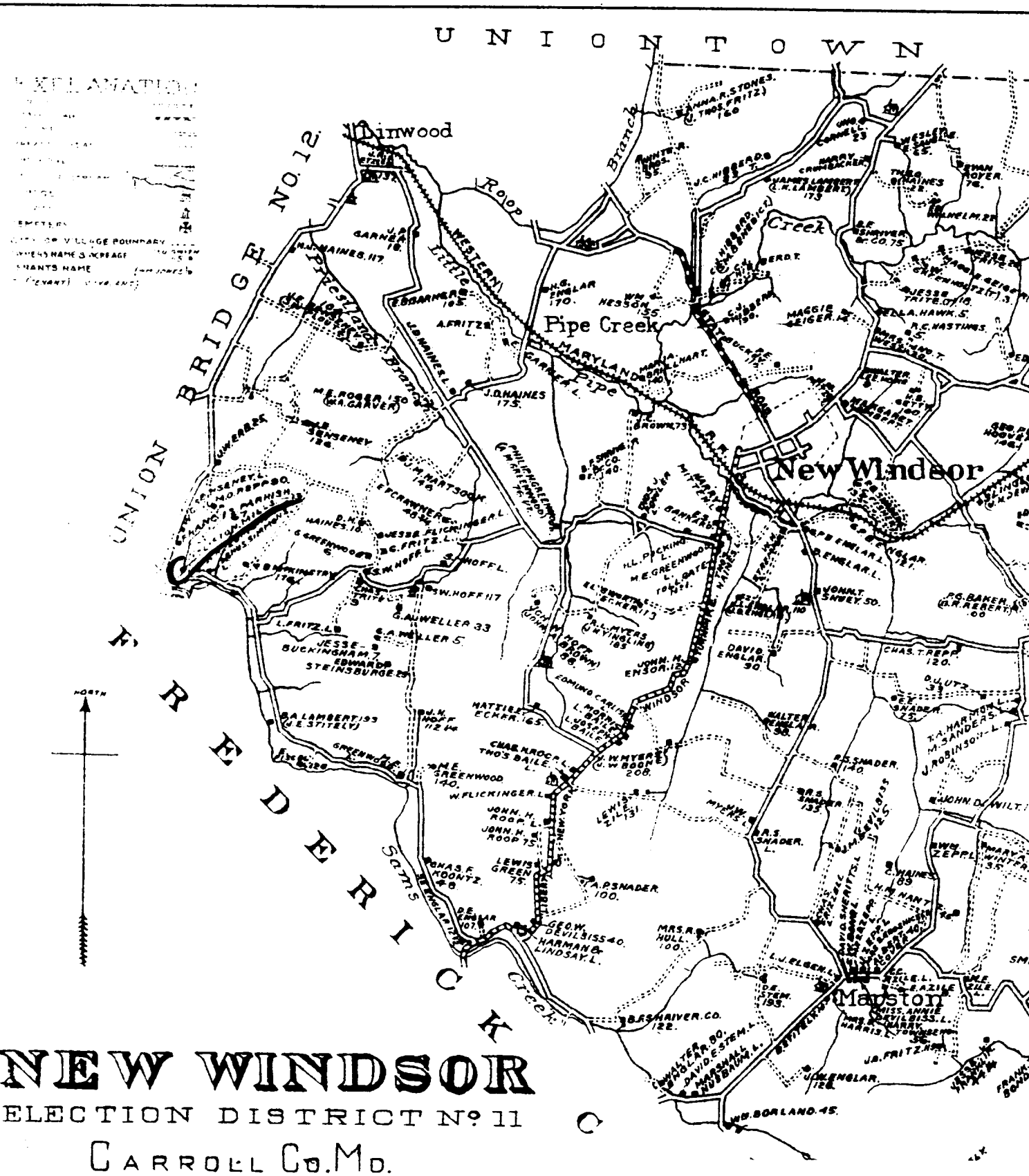
CARR-160
McKinstry Homestead
4504 Sam's Creek Road

Martenet Map, 1862



CARR-160
McKinstry Homestead
4505 Sam's Creek Road

Lake, Griffin & Stevenson Atlas, 1877



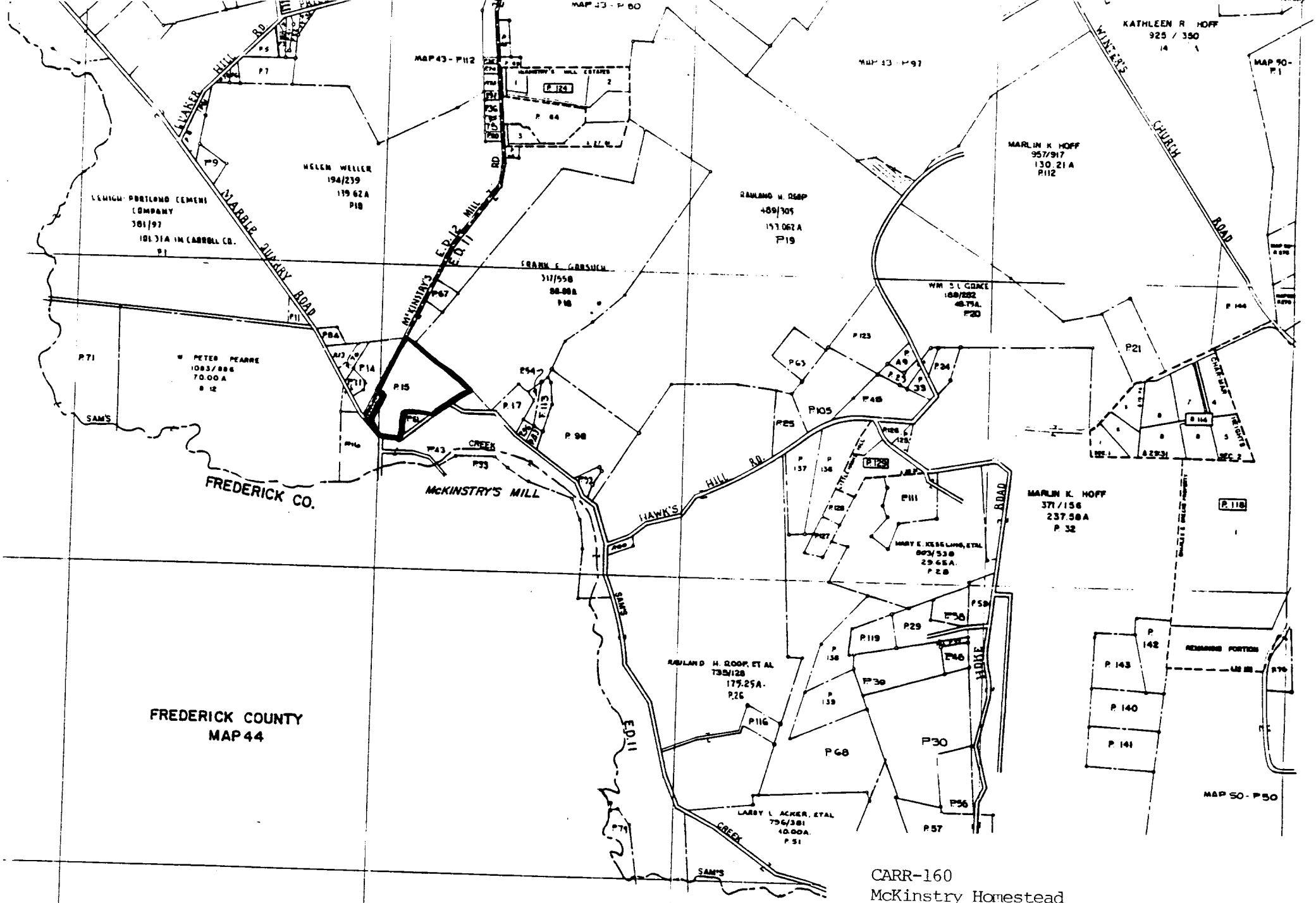
NEW WINDSOR

ELECTION DISTRICT No. 11

CARROLL CO. MD.

CARR-160
McKinstry Homestead
4505 Sam's Creek Road

Rand McNally Atlas, 1917



CARR-160
McKinstry Homestead
4505 Sam's Creek Road

Assessments & Taxation Map 49, p. 15

CARR-160
McKinstry Homestead
4505 Sam's Creek Road

Union Bridge quad

CARR. – 160

Carlson House at Mckinstry Mill

July / 78

f.p.e.

CARR. — 160

Carlson House at McKinstry Mill

July / 78

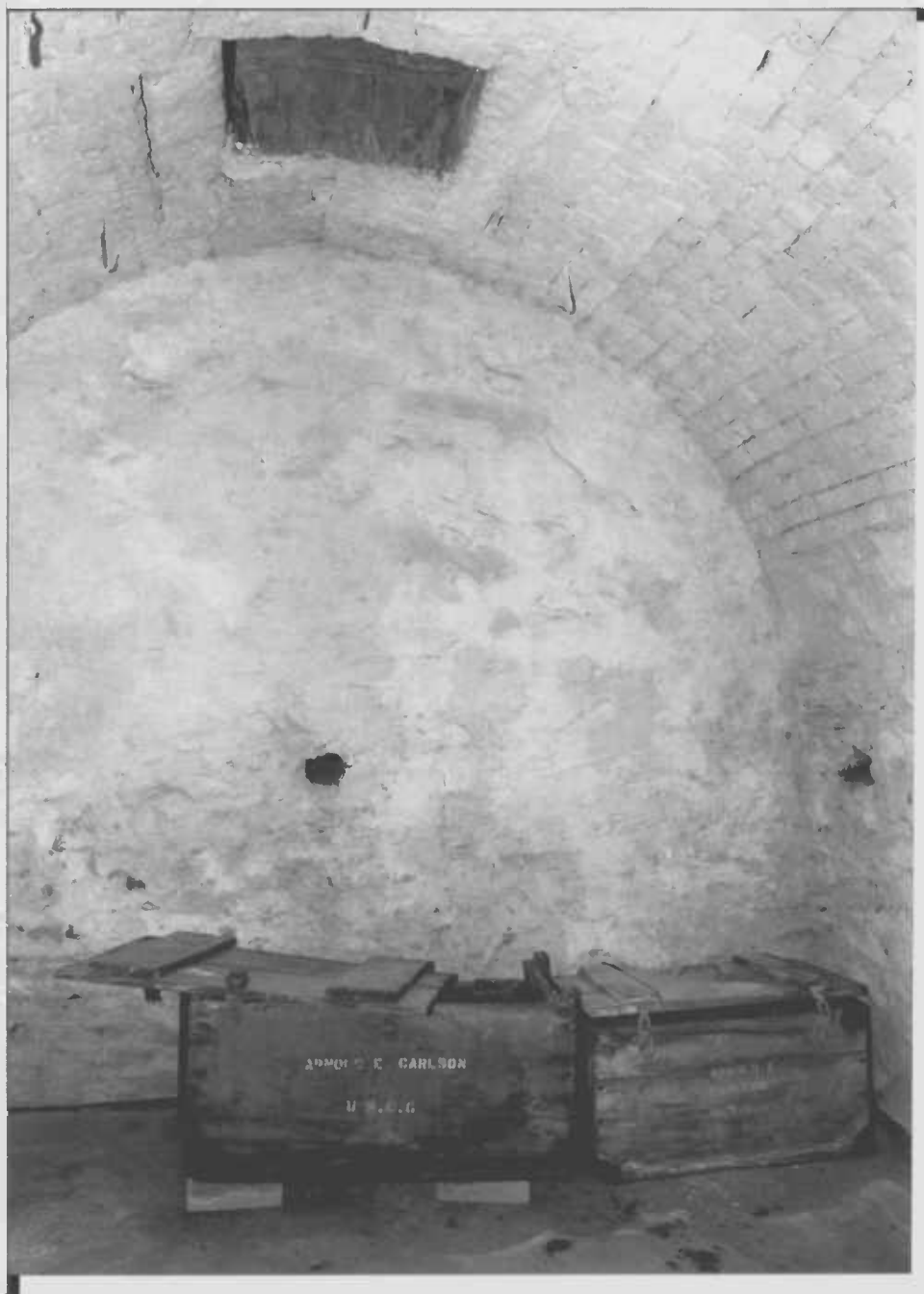
J.P.E.

CARR-160

McKinstry Homestead
4504 Sam's Creek Road
Carroll County, Maryland
Photo: Kenneth M. Short
Date: Oct. 1994
Neg Loc.: Maryland Historical Trust
House - west & south elevs.
1/4

CARR-1160

McKinstry Homestead
4504 Sam's Creek Road
Carroll County, Maryland
Photo: Kenneth M. Short
Date: Oct. 1994
Neg. Loc.: Maryland Historical Trust
House - 1st story southeast room looking southwest
2/4


CARLSON

CARR-160

McKinstry Homestead
4504 Sam's Creek Road
Carroll County, Maryland
Photo: Kenneth M. Short
Date: Oct. 1994
Neg. Loc.: Maryland Historical Trust
ground cellar
3/4

CARR-160

McKinstry Homestead
4504 Sam's Creek Road
Carroll County, Maryland
Photo: Kenneth M. Short
Date: Oct. 1994
Negative Loc.: Maryland Historical Trust
Smokehouse - west elev.
4/4