

CARR-1609

1022 South Main Street, Hampstead

Summary:

The George E. Cox House, at 1022 South Main Street, is located on lot three and part of lot four of Daniel Cox's property. When Daniel Cox died in late 1901, his will divided most of his property among his children. Daniel Cox owned five lots on the west side of Main Street, just south of Mott Avenue. The first lot, at the north end, held Daniel Cox's dwelling house, with a store room attached. This was bequeathed to his son, George. Lot three was given to Daniel Cox's daughter Emma Kate Holl, the wife of Rev. John B. Holl. It contained a "... Dwelling House and store room attached ... " in which "... a certain Jennie Blizzard now resides and occupies with her family, also conducting a Notion and Variety Store, as tenant." Lot four contained a dwelling house, and was left to daughter Alice Lynn, the wife of Rev. William W. Barnes of Martinsburg, West Virginia.

7. Description

Survey No. CARR-1609

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date of move _____

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

SEE ATTACHED

8. Significance

Survey No. CARR-1609

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 type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates C.1905-08 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.

SEE ATTACHED

9. Major Bibliographical References

Survey No. CARR-1609

SEE ATTACHED

10. Geographical Data

Acreeage of nominated property 8860 sq. ft.

Quadrangle name Hampstead

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"/>
---	----------------------	----------------------	----------------------

H	<input type="text"/>	<input type="text"/>	<input type="text"/>
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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 & Develop. date May 27, 1999

street & number 225 North Center Street telephone (410) 386-2145

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 21032-2023
514-7600

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM

Survey No. CARR-1609

Description

Section 7 Page 1

The George E. Cox House is located at 1022 South Main Street in Hampstead in northeastern Carroll County, Maryland. The house is located on the west side of Main Street and faces east toward the street. It is the third building south of Mott Avenue. This is a 2 ½ story frame Queen Anne structure of five bays by two bays. It has a gable roof with asphalt shingles and a north/south ridge on the north half of the building. The southern half of the building has an east/west ridge. On the east elevation, the first story has two 1/1 sash with parametal corner blocks and an architrave with a raised center field in the two north bays. There is a center entrance with a door that has three square lights above three more square lights sitting above three tall lights. The door has matching side lights and a 6-light transom. The door has a plain architrave and a dentil transom bar. Just north of the door is a corner board. There are two 1-light sash with transoms in plain architraves in the north bays. The first story has German siding. There is a five bay 1 story porch with a hip roof of standing seam metal. There are four pair of Tuscan columns on the front with a column at each end set near the front wall of the house. The porch has a center pediment with sawtooth shingles in the tympanum. The second story has three 1/1 sash in the three southern most bays. The architrave for this sash is identical to the first story south bays. The two north bays have 1/1 sash with plain architraves. The second story has staggered butt wood shingles. The three south bays also have panels above the windows with staggered butt shingles and panels between these panels over the windows that contain wood shingles with clipped corners. There is a gabled wall dormer over the three south bays. It contains a 1/1 sash with the same architrave found in the south bays of both stories. It also has shingles with clipped corners and a jigsawn bargeboard. The two northern bays have a dormer window centered over them. The dormer has paired 1/1 sash and a hip roof and has several courses each of shingles with clipped corners; diamond shingles and staggered butt shingles. There is an interior brick chimney on the north.

The north elevation has no openings and has German siding. The south elevation has a 2 story five-sided turret on the east bay with a 1/1 sash in each side of the turret. The windows have plain architrave. The first story has German siding and the second story has staggered butt wood shingles. The turret roof has a slight kick at the eave and has a flat seam metal roofing with a metal finial. The west bay of the first story has paired 1/1 sash in a shed roofed projecting bay that is covered with German siding. The second story has a 1/1 sash and German siding. The west elevation of the house has a 1/1 sash on both the first and second stories in the north bay. There is a wing connected to the south bays of the west elevation. This is 2 story one bay by one bay frame structure. The north elevation of the wing on the first story has a projecting shed roofed bay with a 1/1 sash to the east and a diamond light to the west. This has German siding. The second story has German siding with paired 1/1 sash in a projecting bay with a pent roof above that extends into the gable end of the wing. Both the pent roof and the gable end have wood shingles with clipped corners. Above the windows are stick work panels with clipped

Description

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corner shingles in them. The gable peak has a jigsawn bargeboard with a drop finial. The ridge of the wing runs north/south and is set slightly lower than the ridge of the main block south bays. There is a brick chimney where these ridges intersect. The ridge line of the main block south bays continues to the west of the chimney and covers a dormer on the west roof of the wing that contains a 2/2 sash. On the west elevation of this wing, the first story has a shed roof wing projecting from it that is covered with German siding. This wing has a doorway in the north bay and a 1/1 sash in the south bay. The second story appears to have a 1/1 sash and has German siding. The south elevation of the L is flush with the main block. The first story has a 6/6 sash and the second story has a 1/1 sash.

Just west of the house is a summer kitchen. It is a 1 story one bay by one bay frame structure with German siding and a gable roof with slate and with an east/west ridge. There is an interior brick chimney on the west. The north elevation appears to have a 1/1 sash. The west elevation has a vertical board door. The south elevation has a 2/2 sash and the east elevation has a door. There is a privy near the west end of the lot. It is a 1 story one bay square structure with German siding and a gable roof also with slate and a with a north/south ridge. The east elevation has a door that appears to be of vertical boards. At the west end of the lot is a carriage house. This is a 2 story three bay by one bay frame structure with German siding and a gable roof with a north/south ridge and with slate. On the west elevation, the first story has a beaded-edge-in-center vertical board wagon door on rollers in both the north and south bays. There is a boarded-up door opening in the center. The second story has beaded-edge-in-center vertical board doors in the end bays and nothing in the center. On the north elevation, the first story has a 2/2 sash; the second story has no opening and the gable end has a 6/6 sash. On the south elevation, the first story has been altered and has new infill of German siding and a 20-light sash. The second story has no opening and the gable end has a 6/6 sash. The east elevation has a Dutch door in the south bay of the first story; a door in the center bay and a window in the north bay. There are no openings on the second story of the east elevation. Contributing resources 4.

Significance

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The George E. Cox House, at 1022 South Main Street, is located on lot three and part of lot four of Daniel Cox's property. When Daniel Cox died in late 1901, his will divided most of his property among his children. Daniel Cox owned five lots on the west side of Main Street, just south of Mott Avenue. The first lot, at the north end, held Daniel Cox's dwelling house, with a store room attached. This was bequeathed to his son, George. Lot three was given to Daniel Cox's daughter Emma Kate Holl, the wife of Rev. John B. Holl. It contained a "... Dwelling House and store room attached ... " in which "... a certain Jennie Blizzard now resides and occupies with her family, also conducting a Notion and Variety Store, as tenant." Lot four contained a dwelling house, and was left to daughter Alice Lynn, the wife of Rev. William W. Barnes of Martinsburg, West Virginia.

The Barneses sold lot four to George Cox for \$600 in December 1901. The Halls, who lived in Baltimore City by 1905, sold lot three to George Cox in March of that year for \$1550. By 1908 Cox had made improvements, which were probably the existing house. What is unclear is whether he tore down the earlier building and built a new structure on lot three and part of lot four, or whether he altered the existing building to make it more stylistically current. The differences between the windows and trim on the north and south bays of the front of the house and the odd breaks in siding suggest the latter was the case. By 1910 Cox had added a stable to one of his properties, and again it was probably this one. He also owned an automobile, suggesting why he built the stable. The sale of other properties by 1907 suggests that Cox was living in this dwelling, and it was certainly a very large and imposing Queen Anne structure, with a good use of contrasting textures and shingle patterns that is not often found in Carroll County. The fact that these treatments were being employed at a late date, c. 1905-08, is not at all unusual for this region. Some of the best handled details of the house are on the north elevation of the wing. While it is unusual not to put the best work to the street front where everyone will see it, the explanation in this instance may be that alterations to the existing structure limited what could be done to the front, while the rear wing could have been added, with new construction opening up more possibilities.

The 1911 Sanborn map shows the house, stable, and a good group of out buildings, several of which still exist, making this property additionally important. George Cox died in 1937 and his house passed to his three daughters. Mary Keyser, one of the daughters, purchased the interest of her two sisters and retained the house until 1966, presumably living there. It has passed through a number of hands since that time, and is apparently no longer in the family.

Geographic Organization:

Piedmont

Chronological/Developmental Periods:

Industrial/Urban Dominance A.D. 1870-1930

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM

Survey No. CARR-1609

Significance

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Historic Period Theme:
Architecture

Resource Type:
Single Family Dwelling

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM

Survey No. CARR-1609

Bibliography

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Carroll County Land Records

Carroll County Tax Assessments, 1876-1910

Sanborn Fire Insurance Maps, "Hampstead", 1911

Daniel A. Cox Will

CARR-1609
 1022 Main St.
 Hampstead

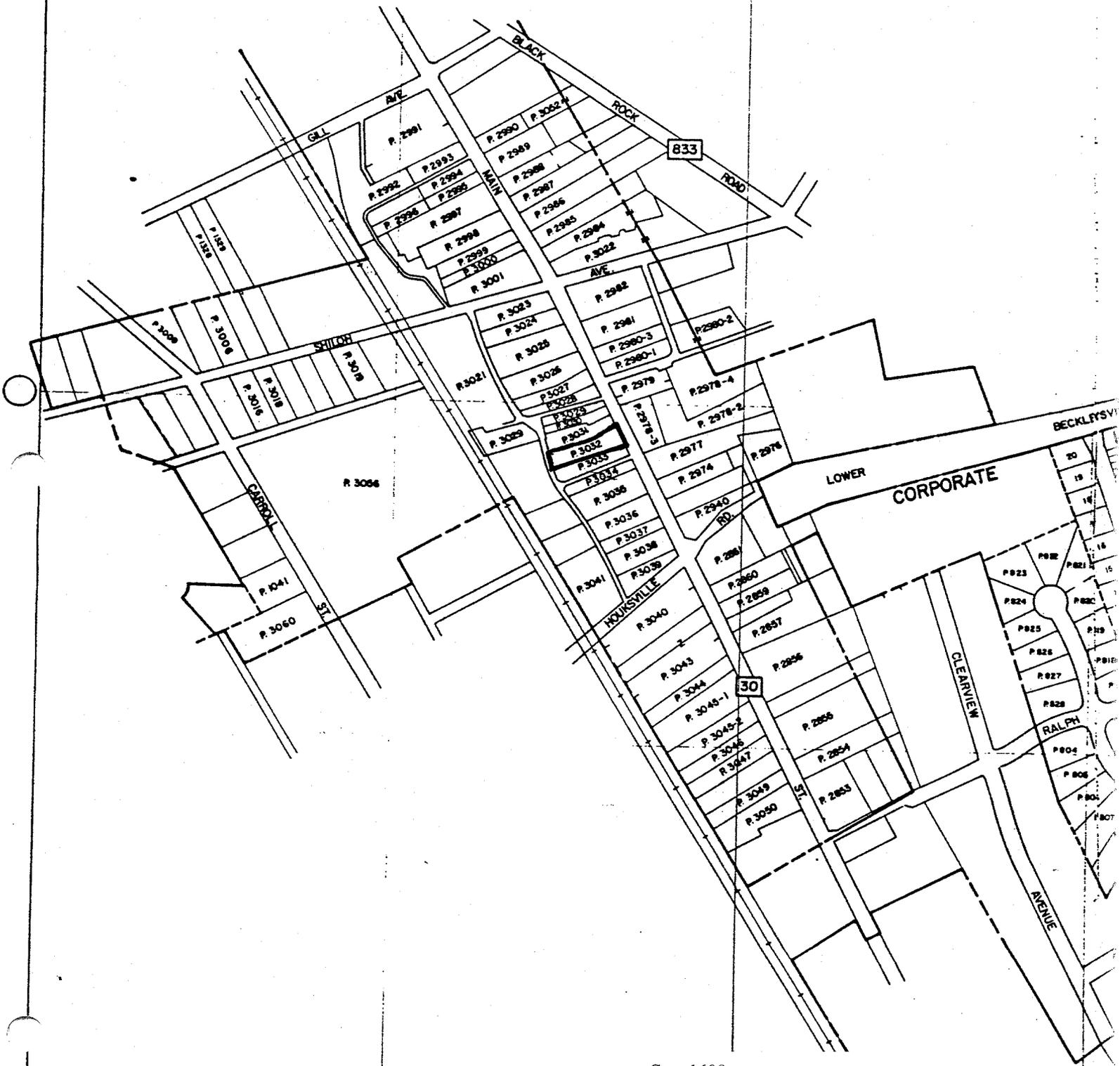
TITLE SEARCH

GRANTOR	HOME COUNTY	GRANTEE	HOME COUNTY	DATE	LIBER	FOLIO	TRANS-ACTION	COMMENTS
Becky J. Ritterhouse	Carroll	Truman A. Barnes & Becky J. Ritterhouse (wf)	?	21 Sept 1987	LWS 1050	930	Deed fee simple	Lot 2 of George Ed Cox real estate 880 sq. ft. 1022 S. Main
Harry V. & Susan M. Smith (wf)	Carroll	Becky J. Ritterhouse	?	8 May 1987	LWS 1023	287	Deed fee simple	\$83,250 8880 sq. ft 1022 S. Main
Jon P. & Frances M. Breen (wf)	Carroll	Harry V. & Susan M. Smith (wf)	Carroll	8 Apr. 1986	LWS 944	251	Deed fee simple	\$68,000 8860 sq.ft 1022 S. Main
Donald A. & Janet A. Wheller (wf)	Carroll	John P. & Frances M. Breen (wf)	Carroll	27 Jun 1980	LWS 768	754	Deed fee simple	\$47,000 8860 sq ft
Vernon L. & Regina E. Rill, Sr. (wf)	Carroll	Donald A. & Janet A. Wheeler (wf)	Carroll	21 Jan 1976	CCC 628	788	Deed fee simple	\$10.00 8860 sq. ft.
Ranzie H. M. & Mary E. Keyser (wf)	Carroll	Vernon L. & Regina E. Rill, Sr. (wf)	?	18 Oct 1966	CCC 413	454	Deed fee simple	\$10.00 8860 sq.ft
Edith V. Algire & hus Jacob F. and Kate M. & John M. Shank (hus)	Carroll	Mary E. Keyser	Carroll	9 May 1939	LDM 170	457	Deed fee simple	George Edward Cox d. 15 Apr. 1937 3 daughters- Edith, Kate & Mary \$2,866.67 8860 sq.ft. Lot 3 8 pt. lot 4 of Daniel A. Cox real est.

CARR-1609
 1022 Main St.
 Hampstead

TITLE SEARCH

GRANTOR	HOME COUNTY	GRANTEE	HOME COUNTY	DATE	LIBER	FOLIO	TRANS-ACTION	COMMENTS
Emma K. & John B. Hall (hus)	Balto City	George E. Cox	Hampstead	21 Mar 1905	DPS 101	87	Deed fee simple	\$1550 7300 sq. ft.
Alice Lynn & William W. Barnes (hus)	Martinsburg W. VA	George E. Cox	Hampstead	23 Dec 1901	JHB 96	97	Deed fee simple	\$600
Daniel A. Cox	Carroll	Emma Kate Hall wf of Rev John B. Hall dau. of Dan'l Cox	?	Written 26 Nov 1899 probated 2 Dec 1901	<u>wills</u> JDB 9	20	Bequest fee simple	Lot 3) Dwelling house & store room attached
				5 Apr. 1898	JHB 87	37		
Daniel A. Cox	Carroll	Alice Lynn Barnes wf of Rev William W. Barnes dau of Dan'l Cox	?	Written 26 Nov 1894 probated 2 Dec 1901	<u>Wills</u> JDB 9	20	Bequest fee simple	Lot 4) Dwelling house



Carr 1609
 George E. Cox House
 1022 S. Main St., Hampstead
 Assessments & Taxation Map, Parcel

502 3032

502

31 Acres, 3 Roods, 20 Perches.

Sold to C. C. Wooden.

Scale - 8 perches = 1 in.

$S 69^{\circ} 1/2' E - M 1/2' 69'$

$S 29^{\circ} 1/2' E - 40 p$

$N 77^{\circ} 3/4' E - 82 perches$

Real Estate

of the late

Daniel A. Cox, deceased,

located in

HAMPSTEAD, CARROLL CO., MD.

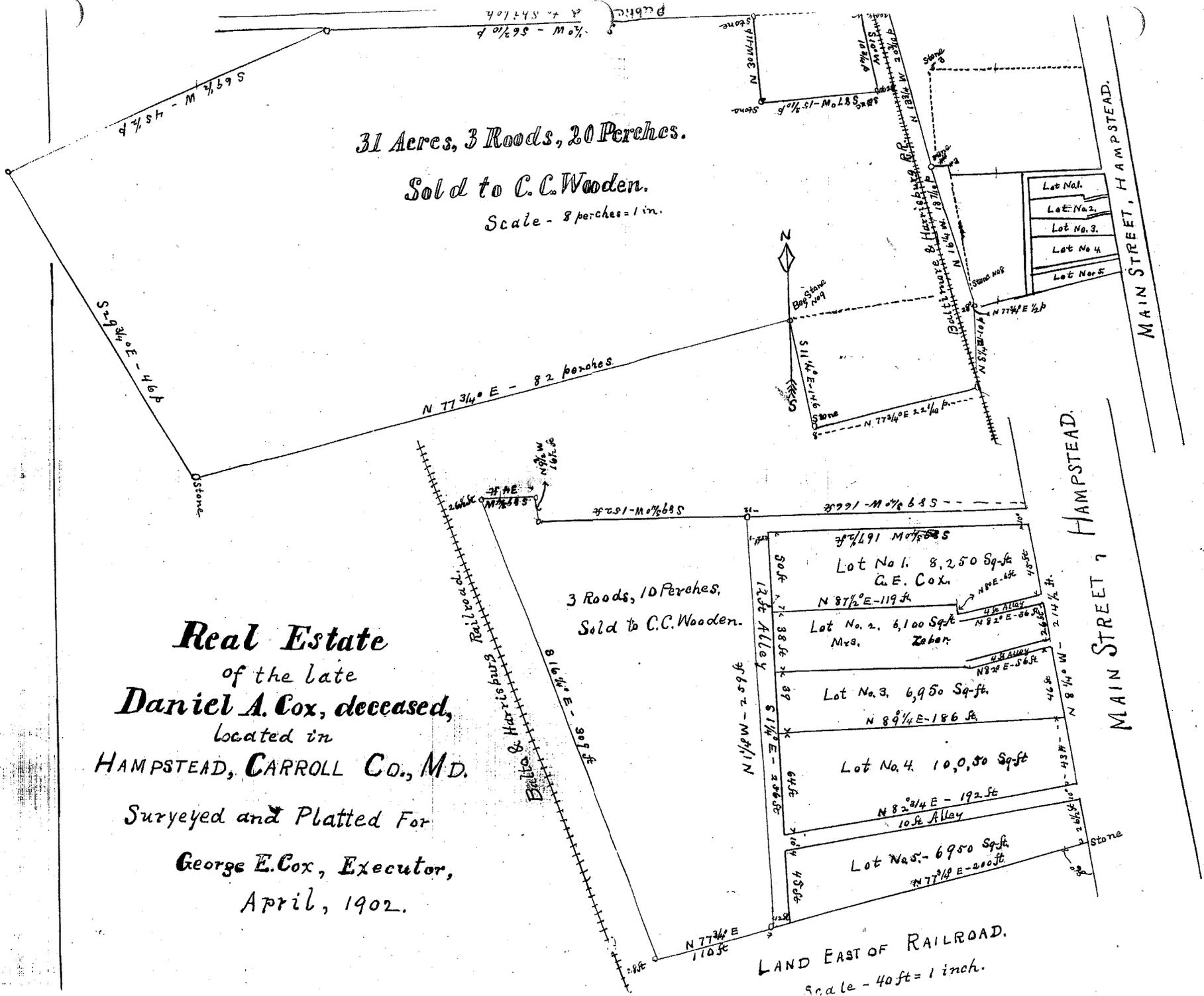
Surveyed and Platted For

George E. Cox, Executor,

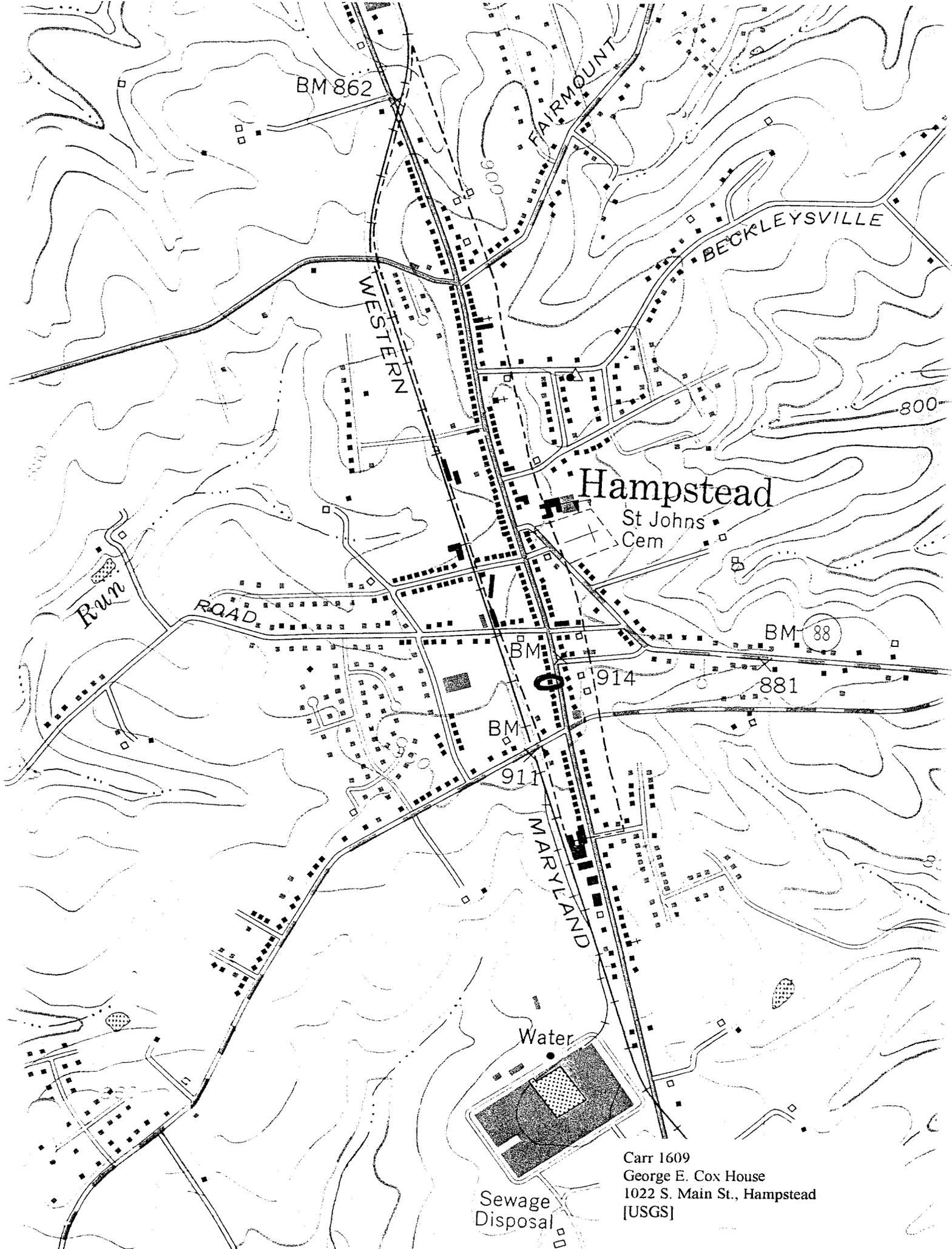
April, 1902.

3 Roods, 10 Perches,
Sold to C. C. Wooden.

LAND EAST OF RAILROAD.
Scale - 40 ft = 1 inch.



CARR-1609



BM 862

FAIRMOUNT

BECKLEYSVILLE

WESTERN

Run

ROAD

Hampstead

St Johns
Cem

BM 88

BM

914

881

BM

911

MARYLAND

Water

Sewage
Disposal

Carr 1609
George E. Cox House
1022 S. Main St., Hampstead
[USGS]



CAR-1609

GEORGE E. COX HOUSE

1022 SOUTH MAIN STREET

HAMPSTEAD, CARROLL COUNTY, MARYLAND

PHOTO: KENNETH M. SHORT

DATE: NOVEMBER 1998

NEG. LOC. MARYLAND HISTORICAL TRUST
EAST ELEVATION

10F3



CARR-1609

GEORGE E. COX HOUSE

1022 SOUTH MAIN STREET

HAMPSTEAD, CARROLL COUNTY, MARYLAND

PHOTO: KENNETH M. SHORT

DATE: NOV. 1998

NEG. LOC: MARYLAND HISTORICAL TRUST
HOUSE - NORTH & WEST ELEVATIONS

2 OF 3



CARR-1609

GEORGE E. COX HOUSE

1022 SOUTH MAIN STREET

HAMPSTEAD, CARROLL COUNTY, MARYLAND

PHOTO: KENNETH M. SHORT

DATE: NOV. 1998

NEG. LOC: MARYLAND HISTORICAL TRUST

CARRIAGE HOUSE - NORTH AND WEST
ELEVATIONS

3 OF 3