

CARR-1282

BUELL HOUSE

early 19th c.

Westminster

private

The Buell House is a vernacular stone farmhouse representative of architecture in the Piedmont Maryland region. The building which currently serves as the Golf Course Clubhouse, housed a private school which was the predecessor to Western Maryland College. It originally was a stone farmhouse built in the regional style with a two story height, L-shaped plan, and symmetrical facade with two central entrances. Today's appearance of the Buell House is totally dominated by the 20th century remodeling that took place, according to a history of Western Maryland College, in the late 1930s or early 1940s.

The success of the original private school housed at the Buell House encouraged its owner, Fayette R. Buell, to expand its operation into a college. After receiving a commitment for sponsorship from the Maryland Annual Conference of the Methodist Protestant Church, Buell established Western Maryland College and began the erection of a new college building.

Maryland Historical Trust

State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic BUELL HOUSE

and/or common Western Maryland College Golf Clubhouse

2. Location

street & number 203 Pennsylvania Avenue not for publicationcity, town Westminster vicinity of congressional district Sixth

state Maryland county Carroll

3. Classification

Category	Ownership	Status	Present Use
<input checked="" 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 checked="" type="checkbox"/> educational <input 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 checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

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

name Trustees of Western Maryland College

street & number College Hill telephone no.: 848-7000

city, town Westminster state and zip code MD 21157

5. Location of Legal Description

courthouse, registry of deeds, etc. Carroll County Courthouse Annex liber

street & number 55 N. Court St. folio

city, town Westminster, state MD

6. Representation in Existing Historical Surveys

title None

date federal state county local

depository for survey records

city, town state

7. Description

Survey No. CARR-1282

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed			

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

Summary: The Buell House is located on the edge of the Western Maryland College campus and currently serves as the golf clubhouse. It originally was a stone farmhouse built in the regional style with a two story height, L-shaped plan, and symmetrical facade with two central entrances. The appearance of the Buell House is totally dominated by the 20th century remodeling that took place, according to a history of Western Maryland College, in the late 1930s or early 1940s.

Description: The appearance of the Buell House is totally dominated by the 20th century remodeling that took place, according to a history of Western Maryland College, in the late 1930s or early 1940s. However, written documentation shows that the house stood as early as 1858-59 and probably considerably before that time. Inspection of the interior characteristics and construction technology provides evidence that the original architecture of the Buell House was representative of the regional farmhouse style found throughout Carroll County during the late 18th and early 19th centuries.

The house appears to have been originally constructed as an L-shaped plan house with the kitchen located in the wing. It could have originally been a rectangular plan structure to which an ell was added as a later addition (as indicated by the exposed stone walls on the interior), but this does not appear likely in view of the smaller fireplaces in the two front rooms and lack of evidence for changes in these fireplace areas. If the exterior stonework was exposed, more could be determined about the original characteristics of the house.

The original floor plan probably consisted of three rooms and two interior stairs which would be a typical arrangement for this region. Markings on the plaster ceiling of the first story north room show that the stairs originally ran on the south wall of this room. Another stairway was located on the south side of the kitchen fireplace.

Changes on the main facade are also difficult to discern because of the stucco. The window sash was certainly changed during the remodeling -- it now contains three vertical panes over one pane, but was probably six-over-six or nine-over-six in its original arrangement. Another regional characteristic that might have existed in this house is the existence of two front doors in the center two bays of the main facade.

Other regional characteristics that appear to have existed at the Buell House are the presence of a single story or double-tiered porch on the south side of the ell and the use of the excavated cellar (which only exists below the south room) as a root cellar. The whitewashed interior stone walls of the cellar indicate its use for cold storage. However, there was no interior access to the cellar; it was only accessible by a bulkhead entrance off the west stone wall or porch.

The remodeling of the house incorporates features of residential architecture that were popular in the early 20th century. Stucco was favored as an exterior covering in new construction and rehabilitation of older structures because it presented an old look, yet one crisply finished. This stucco would be very difficult, if not impossible, to remove because of the use of Portland cement in the mixture.

Along with the stucco covering, changes made during the remodeling included changes to the window sash, construction of a modern porch across the main facade and south elevation, and alterations to the roof. The roof alterations were quite elaborate, consisting not only of the addition of a large gabled dormer on the center of the main facade, but also the projection of each gable end with molding to form a triangular pedimented gable on the two sides of the house.

8. Significance

Survey No. CARR-1282

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input 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 _____ **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.

Summary: The Buell House is a vernacular stone farmhouse representative of architecture in the Piedmont Maryland region. The building which currently serves as the Golf Course Clubhouse, housed a private school which was the predecessor to Western Maryland College. The success of this private school encouraged its owner, Fayette R. Buell, to expand its operation into a college. After receiving a committment for sponsorship from the Maryland Annual Conference of the Methodist Protestant Church, Buell established Western Maryland College and began the erection of a new college building.

History: The Buell House, which currently serves as the Golf Course Clubhouse, housed a private school which was the predecessor to Western Maryland College. The success of this private school encouraged its owner, Fayette R. Buell, to expand its operation into a college. After receiving a committment for sponsorship from the Maryland Annual Conference of the Methodist Protestant Church, Buell established Western Maryland College and began the erection of a new college building.

Fayette R. Buell was a native of New York who first came to Carroll County to teach at a school near New Windsor. In 1856, he married Ellen Baile of New Windsor and, shortly thereafter, they moved to a homestead near Peoria, Illinois. According to the "History of Western Maryland College 1866-1886" by George Stockton Wills (Bulletin of the Historical Society of Carroll County, May 1949), Buell returned to Carroll County in 1858 or 1859 at the encouragment of his family.

Buell returned to open a private school in Westminster, and Wills states, "they occupied the 'Old Stone House,' now 213 Pennsylvania Avenue, in which Buell opened a school." Wills adds a footnote: "The exterior of this house has recently been covered with stucco." Wills provides newspaper excerpts

describing the "Westminster Male and Female School," which changed its name in 1863 to the "Westminster Seminary." Buell operated the school until 1867 when he founded Western Maryland College.

The "Old Stone House" was not owned by Buell when he operated his school there. Buell's name does not show up in the Carroll County Land Records until 1863, when he purchased a lot along Main Street. In 1866, he purchased about 8 acres for the creation of the college on "College Hill." He apparently leased the "Old Stone House" from 1859 to 1866.

During the late 19th century, the "Old Stone House" was owned by Jesse Reifsnider, a prominent Westminster merchant and businessman. The 1877 Lake, Griffin and Stevenson Illustrated Atlas of Carroll County shows the stone house on the west side of Pennsylvania Avenue. According to Reifsnider's probate records, he did not live in the structure but instead resided on Main Street. These records show that while the property remained in his estate (from 1882 to 1919), it was tenanted by John Greenwood.

The lot containing the "Old Stone House" was purchased by the Board of Trustees of Western Maryland College in 1949. The owners of this property during the 20th century were William U. Lease (1919), George F. Leister (1919-1920), Mary A. King (Felthouse) (1920-1935), Ernest T. Albert (1935-1946), and Edwin B. Wilson (1946-1949).

9. Major Bibliographical References

Survey No. CARR-1289

Wills, George Stockton. "History of Western Maryland College 1866-1886." Bulletin of the Historical Society of Carroll County. May 1949.

Land Records of Carroll County, Maryland

10. Geographical Data

Acreage of nominated property _____

Quadrangle name Westminster

Quadrangle scale _____

UTM References do NOT complete UTM references

A

Zone	Easting			Northing					

B

Zone	Easting			Northing					

C

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D

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E

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F

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G

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H

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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
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state	code	county	code
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11. Form Prepared By

name/title Joe Getty

organization Carroll Co. Dept of Planning

date June 1986

street & number 225 N. Center St

telephone 848-4500

city or town Westminster

state MD 21157

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

REVIEW SHEET

Historic Preservation Certification Application—Significance

Property: BUELL HOUSE, 203 (213) PENNSYLVANIA AVE., WESTMINSTER Project No.: _____
MD.

Historic District: WESTMINSTER
7-30-87 date initial application received by State 8-27-87 date(s) additional information requested by State
11-16-87 date complete information received by State _____
_____ date of this transmittal to NPS _____
Inspection of property by State staff? no yes date(s): _____

There is adequate documentation enclosed to evaluate the historic character and integrity of this property.
 There is insufficient documentation to evaluate the property adequately. The application is missing the following items:

Reasonable efforts have been made to obtain this information. Copies of the information requests are enclosed.

NUMBER	This property involves:
1	<input type="checkbox"/> Extensive loss of historic fabric
	<input checked="" type="checkbox"/> Substantial alterations over time
	<input type="checkbox"/> Preliminary determination of listing
	_____ for district
	_____ for individual property
	<input type="checkbox"/> Significance less than 50 years old
	<input checked="" type="checkbox"/> Obscured or covered elevation(s)
	<input type="checkbox"/> Moved property
	<input type="checkbox"/> State recommendation inconsistent with NR documentation
	<input type="checkbox"/> Recommendation different from the applicant's request

NUMBER	Complete item(s) below as appropriate.
2	(1) The documentation on file with the National Register cites the period(s) of significance of this historic district as <u>18TH, 19TH AND EARLY 20TH</u>
	(2) The property <input checked="" type="checkbox"/> contributes <input type="checkbox"/> does not contribute to the historic significance of this registered historic district in: <input checked="" type="checkbox"/> location <input checked="" type="checkbox"/> design <input checked="" type="checkbox"/> setting <input checked="" type="checkbox"/> materials <input type="checkbox"/> workmanship <input checked="" type="checkbox"/> feeling <input type="checkbox"/> association <input type="checkbox"/> Property is mentioned in the NR or State or local district documentation in Section _____, page _____
	(3) For properties less than 50 years old: <input type="checkbox"/> the historical merits of the district (the periods and areas of significance) are documented in the National Register form or district documentation on file as less than 50 years old, justifying the certification of this property's contribution. <input type="checkbox"/> the exceptional historical or architectural significance of this property as described in the National Register form or district documentation on file justifies its certification as contributing. <input type="checkbox"/> there is insufficient justification to consider this property as contributing to the district for its individual exceptional architectural or historical significance or the significance of the district does not extend to the last 50 years.
	(4) For preliminary determinations: A. The status of the nomination for the property/historic district: <input type="checkbox"/> Nomination has already been submitted to State review board, and nomination will be forwarded to the NPS within _____ months. (Draft nomination is enclosed.) <input type="checkbox"/> Nomination was submitted to the NPS on _____ <input type="checkbox"/> Nomination will be submitted to the State review board within twelve months. <input type="checkbox"/> Nomination process likely will be completed within thirty months. <input type="checkbox"/> Other, explain: _____
	B. Evaluation of the property: <input type="checkbox"/> Property is individually eligible and meets National Register Criteria for Evaluation <input type="checkbox"/> Property is located within a potential registered district that meets National Register Criteria for Evaluation: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D Criteria Considerations: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G
(5) The property is located in a registered district, is outside the period(s) or area(s) of significance as documented in the NR form and: <input type="checkbox"/> appears to contribute to the expanded significance of the district. Enclosed is the revised nomination documentation. <input type="checkbox"/> does not appear to contribute to the period(s) or area(s) of significance of the district.	

NUMBER
3

Describe and evaluate the physical characteristics of the property, its integrity, and its significance within the context of the historic district (or individually for preliminary determinations of individual listings).

BUILT CIRCA 1858, THE BUELL HOUSE WAS REPRESENTATIVE OF THE REGIONAL FARMHOUSE STYLE FOUND THROUGHOUT CARROLL COUNTY DURING THE LATE 18TH AND EARLY 19TH CENTURIES. THE APPEARANCE OF THE HOUSE IS NOW DOMINATED BY 20TH CENTURY CHANGES THAT HAVE TAKEN PLACE. THOSE CHANGES INCLUDE STUCCO OVER THE ORIGINAL STONE EXTERIOR, WINDOW SASH, CONSTRUCTION OF A MODERN PORCH AND ROOF ALTERATIONS THAT CONSISTED OF THE ADDITION OF A LARGE GABLED DORMER ON THE CENTER OF THE MAIN FACADE AND THE PROJECTION OF EACH GABLE END WITH MOLDING TO FORM GREEK STYLE, PEDIMENTED, GABLE ENDS. CHANGES WERE ALSO MADE TO THE INTERIOR FLOOR PLAN. VERY LITTLE INTERIOR WOOD TRIM EXISTS.

EVEN THOUGH THIS BUILDING HAS GONE THROUGH VARIOUS CHANGES THROUGHOUT ITS HISTORY, IT GAINS MOST OF ITS SIGNIFICANCE THROUGH ITS USE AS THE "WESTMINSTER MALE AND FEMALE SCHOOL" WHICH CHANGED ITS NAME, IN 1863, TO THE "WESTMINSTER SEMINARY". FAYETTE R. BUELL OPERATED THE SCHOOL UNTIL 1867 WHEN HE FOUNDED WESTERN MARYLAND COLLEGE.

NUMBER
4

State Official Recommendation:

- This application for the above-named property has been reviewed by MICHAEL DAY, a professionally qualified architect, architectural historian, or historian on my staff.
- The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.
- The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
- The property does not contribute to the significance of the above-named district.
- The property appears to meet the National Register Criteria for Evaluation and will likely be nominated.
- The property does not appear to meet the National Register Criteria for Evaluation and will not be nominated.
- The property appears to contribute to the significance of a:
 - potential historic district which appears to meet the National Register Criteria for Evaluation and will likely be nominated.
 - registered historic district but is outside the period(s) or areas of significance as documented in the National Register nomination or district documentation on file with the NPS. Revised nomination or district documentation is enclosed.
- The property should be denied a preliminary determination that it could qualify as a certified historic structure.
- Insufficient documentation has been provided to evaluate the structure.

Detailed NPS review recommended Precedent-setting case Forwarded without recommendation

12-4-87
Date


State Official Signature

See attachments:

NPS Comments:

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

CARR-1282

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 — EVALUATION OF SIGNIFICANCE

NPS Office Use Only

NPS Office Use Only

NRIS No:

Project No:

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: Buell House

Address of property: Street 203 (213) Pennsylvania Avenue

City Westminster County Carroll State Maryland Zip 21157

Name of historic district: WESTMINSTER

- National Register district
- certified state or local district
- potential historic district

2. Check nature of request:

- certification that the building contributes to the significance of the above-named historic district for the purpose of rehabilitation.
- certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
- certification that the building does not contribute to the significance of the above-named district.
- preliminary determination for individual listing in the National Register.
- preliminary determination that a building located within a potential historic district contributes to the significance of the district.
- preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project contact:

Name Mr. Delbert L. Adams

Street 1202 Maryland Avenue City Baltimore

State Maryland Zip 21201 Daytime Telephone Number (301) 332-0704

4. Owner:

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

Name Western Maryland College Signature Robert H. Chamberlain Date 5-27-87

Organization College

Social Security or Taxpayer Identification Number 52-059 1694

Street ----- City Westminster

State Maryland Zip 21156 Daytime Telephone Number 848-7000

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application — Part 1" for the above-named property and hereby determines that the property:

- contributes to the significance of the above-named district and is a "certified historic structure" for the purpose of rehabilitation.
- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
- does not contribute to the significance of the above-named district.

Preliminary Determinations:

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
- does not appear to qualify as a certified historic structure.

Date _____ National Park Service Authorized Signature _____ National Park Service Office/Telephone No: _____

See Attachments

Buell House

CERTIFICATION APPLICATION—
PART 1

NPS Office Use Only

CARR-1282

Property Name

Project Number:

203 (213) Pennsylvania Ave., Westminster, MD 21157

Property Address

5. Description of physical appearance:

See detail attached. . .

Date of Construction: Approx. 1858-59 Source of Date: "History of Western Maryland College 1866-1886"
by George Stockton Wills

Date(s) of Alteration(s): 1940's

Has building been moved? yes no. If so, when? _____

6. Statement of significance:

See detail attached

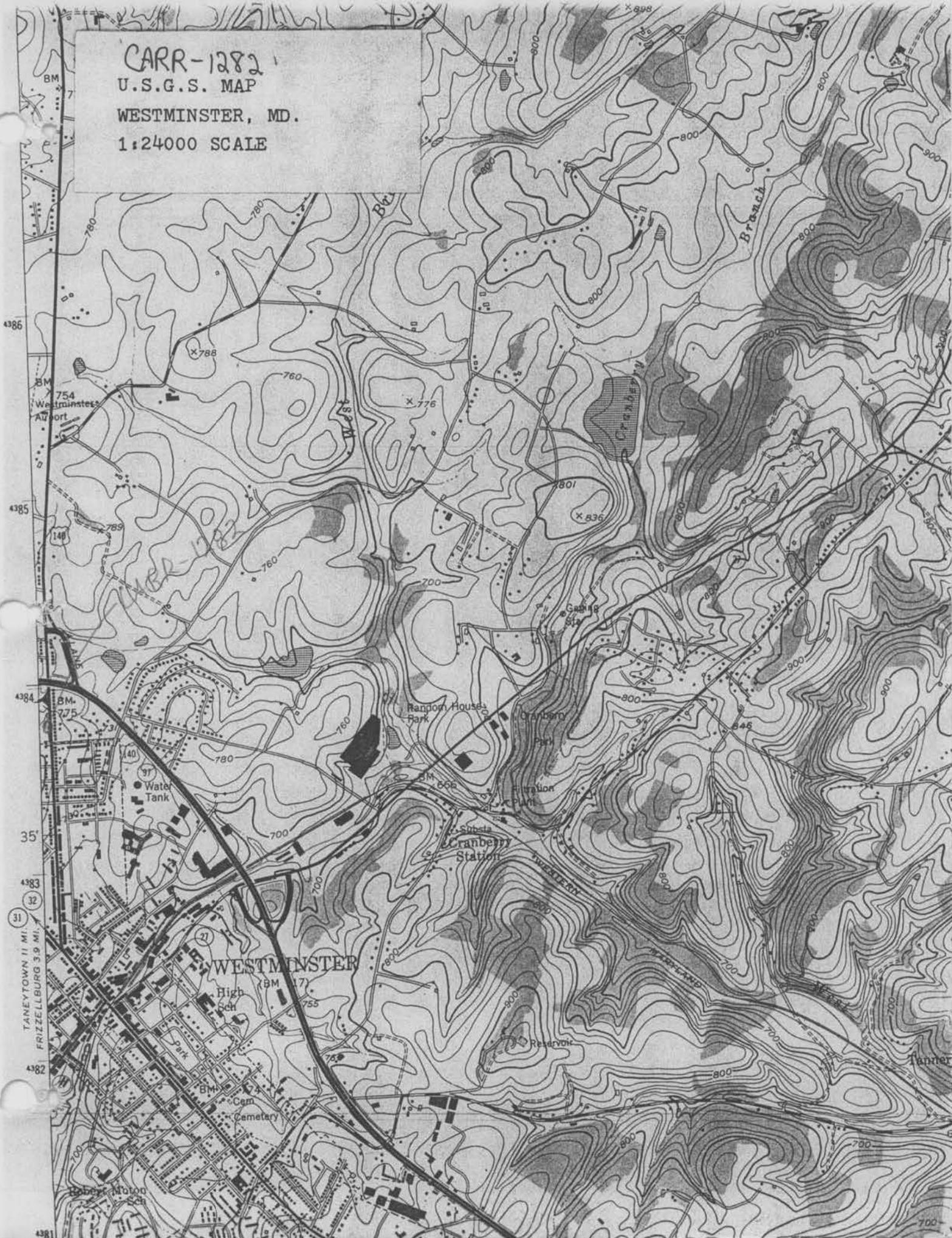
* Information derived from "History of Western Maryland College 1866-1886" by George Stockton Wills (Bulletin of the Historical Society of Carroll County, May 1949).

7. Photographs and maps. (Photographs and Maps attached)

Attach photographs and maps to application.

Continuation sheets attached: yes no

CARR-1282
U.S.G.S. MAP
WESTMINSTER, MD.
1:24000 SCALE



CARR-1282

BUELL HOUSE

OCTOBER, 1987



1. FRONT EAST ELEVATION. PHOTOGRAPHER FACING WEST.