

NATIONAL PARK SERVICE
Washington D.C. 20240

CARR-1293

HISTORIC PRESERVATION CERTIFICATION
APPLICATION—PART 1

Instructions: Applicant should read the instructions carefully before completing application. No certification may be made unless a completed application form has been received. Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at anytime during the year.

PART 1 EVALUATION OF SIGNIFICANCE

Name of property: (Unofficial): "Babylon", "Albaugh-Babylon" or "Albaugh-Babylon Grocery Co." Bldg.

Address of property: 10 East Main Street

City: Westminster County: Carroll State: Maryland Zip Code: 21157

Name of historic district in which property is located: Westminster Historic District

Check here if request is for:

- certification (structure contributes to significance of the district)
- decertification (structure does not contribute to significance of the district)
- easement qualification (for donation of easement on structure or land for conservation purposes).

Description of Physical Appearance:

(See instructions for drawing and photograph requirements—use reverse side if necessary)

See attached statement.

3. Statement of Significance:

(use reverse side if necessary)

See attached statement

Date of construction (if known): c. 1900 Original site Original Moved Date of alterations (if known):

4. Name and Mailing Address:

Name: Locust Wines, Ltd. (Brady O. Bryson, sole shareholder)

Address: P.O. Box 868

City: Westminster, State: MD Zip Code: 21157

Telephone number (during day): Area Code 301-848-2911

I hereby attest that the information I have provided is to the best of my knowledge, correct, and that I am owner of the property described above.

Signature: Brady O. Bryson Date: July 19, 1982

Social Security Number or Taxpayer Identification Number: [REDACTED]

For office use only

The structure described above is included within the boundaries of a Registered Historic District and contributes does not contribute to the character of the district

The structure appears does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and will likely will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CFR 60).

The structure is located in a district which appears does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and will likely will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60), and appears does not appear to contribute to the character of said district or will likely will not be recommended for certification as substantially meeting National Register criteria

Signature: [Signature] State Historic Preservation Officer Date: 9-7-82

CARR-1293

LOCUST WINES
10 EAST MAIN STREET
WESTMINSTER, MD. 21157
848-2910 / 876-8680

2. DESCRIPTION OF PHYSICAL APPEARANCE:

The subject property is a small two-story (and cellar) freestanding brick building, about 800 sq. ft./floor, located in Westminster, Maryland, on the south side of East Main Street, on lot No. 10, set back some 225 feet, between the County Public Library Building on the east side and the Baltimore Federal Savings and Loan Building on the west side of the access passage from East Main Street. The property is within the registered Westminster Historic District and is listed as contributing to the character of the District. Its location is identified on the attached map of the District by a circle marked "B Babylon Office".

The property was purchased on February 3, 1982, by Locust Wines, Ltd., a Maryland corporation organized for such purpose and wholly owned by Brady O. Bryson, P.O. Box 868, Westminster, Maryland 21157. Rehabilitation, which began shortly thereafter and is now complete, was undertaken with a view toward qualification as a certified rehabilitation of a structure contributing significantly to the historic character of the District.

Application for certification was deferred until completion of rehabilitation for several reasons: (a) it was unclear to what extent and in what ways the condition of the building and the proposed use of it would require change in the property; (b) it was financially important that renovation be undertaken without delay; and (c) the Historic District status of the property was then undetermined. Accordingly, it was decided to proceed on an ad hoc basis. This seemed especially appropriate since, as will appear later, the contribution of the property to the Historic District is largely external in character, and it seemed reasonably clear that the external aspects could be wholly preserved.

The property now houses a newly organized retail wine business conducted after the style of the old London wine merchants. The wine is stored in the cellar and is displayed for sale on the first floor. The second floor is devoted to offices and administrative work space.

The enclosed photographs were taken, after renovation, on July 8, 1982 except for No. I, taken in January 1982 before renovation. They are marked on the back, and are briefly described by number below:

No. I: This was taken shortly before purchase for use in connection with the wine license application and, of course, before renovation.

No. II. As in the case of No. I, this shows the approach from Main Street (which runs east and west) looking south on the access passage to the building. The structure on the left (seen more clearly in the next photograph) is the County Library. The building partially shown on the right of the passage is the Baltimore Federal Savings and Loan Building.

No. III. This shot is similar to No. II except the County Library on the east side of the passage is better lighted. (The Baltimore Federal Building is not shown here.)

No. IV. This is a closer photograph showing the front (northern exposure) of the building, and its two-part western facade. The building is curiously shaped, having 5 sides. The "NOW OPEN" sign is temporary, and will be removed.

2. DESCRIPTION OF PHYSICAL APPEARANCE CONT.

2.
CARR-1293

No. V. This shows the western exposure more fully, and the back of the library to the left.

No. VI. This is a rear-view shot, i.e., the southern exposure. The attached storage shed had been added at some point, and was not altered except for minor repairs. (The red tool shed belongs to the adjoining cemetery. It was located at the northeast corner of the building, in the cemetery, before renovation.)

No. VII. This is another shot of the rear view, and also the full eastern side along the cemetery. (This cemetery, incidentally, is the location of the Sargent Shriver monument, which is visible from the eastern windows.)

No. VIII. This shows the front room of the renovated upstairs. The windows, with broad sills, were not altered. This space is used for office administration. The odd shape of the room is due to the 5-sided design of the building.

No. IX. This is the first, or retail display, floor. The shot is taken from the back of the room looking toward the front door. The method of wine display (all fixtures are unattached) and the simple wine region poster decor are shown.

No. X. This is a reverse shot of No. IX, taken from the front door and looking to the rear. An old iron safe on the right, now marked "Locust Wines", is believed to have been original equipment in the building. It was marked "The Albaugh-Babylon Grocery Co.".

No. XI. This is a shot of the wine storage facilities in the cellar.

The property is some 75 to 100 years old. It is believed to have been built by The Albaugh-Babylon Grocery Co., a local enterprise at the turn of the century, and has served throughout its existence as a mercantile structure and to house small offices. The renovation has thus continued the mercantile/office use which has characterized the building throughout its history. The purchase price of the land and building was \$35,000. The building had grown old and was in need of renovation at the time of purchase. The rehabilitation cost was \$98,423.

As will appear below, the exterior of the building and its location are the factors which contribute significantly to the Historic District. It is fortunate, therefore, that it was not necessary to change the exterior in the rehabilitation except for painting and minor repairs; and the surrounding land was not altered in any significant way. All doorways and windows* were retained, and no change was made in the exterior walls. The roof, in bad condition, was replaced without changing its lines in any way. Accordingly, the building stands today with the same external character and appearance that it has always had.

The interior had been rearranged from time to time for different uses throughout the life of the building. In the course of rehabilitation the roof and floor beams (original, wooden systems) were largely retained, with repairs or replacements only where necessary. The numerous windows and broad window sills were, fortunately, in good condition. These were, of course, painted and repaired but they remain and continue to lend the building a special quality. In general, the interior changes consisted of removing flimsy internal partitions which were probably not original, thus opening up the inside of the building to provide space for the intended use,

*Several windows are kept shuttered outside, and are covered with removeable wall board inside, to provide interior wall space. These windows remain intact in the structure, however, and could easily be reopened in the future.

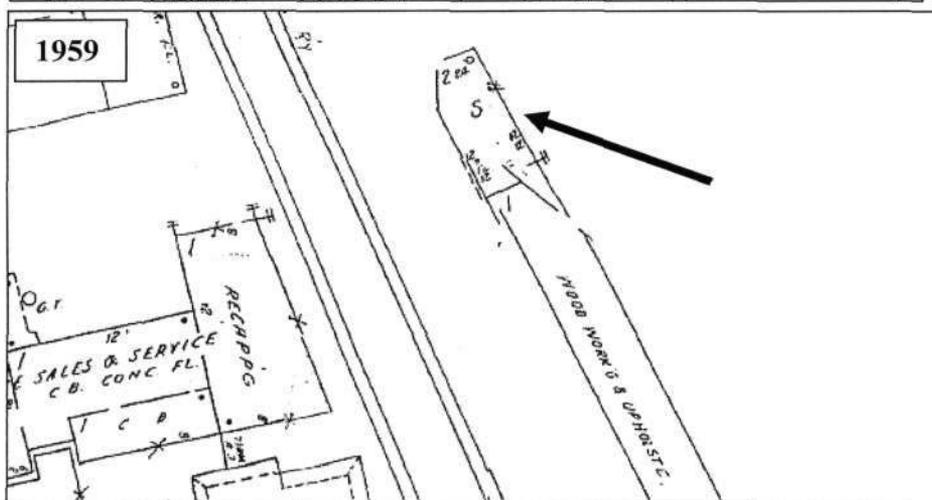
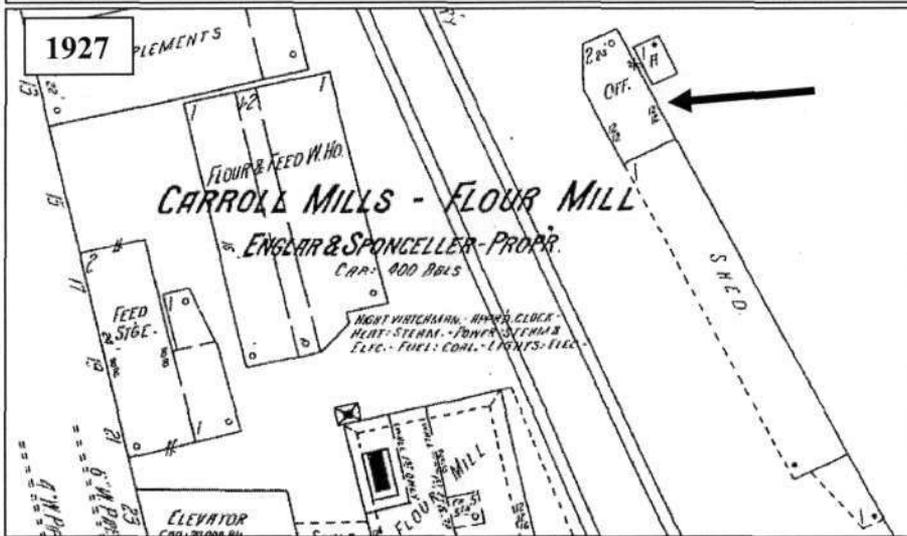
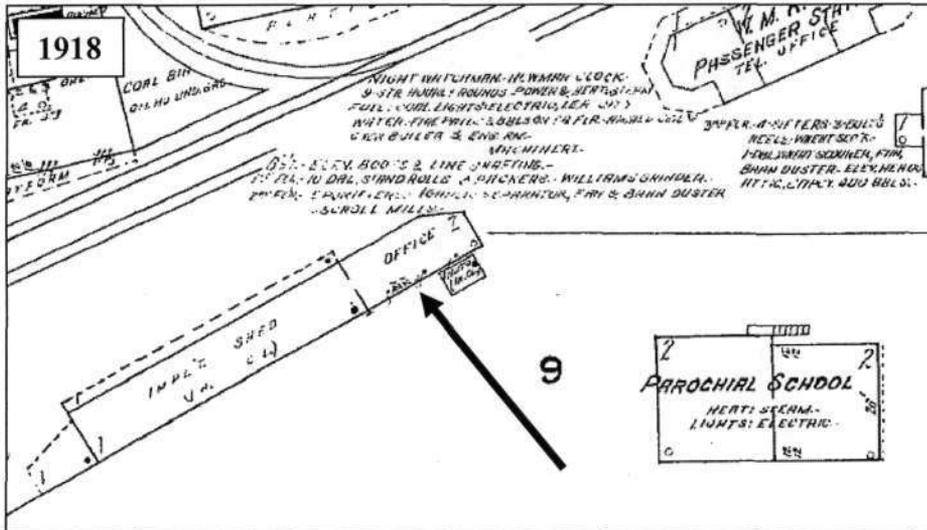
CARR-1293

Locust Wines (Carroll Mills – Englar & Sponceller, Office)

10 East Main Street (MD 32), Westminster

(not extant in 1910)

Sanborn Maps



CARR-1293

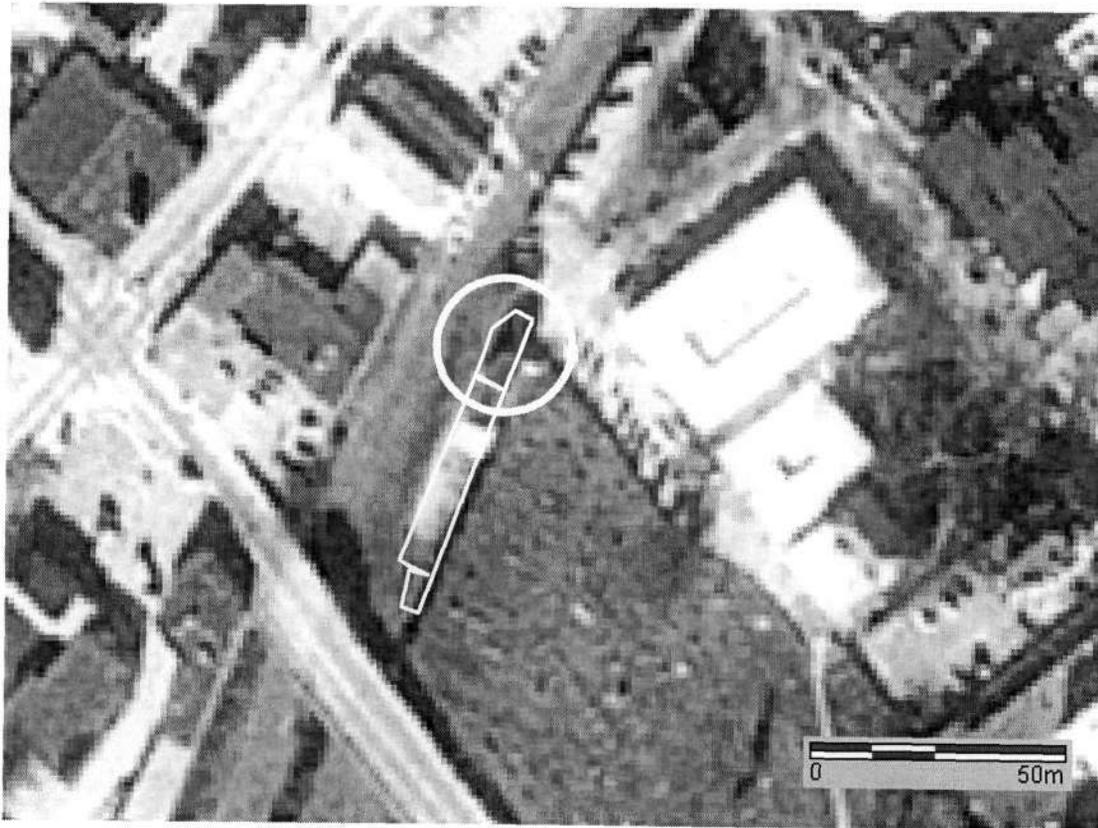
Locust Wines(Carroll Mills – Englar & Sponceller, Office)

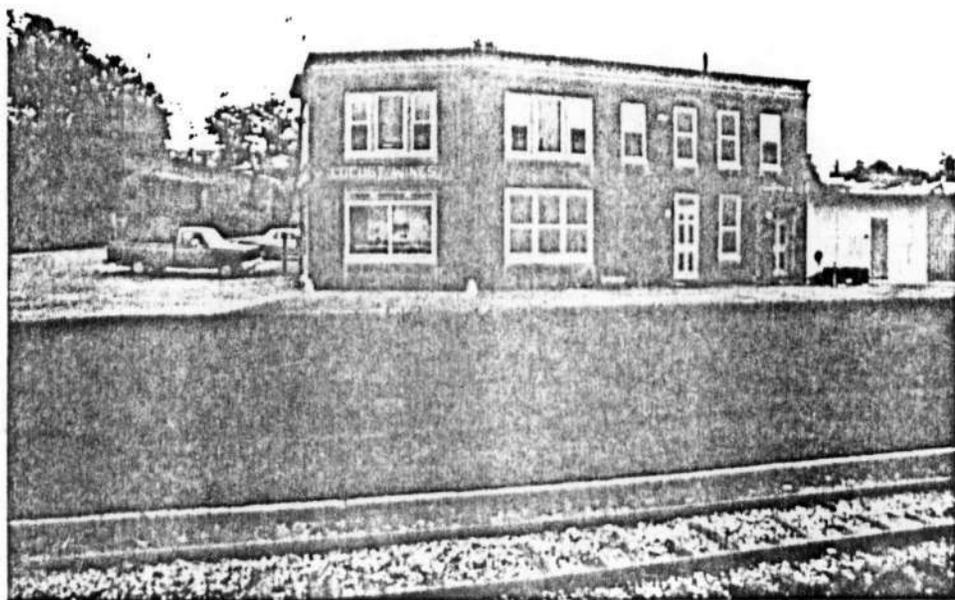
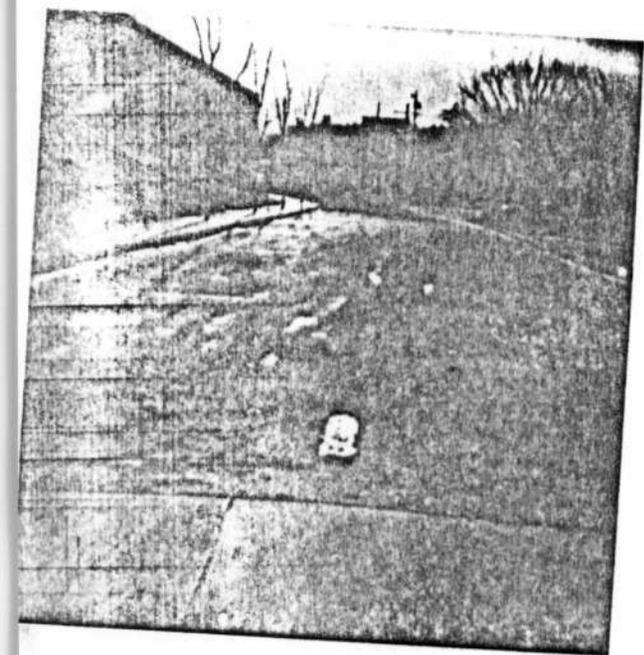
10 East Main Street (MD 32), Westminster

Westminster Quadrangle

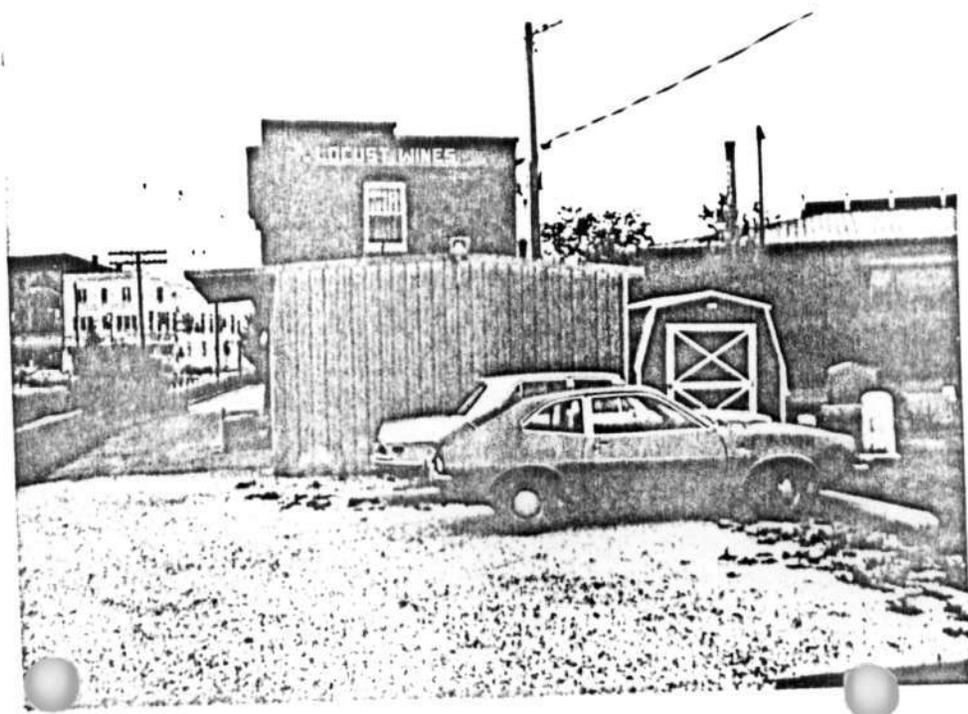


1998 Aerial Photo





CARR-1293



CARR-1293

