

**EASEMENT.**

WILLIS-McCANN-BOYLE HOUSE (COCKEY'S TAVERN)

214-216 East Main Street

The five-bay facade of the present Cockey's Tavern is located on the western half of the original Boyle House in Westminster. Originally built c. 1800, the full ten-bay house was an early landmark in the City, and served as the first meeting place for the Carroll County Circuit Court on April 3, 1837, before the present Courthouse was completed. The Boyle family, in the 1890's, altered the simple federal facade of the western half of this building (now Cockey's Tavern) adding a handsome heavy cornice, bay windows, a columned, corniced, entrance door, and a Palladian Window set within a pedimented dormer in the center of the attic. The building later was known as Hoffman's Inn, a respected boarding house - restaurant. The present owners took title in the 1970's, transforming the place into a full restaurant, but, fortunately retaining much of the earlier owners' furniture and interior decorations, thus making the restaurant a showplace of Victorian-Edwardian bravura.

Carroll 134 (C)

MARYLAND HISTORICAL TRUST

EASEMENT

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

Willis-McCann-Boyle House; Hoffman's Inn

AND/OR COMMON

Cockey's Tavern

2 LOCATION

STREET & NUMBER

214-216 East Main Street (MD 32)

6

CITY, TOWN

Westminster

— VICINITY OF

CONGRESSIONAL DISTRICT

Carroll

STATE

Maryland

COUNTY

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

Allen L. Byron; James L. Cambas

Telephone #:

STREET & NUMBER

216 East Main Street

CITY, TOWN

Westminster

— VICINITY OF

STATE, zip code

Maryland 21157

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.

Carroll County Office Building

Liber #: 611

Folio #: 347

STREET & NUMBER

Center Street

CITY, TOWN

Westminster

STATE

Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Westminster Bicentennial

DATE

October 1964

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR SURVEY RECORDS

Carroll County Historical Society

CITY, TOWN

Westminster

STATE

Maryland

**7 DESCRIPTION**

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The 2½ story facade of "Cockey's Tavern" (216 East Main Street) has gotten progressively grander since it was built in the early 19th century, but has not changed its basic spatial qualities. In good Westminister fashion, the Main Street (north) facade is 5 bays wide, above a low coursed fieldstone foundation. Windows are placed symmetrically about a central axis defined by the entrance door (ground floor), a 3 sided oriel window (second floor), and a Serlian Window within a pedimented gable attic floor. The four flanking windows on each of the ground and second stories have 12 over 1 double-hung sashes; the two in the attic, within their pilastered pedimented gables, are 6/1. Black shutters flank ground and second story windows; those on the ground floor have 3 panels; those on the second floor are louvered. These windows all have a white wooden denticulated cornice-arrangement to shelter them.

The 8-panel black entrance door is emphasized by a grey and black awning which stretches from the fluted Roman Doric pillars flanking the door, to the street. A denticulated cornice with modillions tops the transomed door, which rests at the top of 2 marble steps, within a finely panelled one-foot recess.

Above the door is the oriel window, with its three 9/1 windows, separated by turned colonettes, above a recessed panel. Each window has a 2-part entablature identical to those over the other windows.

A broad, full entablature with dentils and modillions separates the Flemish Bond wall from the slate gambrel roof, except where the Serlian window gable breaks it. Two large, many-corbelled chimneys, one at either end of the roof, heighten the symmetry and enliven the skyline.

Below the gambrel roof, decorated by a continuation of the Main Street cornice the 5 course common bond west facade has 3 windows on the third floor, and 2 each, towards the northern and southern ends, on the ground and second floor. The front ground floor window has panel shutters; the 3rd floor and second floor rear windows all have louvered shutters. The ground floor rear window is a three-sided oriel window, supported by 2 brackets. The oriel's 3 windows (a center 12/1 window with narrow flanking 6/1's) are separated by unfluted pilasters, and topped by a Greek fretted cornice. All other windows have similar treatment to the Main Street windows; all windows are 12/1, except as indicated.

Extending to the south is a gable-roofed 2 story 2 bay ell.

CONTINUE ON SEPARATE SHEET IF NECESSARY

**8 SIGNIFICANCE**

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input checked="" type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES                      c. 1800; c. 1893                      BUILDER/ARCHITECT                      Unknown

STATEMENT OF SIGNIFICANCE

By whatever name it has held, to whatever use it's been put, "Cockey's Tavern" has played a significant role in Westminster's social, political, and architectural life for nearly two centuries. The lot (number 43 of the original town) was sold by William Winchester to James Wells on October 22, 1788, for 20 pounds. Such a figure indicates the existence of some structure (most lots sold for a quarter of that sum), but, as it is difficult, at best, to find traces of such an early edifice, this is of little but academic interest.

What is of far greater interest is that sometime around the turn of the century one Col. John Brooke Boyle built a handsome brick building that is the core, if not the whole, of today's Main Street section. The building was so highly regarded in its prime that, when Carroll County was first formed, before a permanent Court House could be erected, the Circuit Court convened in this building on April 3, 1837. One of the first acts of the new court was the appointing of Dr. William Willis, who then owned and lived in the place, County Clerk of the Court, a post he held for many years. Thus the building had a two-fold importance during the first days of the county. The first session of the court adjourned five months later.

There is a good deal of local lore about the place; although few, if any, of the specifics can be substantiated, it is all important as local romance, and as an indication of the fascination the building has had over Westminster's citizens. The present owners repeat these legends: "poker games were played here for high stakes...often whole herds of cattle and farms changed hands overnight...During the War between the States (the Tavern) hosted both Union and Confederate forces. During the Battle of Westminster, in June of 1863, an advance guard of Confederate troops under General J.E.B. Stuart enjoyed both the room, board, and company of the maids here at Cockey's Tavern." This, as phrased, has overtones of Mad. Ave. (it is set forth on the Tavern's Menu), but all its facts and rumors have been repeated several times by local citizens.

The building remained in the Boyle family until 1922, via Boyle's daughter, Elizabeth Kay Fink, who retained a life tenancy in

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

## VERBAL BOUNDARY DESCRIPTION

Being parts of lots 43 and 44 of the original plat of Westminster recorded among the Land Records of Frederick County in Book L, page 472.

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

STATE

COUNTY

STATE

COUNTY

**11 FORM PREPARED BY**

NAME / TITLE

Christopher Weeks, Consultant

October, 1976

ORGANIZATION

Westminster Historical Sites Survey

DATE

STREET &amp; NUMBER

c/o City Hall - Public Works Department

TELEPHONE

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

The northern ground floor bay is a shed-roof porched kitchen door; the other 3 bays, all of which are regularly placed, are 12/1 windows, with 3 course gauged flat arches on the second floor, and with a "Main Street" cornice on the other ground floor window, a window recently bricked in.

The other two sides of the ell, and the south side of the main section, display the disordered pragmatism of design one would expect in a building that has been a tavern-hotel-restaraunt for 170 years. The gabled south front of the ell is dominated by a massive flush flat-capped chimney; on the second floor there is a door (that appears to lead into the chimney) and a 2/2 window. A 2 story shed roof porch "originally" ran along the east side of the ell. Thinking of the porch in quadrants, the northwest section has been screened in, the others have been clapboarded over. The southwest section is controlled by numerous exhaust fans; the northeast is marked by a round arched window that has 1/1 pane and a fanlight. The southeastern section has a modern (c. 1950) shed roof addition with 2 windows to the east and one to the south.

The south facade of the Main Street section has three pedimented-roofed 6/1 gable windows (similar to those on the north front) in its asbestos shingled roof. Below the roof, and below the continuation of the entablature, is a latticed casement window just above the ell's former porch.

The tavern has a central hall and double parlor plan (the ground floor east "double parlor" is one large dining room). A wealth of decorative features, from various periods, can still be seen. Several doors still have their early 19th century hardware (latches etc.). The woodwork surrounding the door between the west ground floor double parlors (now a bar and dining room) is very similar to that in the Blizzard House (no. 295 East Main Street); the stairway's riser brackets are identical to those of the Reese House (no. 290 East Main Street). It would not seem too rash to suspect that all three houses, considered by Colonel Maulsby in the 1870's to have been the grandest of the City's early residences, employed the same craftsmen. Ground floor rooms have simple wood mantels and fine denticulated moldings. The west ground floor room, through a columned entranceway, has a marvelous High Victorian brass etched glass globed gas chandelier suspended from a plaster rosette. The chandelier is said to have been in place since the 1890's; there is no reason to doubt this.

"the Main Street front 2 rooms." In 1922 the place passed to the Hoffman family (Deed 140/515, dated July 27, 1922) who kept title for 50 years. "Hoffman's Inn", as it then became, was the topic of an anonymous paper written, apparently, c. 1947, a copy of which accompanies this report.

# EASEMENT

070174411  
Case 134A+C

Form 10-445  
(5/62)

<p>1. STATE _____</p> <p>COUNTY _____</p> <p>TOWN <u>Westminster</u> VICINITY _____</p> <p>STREET NO. _____</p> <p>ORIGINAL OWNER _____</p> <p>ORIGINAL USE _____</p> <p>PRESENT OWNER _____</p> <p>PRESENT USE _____</p> <p>WALL CONSTRUCTION _____</p> <p>NO. OF STORIES _____</p>	<p style="text-align: center;">HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY</p> <hr/> <p>2. NAME <u>218 1/2 - 216 E. Main St.</u> <u>MD32</u></p> <p>DATE OR PERIOD _____</p> <p>STYLE _____</p> <p>ARCHITECT _____</p> <p>BUILDER _____</p> <hr/> <p>3. FOR LIBRARY OF CONGRESS USE _____</p>
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<p>4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION</p>	<p>OPEN TO PUBLIC</p>
<p>Once "Lockey's Tavern" Circuit Court Sat here in 1837.</p> <p># 218 1/2 home (1964) of F.S. Campbell</p> <p>218 " " W.B. Jones</p> <p>216 (1964) Hoffmann's Inn</p>	

5. PHYSICAL CONDITION OF STRUCTURE	Endangered	Interior	Exterior
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<p>6. LOCATION MAP (Plan Optional)</p>	<p>7. PHOTOGRAPH</p>
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<p>8. PUBLISHED SOURCES (Author, Title, Pages) INTERVIEWS, RECORDS, PHOTOS, ETC.</p> <p><u>West. Bileat Program</u> <u>10/4/1964</u></p>	<p>9. NAME, ADDRESS AND TITLE OF RECORDER</p> <p><u>Riviera MHT</u> <u>10/70</u></p> <p>DATE OF RECORD _____</p>
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SUPPLEMENTAL INFORMATION AND PHOTOGRAPHS MAY BE ADDED ON SHEET OF SAME SIZE

CARR-134C

(undergoing renovations 2006)

Cockey's Tavern (Hoffman's Inn, Willis-McCann-Boyle House)

216 East Main Street (MD 32), Westminster

Jennifer K. Cosham, 12 April 2006

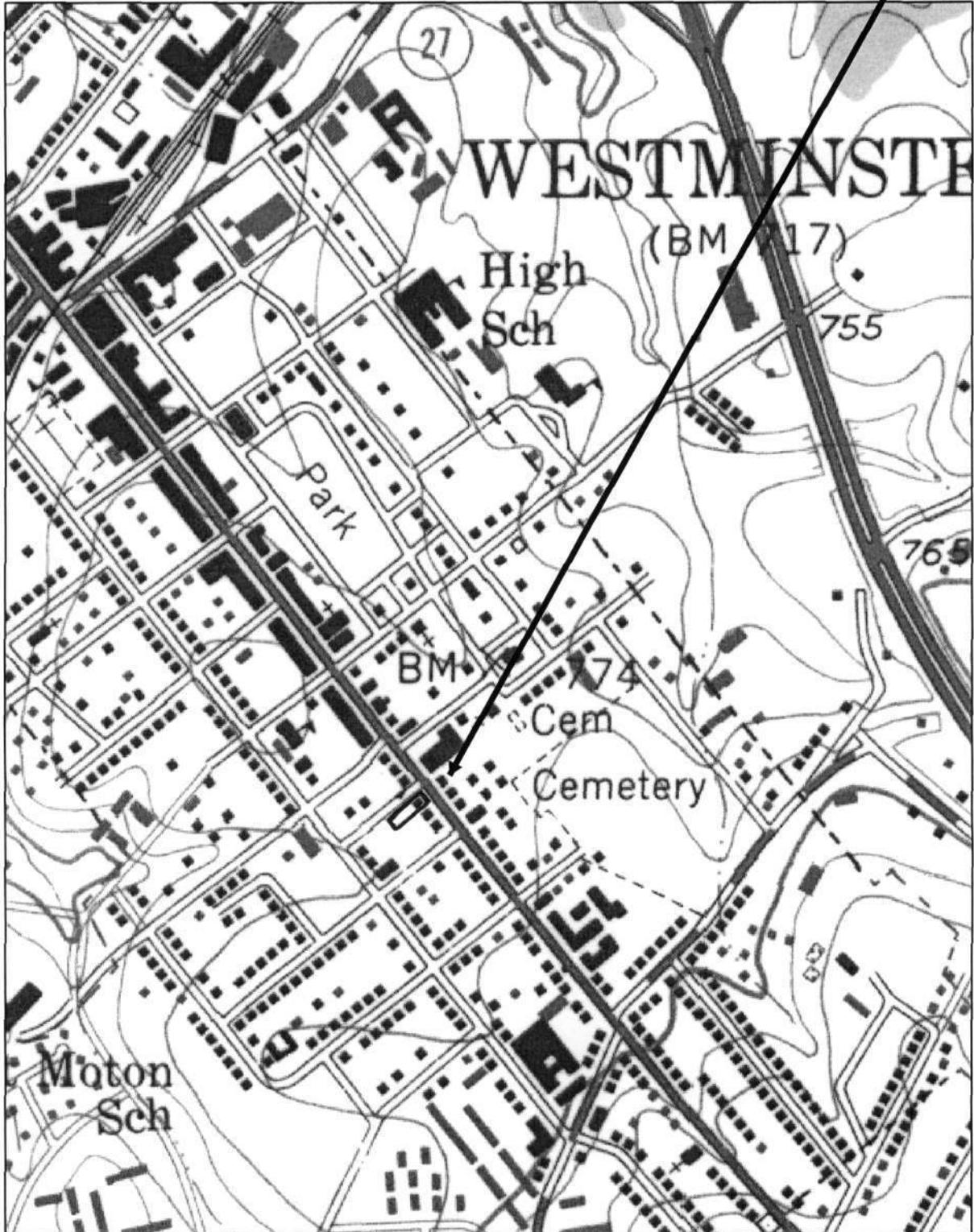


Northeast façade



North elevation

CARR-134C  
Cockey's Tavern  
East Main Street  
Westminster  
Westminster Quad  
Carroll County



#65 pg. 44 116% 4-50% A-5



A 5  
PAGE FIG. CAMERA

☐ LINE  
☐ HALFTONE  
☐ DUOTONE

50%  
SPECIAL INSTRUCTIONS

# 65 pg. 44

History  
Section

65

11/6/70

P. 42 44

~~EUI~~

Inventory -  
Section A (tree)

A-5

50%

134 C

CARR

~~134 C~~  
216 E. Main St.

Westminster

N. facade

10/76 C. Wechs



134 C

CARR ~~15-15-15~~

214-214-218<sup>1/2</sup> E. Main St. Westminster

S. facade - panorama

10/76 C. Weck



134 C  
CARR ~~134 C~~

216 E. Main St.  
Westminster

S. facade

10/76 C. Weeks



134 C

CARR ~~134~~

216 E. Main St. Westminster

front w Dining Room - woodwork

10/76 C Weech

50%



44 66 %  
PAGE FILE CAMERA O LINE  
O HALFTONE  
O DUOTONE SPECIAL INSTRUCTIONS

509.

#66 844

66

50%

C. 424

LVI

"Cockey's Tavern"

Interior, site of first meeting  
of Carroll County Circuit

Court ~~remodelled~~ in 1857;  
building remodelled in 1890's.

Carr ~~134 C~~ 134 C

214 E. Main St. Westminster

Interior

10/76 C. Weech



134 C

CARR ~~XXXXXXXX~~

216 E. Main St.

Chandelier - ~~to~~ E. Dining Room

10/76 C. Weech



CARR  134 C

216 E. Main St. Steir

Westminster

10/76 C. Weech