

MARY BIXLER RESIDENCE;
JACOB BIXLER STORE AND RESIDENCE

30-32-34 PENNSYLVANIA AVENUE

The row 30-32-34 Pennsylvania Avenue, Westminster, fronts the north side of that thoroughfare about 150 feet above "The Forks" in Westminster. The "row" actually consists of three distinct and separate structures that are unified by time of construction and by color, party walls.

Individually, each unit is different from the next: some are fairly altered, some are fairly "pure", some are of wood, some are of frame, the number of bays alters, the painting of the windows alters, etc. However, in their unified yellow color, and their party walls, they do manage to work well together and to present a unified front of a section of Pennsylvania Avenue that is fairly open. Further, two of the units exist as fine examples of larger type: number 4 could easily be a model, as noted, as the house a person of modest means might have constructed in the early 19th century; the size and placement of the 2 sections, the floor plan, the material, the shape of the component parts, are all typical and contrast nicely with the contemporaneous structures built by wealthy individuals, note especially 217 East Main Street. (This latter structure is identical in volume to 34 Pennsylvania Avenue, differing from it only in the amount of money spent on decorative/details such as taller arches, mouse-tooth cornice, and elaborate interior woodwork.) The central unit, also noted, is a fine and rare local example of the widely spread sort of building commonly known as "Philadelphia row house".

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

Mary Bixler Residence; Jacob Bixler Store and Residence

AND/OR COMMON

2 LOCATION

STREET & NUMBER

30-32-34 Pennsylvania Avenue

CITY, TOWN

Westminster

— VICINITY OF

CONGRESSIONAL DISTRICT

7

STATE

Maryland

COUNTY

Carroll

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 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 checked="" 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 type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER

4 OWNER OF PROPERTY

NAME

F. Thomas Babylon Estate

Telephone #: 848-5760

STREET & NUMBER

c/o D. S. Babylon 10 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 #:

Folio #:

STREET & NUMBER

Center Street

CITY, TOWN

Westminster

STATE

Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

None

DATE

— FEDERAL — STATE — COUNTY — LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

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

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The "row" 30-32-34 Pennsylvania Avenue, Westminster, fronts the north side of that thoroughfare about 150 feet above "The Forks" in Westminster. The "row" actually consists of three distinct and separate structures that are unified by time of construction and by color, party walls. Perhaps the best way to describe this group of buildings is to describe their physical appearance separately, at least for their Pennsylvania Avenue facades.

Number 30 is probably both the most dilapidated and the most altered. It is basically a two sectioned building, each section 2 stories tall, laid in common bond brick with a tinned gable roof. The main facade originally seems to have consisted of three regularly spaced bays per floor with the entrance door being the central ground story bay. The door is approached by a flight of three cement steps, is somewhat recessed, consists of a two panel door with a narrow three light transom above. The door is very simply enframed. Double-hung sash windows surround it on three sides, are all regularly spaced and are all 2/2 paned with simple enframing and black louvered shutters. An exception is the present pair of 2/2 windows to the south. A small exterior chimney, serving as a furnace flue, rises at the gable's peak on the south facade, a facade that is otherwise blind. The rear of this building consists of a broadly sloping gable roof section with a central two panelled door and what seemed to be original windows around it on two sides: a 6/6 window above and a 6/6 three window below. Both windows have white wooden sills and white wooden lintels. The rear of the building is unpainted, the other two exposed sides are painted a pale yellow, as, in fact, are all three units.

The central unit 32 (or 34) Pennsylvania Avenue is a frame building, which contrasts with the brick of two neighbors. This building is, along with 132-132½-134 East Main Street, the City's best example of the "Philadelphia row house". The two units here, which are referred to as the Bixler House and Residence in the 1881 City Directory, are each two bays wide. The pattern created on the ground floor, is, reading from north to south, DWDW. Doors and windows here are identical, the former consisting of a half glass half wood door now resting behind the glass and aluminum storm door, and with the windows consisting of a pair of modern aluminum storm windows separated by a wide muttin and resting on a yellow wooden sill. Windows and doors are again simply enframed. To the north of the northernmost door a segmental arched passageway leads to the rear of the structures. Above, and fairly regularly spaced, are four original 6/6 unaltered windows, simply enframed and

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 checked="" 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/HUMANITARIAN
<input 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 type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES	c. 1835	BUILDER/ARCHITECT
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STATEMENT OF SIGNIFICANCE

This row of building is significant for Westminster both for the architecture of each unit, for the way the units combine and present a unified (more or less) facade on the streetscape, and as examples of early commercial-residential units.

Individually, each unit is different from the next: some are fairly altered, some are fairly "pure", some are of wood, some are of frame, the number of bays alters, the painting of the windows alters, etc. However, in their unified yellow color, and their party walls, they do manage to work well together and to present a unified front a section of Pennsylvania Avenue that is fairly open. Further, two of the units exist as fine examples of larger type: number 4 could easily be a model, as noted, as the house a person of modest means might have constructed in the early 19th century: the size and placement of the 2 sections, the floor plan, the material, the shape of the component parts, are all typical and contrast nicely with the contemporaneous structures built by wealthy individuals, note especially 217 East Main Street. (This latter structure is identical in volume to 34 Pennsylvania Avenue, differing from it only in the amount of money spent on decorative/details such as taller arches, mouse-tooth cornice, and elaborate interior woodwork.) The central unit, also noted, is a fine and rare local example of the widely spread sort of building commonly known as "Philadelphia row house".

Curiously, despite their separateness the buildings seem to have been treated always as a unit. When John Logsdon died, owner of the tract called "Fanny's Meadow", his trustee, Bene (also known as Beare) S. Pigman divided up his farm, into lots, calling these pieces lots 10 and 11, and sold them on May 29, 1832 to one Jacob Steffey. Steffey paid \$10.13 for lot 11. (Frederick Deed Book JS 39, Page 136). Later, on December 15, 1836, Steffey sold the lot to Solemen Zepp for \$500 (Frederick County HS 4/69). One might be willing to infer from the price, the existence of at least one of the present structures. If that is so, when Zepp sold the lot to Isaac

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

Being a part of a tract called "Fanny's Meadow" being known as lot number 10 and part of lot number 9 in B. S. Pigmans Addition to Westminster.

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

August, 1977

ORGANIZATION

Westminster Historical Sites Survey

DATE

STREET & 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

flanked by black louvered shutters. The rolled tin of this structure covers a roof gabled in shape, and is punctuated at each end by a corbel-capped chimney which rises at the peak of the roof inches from the party wall on each side. The facade closest to 30 Pennsylvania Avenue is flush with that building, but the L shape of number 34 allows the rear central building to "breathe": the wall closer to 34 is blind, and the rear of this building consists of randomly placed doors and windows evidence of great alteration.

The final building in this group, which we have labelled as number 34 Pennsylvania Avenue, is the least changed of the three. It is, in fact, almost a model of the simple house that would have been built in this area in early 19th century with its two perpendicular gable roofed sections, with each measuring about the same: three bays by two bays. The Pennsylvania Avenue facade has a recessed modern door to the north and regular spaced 4/4 windows to the south. Windows and doors all have 3 coursed gauged flat arches and are reasonably simply enframed. Pegs show where shutters once were. Above are three regularly spaced 6/6 simply enframed windows that do possess black louvered shutters. The east front of the building is flush with its neighbor, but the west front is fully exposed overlooking a wide grassy yard. The front section has a 6/6 window identical to those on the second floor of the principal section and a small attic window within the gable. The rear section is pierced by four 6/6 windows on the west facade, windows which are simply enframed; the rear of that section has two such windows on the ground floor with one above. The alternating pitch of the roof as seen in the rear section would indicate that at one time a second story porch ran along the east. A massive corbel-capped chimney rises at the peak of this rear section about half way back; although this could indicate two sections of construction, nothing seems present in the bricks to indicate such a circumstance.

Shriver on April 7, 1841, just 5 years later, the price had trebled to \$1650, indicating the presence of all three units. (Carroll County Deed Book WW6, Page 34). Shriver then sold the lot to Jacob Bixler on April 6, 1848 (8/404); Bixler's family would have title for the rest of the 19th century, as the 1881 City Directory notes, listing 30/32 as a store and residence, and 34 as a residence. On May 26, 1914, George A. Bixler and wife became indebted to the Westminster Savings Bank for \$1000 and used this property (consisting of "a dwelling house and store property" as colateral). George inherited the property in the Last Will and Testament of his father, Jacob (Will 9/326). (Real Estate and Mortgage Records of Carroll County 64/214). A year later, the bank foreclosed on the property, and sold it at an auction for \$4100 to F. Thomas Babylon on February 24, 1915 (126/175). Babylon has since died and the land is part of his estate.



40%

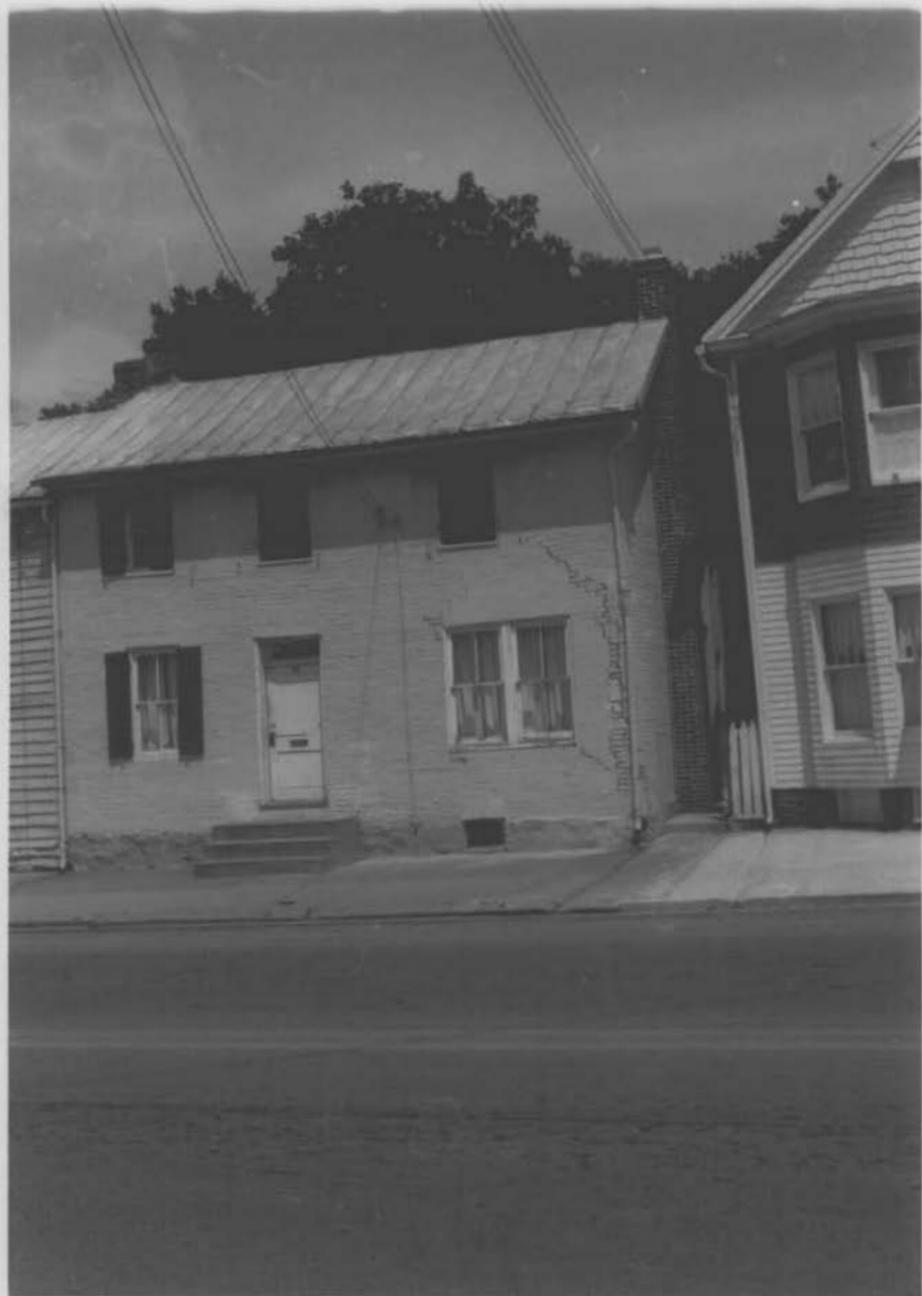
CARR 490

30-32-34 Pennsylvania Ave

E-22

~~K-20~~

4.27.



CARR-490



CARR-490



CAR-490



CA RE-490



CARR-490