

CARR-54

Peter Royer House, site

Architectural Survey File

This is the architectural survey file for this MIHP record. The survey file is organized reverse-chronological (that is, with the latest material on top). It contains all MIHP inventory forms, National Register nomination forms, determinations of eligibility (DOE) forms, and accompanying documentation such as photographs and maps.

Users should be aware that additional undigitized material about this property may be found in on-site architectural reports, copies of HABS/HAER or other documentation, drawings, and the “vertical files” at the MHT Library in Crownsville. The vertical files may include newspaper clippings, field notes, draft versions of forms and architectural reports, photographs, maps, and drawings. Researchers who need a thorough understanding of this property should plan to visit the MHT Library as part of their research project; look at the MHT web site (mht.maryland.gov) for details about how to make an appointment.

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Last Updated: 04-16-2004

CARR - 54

PETER ROYER HOMESTEAD

late-18th century

Westminster

private

The Peter Royer house was an exceptional example of an early Pennsylvania German house with a Continental plan that had a Federal style addition. The structure was torn down in 1977 for construction of a subdivision.

This structure was commonly referred to as the Peter Royer House because it was the homestead of Peter Royer, a prominent Carroll countian in the early 19th century. Peter Royer purchased the property in 1800 and the \$1200 purchase price for 137 acres indicates that there were substantial improvements at that time. Oral tradition confirms that the original stone house was standing when Royer purchased the property. In an 1875 article about a barn raising on the Royer farm, a claim is made that the oldest surviving barn in the county "built, probably, about the year 1775" was on the Royer property and that the stone portion of the dwelling predates 1800.

Before its demolition in 1977, the house was significant for its retention of early Pennsylvania German construction details. Although the original house was substantially altered when the Federal-style brick addition was added in the 1830s, the architectural evidence of the original section indicated that it was built in the Pennsylvania German vernacular tradition with a central chimney and three room floor plan. This plan is known as the Continental plan and uses a Kich-Stubb-Kammer arrangement of rooms.

Although the Royer house is no longer standing, documentation of the structure shows how the Pennsylvania German traditions persisted during the period of settlement in Carroll county. The construction details retained characteristics of Pennsylvania German craftsmanship in the architectural tradition of this region. The persistence of similar cultural traits can be identified in other areas of our local history, such as decorative arts in Carroll county. The Royer house also depicts how the architectural characteristics reflect the daily lives of the people who built and lived in these early Carroll county buildings.

Maryland Historical Trust State Historic Sites Inventory Form

Survey No. CARR-54

Magi No.

DOE ___yes ___no

1. Name (indicate preferred name)

historic PETER ROYER HOUSE (site)

and/or common

2. Location

street & number Royer Road (approx. midway between Uniontown Rd. and Taneytown Pike
not for publication

city, town Westminster ___ vicinity of congressional district Sixth

state Maryland county Carroll

3. Classification

Category	Ownership	Status	Present Use
___ district	___ public	___ occupied	___ agriculture ___ museum
___ building(s)	xx ___ private	xx ___ unoccupied	___ commercial ___ park
___ structure	___ both	___ work in progress	___ educational ___ private residence
xx ___ site	Public Acquisition	Accessible	___ entertainment ___ religious
___ object	___ in process	___ yes: restricted	___ government ___ scientific
	___ being considered	___ yes: unrestricted	___ industrial ___ transportation
	xx ___ not applicable	___ no	___ military ___ other:

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

name Pinecrest Construction Company, Inc. m. 38 p. 39

street & number telephone no.:

city, town state and zip code

5. Location of Legal Description

courthouse, registry of deeds, etc. Carroll County Courthouse Annex liber 510

street & number 55 North Court Street folio 189

city, town Westminster state Maryland

7. Description

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Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input type="checkbox"/> fair	<input checked="" 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 Peter Royer house was an exceptional example of an early Pennsylvania German house with a Continental that had a Federal style addition. The structure was torn down in 1977 for construction of a subdivision.

Description: An early Pennsylvania German stone house once stood on the east side of Royer Road, approximately mid-way between Uniontown Road and Taneytown Pike.

The original stone section was a two-story stone structure with a gable roof. It was a 27'-by-35' building constructed of stone masonry walls 24" thick. The exterior of the stone masonry was covered with several layers of stucco, but it did not appear to be the original exterior finish. The facades of the structure were asymmetrical with off-center entrances on the east and west elevations. A partial basement was excavated at the southeast corner of the structure which served as a root cellar.

Before its demolition in 1977, the house was significant for its retention of early Pennsylvania German construction details. Although the original house was substantially altered when the Federal-style brick addition was added in the 1830s, the architectural evidence of the original section indicated that it was built in the Pennsylvania German vernacular tradition with a central chimney and three room floor plan. This plan is known as the Continental plan and uses a Kich-Stubb-Kammer arrangement of rooms.

The kitchen, die Kich, was on the north side of the first story and had a through passage, with entrances on both the east and west elevations leading into the kitchen. An original large open fireplace was located on the interior partition wall. The large size of this room indicates its importance in the family's daily life. The fireplace provided the work space for preparing foods year-round and was the primary source of heat in the house during the winter. During the summer harvest season, much activity took place in the kitchen with drying foods and preparing them for storage.

The south side of the first story was divided into two rooms separated by a board partition wall. This partition was made up of vertical panels chamfered on each side and fitted into posts (or stiles). These panels were 1' 6" wide and the chamfered edges fitted into grooves on the sides of 6" posts. The posts were ornamented with quarter-inch beads on each side. The partition was along the summer beam of this section which was chamfered with run-out stops. Tucked into the northern side of this partition was a narrow staircase.

8. Significance

Survey No. CARR-54

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 checked="" type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input checked="" 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 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: This structure was commonly referred to as the Peter Royer House because it was the homestead of Peter Royer, a prominent Carroll countian in the early 19th century. The property remained in the Royer family until 1905 and was owned by the Young family from 1924 to 1965. In 1972, plans were begun for the subdivision of the property which is now known as The Greens of Westminster.

History: Peter Royer purchased the property in 1800 and the L1200 purchase price for 137 acres indicates that there were substantial improvements at that time. Oral tradition confirms that the original stone house was standing when Royer purchased the property. In an 1875 article about a barn raising on the Royer farm, a claim is made that the oldest surviving barn in the county "built, probably, about the year 1775" was on the Royer property and that the stone portion of the dwelling predates 1800.

Before its demolition in 1977, the house was significant for its retention of early Pennsylvania German construction details. Although the original house was substantially altered when the Federal-style brick addition was added in the 1830s, the architectural evidence of the original section indicated that it was built in the Pennsylvania German vernacular tradition with a central chimney and three room floor plan. This plan is known as the Continental plan and uses a Kich-Stubb-Kammer arrangement of rooms.

Although the Royer house is no longer standing, documentation of the structure shows how the Pennsylvania German traditions persisted during the period of settlement in Carroll county. The construction details retained characteristics of Pennsylvania German craftsmanship in the architectural tradition of this region. The persistence of similar cultural traits can be identified in other areas of our local history, such as decorative arts in Carroll county. The Royer house also depicts how the architectural characteristics reflect the daily lives of the people who built and lived in these early Carroll county buildings.

Furnishings in the parlor would have included a long table, a few chairs, and benches for the children. This would be the location for a tall-case (popularly known today as "Grandfather's") clock if the family owned one. Another substantial piece of furniture that would have been located here would be the large clothes cupboard - Gleeder-Shonk - for the clothing and bed linens of the parents.

It was the Pennsylvania German tradition of the parents to sleep on the first floor of the house, and the usually smaller third room of the first story was the sleeping chamber - Kammer. This was an unheated room and the typical bed was surrounded by bed curtains that helped to retain the heat. These were generally rope beds supporting large feather mattresses which the parents slept under. The beds were high off the ground and had a stool beside them to reach them. This room might also contain a blanket chest and cradle or trundle bed. A peg rail along the walls held the clothing.

The basement area to this structure was only partially excavated, providing a root cellar at a location under the parlor. The root cellar was originally only accessible from the exterior, where the ground sloped off to the southeast and a ground level basement entrance was located. An interesting construction technique existed as insulation between the floor joists of the root cellar. Here the joists were grooved and split wooden slats were fitted into the grooves. In the space between the bottom of the floor boards and the top of the slats, mud and straw were placed to serve as insulation for the root cellar.

The second story was extensively remodeled by the 1830s renovations. The original plan most likely was four bedrooms, or three bedrooms and one storage area. The prominent room on this floor was the guest room. In the Pennsylvania German tradition, this room was used for visitors and held a special status in the house. Normally it was the room located above the parlor. It is the room most likely to have special architectural features, such as a chair rail or fancier door and window trim. It also would have had important pieces of furniture including a bed similar to the one in the first story Kammer and a blanket chest. In the Peter Royer house the guest room included a small fireplace and an opening for a chimney cupboard. The ceiling joists were originally exposed and painted with a pinkish calamite paint. These joists were chamfered with ogee stops.

The attic also served important functions for the household. It was a storage area for meats, dried foods and other goods that needed to be kept away from moisture, such as flour and grain. These goods were kept in cloth bags and hung from the rafters. In some cases, a separate room that could be locked existed in the attic as a meat storage area. The construction details of the Peter Royer house in view in the attic were its common rafter roof system. The rafters were pegged at the peak and tied with collar beams.

Peter Royer substantially remodeled the original stone house at the time he constructed a Federal-style brick addition, probably in the 1830s. While architecturally this addition conforms to the national styles

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM

Survey No. CARR-54

Description (continued)

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popular in the mid-Atlantic region, the use of the household still remained rooted in the local culture. The addition served to make the house a double house, providing separate living quarters for the son who would inherit the farm.

In the remodeling, the north wall of the stone section was taken down and the brick addition butted up against the remaining side walls. The large kitchen fireplace was removed from the central chimney although the central chimney stack was rebuilt to serve a parlor fireplace. A smaller kitchen hearth was built on the north gable wall. The stairs were relocated and the second story partitions were changed.

SITE OF THE PETER ROYER HOUSE

circa 1800

East side of Royer Road; .25 mile north of
Uniontown Road
Westminster

Private

The Peter Royer House was demolished in 1976 by the development company that developed "The Greens" subdivision. The Royer House was a double house that consisted of an original stone structure built circa 1800 and a brick Federal-style addition from the 1830s. The stone section with its three-room, Germanic-style plan had significant early features. It had a partial basement below its southeast corner that served as a root cellar and was insulated from the first story through mud and straw held in place by river boards between the log joists that supported the first story floor. Woodwork in the stone section included a board partition wall, batten doors with rose-headed nails, chamfered summer beams, and chamfered ceiling beams in one second story room. The Federal-style brick addition was quite elaborate for Carroll County's farm architecture. The main facade was two stories with a double-porch on the front. The house had a side entrance plan with doorways that contained fanlights on both the first and second stories. The plan had a side hall passage with Federal-style ornamentation on the staircase and a two room plan with cate-corner fireplaces in each room along the partition wall. The house presented an excellent

example of the process of acculturation that occurred to the German settlers in the area as viewed through architectural changes.

Peter Royer was a tanner and son of Philip Royer of Lancaster, Pennsylvania. He was born near Trout Creek, Lancaster County, Pennsylvania on August 17, 1775 and he moved to Frederick County (now Carroll County), Maryland, in the spring of 1800. He had married Anna Roop of Lancaster County in 1796, and they moved to settle a homestead near Anna Roop's brother's farms outside of Westminster. Peter Royer established a farm with a stone house and became a prosperous farmer of this area, acquiring four other large farms for his sons before his death in 1842. He also donated land for the Meadow Branch Church of the Brethren and Meadow Branch Cemetery located near the site of his house.



DEPARTMENT OF PLANNING AND DEVELOPMENT

225. N. Center Street
Westminster, Maryland 21157

WESTMINSTER PLANNING DISTRICT

FIELD SHEET--HISTORIC RESOURCES SURVEY

SURVEY NUMBER: CARR-54

NEGATIVE FILE NUMBER:

UTM REFERENCES:
Zone/Easting/Northing

U.S.G.S. QUAD. MAP: New Windsor

PRESENT FORMAL NAME:
Site of Peter Royer HouseORIGINAL FORMAL NAME:
Peter Royer House

PRESENT USE: open space

ORIGINAL USE: farm house

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent () Good ()
Fair () Poor () demolished

THEME:

STYLE:

DATE BUILT: c. 1800

COUNTY: CARROLL

TOWN: WESTMINSTER

LOCATION: East side of Royer Road approximately .25
mile north of Unimtown Road

COMMON NAME: Peter Royer House (Site of)

FUNCTIONAL TYPE: -

OWNER: Pinecrest Construction Company

ADDRESS:

ACCESSIBILITY TO PUBLIC:

Yes () No (X) Restricted ()

LEVEL OF SIGNIFICANCE:

Local () State () National (X)

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone (X) Brick () Concrete () Concrete Block ()
 2. Wall Structure
 - A. Wood: Log () Post and Beam () Balloon ()
 - B. Wood Bearing Masonry: Brick (X) Stone (X) Concrete () Concrete Block ()
 - C. Iron () D. Steel () E. Other
 3. Wall Covering: Weatherboard () German Siding () Board and Batten ()
Wood Shingle () Shiplap () Novelty () Stucco (X) Sheet Metal ()
Aluminum () Asphalt Shingle () Brick Veneer () Stone Veneer ()
Bonding Pattern: Other:
 4. Roof Structure
 - A. Truss: Wood (X) Iron () Steel () Concrete ()
 - B. Other:
 5. Roof Covering: Slate () Wood Shingle () Asphalt Shingle () Sheet Metal (X)
Built Up () Rolled () Tile () Other:
 6. Engineering Structure:
 7. Other:
- Appendages: Porches (X) Towers () Cupolas () Dormers () Chimneys () Sheds ()
Ells () Wings () Other:
- Roof Style: Gable (X) Hip () Shed () Flat () Mansard () Gambrel () Jerkinhead ()
Saw Tooth () With Monitor () With Bellcast () With Parapet ()
With False Front () Other:

Number of Stories: 2

Number of Bays: 3 x 2 and 3 x 2

Approximate Dimensions:

Entrance Location:

THREAT TO STRUCTURE:

No Threat () Zoning () Roads ()
Development () Deterioration ()
Alteration () Other: Site

LOCAL ATTITUDES:

Positive () Negative ()
Mixed () Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

RELATED STRUCTURES: (Describe)

spring house, wash house, wood house, carriage house, granary, barn

STATEMENT OF SIGNIFICANCE:

The stone section of the house contained a number of features representative of the Germanic tradition in architecture, including an insulated root cellar, chamfered beams and a three-room plan. An 1830s brick house of the Federal style was attached to the north end of the stone structure.

REFERENCES:

1862 Martenet's Map: Jehu Royer

1877 LG & S Atlas: Margaret Royer

A good photograph and a biography are provided in The Royer Family in America pp. 178-182

Francis, J. G. The Royer Family in America Lebanon, Pa.: Author, 1928.

SURROUNDING ENVIRONMENT:

Open Lane () Woodland () Scattered Buildings ()
 Moderately Built Up () Densely-Built Up (X)
 Residential () Commercial ()
 Agricultural () Industrial ()
 Roadside Strip Development ()
 Other:

RECORDED BY:

Joe Getty

ORGANIZATION:

Can. Co. Planning Dept

DATE RECORDED:

8/83

324

327

328





1. CARR-54 PETER ROYER HOUSE
2. Carroll County, Maryland
3. Joe Getty
4. March 1968
5. Getty, York St. Manchester, Md.
6. S & W elev. (camera facing ne)
7. 1/4



1. CARR-54 PETER ROYER HOUSE
2. Carroll County Maryland
3. Joe Getty
4. April 1977
5. Getty, York St., Manchester, Md.
6. S & E elev. (camera facing nw)
7. 2/4



1. CARR-54 PETER ROYER HOUSE
2. Carroll County, Maryland
3. Joe Getty
4. June 1977
5. Getty, York St., Manchester, Md.
6. N. & W. elev. (camera facing se)
7. 4/4



1. CARR-54 PETER ROYER HOUSE
2. Carroll County, Maryland
3. Joe Getty
4. May 1977
5. Getty, York St., Manchester, Md.
6. S. elev. (camera facing n)
7. 3/4