NPS Form 10-900
(Rev. 10-90)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name McKinstry's Mills Historic District

other names/site number CARR-1486

2. Location

streets 1494, 1498, 10904 McKinstry's Mill Rd.; 4500, 4504 Sam's Creek Rd.
not for publication n/a city or town Union Bridge vicinity x
state Maryland code MD county Carroll, Frederick code 013, 021
zip code 21791, 21776

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x nomination ____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets ____ does not meet the National Register Criteria. I recommend that this property be considered significant __ nationally ___ statewide x locally. (___ See continuation sheet for additional comments.)

Signature of certifying official — Date 3-10-97

State or Federal agency and bureau

In my opinion, the property ____ meets ____ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of commenting or other official — Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

____ entered in the National Register _____
___ See continuation sheet.
____ determined eligible for the _____
National Register
___ See continuation sheet.
____ determined not eligible for the _____
National Register
____ removed from the National Register _____

____ other (explain): _____

_____ _____
Signature of Keeper Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

__x__ private
___ public-local
___ public-State
___ public-Federal

Category of Property (Check only one box)

___ building(s)
__x__ district
___ site
___ structure
___ object

Number of Resources within Property

Contributing	Noncontributing	
15	2	buildings
		sites
2	1	structures
		objects
17	3	Total

Number of contributing resources previously listed in the National Register
0

Name of related multiple property listing n/a

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat:	Sub:
DOMESTIC	single dwelling
DOMESTIC	secondary structure
AGRICULTURE	agricultural outbuilding
COMMERCE	store
INDUSTRY/PROCESSING/EXTRACTION	mill

Current Functions (Enter categories from instructions)

Cat:	Sub:
DOMESTIC	single dwelling
DOMESTIC	secondary structure
AGRICULTURE	agricultural outbuilding
VACANT/NOT IN USE	

7. Description

Architectural Classification (Enter categories from instructions)

MID-19TH CENTURY
OTHER: Warren pony truss
NO STYLE

Materials (Enter categories from instructions)

foundation STONE
roof METAL
walls BRICK, WOOD
other WOOD

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

____ A Property is associated with events that have made a significant contribution to the broad patterns of our history.

____ B Property is associated with the lives of persons significant in our past.

__x__ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

____ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

____ A owned by a religious institution or used for religious purposes.

____ B removed from its original location.

____ C a birthplace or a grave.

____ D a cemetery.

____ E a reconstructed building, object, or structure.

____ F a commemorative property.

____ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)
ARCHITECTURE

Period of Significance 1814-1915

Significant Dates 1844, 1849, 1850

Significant Person (Complete if Criterion B is marked above)
n/a

Cultural Affiliation n/a

Architect/Builder Joseph Wolfe, builder

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)
___ preliminary determination of individual listing (36 CFR 67) has been requested.
___ previously listed in the National Register
___ previously determined eligible by the National Register
___ designated a National Historic Landmark
___ recorded by Historic American Buildings Survey # _____
___ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data
_x_ State Historic Preservation Office
___ Other State agency
___ Federal agency
_x_ Local government
___ University
_x_ Other
Name of repository: Historical Society of Carroll County

10. Geographical Data

Acreage of Property approximately 26 acres
USGS quadrangle Union Bridge, MD
UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
A	18	313440	4378420	D	18	313280	4377860
B	18	313760	4378140	E	18	313300	4378180
C	18	313660	4377920				

___ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Kenneth M. Short, Historic Planner

organization Carroll County Department of Planning date November 1995

street & number 225 N. Center St. telephone (410) 857-5629

city or town Westminster state MD zip code 21157

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state ____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

Description Summary:

The McKinstry's Mills Historic District comprises the entirety of the settlement of McKinstry's Mills, located on Sam's Creek, the border between Carroll and Frederick Counties, Maryland. The 26-acre hamlet consists of six separate properties that were owned and developed in the 19th century by the McKinstry family, local millers. The focus of the settlement is the grist mill, a three and one-half story, five-bay by three-bay frame building with a rubble stone lower story, constructed in 1844 to replace an earlier mill. The community also includes the McKinstry homestead, established ca. 1825-35; the residence of miller Samuel McKinstry, dated 1849; a store building of 1850; and two other small houses. In addition, a variety of domestic and agricultural outbuildings characterize these domestic complexes. Also located within the district is a 1908 Warren pony truss bridge which carries McKinstry's Mill Road over Sam's Creek.

General Description

The village of McKinstry's Mills is located on Sam's Creek, the border between Carroll and Frederick Counties, at the intersection of McKinstry's Mill Road with Sam's Creek Road and Marble Quarry Road. The village is situated on generally flat ground. The buildings are mostly two-story, free-standing domestic structures set on large lots of ½ to several acres; most of the buildings are set 15 to 30 feet from one of the roads, with much of the open lot behind. The lots and surrounding properties are generally agricultural in nature. Many of the lots have mature trees between the road and buildings, and many have several small outbuildings behind the houses.

McKinstry's Mill (CARR-74) is a large three-and-one-half story, five-bay by three-bay frame building with a rubble stone lower story. It is clad in weatherboards on the south elevation and German siding on the west elevation. There is a gable roof of corrugated metal with an east-west ridge. On the west elevation, the lower story is open for the depth of one bay, and is supported by five wood posts set on concrete piers above a low rubble stone wall. The openings between the three posts have segmental arches formed of vertical boards. This opening is a drive underneath the mill for loading and unloading wagons. The recessed stone wall of the west elevation has a window opening and a dutch door. The second story has a boarded-up door and two 6/6 sash, the third story three 6/6 sash, and the gable end two 6/6 sash. The north elevation has a boarded-up door in the center of the lower story, with a marble datestone near the west corner

which reads "BUILT BY S. M'KINSTRY 1844." There is a stone ramp north of the mill, with a wood bridge from the ramp to a central dutch door on the second story. This is flanked on each side by two 6/6 sash. The west bay, between the second and third stories, has a painted sign identifying "[?] H. ZUMBRUN MANUFACTURERS OF CRACKED CORN HOMINY & CORN MEAL." The third story has four 6/6 windows (the center bay is blank). There are three dormer windows with 6/6 sash. The south elevation has four 6/6 sash on the second and third stories. On the east elevation the lower story is heavily overgrown, but appears to have a large metal drum on the exterior that may hold a turbine. The second story has a 6/6 sash and two doors, the third story has three 6/6 sash, with two more in the gable end and one in the peak. The machinery in the mill was reportedly removed, but the current owner apparently acquired some of it, and possibly other mill equipment, with the intention of restoring the mill to working order in the 1960's. The interior was not accessible, but is supposed to be full of this equipment and old lumber. East of the mill about 30 feet is a curving earthen **mill dam**. The center of the dam has been washed out, and the dam and former mill pond are now overgrown, but the majority of the dam appears to survive intact. A large diameter steel pipe extends from the dam to the turbine housing at the mill.

The **Samuel McKinstry Mill House** (CARR-75) is located at 1498 McKinstry's Mill Road. The house faces east toward McKinstry's Mill Road. It is a five-bay by two-bay two-story brick building with a center passage plan, a rubble stone foundation, and a standing-seam metal gable roof with a north-south ridge. The east elevation has stretcher bond brick. The first story has a center entrance with an eight-panel door that has side lights and a six-light transom. The door is flanked on each side by a fluted Greek Doric column. The center doorway is flanked on each side by two 6/6 double hung sash with marble sills. The porch is a one-story, three-bay structure centered on the east elevation. There are jigsawn foliate brackets. The second story has a center tripartite window with a 6/6 sash in the middle and a 2/2 sash in each flanker. The house is banked on the north elevation, with the foundation of the south elevation exposed. The south elevation has 5 to 1 common bond brick. The north elevation has Flemish bond brick. There is a marble date plaque centered in the gable end, reading "Built by S.M'Kinstry 1849". The cellar under the ell has a kitchen. The center passage baseboards are marbleized. There is a dog leg run of open stringer stairs on the south wall. On the landing are five steps up on the south side towards the west which leads to a second landing at the western end of the passage. There are also five steps up to the east from the center landing to a landing and passage on the east. The

northeast room has a fireplace centered on the north wall with a marbleized wood mantle that is dark with gold veining. The southeast room has centered on the south wall a fireplace. The mantel is identical to that in the northeast room and is marbleized in the same pattern as is found on the baseboards in the passage. The plaster surround is marbleized in a speckled pattern. About 20 feet southwest of the house is the smokehouse. It has 5-to-1 common bond brick walls with a hip roof. The north elevation has a beaded-edge, vertical-board door. The east elevation has a diamond-in-section wood vent. The west elevation of the **smokehouse** has a summer kitchen attached to it. The **summer kitchen** is a one-story, three-bay by one-bay structure of German siding with corner boards and a gable roof of corrugated metal with an east-west ridge. There is an exterior brick chimney on the west end. The north elevation has a four-panel door to the east and two 6/6 sash to the west. The building is constructed of 2 x 4's. About 60 feet southwest of the smokehouse is a **hog pen** with vertical-board siding. It has mostly collapsed, and is not considered to contribute to the significance of the district due to its lack of integrity. There is a non-contributing **garage** about 100 feet northwest of the house, reportedly built as a Methodist summer meeting house and moved here in 1938; this action occurred outside the period of significance of the district. It has vertical-board siding and a gable roof of corrugated metal with an east-west ridge. The north and south walls have two pair of hinged doors set high on the wall. The east elevation has a pair of vertical-board doors on rollers. The west elevation has a pair of vertical-board doors in the center. About 30 feet northwest of the garage is a **bank barn** with a forebay that faces south. The gable roof has an east-west ridge. The upper story has a central threshing floor with a hay mow on each end and an outshot on the north, east of the doors. The four bents have three posts each which are mill sawn. The forebay is framed separately from the barn bents.

The McKinstry Homestead (CARR-160) is located at 4504 Sam's Creek Road, at the southeast intersection with McKinstry's Mill Road. The complex consists of a brick **house** with additions, a frame **summer kitchen**, a brick **smokehouse**, a ground **barn**, and a frame **poultry house.** The house faces south towards Sam's Creek Road and is a three-bay by two-bay, two-story structure with a two-bay by two-bay ell. It has a rubblestone foundation, brick walls, and a gable roof of standing-seam metal with an east-west ridge. The south elevation has a center entrance on the first story 6/6 sash. There is a one-story, three-bay, shed-roof porch. The south elevation has Flemish bond brick. The ell attached to the north elevation of the house was apparently added later. The east elevation of

the ell has a two-story shed-roof addition that has German siding on the first story and clapboard on the second story. The south bay of this addition has a projecting, cantilevered, one-story bay. On the east side of the cellar, stairs lead down through the floor to a ground cellar. The ground cellar has rubble stone walls with a brick barrel vault. The first story has a two-room or hall-parlor plan with enclosed stairs along the south wall of the ell, one room in the ell, and one room added to the east side of the ell. The front door opens into the southeast room. On the west elevation of this room is a wide opening with double pocket doors. There is also a non-contributing **garage** on the property.

The **store owner's dwelling** at 1494 McKinstry's Mill Road faces west and has a rubble stone foundation, running bond brick on the west elevation, and a gable roof with corrugated metal and a north-south ridge. It is a two-story, four-bay by two-bay structure. The first story of the west elevation has bricked-in openings in the two center bays and a segmentally-arched central door with double doors and a two-light fanlight. The second story has four 6/6 sash with wood lintels. The north elevation has two 6/6 sash on the first and second stories. The south elevation has a 2½-story, five-sided brick bay window. The foundation has a marble datestone with "[?] McKINSTRY 1850." The first and second stories have Queen Anne sash. The turret roof has wood shingles with several saw tooth courses and three dormers with decorative gouge work. There is a two-bay, two-story brick ell on the east, with a two-story, cinderblock and frame addition to the ell.

The **house** at 4500 Sam's Creek Road is a two-story, three-bay by two-bay frame structure that faces south. The end bays of the cellar have 3/3 sash. The center bay of the first story has a door, with a 6/6 sash on each side. There is a one-bay porch with four chamfered columns and a railing with square balusters. The standing-seam metal roof has an east-west ridge. The east and west elevations each have two 6/6 sash on the first and second stories. There is a two-story ell on the north elevation that has a one-story addition on the west.

The **house** at 10904 McKinstry's Mill Road, in Frederick County, is a two-story, three-bay by two-bay stone structure with stucco and a gable roof of standing-seam metal with a north-south ridge. The house faces east and has a central doorway. The east elevation has a three-bay porch with four large, chamfered columns and jigsawn balusters. There is a two-story addition on the west that is also stuccoed. The building was stuccoed c. 1990, at which time a datestone with "1760" was reportedly covered over.

Also on the property is a two-story **shed** with German siding and a small, one-story, board-and-batten **outbuilding.**

The McKinstry's Mill Road Bridge is a Warren pony truss steel **bridge** built in 1908 over Sam's Creek. The bridge has four panels with verticals extending from the top chord only. The deck is wood. On both the northeast and southwest inclined end posts are plates inscribed "Built by the York Bridge Co., York, Pa., 1908." On the southeast end post is a plate reading the names of the County Commissioners: Wm. H. Hogarth, L.H. Bowlus, H.M. Kefauver, L.C. Dinterman, J.S. Annan; R.K. Albaugh, Clark. The structure is the only metal truss bridge known to survive in Carroll County and is now owned by the county government.

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Significance Summary

The McKinstry's Mills Historic District is significant under Criterion C as a well-preserved example of a small 19th century hamlet that developed around a grist mill. Its history of development, in which craftsmen congregated around a dispersed service site such as a mill seeking to profit from the traffic the mill produced, is typical of rural Maryland in the period and has been recognized by students of early settlement patterns. The district includes buildings representing nineteenth century domestic, agricultural, commercial and industrial types. Many of the towns and villages in Carroll County began in just this manner and for various reasons grew much larger. Other settlements around mills stayed very small, like McKinstry's Mills. The abandonment of mills in the early twentieth century has resulted in their disappearance, and of the surrounding settlements, just as growth in larger towns has obliterated these settlement patterns. Only a handful of these small communities survive and retain historical integrity. In Carroll County, the most notable examples besides McKinstry's Mills are Linwood (CARR-158) and Union Mills (CARR-22); both of the latter properties have been listed in the National Register. McKinstry's Mills remains a unique, small settlement much as it was in the mid- and late nineteenth century. The period of significance, 1814-1915, corresponds to the ownership of the property by successive generations of the McKinstry family which was primarily responsible for the development of the district as it exists today.

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HISTORIC CONTEXT

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Geographic Organization: Piedmont

Chronological/Developmental Period(s):

Rural Agrarian Intensification	1680-1815 A.D.
Agricultural/Industrial Transition	1815-1870 A.D.
Industrial/Urban Dominance	1870-1930 A.D.

Prehistoric/Historic Period Theme(s):

Architecture/Landscape Architecture/Community Planning

Resource Type:

Category: District

Historic Environment: Rural

Historic Function(s) and Use(s):

Domestic/single dwelling
Domestic/secondary structure
Agriculture/agricultural outbuilding
Industry/processing/extraction/grist mill

Known Design Source: none

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RESOURCE HISTORY AND HISTORIC CONTEXT

The village of McKinstry's Mills is located on part of a 127½-acre tract patented by George Pusey in 1789 and called "Resolution". According to local histories from the nineteenth century, Pusey built the first mill on this site, a log structure, in 1797. The 1808 Varle map of Frederick and Washington counties shows a mill at this location. The Pusey house may survive as the log part of the property at 4500 Sam's Creek Road. In the early nineteenth century, there was a store kept by Michael Sponsler in a small building apparently at the corner of Sam's Creek Road and McKinstry Mill Road, the site of 1494 McKinstry's Mill Road. Sponsler continued in business until 1826. He was succeeded by George Wertz who, in addition, repaired clocks and watches, and by John Ogburn, George Pole, Ephraim Hiteshue and Michael Smith.[1]

Pusey's mill was sold to Evan McKinstry in 1814. McKinstry was a Quaker and a native of Doylestown, Bucks County, Pennsylvania. He left home around 1800 with his friend, John Lyons, and headed for Ellicott City. Before reaching there, they found employment at the Mt. Vernon Cotton Mills in White Hall, Baltimore County. In 1804 they returned to Doylestown and each married the other's sister, Evan McKinstry marrying Joanna Lyons. The two friends then returned to White Hall, and McKinstry apparently remained there until purchasing Pusey's mill. One improvement made to the property was weather-boarding added to the log mill.[2] McKinstry also built the brick house, known as the McKinstry Homestead, at 4504 Sam's Creek Road. The house was probably built between 1825 and 1833, and certainly by 1835, as the tax records for the former year list only a mill and saw mill on 39 acres. In the latter year there is also a brick house, undoubtedly the structure in question, judging from surviving details in the cellar and attic. McKinstry genealogy records that in 1833 Joseph McKinstry moved ". . . with his father from the mill property to the house in which Evan McKinstry afterward died." This house was the Homestead. The reason for this move was the marriage of Evan's second son, Samuel (b. 6-18-1808, d.

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[1] "Resolution" resurvey, HG 1-354, Maryland Hall of Records. Carroll County Histories. Griffith, Map of Maryland.

[2] *The Carroll Record Histories of Northwestern Carroll County Communities*, Joseph M. Getty, ed. West: HSCC, 1994., p. 83

4-14-1883), to Mary Ann Clemson (b. 1-18-1814, d. 8-9-1886) in 1833, and the pending nuptials may have given impetus to the construction. It also suggests that Samuel was running the mill by this time. By 1835 McKinstry also owned 152 acres. Six years later he had increased his holdings to 168 acres, and the improvements included his brick house, a barn, the mill, and three log houses. The latter probably included the old Pusey house, the store building, and the house at 10904 McKinstry's Mill Road.[3]

Evan McKinstry actually sold the mill property and 44 acres to his son, Samuel, in 1840, though the tax books did not reflect this, and he was apparently in retirement in his brick house, which he retained. His livestock, valued at only $42, indicates that he was not farming his extensive holdings himself, and Samuel was assessed for stock in trade (millering) of $450. Samuel was obviously an industrious man, as is clear from an advertisement he placed in 1840:

> COOPER WANTED! The subscriber wishes to employ a first rate COOPER, to whom constant employment the year round and liberal wages will be given. The applicant must come well recommended. A good stand can also be had for a SHOEMAKER, (a single man,) it being a first-rate stand. Samuel McKinstry. McKinstry's Mills, April 10.

This brief passage also gives a glimpse of some of the activity that occurred around the mill.[4]

Samuel McKinstry embarked on a considerable building campaign that lasted about ten years and completely remade the tiny village that bore his name. The first enterprise to be addressed was the most important and productive: the mill. A marble datestone set in the lower, stone story of the north elevation documents the beginning of these changes. It reads "BUILT BY S. McKINSTRY 1844." By January 1846 the mill was nearly complete

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[3] Carroll County Land Records. Frederick County Tax Assessments, 1825, 1835, MdHR. J. L. McKinstry, "Genealogy of the McKinstry Family 1261-1906." handwritten, 1906, p. 73. Carroll County Tax Assessments, 1841, MdHr.

[4] Carroll County Land Records JS 3-212. Carroll County Tax Assessments, 1841, MdHR. *Westminster Carrolltonian*, 17 April 1840, p. 1, c. 1

with a few details outstanding that were finished by the following October. A thorough description of the mill, and the other buildings owned by Samuel, comes from the insurance policy he took out on his property as the mill was being completed. It is worth noting in full:

> The following is a description of Mr. Samuel McKinstrys Mill on Sams creek, his house and other buildings in Carroll County-about 6 miles from the Town of Liberty-the Mill is carried on by himself and the house occupied by himself.
> Size of his Mill 64 feet 5 inches long and 40 feet 6 inches deep 3 story high-with a garrott-covered with cedar shingles (is to have 3 dormant windows on the north side) the first story is built of marble stone-the walls inside is plastered-the other two storys are frame and weatherboarded the weatherboarding is all plained off and painted with with [sic] 3 coats of paint-there is 35 windows in the mill size 12 lights 10 by 12 glass-and one D. window in the west end-this Building is new and done in the best workman like manner-
> There is two waterwheels 13 feet high 6 feet wide over shot-the gearing in the cogg pit is all of wood Except the wollowers and trunnel heads which are iron the master wheels work bevill the fly wheels work spurs-runs 3 pair of French Burrs 4 feet 6 inches in diameter-and one pair of Country stones 4 feet-the country bolting cloth is No. 8-12 feet 6 inches long 27 inches in diameter-Merchant Bolt has 4 cloths 2 are No. 9 and 1 is No. 8-the 4th is the seperator these both are 12 feet 6 inches long-and 27 inches in diameter one screen 9 feet long and 22 inches in diameter-has two smutt masheans-one of Njongs and the others Clarks-has one hoperboy Enclosed by a circular Board partition There is 35 garners for wheat and offall-in the mill one patten packer wheat and flour elevators-has 2 small elevators for wheat and flour-with all the necessary masheanry for the purpose of manufacturing wheat into flour-the geering though the mill working the masheanry is all of wood and works bevill and spur-North East of the Mill 28 feet stands the sawmill size 40 feet 4 inch long and 13 feet 6 inches wide frame building weatherboarded in front-covered with oak shingles-south East of the mill 20 feet 6 inches stands shed for staves-34 feet long and 11 feet wide frame Building weatherboarded on the East side and Ends-one story high shed roof covered with cedar shingles-south of the Mill 53 feet stands the cooper shop size 16 feet by 16 feet one story high built of brick covered with cedar shingles-south west of the

Mill 43 feet stands old frame building but is to be removed-and in its place is to be built a granery and corn house with a hog pin under neath-west of the Mill 19 feet 6 inches stands the corn crib and hog pen which is 20 feet 4 inches by 10 feet 3 inches one story high built of logs shed roof covered with cedar shingles - north west of the Mill 68 feet stands his house size 19 feet 6 inches long and 16 feet 3 inches deep 2 story high built of logs weatherboarded covered with cedar shingles - Poarch in front 18 feet 9 inches long and 6 feet 3 inches wide covered with cedar shingles - and sealed with boards - first story of the house is all in one room, with a box stairs to the second story - doors and windows cased with architrave and band molding - second story has 2 rooms divided by a board partition all finished plain - building attached at the north End 9 feet by 16 feet 3 inches deep one story high from building weatherboarded - shed roof covered with cedar shingles - all in one room finished plain - Building attached at the south End 16 feet front and 16 feet 3 inches deep two story high frame weatherboarded covered with oak shingles - first story all in one room - with a box stairs to the second story - second story two rooms and small passage, rooms are divided by board partitions is sealed with boards - first story is not sealed - all the doors and windows in both story cased with architrave and band molding - kitchen attached at the south End size 27 feet long and 12 feet 9 inches deep frame building weatherboarded one story high shed roof covered with oak shingles is divided into two apartments by a board partition one room in the garrett for servants - south of the kitchen 7 feet stands the smokehouse which is 9 feet by 9 feet one story high built of logs covered with cedar shingles west of the kitchen stands small frame building - north west of the house about 150 feet stands the barn and stable north of the house 50 to 60 feet stands a logs and frame house in which Mrs. Hitchshew keeps store and lives - there is no Insurance Mr. McKinstry says on his property Mr. McKinstry wishes on his Mill house and masheanry belonging to the mill an Insurance of 2500
on the contents of his mill grain flour offall and Barrels 500
on his sawmill and its fixtures 50
on his cooper shop 20
on his shed containing cooper stuff 10
on cooper stuff contained in said shed 50
on his dwelling house and other buildings attached 250
on his furniture in his house and buildings attached 120

For the Mutual fire Insurance company $3500
of Frederick County
Jany 29th 1846 William H. Albaugh
survey $1 paid myself company agent
NB. There is now a Poarch on the North side of the Mill attached 9 ft 9 inches long and 6 ft. 6 inches wide. shed roof coverd with cedar shingles - has now the 3 dormant windows on the North side of the Mill house they are 12 lights. 10 by 12 glass. William H. Albaugh
Oct 1st 1846 Company Agent[5]

This 1846 description of Samuel McKinstry's log house does not match any of the existing buildings, and its location was apparently where his later brick house was built. The insurance records do not suggest he made a claim, though they are incomplete, so perhaps he simply demolished the old house with its many accretions and built his brick house on the site. In any case, there is little doubt that the present house was built in 1849, as the marble datestone in the gable end testifies. The house is an interesting blend of German and English features. On the exterior it seems typically English and late Federal, yet it is banked, with a kitchen in the cellar, which is considered more common of German houses. The stairway seems to be unique for Carroll County. The floor plan is an adaptation of the three-room, center-passage plan, with the ell room extending into the main block of the house rather than having the south room take up the entire space. This shows a unique manipulation of space not seen elsewhere in the county. The roof structure also is technologically advanced for the county in 1849. The trim, especially the two-panel doors, are stylistically ahead of their time for the region, and the finish in general, especially the marble sills, are of high quality. The use of all-stretcher bond on the front is perhaps the earliest instance of this, and its combination with Flemish bond on the side is unique. The well-kept survival of marbleizing, as yet of unknown vintage, is also significant.

With the completion of his new house, or perhaps even before it was done, Samuel McKinstry rebuilt the store property. This had been part of the property that Evan McKinstry had retained along with the Homestead, but Evan sold the store to his son in 1846. Consistent with the other properties he built, Samuel McKinstry placed a marble datestone in the new brick structure; it reads "[?] McKinstry 1850." The store-owner's dwelling

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[5] Mutual Fire Insurance Company of Frederick County, Policy 273.

was obviously of secondary importance in Samuel's building program, as it was only four bays and lacked the more formal center passage. The house was altered later to create a central double door, and a two-story, five-sided bay window with Queen Anne sash on the south elevation. The datestone was moved to this addition. Michael Smith was reportedly still keeping store when this building was constructed. He was followed in the second half of the nineteenth century by Joseph Roop, Jesse Anders, Samuel Wolfe, Albaugh Brothers (who also manufactured ice cream), D. F. Albaugh, John McKinstry (son of Samuel, he died in business), M. O. Myers, Charles F. Myers, and Samuel B. McKinstry. The latter purchased the building in 1896 but died shortly later and the store operation was taken over by Miss Elizabeth A. Warters in the early twentieth century. The frame addition on the rear elevation was reportedly built just before the second World War to house the store.[6]

Shortly after Evan sold the mill his wife, Joanna, died, and in 1847 he married Miss Mary Moore (d. 1900), who must have been considerably younger than he. Evan McKinstry died 24 November 1852 at age 73. In his will and codicils he noted that ". . . previous to our Marriage, we had made an agreement and signed a marriage contract . . . in virtue thereof each retained their own property by which she [his widow, Mary] relinquished her right of Dower and all claim to my estate. I have nevertheless thought it right to make the above Devise in Consideration of her kind & tender attention to myself & children and in token of my regard for her merits." The "devise" that Evan McKinstry referred to was as follows:

> And whereas the property I now posess hath been chiefly acquired by the Joint industry and frugality of my Dear Wife and myself I do therefore give and bequeath to my said Wife during her natural life all my Real Estate with all the appurtences in any wise thereto belonging. Also I give and devise to her my said Wife, all my Household and Kitchen furniture - except as above devised - and my carriage and Harness, also all livestock of every description: To have and to hold forever, and to dispose of as she may think proper by Will or otherwise.

Still unexplained is how the property was acquired by Samuel McKinstry.

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[6] Carroll County Land Records JS 7-21; BFC 81-432; DPS 100-327. *Carroll Record Histories*, pp. 83-4.

Since Evan left it to his wife, Mary, who was apparently not the mother of Samuel, it should have descended to her children, or to her side of the family. There are no deeds to Samuel for this land, either from her or from anyone else, nor are there any court records suggesting that he might have contested the will in light of the prenuptual agreement. In short, there is nothing to suggest he could have owned the property, yet later records clearly indicate that he did, and that he lived there. Most likely, Mary Moore McKinstry renounced her life interest in the property (though the records have not been found) and the land went to Samuel. He was apparently quite fond of her as he named one of his daughters, born in 1862, after her. Mary Moore later married Isaac Dixon, a Baltimore merchant, but after her death was buried next to Evan at the Union Bridge Friends Meeting House.[7]

The 1866 tax records make clear that Samuel had acquired the Homestead, along with a great deal more. There was the "Brick House, Barn & Mills" on 33 acres, valued at $7,500, the "Homestead Brick House &c" on 7 acres, valued at $2,300, the "Brick Storehouse & Stabling" on 2½ acres also worth $2,300, plus a frame house and a house with a shop. Most impressive were his savings: almost $9,000 in bank shares and $11,000 in private securities.[8]

Perhaps Samuel's last building project was the enlarging and altering of the Homestead. The 1895 local history of the area notes that he ". . . remodeled his late residence . . . ." This was not his new house of 1849, but his father's house, to which he would eventually move. The work was most likely done after his father's death. One cryptic record is a loose receipt in a ledger dating from 1851-1857. It notes, "Received March 27 1860. From Saml McKinstry - Forty dollars in full - it being the balance due on carpentering work done in repairing his house. Joseph Wolfe." Wolfe was a carpenter and builder in Union Bridge, and was very prolific in the late 19th century. This may refer to work on the homestead, or to the construction of one of the other buildings. The changes to the house in this period of the 1850's were substantial. The front door was moved to

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[7] McKinstry, "Genealogy," pp. 54, 71. Nicholas Norris ledger, March 24, 1847. Maryland Historical Society, Manuscript collection 2062. Evan McKinstry Will, Carroll County Register of Wills, JB 2-38.

[8] Carroll County Tax Assessments, 1866-76, MdHR.

the cellar and a new door placed here, most of the windows were replaced, double pocket doors were added between the two south rooms, a fireplace added in the southwest room and that in the southeast room altered, a two-story ell added to the north, the stairs moved into the ell, and several closets constructed throughout the house.[9]

Samuel McKinstry must have moved into the Homestead around 1871, when he sold the mill, 1849 house, store and other buildings to his oldest son, Mordecai Clemson McKinstry (b. 2-24-1834, d. 10-17-1899). The Homestead continued to function as a retirement home through the end of the nineteenth century. After Samuel's death in 1883, his widow, Mary Ann Clemson McKinstry, lived there until her death three years later. At that time it probably became the home of their daughter, Sarah, their only other surviving child. Sarah McKinstry purchased Mordecai's share of the Homestead in 1896 and died in early 1897, turning the property back to him. Mordecai would never live there.[10]

In 1874 Mordecai McKinstry built a house in Union Bridge, and he left McKinstry's Mills for good by then, if not sooner. Though he owned the property, he apparently hired millers to operate it. The first on record was Jacob Zumbrun & Sons, who were employed by the early 1880's. In March 1891 a correspondent from the area noted:

> Mr. M. C. McKinstry, of Union Bridge, is having his grist mill at this place converted into a roller mill with a capacity of 25 barrels per day. Mr. John Beard has the contract and expects to have it remodeled by the first of April. Mr. W. R. Zumbrun, who at the present time is running the White Rose Mills, will then take charge of the mill.

The changes were completed by May and a test of the remodeled mill found that its capacity was actually thirty-five barrels. Roller mill technology was developed in the west as a means of producing flour from hard red wheat, and replaced mill stones with chilled iron rollers to crush the

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[9] Getty, *Carroll Record Histories*, p. 83. McKinstry papers, Historical Society of Carroll County.

[10] Carroll County Land Records, JBB 40-145. BFC 82-36 McKinstry, "Genealogy", pp. 70-1. Getty, *Carroll Record Histories*, p. 83.

wheat. The technology was first introduced about 1880 in Maryland, and the first in Carroll County seems to have been Hering's Comet Roller Mills of 1883. W. R. Zumbrun moved to the 1849 brick house and finally purchased both in 1915. The faded lettering on the north elevation of the mill still declares: [?] H. ZUMBRUN MANUFACTURERS OF CRACKED CORN HOMINY & CORN MEAL."[11]

Throughout much of the nineteenth century McKinstry's Mills was a busy, but small, settlement. Among the trades that were followed here, Charles Hiteshue, Henry Routson, and Mr. Freeman were tailors at one time or another. Isaiah Miller was a harness manufacturer. Shoemakers included Christian Millard, A. J. Marshall, J. H. Shew and John Keefauver. Benjamin Jones kept a blacksmith shop, though this and probably most of the trades were practiced beyond the immediate area of the McKinstry settlement.[12]

With the death of Mordecai in 1899, the passing of store owner, Samuel B. shortly later, and the sale of the mill to the Zumbruns in 1915, the McKinstry connections with this small village ceased. It had already passed its prime. As was noted in 1895:

> McKinstry's Mills is one of the places which has likely passed the zenith of its greatness. Like hundreds of other villages in the east, which have been missed by the railroad, the depreciation of business interests has been slow but sure, and the place now is simply a feeder for larger towns. While the neighborhood is prosperous in an agricultural way, and the people are not lacking in either intelligence or industry, neither the store or mill will likely ever do the immense business they once did, and the reasons for this are due to perfectly natural causes.

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[11] Kenneth M. Short, "Union Bridge National Register Nomination," CARR-1316, December 1992. J. Thomas Scharf, *History of Western Maryland*, p. 912. *Westminster Democratic Advocate*, 7 March 1891, p. 3, c. 2; 2 May 1891, p. 3, c. 4. John W. McGrain "'GoodBye Old Burr': The Roller Mill Revolution in Maryland, 1882." *Maryland Historical Magazine*, 77:2 (June 1982): 154-71. *Carroll Record Histories*, p.83. Carroll County Land Records, ODG 127-349.

[12] Getty, *Carroll Record Histories*, p. 84.

These causes, on the other hand, helped to preserve a unique, small settlement much as it was in the mid and late nineteenth century. The Zumbrun family continued their oversight of the area until 1980, but they made few changes to the properties and now they, too, no longer have a presence here.[13]

The settlement pattern represented by McKinstry's Mills has been recognized by students of early community planning in the Chesapeake Tidewater region. As Christine Daniels described it, "[s]ome artisans who provided widely needed goods and services grouped around dispersed service sites that attracted a large clientele, including mills, tobacco warehouses, shipyards, ferries and taverns. Enterprising owners of these sub-urban sites often divided the adjacent land into lots, gave the subdivision a name, and sold or leased the lots to craftsmen."[14]

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[13] Getty, *Carroll Record Histories*, p. 84.

[14] Christine Daniels, "'WANTED: A Blacksmith who understands Plantation Work': Artisans in Maryland, 1700-1810." *The William and Mary Quarterly, 3d series, Vol. 1*, No. 4, October 1993, p. 749.

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Carroll County Wills

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Maps, 1862, 1877, 1917

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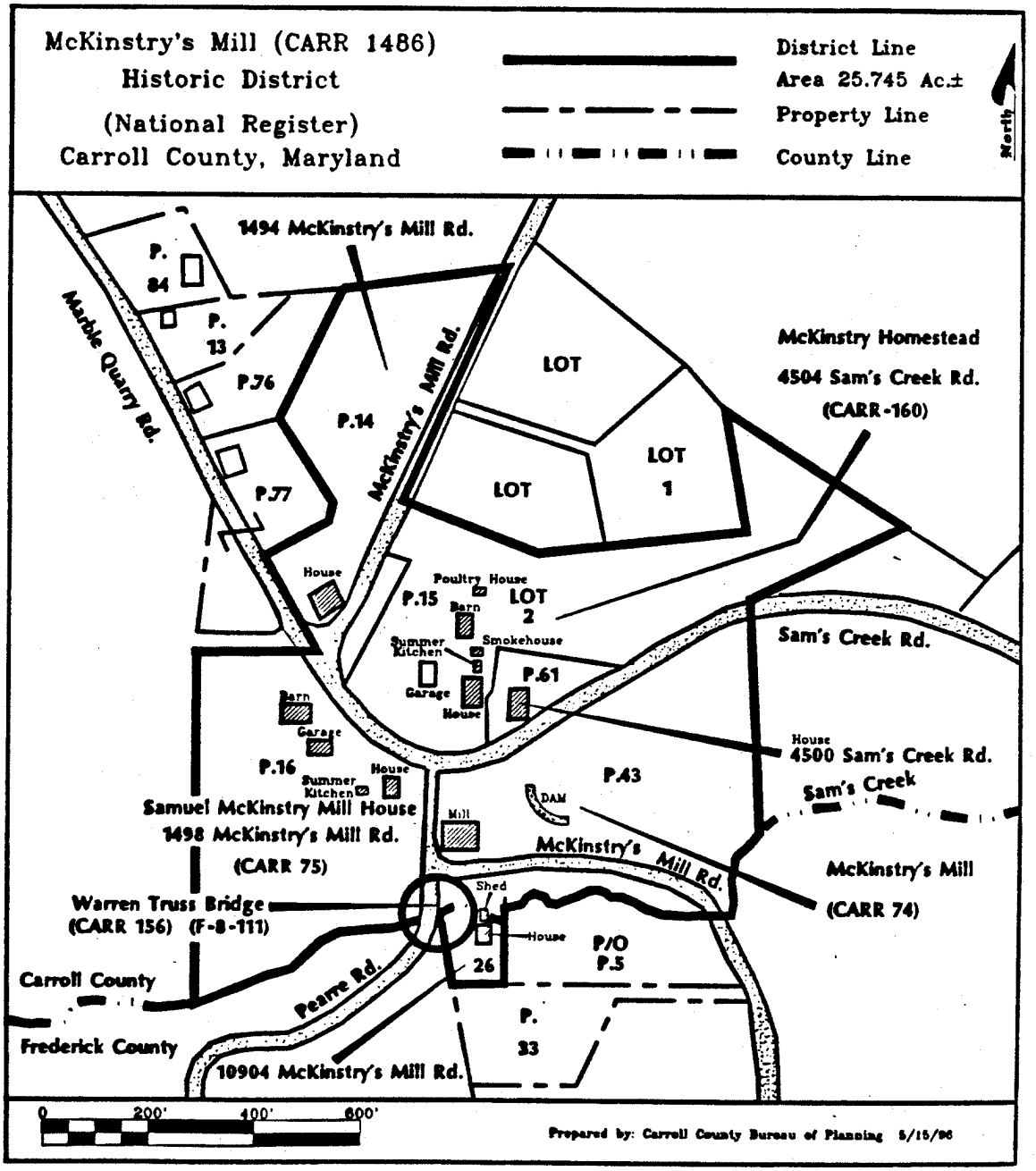
Scharf, J. Thomas. History of Western Maryland. Orig. pub. Philadelphia, 1882; rpt. Baltimore: Regional Publishing Co., 1968.

GEOGRAPHICAL INFORMATION

Verbal Boundary Description: The boundaries of the nominated property are indicated on the map which accompanies this nomination.

Boundary Justification: The nominated property, approximately 26 acres, comprises all the existing historic resources within the McKinstry's Mills settlement which were owned by the McKinstry family during the period of significance.

NATIONAL REGISTER BOUNDARIES



CARR-1486
McKINSTRY'S MILLS
HISTORIC DISTRICT
CARROLL COUNTY
MARYLAND

A: 18-313440-
4378420

B: 18-313760-
4378140

C: 18-313660-
4377920

D: 18-313280-
4377860

E: 18-313300-
4378180

CARR-1486

ROAD CLASSIFICATION

Heavy-duty
Medium-duty
Light-duty
Unimproved dirt
U. S. Route
State Route

(WINFIELD) 5562 I NE

MILE

MARYLAND

QUADRANGLE LOCATION

UNION BRIDGE, MD.

N3930—W7707.5/7.5

CARR-1486

from Mike Trostel

CARR-1484

McKinstry's Mill HD

historic photo, date & photographer unknown

McKinstry's Mill

CARR-1484

CARR-1486

4500 & 4504 Sam's Creek Rd.
McKinstry's Mills Historic District
Carroll County, Maryland
Photo: Kenneth M. Short
Date: Dec. 1995
Neg. Loc: Maryland Historical Trust
Vw: Northeast
1/9

CARR-1486

1498 & 1494 McKinstry's Mill Rd.
McKinstry's Mills Historic District
Carroll County, Maryland
Photo: Kenneth M. Short
Date: Dec. 1995
Neg. Loc.: Maryland Historical Trust
VW. Northwest
2/9

CARR-1456

1494 McKinstry's Mill Rd.; 4500 Sam's Creek Rd.

McKinstry's Mills Historic District

Carroll County, Maryland

Photo: Kenneth M. Short

Date: April 1996

Neg. Loc.: Maryland Historical Trust

View east

3/9

CARR-1486

Samuel McKinstry Mill House
1498 McKinstry Mill Rd.
Carroll County, Maryland
Photo: Kenneth M. Short
Date: April 1996
Neg. loc.: Maryland Historical Trust
E. elev.
McKinstry's Mills Historic District
4/9

CARR-1486

McKinstry Mill
McKinstry's Mills Historic District
Carroll County, Maryland
Photo: Kenneth M. Short
Date: April 1996
Neg. Loc.: Maryland Historical Trust
N.: W. elevs.
5/9

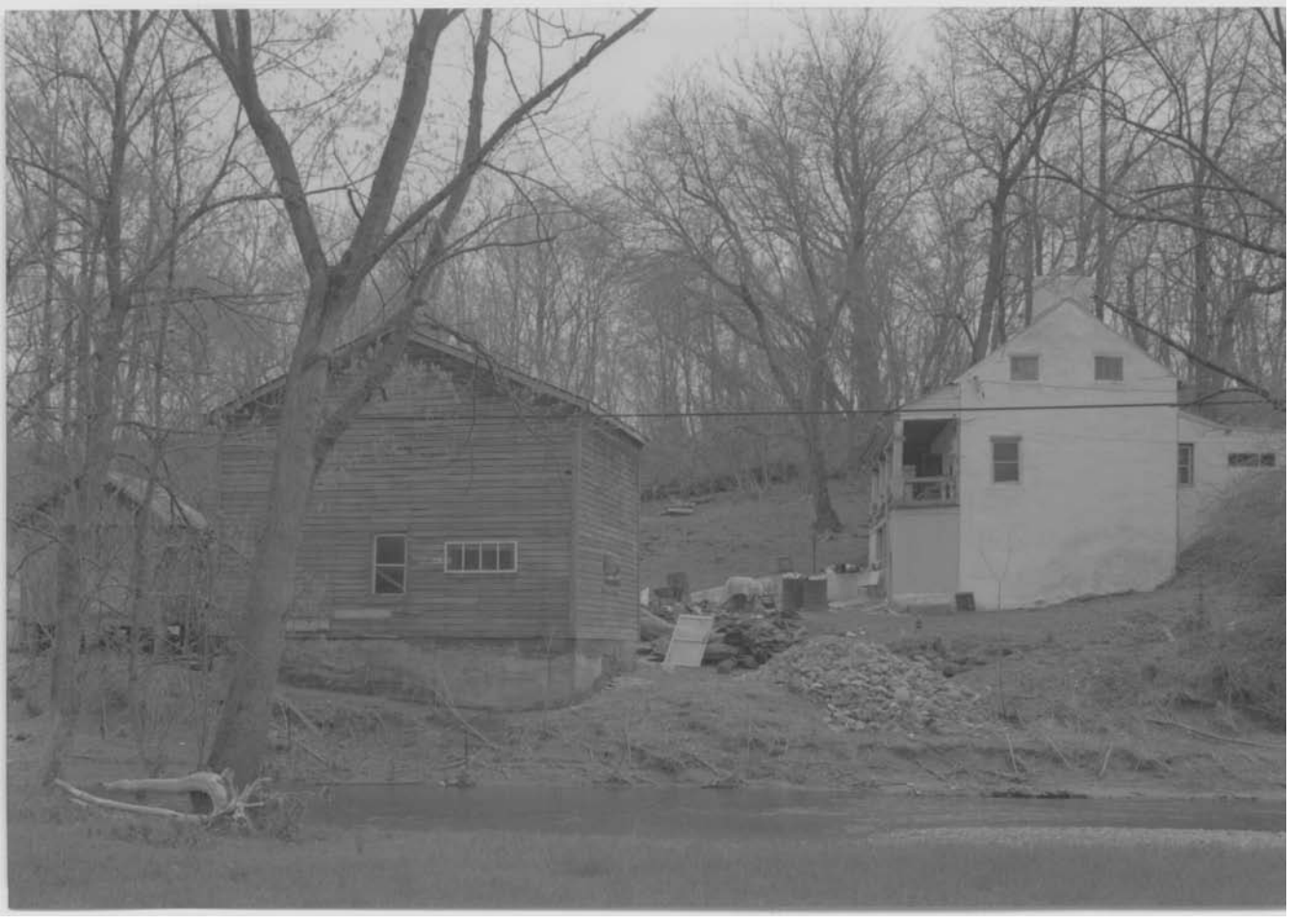
McKinstry's Mills
photo 3

CARR-1486

Bridge & Mill
McKinstry's Mills Historic District
Carroll County, Maryland
Photo: Kenneth M. Short
Date: Dec. 1995
Neg. Loc.: Maryland Historical Trust
Vw: West.
6/9

CARR-1486

Sam's Creek Bridge
McKinstry's Mills Historic District
Carroll County, Maryland
Photo: Kenneth M. Short
Date: April 1996
Neg. Loc.: Maryland Historical Trust
E. elev.
7/9



CARR-1486

10904 McKinstry Mill Rd.
McKinstry's Mills Historic District
Carroll County, Maryland
Photo: Kenneth M. Short
Date: April 1996
Neg. Loc: Maryland Historical Trust
N. elev.
8/9

CARR-1486

Dam
McKinstry's Mills Historic District
Carroll County, Maryland
Photo: Kenneth M. Short
Date: April 1996
Neg. Loc.: Maryland Historical Trust
View north
9/9