

ARCHITECTURAL SURVEY FOR THE TOWN OF BEL AIR HARFORD COUNTY, MARYLAND



Prepared for the Town of Bel Air
Department of Planning

June 2022

Architectural Survey for the Town of Bel Air Harford County, Maryland

Final Report
June 2022

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Executive Summary

The architectural survey of Bel Air studied eight properties within the town limits in areas that have become the focus of significant planning and zoning changes. Any of the eight properties is at risk of encountering minimal changes to its surrounding environment and setting, or be demolished to make way for new strategies for increased housing. The selected properties range in date from 1922 to 1964 and are primarily vernacular structures typical of the second and third quarters of the twentieth century found throughout Maryland and the mid-Atlantic area.

The survey area is not a congruous land area but rather specific individual lots throughout Bel Air. The identified resources are scattered throughout the town and are located on one of the following streets; Eastern Avenue, North Hickory Avenue, East Gordon Street, and Fulford Avenue. The lots for the eight properties range in size between 0.12 acres to 1.25 acres, and most were originally platted as lots in residential additions dating from the early 1920s to the late 1950s.

Of the eight properties, one appears to be eligible for individual listing on the National Register of Historic Places. This property is the Town Hall (HA-2278) at 39 North Hickory Avenue, which is potentially eligible for its local architectural significance. Further, Marstel-Day recommends that the Town of Bel Air continue to undertake projects for survey and documentation of its historic resources. The eight properties surveyed as part of this project are a sampling of properties that are located in potential development areas, or areas in which demolition or major alterations are highly probable. Marstel-Day recommends that Bel Air attempt to survey and document each historic property listed for demolition, as well as properties that are located in areas under potential zoning changes. Interior and exterior surveys also assist the Historic Preservation Commission with decisions regarding the status of properties recommended as local historic landmarks.

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Table of Contents

CHAPTER 1.	INTRODUCTION	6
1.1	BACKGROUND.....	6
CHAPTER 2.	RESEARCH DESIGN	9
2.1	INTRODUCTION.....	9
2.2	GOALS AND OBJECTIVES.....	9
2.3	IDENTIFICATION OF SURVEY AREA	10
2.4	METHODOLOGY.....	11
CHAPTER 3.	HISTORIC AND ARCHITECTURAL OVERVIEW OF THE PROJECT AREA	13
3.1	BEL AIR: 1770S–1880S.....	13
3.2	DEVELOPMENT OF BEL AIR: LATE NINETEENTH AND EARLY TWENTIETH CENTURIES.....	13
CHAPTER 4.	RESULTS OF FIELD INVESTIGATIONS	21
CHAPTER 5.	SUMMARY AND RECOMMENDATIONS	30
5.1	SUMMARY.....	30
5.2	RECOMMENDATIONS.....	31
CHAPTER 6.	BIBLIOGRAPHY.....	33

Appendices

APPENDIX A	INVENTORY.....	A-1
APPENDIX B	MARYLAND INVENTORY OF HISTORIC PROPERTIES FORMS	B-1

List of Figures

<u>Number</u>	<u>Page</u>
Figure 1. Map of Harford County	7
Figure 2. Locations of the Eight Properties Surveyed in 2021–2022	8
Figure 3. East Gordon Street and East Broadway Street, 1930 Sanborn Map.....	12
Figure 4. Fulford Place Plat, April 1922	16
Figure 5. Bradford Heights Addition, Plat November 1934	18
Figure 6. Plat of Shamrock Addition, 1955.....	20
Figure 7. Robert and Winifred Livezey House (HA-2279)	23
Figure 8. Jacob and Maude Livezey House (HA-2280)	23
Figure 9. Groves House (HA-2285)	24
Figure 10. Shanahan House (HA-2289).....	24

Figure 11. Livezey–O’Neill House (HA-2288).....	25
Figure 12. Bode’s Store (HA-2286)	26
Figure 13. Long House (HA-2287)	27
Figure 14. Bel Air Town Hall (HA-2278).....	27

List of Tables

<u>Number</u>	<u>Page</u>
Table 1. Inventory of Surveyed Resources.....	21

CHAPTER 1. INTRODUCTION

1.1 BACKGROUND

The Town of Bel Air, located in Harford County, Maryland (Figure 1), has made substantial efforts to document and evaluate its historic architectural resources within its town limits. These have ranged from single-family dwellings to civic and religious properties. Some of the town's previous surveys were done in coordination with Certified Local Government (CLG) grants from the Maryland Historical Trust. The Town applied for a noncapital grant from MHT in 2020; however, the grant was not successfully awarded. The project was done in two phases to account for this. Additional funding was later received from a Maryland Historical Trust Certified Local Government FY21 grant.

A total of eight properties were surveyed and evaluated for the National Register of Historic Places as part of this architectural survey (Figure 2). Any of the eight properties is at risk of encountering minimal changes to its surrounding environment and setting, or be demolished to make way for new strategies for increased housing. This survey was conducted in two phases, between April and July 2021, and October 2021 to February 2022, by Kristie Baynard, Senior Architectural Historian, with Marstel-Day, LLC. The MIHP forms were also prepared by Ms. Baynard.

The lead governmental agency associated with this project is the Bel Air Department of Planning, with Laura M. Bianca-Pruett, Planner II, as the supervisory contact.

This final report is organized according to MHT standards for survey reports. It begins with the research design as it relates to the completed surveys, which includes goals and objectives, identification of the survey area, methodology, and expected results. Next is a historic context of Bel Air as it relates to the eight resources surveyed. The survey report concludes with the inventory, results of the survey, recommendations, a bibliography, and copies of the MIHP forms in an appendix.

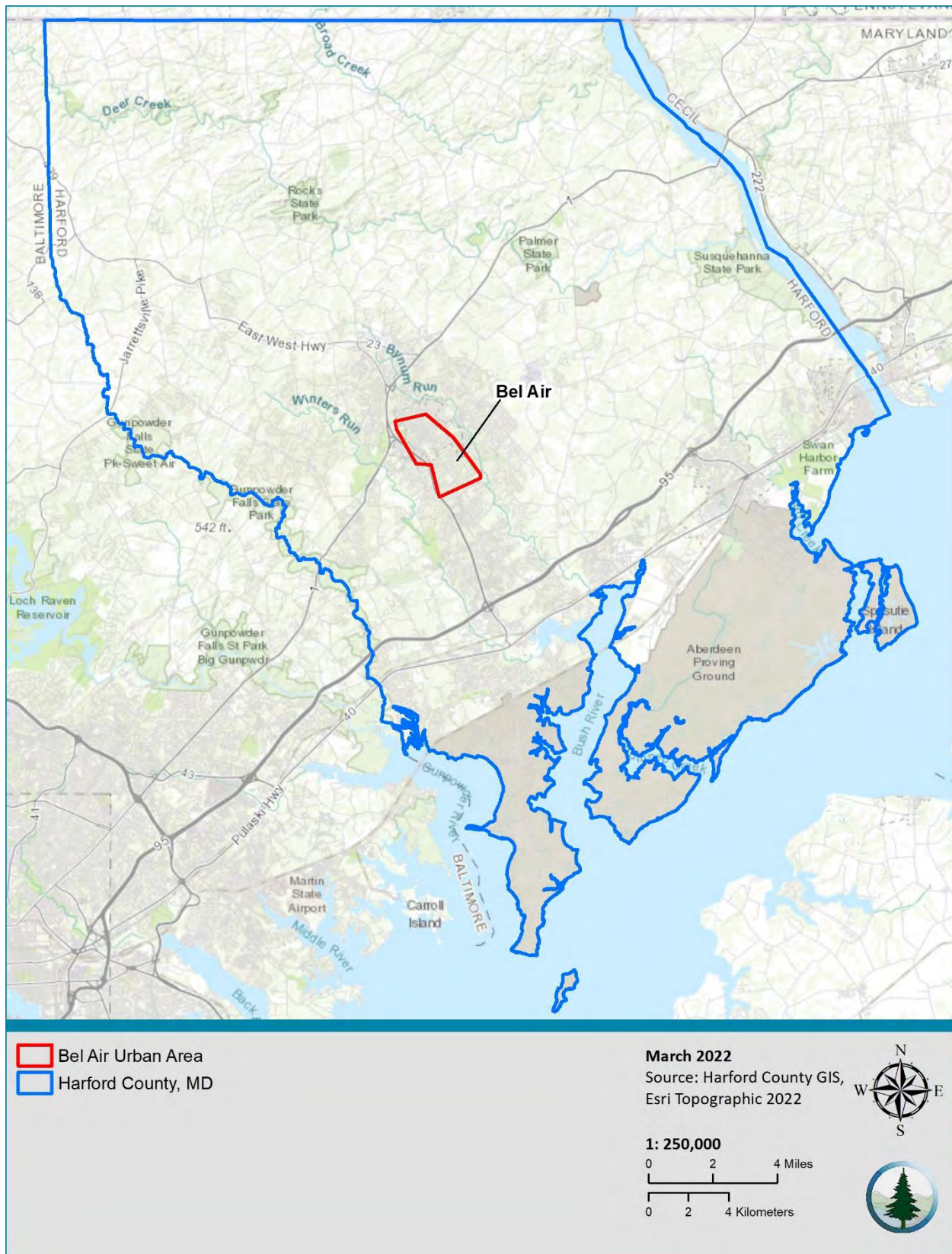


Figure 1. Map of Harford County



CHAPTER 2. RESEARCH DESIGN

2.1 INTRODUCTION

The Planning Department for the Town of Bel Air chose seven resources for reasons based on several different criteria. These resources either are located in areas that may be affected by future development, have little or no documentation, or be threatened by demolition for new construction. The original proposed list of resources chosen for the project was modified during the survey period to accommodate additional funding received from a Maryland Historical Trust grant and to compensate for resources removed from the list by the Town of Bel Air during the survey project.

2.2 GOALS AND OBJECTIVES

The 2021–2022 architectural survey of Bel Air studied eight properties within the town limits in areas that have become the focus of significant development pressure. Any of the eight properties is at risk of encountering minimal changes to its surrounding environment and setting, or be demolished to make way for new strategies for increased housing. The properties that were selected range in date from 1922 to 1964 and are primarily vernacular structures typical of the second and third quarters of the twentieth century found throughout Maryland and the mid-Atlantic region. The resources were chosen in order to provide more historical information on each property and to relate resources with common backgrounds. The addition of the eight resources to Maryland’s Inventory of Historical Properties will assist the Historic Preservation Commission of Bel Air in obtaining local historic designation and in making decisions about design issues, demolition, and appropriateness regarding each of the properties with a Harford County (HA) number assigned by the Maryland Historical Trust.

The original list of seven properties chosen by the Planning Department included the following resources (an asterisk denotes either a denial by the owners or a change by the Planning Department):

1. 39 North Hickory Avenue
2. 22 Eastern Avenue
3. 104 Eastern Avenue
4. 108 Eastern Avenue
5. 117 Churchville Road*
6. 205 Fulford Avenue
7. 419 Giles Street*

Three additional properties were added to the five eligible properties listed above by the Planning Department, totaling eight properties included in this report.

1. 22 East Gordon Street
2. 38 East Gordon Street
3. 44 East Gordon Street

The findings in the 2021–2022 Bel Air, Maryland, survey could be applied to larger regional historic and architectural contexts. Each of the eight buildings surveyed was constructed by a local firm, and those that did not employ kit house plans were designed by local architects and/or contractors. Many of the houses identified in this project are similar to the architectural fabric found in neighboring Harford County localities as well as towns in other parts of Maryland, Virginia, and across the country. In addition, the materials used for these resources were taken from local lumber mills, and the stone buildings acquired their material from the Butler stone quarry in Baltimore County.

2.3 IDENTIFICATION OF SURVEY AREA

The physical extent of the area that was investigated in the 2021–2022 architectural survey includes eight properties within the town limits of Bel Air, Maryland, which is located in the third district of Harford County (Figure 2). The survey area is not a congruous land area but rather specific individual lots throughout Bel Air. Identified resources are scattered throughout the town and are located along one of the following streets: North Hickory Avenue, Eastern Avenue, Fulford Avenue, and East Gordon Street. The lots for the eight resources range in size from 0.12 acres to 1.25 acres. Five of the properties were originally surveyed as lots in residential additions dating from the early 1920s to the 1950s. These developments include Fulford Place, Bradford Heights, and the Shamrock Addition. The remaining three properties in this survey that were not located within real estate developments were partitioned out of larger tracts of land by their individual owners.

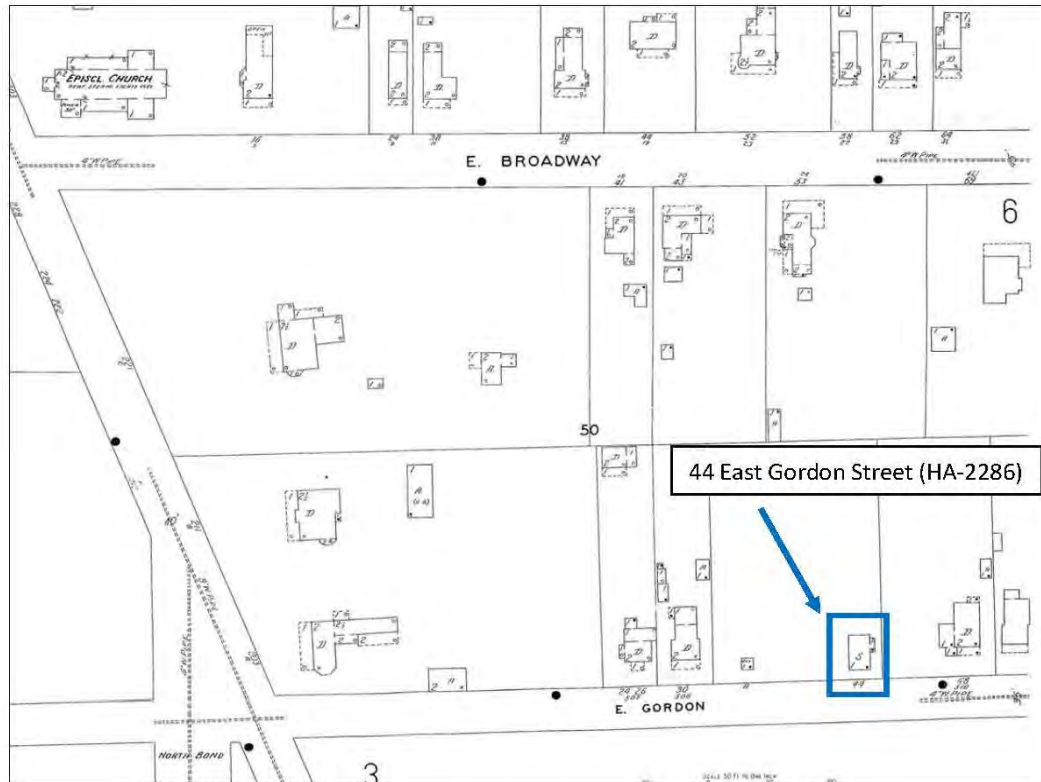
The information gathered on each of the properties in the survey includes a chain-of-title to list owners of the property. Information on the original owner, builders, and architects is gathered from resources such as the federal census, oral histories, newspapers, and written local histories such as Marilyn M. Larew's compilation on an architectural survey published in 1995, titled *Bel Air: An Architectural and Cultural History, 1782–1945*.

The historic context that was developed focuses on the owners, builders, real estate developers, contractors, and various people and businesses related to Bel Air's building industry. It will also focus on the residential developments that occurred in Bel Air between the early 1920s and the 1960s.

2.4 METHODOLOGY

The research methods used to develop the historic context for the 2021–2022 architectural survey of the Town of Bel Air, Maryland, focused on both primary and secondary resources. The primary resources include information taken from the online repository of Maryland Land Records to complete a chain-of-title for each of the properties. Once original owners were identified, the federal census was used to gather information such as persons' employment; whether their home was rented or owned, and, if owned, whether it was free or mortgaged; who the head of household was; the names of family members, boarders, or servants residing in the house; and the ages and occupations of each household member, as well as their native origin and that of their parents. Census data also provides population totals during the period discussed in the historic context, which for the purposes of this report is the first half of the twentieth century. Other primary resources that are used for developing a historic context are telephone directories, business histories, oral histories, historic maps, and historic aerials. Telephone directories available for Harford County exist for the years 1936–1948, 1950–1952, and 1963. Directories list residents' names (only heads of households) and their streets' names. In some cases, office locations are provided with listings rather than residential addresses. Advertisements found in the historic telephone directories are quite useful as well, listing many of the contractors, lumber mills, etc., of the local building industry that are associated with the construction of numerous resources in Bel Air. Maps and other imagery used for this survey project include the Sanborn Maps, dating from 1897–1959 (Figure 3), the recorded plats on each of the additions to Bel Air, and historic aerials.

Each of the eight resources surveyed for this project were chosen by the Department of Planning for the Town of Bel Air. Contact was first made by Laura Bianca-Pruett, Planner, either through phone calls or in-person visits stating the Town's interest in including certain properties for the project. Once approvals were acquired by the Town, Kristie Baynard contacted the owners to explain the survey process and to set up appointments. Ms. Baynard is responsible for the field work and archival research on each of the eight surveys. Preparation of the MIHP forms includes detailed architectural descriptions of the exterior and interior of each building and exterior descriptions of any secondary resources. Along with the MIHP forms, each resource has a capsule summary, a set of 5x7 black-and-white, archival-quality photos, sketch site plans, first and second floor plans, and a copy of the resource's location on the Bel Air, MD USGS map. MHT will receive one set of products for each of the resources surveyed and all data on an archival Gold CD. The Bel Air Planning Department will receive all data electronically.



**Figure 3. East Gordon Street and East Broadway Street, 1930 Sanborn Map
Showing the Location of HA-2286**

CHAPTER 3. HISTORIC AND ARCHITECTURAL OVERVIEW OF THE PROJECT AREA

The historic context that is developed for this architectural survey of Bel Air focuses on community planning and architecture within the Town of Bel Air dating from the 1920s through the mid-1960s. Five of the eight properties studied for this survey began as lots in one of the twentieth century developments discussed below. Others were partitioned out of larger tracts of land by the individual owners. Most of these houses were constructed soon after developers and real estate agents or property owners purchased them. Construction dates for all of these resources range from 1922–1964.

3.1 BEL AIR: 1770s–1880s

In 1773, Harford County was formed from Baltimore County and named after Henry Harford, the illegitimate son of the last Lord Baltimore. A ballot was cast in 1782 to determine the final location of the county seat. Scott's Old Fields, later to become known as Bel Air, became the sixth and final county seat of Harford County. This area totaling nearly 24 acres was originally purchased and divided by Aquila Scott. He divided the parcels into 42 half-acre lots that measured 74.5 feet wide and 297 feet deep. The village was composed of a central Main Street and three smaller side streets. By 1784, four buildings were built on Main Street, and many of the lots purchased from Scott around this time were speculative ventures. Just prior to the turn of the nineteenth century, the population was approximately 160 people, and the town included a courthouse, jail, four inns, three general stores, a blacksmith's shop, and 17 or 18 dwellings. By 1810, the population reached nearly 200 persons, with approximately 30 dwellings, 5 general stores, and 3 inns. The mid-nineteenth century saw the introduction of the Harford Mutual Insurance Company, started in 1842, and the Odd Fellows Hall, dedicated in 1853. By 1858, the streets within Bel Air included Main Street, Bond Street, Pennsylvania Avenue, Broadway, Gordon Street, Office Street, Courtland Street, Green Street, Port Deposit Avenue, and the Baltimore Turnpike. According to an analysis of the 1850 census, there were 35 households, with a total of 249 people in the town limits. Bel Air continued to flourish, and by 1870 the population had reached a total of 633. In 1874, the town decided to become incorporated in order to pay for local services that the county could not provide. Finally, a railroad between Bel Air and Baltimore arrived in 1883, which greatly assisted the local canning industry.

3.2 DEVELOPMENT OF BEL AIR: LATE NINETEENTH AND EARLY TWENTIETH CENTURIES

The proximity to Baltimore City, the arrival of the railroad, the introduction of the automobile, and improvement of roads allowed for greater prosperity within Harford County, and particularly the Town of Bel Air. Bel Air was home to building booms in the late nineteenth century and again after World War I. Hays, Richardson's, and the two Dallam's Additions are the primary residential developments of the late nineteenth and early twentieth centuries that took place within the Bel Air town limits.

Hays Addition

Hays Addition is bounded on the south by Baltimore Pike, to the west by Archer Street, to the north by Thomas Street, and to the east by Bond Street. The Hays Addition was platted in 1886, and only three lots sold at this time. Between 1887 and 1917 only nine more lots were sold in this section of Bel Air. Historian Marilyn M. Larew states that the reason for the slow building pace in Hays Addition could be that the lots were priced much higher than lots in other sections of Bel Air, such as in Dallam's Additions and Richardson's Addition.

Richardson's Addition

The boundaries for Richardson's Addition are Bond Street to the east, Alice Anne Street to the south, Richardson Street to the west, and Nichols Street on the north. Lots began selling in 1886, however, it was not officially platted and recorded until 1911. By 1917, 15 houses stood along Alice Anne Street, which became an African American working class neighborhood. Not including the dwellings on Alice Anne Street, 17 houses were constructed in Richardson's Addition between 1914 and 1945.

Major Dallam's Addition

Major Dallam's Addition was platted in 1883, and the boundaries are the Maryland and Pennsylvania Railroad to the south, Dallam Avenue to the north, Rockspring Avenue to the east, and several lots past Mast Street to the west. Due to their proximity to the railroad, several lots were built upon for industrial and commercial uses as well as to provide worker's housing. Dallam's second addition is to the north of Dallam's first addition, including Roland Avenue, Rockspring Avenue, and Hall Street. In the late 1880s, the west side of Rockspring Avenue was built upon, followed by construction on Roland Avenue after 1890. Eleven houses were constructed in Dallam's second addition between 1885 and 1914.

Post World War I Additions

Following World War I, Bel Air prospered with numerous suburban developments on the outskirts of the downtown core. Three of the larger additions to Bel Air during the 1920s include Fulford Place (1922), Ingleside (1923), and Kenmore (1924).

Fulford Place

The area that is Fulford Place originally was made up of 18 acres running from Main Street and Fulford Avenue, South to Linwood Avenue, and East to Ewing Street (Figure 4). Other streets included in Fulford Place are Maitland Street and Powell Avenue. Unlike the slow development of the late nineteenth century developments of Hays and Richardson's Additions, the lots in Fulford Place sold quickly and construction began immediately. The real estate agents responsible for selling the lots of Fulford Place advertised and auctioned the lots on one day in April 1922 soon after it was platted. One hundred thirty-six lots sold in one day, bringing in a total of \$12,000.

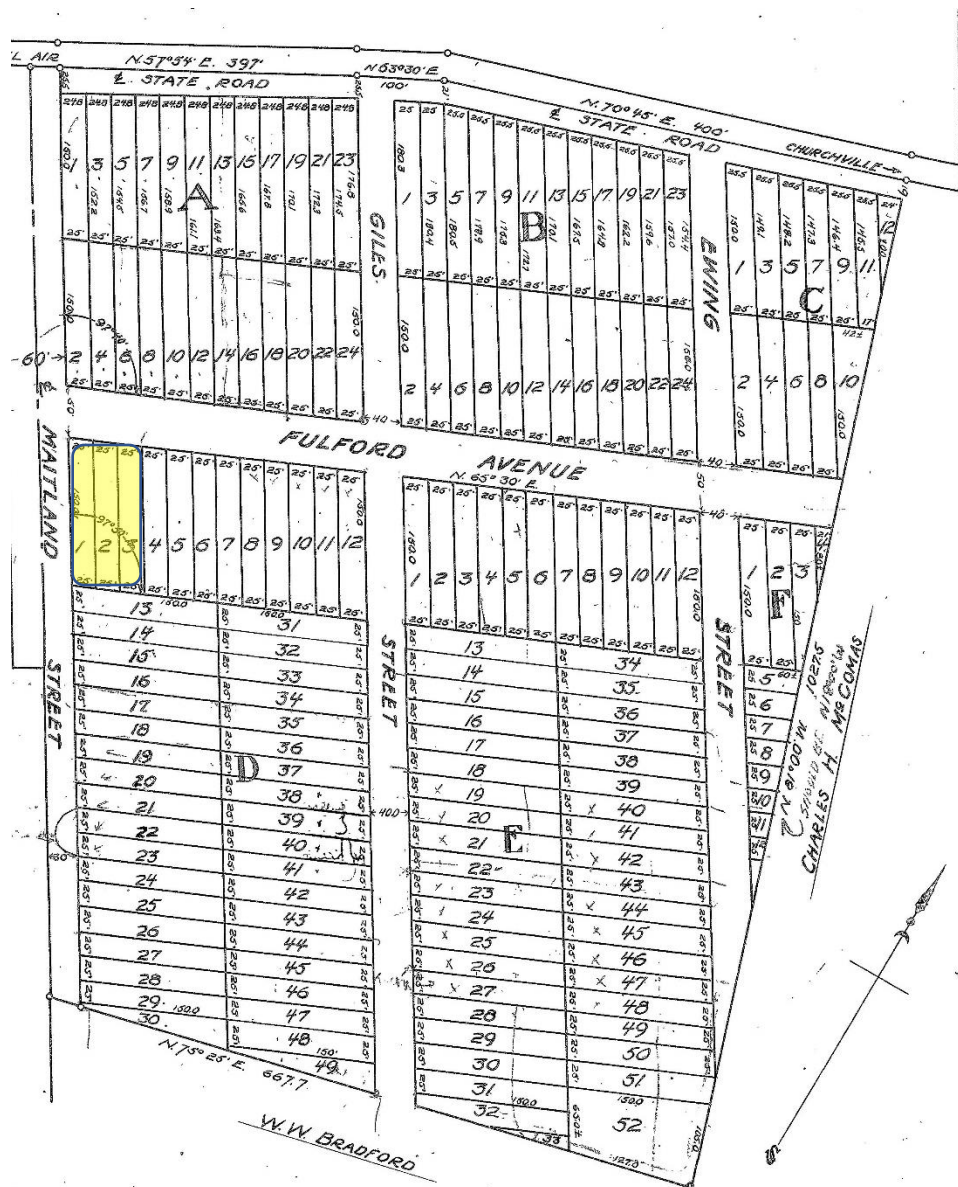
One property was surveyed in 2022 within the Fulford Place addition: the Shanahan House at 205 Fulford Avenue (HA-2289). The lot was purchased at the Fulford Place auction in April 1922, by Michael Shanahan from Georgia, with a \$100 deposit. Shanahan built a two-and-a-half story, simple, Colonial Revival-style house at the corner of Fulford Avenue and Maitland Street.

Ingleside

The area known as Ingleside off North Hickory Avenue is bounded by Wright Street to the south and McCormick Lane to the north. This section of Bel Air was subdivided and platted by J. Edwin Webster, son of Colonel Edwin Hanson Webster, in April 1923. Oliver T. Wallace and Samuel Dameron were the real estate agents responsible for the sales. According to Marilyn M. Larew, historian, Ingleside was the "place to build between the wars" and continued to expand after 1945. Similar to Fulford Place, Ingleside held an auction to handle the sales of the lots, which occurred in April or May 1923. Ingleside developed rapidly, much more so than any other previous development made to Bel Air.

Kenmore Addition

In 1919, Robert and Anne Heighe purchased 99 acres of Hanway's farm, which was platted in 1924 by the local real estate firm of Vaughn, Warren, and Wells, using their namesake for the subdivision. Today, the addition is better known as the Kenmore addition. Freeman and Nichols auctioned the lots on September 22, 1924, and a total of 199 lots were sold, equaling \$19,500. Several lots along the west side of South Main Street were purchased by Harry Orsburn, a local contractor, who then constructed a cluster of speculative houses and his own residence. The dwellings were built during the mid- to late 1920s.



SUBDIVISION OF "FULFORD PLACE"

BEL AIR, HARFORD CO.,

MARYLAND

SURVEY & PLAT - W.E. Somerville and F.R. Stifter

SCALE 1"=100'

APRIL - 1922



205 Fulford Avenue (HA-2289)

Received for record April 27, 1922, at 11 A.M., same day recorded and examined per,

D. G. Wilson, Clerk.

**Figure 4. Fulford Place Plat, April 1922
Showing the Location of HA-2289**

Rock Spring Addition

Due to the building boom in Harford County in the 1920s and 1930s, the pre-World War I developments in Bel Air were being steadily built upon similar to the new developments of the early 1920s. A section of Dallam's second addition, which includes Hall Street, was resurveyed and platted in 1931 as the Rock Spring Addition. This new plat consisted of two blocks with a total of 102 lots and is bounded to the north by Vale Road, to the east by Rockspring Avenue, to the south by Hall Street, and to the west by Roland Avenue. Robinson Street runs north south and connects Hall Street to Vale Road, originally called Bel Air-Watervale Road. Block A of Rock Spring Addition was platted with 55 lots, the majority of which are equal in size, measuring 25 feet wide and 100 feet deep. Block B of this addition contains 47 lots, most of which were of similar size to the lots in Block A.

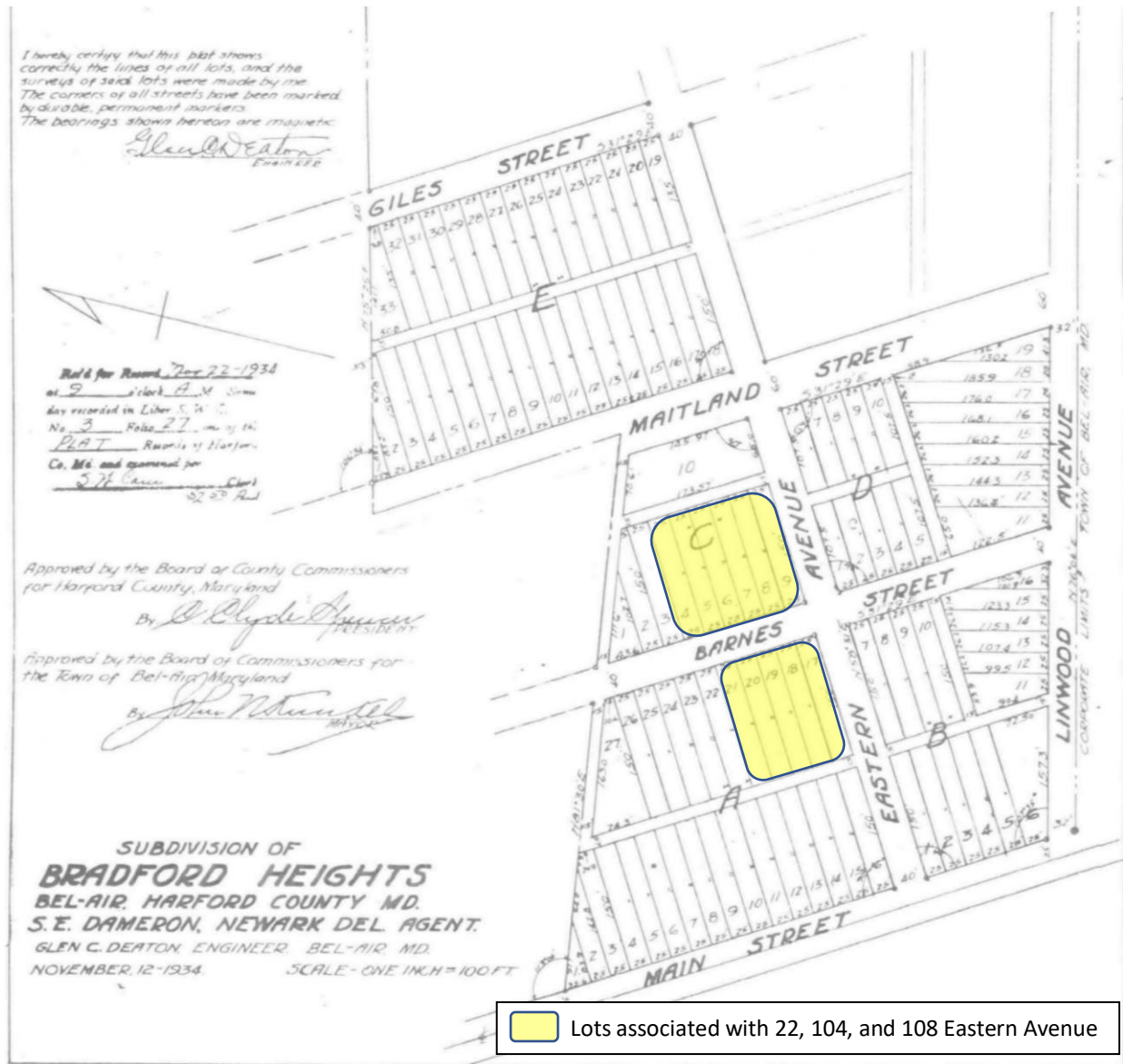
Bradford Heights Addition

Bradford Heights is a subdivision that was platted on November 12, 1934 (Figure 5), and the real estate agent responsible for selling the lots was S. E. Dameron from Newark, Delaware. The subdivision is bounded by Giles Street to the northeast, Eastern Avenue to the southeast, and South Main Street to the southwest. It consists of five blocks with a total of 105 lots, which were typically 25 feet by 150 feet. William W. and Lavinia Bradford owned the farmland that comprised just over 26 acres from which Bradford Heights was platted.

Three properties were surveyed within the Bradford Heights development; 22 Eastern Avenue (HA-2279), 104 Eastern Avenue (HA-2280), and 108 Eastern Avenue (HA-2288), which were all purchased by Jacob and Maude Livezey, in 1934 and 1941. Their son, Robert, and his wife, Winifred, received the lots at 22 Eastern Avenue as a gift from his parents in 1941, and built their Cape Cod dwelling the following year. Following the purchase of the neighboring lot, Jacob and Maude Livezey built a similar Cape Cod house at 104 Eastern Avenue and a Tudor Revival-style dwelling at 108 Eastern Avenue, also in 1942.

Development of Bel Air Following World War II

After the platting of the Rock Spring Addition and Bradford Heights Addition in the 1930s, a few more residential developments were constructed within the town limits. Development slowed dramatically between the mid-1930s and the early 1950s. Because of the town's proximity and association to the Aberdeen Proving Ground, a U.S. Army Installation Management Agency, Bel Air experienced a remarkable population decline during the mid- to late 1940s due to the downsizing of the Proving Ground after World War II. In the early 1950s, Bel Air regained population similar to that it experienced in the 1930s, and numerous developments occurred during the 1950s and early 1960s, including such examples as Howard Park (1951), Shamrock (1955), and Homestead Village (early 1960s).



**Figure 5. Bradford Heights Addition, Plat November 1934
Showing the Location HA-2279, HA-2280, and HA-2288**

Howard Park

The plat of Howard Park, as it was originally recorded on April 30, 1951, underwent numerous revisions and extensions, mainly in the 1950s and 1960s. Howard Park, as it is today, is located on the west side of the main commercial area of downtown Bel Air. Today, with a total of 178 lots, Howard Park is bounded by a small section of Gordon Street to the north, Brooks Road to the east, Baltimore Pike to the south, and Kelly Avenue to the west. The lots are uniform in size, measuring 69 feet wide and 120 feet deep.

Shamrock

The lands of Shamrock were developed and platted by the Sparr Building Company in 1955 and revised several times throughout the late 1950s and 1960s.¹ This land originally belonged to the Archer family, and Caroline D. Archer granted this large tract to the Sparr Building Company on June 20, 1955. The Sparr Building Company was established in 1930 by Leroy A. Sparr, who was quite successful in constructing numerous buildings throughout the Town of Bel Air. Following the platting of Shamrock, the Sparr Building Company did substantial amounts of construction within the Shamrock development.²

Shamrock was developed in three sections between 1955 and 1958. The first section includes 79 lots, is bounded by Pennsylvania Avenue to the north and Churchville Road to the south, and includes the lots facing Shannon Drive (Figure 6). The second and third sections of the Shamrock addition extend to the east along Churchville Road to the easternmost end point of Lee Way. Other streets included in these sections are Irish Road, Langford Place, and Dublin Way.

Shamrock was the home of the Archer family beginning with Henry W. Archer in 1850. Henry Archer, employed as a lawyer, served on the Maryland State Legislature in 1845 and then as a member on the Maryland Constitutional Convention of 1867. Other family members that made Shamrock their home included Henry Archer's brother, General James J. Archer, and his son, Senator James J. Archer.

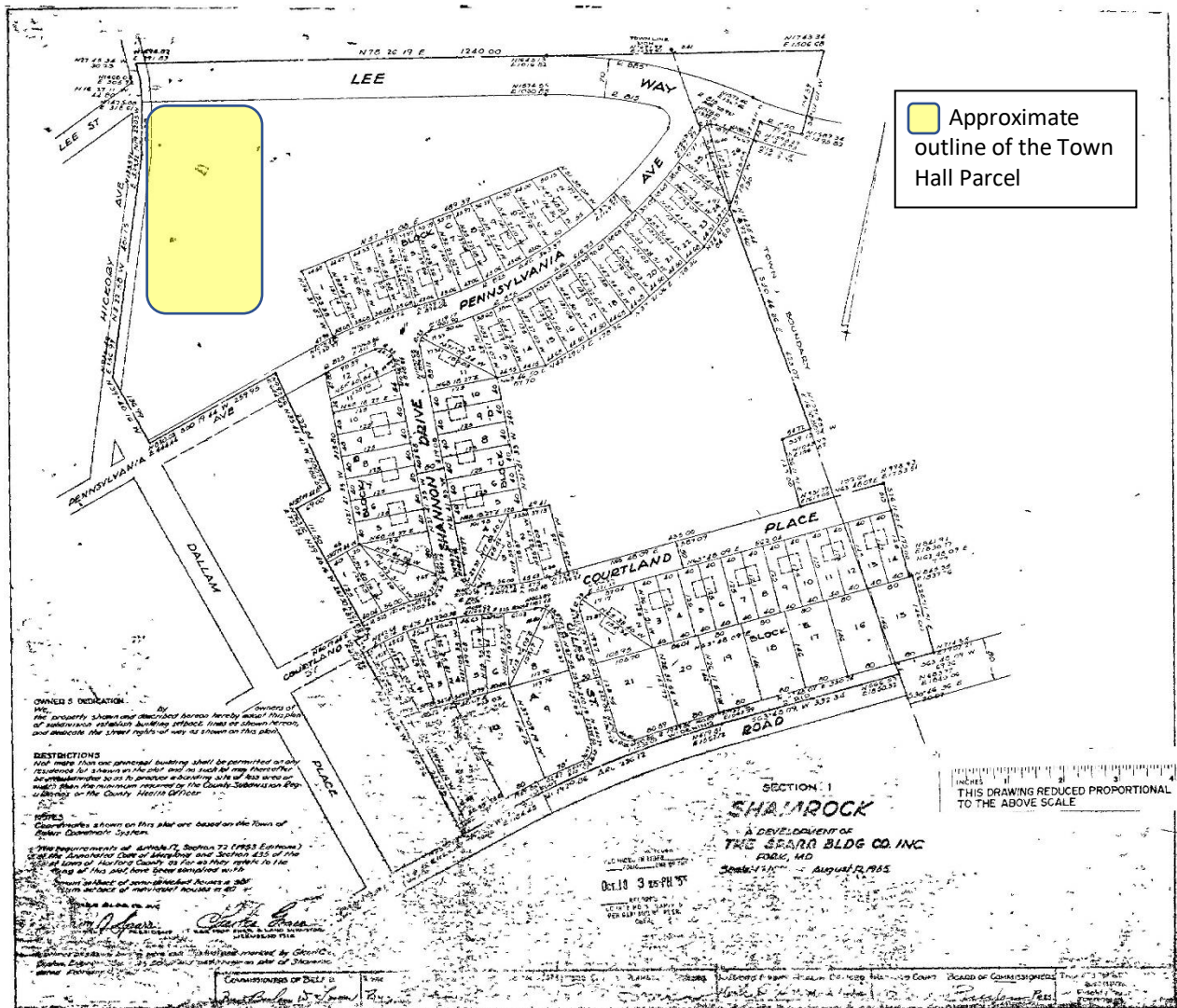
Significant during the development of the Shamrock lands in the 1950s, the Town of Bel Air was given 7.72 acres of land for the construction of a Town Hall (HA-2278). The Town hired Gerard Adams Baxter, a local Bel Air architect, to design the Town Hall at a cost of no more than \$80,000.³ Construction of the building started in 1963 at a cost significantly higher than originally planned, coming to a total of \$105,000. The Town Hall was dedicated on June 27, 1964. Following its opening, the police department vacated its location on Main Street and moved into the basement level of the Town Hall.⁴ In 1972 and 1987, additions were made to the rear of the building, expanding the main level by adding several offices and an addition on the ground level of the police department.

¹ Harford County Land Records, Deed Book 438 Folio 452. Accessed online at <https://mdlandrec.net/main/index.cfm>, 1955.

² The Sun, 1968.

³ Baltimore Sun, 2013.

⁴ Allan Vought, "Bel Air officials observe Town Hall's 50 years of service," (Capital Gazette September 16, 2014. Available at <http://www.capitalgazette.com/ph-ag-town-hall-anniversary-0917-20140915-story.html>).



**Figure 6. Plat of Shamrock Addition, 1955
Showing Location of the Town Hall Property (HA-2278)**

Homestead

Homestead Development Company began developing Homestead Village beginning in 1962 with the submittal of the first plat. Thirteen lots composed this first plat, and they were located one-and-a-half blocks east of Maitland Street, bounded to the north by Eastern Avenue and to the south by Linwood Avenue. A total of five sections make up Homestead Village, platted between 1962 and 1969, with numerous revisions in the 1970s as well. This residential development extends from Maitland Street to the west to Jackson Boulevard to the east, and is bounded to the north by Linwood Avenue and to the south by East MacPhail Road. Homestead Village is one of Bel Air's largest residential developments.

CHAPTER 4. RESULTS OF FIELD INVESTIGATIONS

The architectural survey was conducted between April 2021 and February 2022. Surveys were completed during dry conditions, and there were no physical restraints on the exterior surveys. In a few instances the interiors were not entirely investigated because of security or access. In addition, due to scheduling issues with two of the property owners, these buildings were only surveyed on the exterior at the request of the Town of Bel Air.

The survey resulted in the creation of MIHP forms for eight properties within the Town of Bel Air that date to the first, second, and third quarters of the twentieth century (Table 1). These resources, as originally built, included residential, government, and commercial properties. Half of the properties changed their functions over time and now serve different purposes.

Table 1. Inventory of Surveyed Resources

MIHP Number	Resource Name	Address	Built Date	Original Function	Current Function	Style or Form
HA-2278	Town Hall	39 N. Hickory Ave.	1963–1964	Government	Government	Modern
HA-2279	Robert & Winifred Livezey House	22 Eastern Ave.	1942	Residential	Residential	Cape Cod
HA-2280	Jacob O. & Maude Livezey House	104 Eastern Ave.	1942	Residential	Residential	Cape Cod
HA-2285	Groves House	38 E. Gordon St.	1936	Residential	Nonprofit Office	Cape Cod
HA-2286	Bode’s Store	44 E. Gordon St.	1930	Commercial	Nonprofit Office	Craftsman Bungalow
HA-2287	Long House	22 E. Gordon St.	1951	Residential	Residential & Commercial	Minimal Traditional
HA-2288	Livezey–O’Neill House	108 Eastern Ave.	1942	Residential	Residential	Tudor Revival
HA-2289	Shanahan House	205 Fulford Ave.	1922	Residential	Commercial	Colonial Revival

Currently, the functions of these buildings include one government building, three residential buildings, one residential/commercial building, two office buildings for nonprofit organizations, and one commercial building.

The styles and forms of these eight buildings include Colonial Revival Cape Cod, Colonial Revival-style two-story form, Tudor Revival-style, Craftsman Bungalow, Minimal Traditional, and Modern. The only Colonial Revival style house in this group is also the only two-story house in the survey, and it is the oldest of the surveyed group. The Cape Cod dwellings date to 1936 and 1942 and represent the most popular style used in this small group of surveyed resources. There is one Tudor Revival style house, dating to 1942, similar to its neighboring Cape Cod counterparts.

The Minimal Traditional house is located at 22 East Gordon Street. Each of these are typical residential styles and forms found throughout the United States, particularly in the Mid-Atlantic region.

The one commercial building in the survey was constructed as a Craftsman bungalow, which is also common for small commercial buildings of the 1920s and early 1930s throughout this region. The government building is a Modern-style structure from the mid-1960s, Bel Air Town Hall. Each of the resources is in good condition, and although a few of them have undergone numerous alterations or additions to the original structures, several of them have retained a high degree of integrity.

Of the eight resources surveyed in this project, one dates to the 1920s, two to the 1930s, three to the 1940s, one to the 1950s, and one to the 1960s. The most popular style represented in this small sampling is Colonial Revival, seen in Cape Cod form in three examples and the two-story vernacular L-shaped form in one example. The Colonial Revival style is represented in the 1920s, 1930s, and 1940s in this survey sample.

Colonial Revival Style

Four Colonial Revival-style houses are included in this survey (Figures 7–10). The first three of these are Cape Cods:

- Robert and Winifred Livezey House – 22 Eastern Avenue, HA-2279
- Jacob and Maude Livezey House – 104 Eastern Avenue, HA-2280
- Groves House – 38 East Gordon Street, HA-2285
- Shanahan House – 205 Fulford Avenue, HA-2289

The two houses on Eastern Avenue were built by members of the Livezey family, which may explain why they are of similar appearance in both form and materials. The third Cape Cod house in this sampling is slightly different, in that it has an off-center porch and only one gable dormer, and is of wood frame construction.

The fourth example of a Colonial Revival-style house in this group is not a Cape Cod like the previous three described. The Shanahan House at 205 Fulford Avenue (HA-2289) was built in 1922 and is one of the early examples of houses built within the Fulford Place addition to Bel Air. It is a simple, two-story vernacular house in an L-shape plan with little to no decorative embellishments. It is categorized as a Colonial Revival style house based entirely on its L-shaped form, the side-gable roof, the symmetrical fenestration, the central entry, and the double-hung windows.



Figure 7. Robert and Winifred Livezey House (HA-2279)



Figure 8. Jacob and Maude Livezey House (HA-2280)



Figure 9. Groves House (HA-2285)



Figure 10. Shanahan House (HA-2289)

Tudor Revival Style

Of the eight resources surveyed, one house exhibits a vernacular version of the Tudor Revival style; the Livezey–O’Neill House at 104 Eastern Avenue (HA-2288). The Livezey–O’Neill House (Figure 11), even though modest in form and embellishments, is categorized as Tudor Revival style because of details including the sloping eaves and the steeply pitched cross gable on the façade. It must also be noted that it is somewhat common for these 1930s and 1940s Tudor Revival style modest dwellings in Bel Air to be constructed of stone, in particular Butler stone.



Figure 11. Livezey–O’Neill House (HA-2288)

The other styles represented in this survey are the Craftsman and the Modern styles. Only Bode’s Store, built in 1930 at 44 East Gordon Street (HA-2286), depicts characteristics of the Craftsman style, including wide eaves, a full-width inset porch, and a hipped dormer (Figure 12). The Craftsman style is typically found in bungalows, which either feature a front- or side-gable roof, and in some instances a hipped roof. They typically have front porches, which are often integral to the house. The Colonial Revival forms, such as Cape Cods, Four Squares, and two-story houses with rectangular or L-shaped footprints, dominate over bungalows in the Town of Bel Air.



Figure 12. Bode's Store (HA-2286)

The Modern style buildings surveyed during the 2021–2022 project includes the Minimal Traditional house at 22 East Gordon Street built in 1951 (HA-2287) and the Bel Air Town Hall at 39 North Hickory Avenue (HA-2278). The Long House at 22 East Gordon Street (Figure 13) is one story in height and features a projecting cross-gable roof. The Minimal Tradition style is loosely based on the Tudor Revival style form with its dominant front gable; however, the gable is not steep, and the rest of the house omits other traditional details. In addition, the materials used were of a lower cost than what was typically found in a Tudor Revival. Minimal Traditional style houses were commonly constructed of wood frame. The lack of architectural embellishments was emblematic of the post-war period as a way to save costs and provide quick and cost-efficient housing. The Minimal Traditional style was introduced in the United States during the post-war period and fulfilled many of the needs for a cost-efficient house. It became a highly popular form during the 1950s and 1960s in the region including Bel Air, Maryland.

The Bel Air Town Hall is the second Modern style building within this survey (Figure 14). It is a simple version of the Modern style and encapsulates a few of these characteristics, such as plain walls, lack of ornament, horizontality in its cantilevered portico, and materials in their pure form, such as the reinforced-concrete coffered ceiling. The Town Hall is a good example of the Modern style used for a government building in Bel Air, Maryland.



Figure 13. Long House (HA-2287)



Figure 14. Bel Air Town Hall (HA-2278)

The properties that have retained the highest levels of integrity within this survey group include 104 Eastern Avenue (HA-2280), Town Hall (HA-2278), and 108 Eastern Avenue (HA-2288). The first two buildings have retained their materials, design, and workmanship associated with the original construction. Although the Town Hall has had two additions to the building, they are on the rear and do not compromise the original appearance of the building from the front. The house at 108 Eastern Avenue has retained nearly all of the original materials except for the windows, which are now vinyl replacements. Although the windows are vinyl, they were done in kind and have a similar composition to what would have been original; three-over-three sashes.

Most of the buildings in this survey group have had their architectural integrity compromised due to alterations and the use of replacement materials. This includes the buildings at 22 Eastern Avenue, 22 East Gordon Street, 38 East Gordon Street, 44 East Gordon Street, and 205 Fulford Avenue. The house at 22 Eastern Avenue has a portico that does not appear to be original to the house, and the dormers are clad in replacement vinyl siding. Each of the three properties on East Gordon Street have replacement siding, new roof materials, replacement windows, and for 22 and 44 East Gordon Street, both have replacement front doors. These latter two buildings on East Gordon Street have also undergone major interior alterations, making it difficult to discern the original plan of each resource. Both buildings appear to have been entirely gutted and renovated within the last 20 years. Finally, the house at 205 Fulford Avenue retains its original form and vernacular appearance; however, it has several modern replacements and alterations that have compromised its integrity. These includes vinyl windows, modern doors, a portion of the front porch infilled with vinyl siding, and a new porch on the rear elevation.

The properties chosen for this survey are significant for their architecture, their association with the local building industry, and/or the development of Bel Air. Each of the properties surveyed are representative examples of styles exhibited in Bel Air, including styles such as Colonial Revival, Tudor Revival, Craftsman, and Modern. Much of the architectural fabric within Bel Air that dates to the first half of the twentieth century can be grouped into the Colonial Revival style. The properties chosen for this project that are listed as Colonial Revival are typical of other contemporaneous buildings. Unlike the ubiquitous Colonial Revival house seen in Bel Air, only a small handful of houses throughout Bel Air, as seen in this small sampling, can be listed as Tudor Revival, Craftsman, or Modern.

The properties surveyed in this project may also be significant for their relationship to the local building industry as well as the residential developments in which these properties were constructed. Most likely each of these properties was constructed by a local contractor and in one case designed by a local architect. The majority of the dwellings seem to have been constructed specifically for the new purchaser of land within a platted development. Examples of this include 22 Eastern Avenue (HA-2279), 104 Eastern Avenue (HA-2280), 108 Eastern Avenue (HA-2288), 205 Fulford Avenue (HA-2289), and 39 North Hickory Avenue (HA-2278). At least one dwelling, the Livezey–O’Neill House (HA-2288), has the appearance of a ‘mail-order’ house

through a company such as Sears and Roebuck. No documentary evidence was found during this survey that this house or any others were mail-order houses.

The developments that were platted in the 1920s and 1930s changed the face of Bel Air by adding large tracts of land divided into small lots used to fulfill the town's need for increased housing. The developments represented in the sampling of eight resources include Fulford Place, Bradford Heights, and Shamrock. A few of the properties are significant for their ownership, particularly those associated with families prominent in Bel Air twentieth century history, such as the Kefauvers and Livezeys.

CHAPTER 5. SUMMARY AND RECOMMENDATIONS

5.1 SUMMARY

For the purposes of this survey report, preliminary recommendations will be made regarding National Register eligibility. The domestic resources surveyed ranged in date between 1922 and 1951 and the only commercial building dates to 1930, the only government building dates to 1963–1964. The four criteria used to list resources on the National Register of Historic Places include:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in prehistory or history.

None of the resources possess strong enough historical significance individually to have made a contribution to the broad patterns of our history. Therefore, none of the properties are considered to be individually eligible for the National Register of Historic Places under Criterion A.

No resources surveyed in 2021–2022 are eligible for the National Register under Criterion B. From the historical research completed on each of the resources, it does not appear that any of the owners or builders attained a high level of individual significance to make their respective properties eligible for the National Register. The contractors and designers responsible for constructing each of the resources have many resources throughout Bel Air that are similar as well as representative of their work and therefore are not eligible under Criterion B. The Bel Air Town Hall (HA-2278) is the only resource designed by an architect within this survey; therefore, one must look at the association with its designer. Gerard Baxter was the architect who designed the Bel Air Town Hall; however, more research is needed to determine if Baxter is individually significant within the historic context of community planning and architecture in Bel Air. He had an office in Bel Air and designed several government and ecclesiastical buildings within the town and Harford County. If Baxter is determined significant within the Bel Air historic context, the Town Hall would most likely not be a representation of his historic contributions and achievements, or be considered the resource that has the longest direct association with him. Therefore, the Town Hall would not be considered eligible under Criterion B.

Only one of the eight resources possesses strong enough architectural significance to be individually eligible for the National Register of Historic Places under Criterion C. The Bel Air Town Hall at 39 North Hickory Avenue is an important example of a modest Modern-style government building within the local context of Bel Air community planning and architecture. There are several modern style buildings from the early 1960s within Bel Air; however, the Town Hall retains a high degree of integrity from the original period of construction, and the additions do not detract from its architectural significance. It reflects the town's embrace of the Modern period and move away from the typical Colonial Revival and Neoclassical styles used to house government functions typically seen throughout the region, and more specifically, Harford County.

Of the remaining seven buildings surveyed, the ones constructed between the 1920s and 1951, are not unusual to Bel Air but rather are representative of the built fabric exhibited throughout the town. Nearly all of the buildings within this survey have had some amount of architectural integrity compromised with the use of replacement materials and various alterations and additions made to the exteriors, and complete renovations of the interiors for a few. The Jacob and Maude Livezey House at 104 Eastern Avenue and the Livezey–O'Neill House at 108 Eastern Avenue have retained a high degree of integrity to be considered potentially eligible; however, these dwellings are representative examples of early 1940s modest Cape Cod and Tudor Revival-style houses. These two dwellings are not unusual for this style and time period within Bel Air and do not rise to the level of individual significance.

It does not appear that any of the properties are eligible for the National Register of Historic Places under Criterion D. None of the lots surveyed may be likely to yield information important in prehistory or history.

5.2 RECOMMENDATIONS

One property out of the eight surveyed in 2021–2022, the Bel Air Town Hall, is recommended individually eligible for listing on the National Register of Historic Places. It is also recommended that the Town of Bel Air continue to undertake projects for survey and documentation of their historic resources. Several of the properties surveyed as part of this project are a sampling of properties located in potential development areas such as is the case for the properties on East Gordon Street. It is recommended that Bel Air attempt to survey and document each historic property listed for demolition, or ones that are located in areas under development pressures. In addition, it is recommended that Bel Air look at potentially eligible historic districts for the National Register of Historic Places. This survey did not allow for an in-depth examination of any one area; therefore, it is not possible to determine the eligibility of any districts as part of this project. However, it is possible at this time to recommend that the Town of Bel Air continue its survey of the various subdivisions, especially Fulford Place. Fulford Place, platted in 1922, is the first post-War subdivision to Bel Air. It is a significant addition to the town; however, there have only been two properties documented within this addition. Surveyed in 2004 as part of this

project were 205 Fulford Avenue (HA-2289) and 115 East Churchville Road (HA-2260). Fulford Place represents the steady increase of population of Bel Air from the 1920s through the 1930s, making Bel Air a central hub of the county and region. There are other nineteenth- and twentieth-century developments within Bel Air that have not been fully documented, and there should be a focus on first obtaining documentation on areas that have little to no representation. Finally, resources that are up for demolition or development must be a priority for documentation over all else.

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APPENDIX A Inventory

MHT INVENTORY #	RESOURCE NAME	ADDRESS	YEAR BUILT
HA-2278	Town Hall	39 North Hickory Avenue	1964
HA-2279	Robert and Winifred Livezey House	22 Eastern Avenue	1942
HA-2280	Jacob and Maude Livezey House	104 Eastern Avenue	1942
HA-2285	Groves House	38 East Gordon Street	1936
HA-2286	Bode's Store	44 East Gordon Street	1930
HA-2287	Long House	22 East Gordon Street	1951
HA-2288	Livezey–O'Neill House	108 Eastern Avenue	1942
HA-2289	Shanahan House	205 Fulford Avenue	1922

APPENDIX B Maryland Inventory of Historic Properties Forms

Town Hall

HA-2278

39 North Hickory Avenue

Bel Air, Harford County

1963-1964

Public

Constructed from 1963 to 1964, Bel Air's Town Hall is a modern-style building constructed of concrete blocks and clad with a stretcher-bond brick veneer currently in an L-shaped footprint. The original building was a simple rectangular structure; however, the 1972 and 1987 additions on the rear, expanded the original block and added a one-story ell. The building is one story in height on the façade, whereas the sides and rear elevation are two stories built into the bankside. It has one interior brick-clad chimney and is capped with a flat roof.

The Town Hall is significant as one of Bel Air's few Modern-style buildings, designed by local architect, Gerard A. Baxter. Completed in 1964, the Town Hall was built to house various town administrative offices, provide public meeting space for the Town Commissioners, and house the Bel Air Police Department. Although two additions have been constructed on the rear elevation, the original design and appearance has not been compromised on the main elevation and are also not visible from the front along North Hickory Avenue.

The Town Hall is a simple version of the Modern style and encapsulates a few of these characteristics such as the plain walls, lack of ornament, horizontality in its cantilevered portico, and materials in their pure form such as the reinforced-concrete coffered ceiling. The Town Hall is a good example of the Modern style used for a government building in Bel Air, Maryland.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2278

1. Name of Property (indicate preferred name)

historic Town Hall

other

2. Location

street and number 39 North Hickory Avenue ___ not for publication

city, town Bel Air ___ vicinity

county Harford

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

name Town of Bel Air

street and number 39 North Hickory Avenue telephone (410) 638-4500

city, town Bel Air state MD zip code 21014

4. Location of Legal Description

courthouse, registry of deeds, etc. Maryland Land Records Online liber 452 folio 75

city, town Bel Air, MD tax map 301 tax parcel 903 tax ID number 001490

5. Primary Location of Additional Data

- _____ Contributing Resource in National Register District
- _____ Contributing Resource in Local Historic District
- _____ Determined Eligible for the National Register/Maryland Register
- _____ Determined Ineligible for the National Register/Maryland Register
- _____ Recorded by HABS/HAER
- _____ Historic Structure Report or Research Report at MHT
- _____ Other: _____

6. Classification

Category	Ownership	Current Function		Resource Count	
_____ district	<u>X</u> public	_____ agriculture	_____ landscape	Contributing	Noncontributing
<u>X</u> building(s)	_____ private	_____ commerce/trade	_____ recreation/culture	<u>1</u>	<u>1</u> buildings
_____ structure	_____ both	_____ defense	_____ religion	_____	_____ sites
_____ site		_____ domestic	_____ social	_____	_____ structures
_____ object		_____ education	_____ transportation	_____	_____ objects
		_____ funerary	_____ work in progress	<u>1</u>	<u>1</u> Total
		<u>X</u> government	_____ unknown		
		_____ health care	_____ vacant/not in use		
		_____ industry	_____ other:		

**Number of Contributing Resources
previously listed in the Inventory**

7. Description

Inventory No. HA-2278

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Setting

Bel Air's Town Hall is located at 39 North Hickory Avenue in the Town of Bel Air, Maryland in Harford County. It is sited on a sloping grassy lot dotted with mature trees and designed landscaping. The building is fronted with foundation plantings and a concrete sidewalk provides pedestrian access around the perimeter of the building from the street and parking areas. A wide concrete walkway leads to the front steps and on the sides of the walkway are two tall steel flagpoles. The façade of the building faces west to North Hickory Avenue and is set back approximately 53 feet from the street. A concrete ramp meeting Americans with Disabilities Act (ADA) code provides access to the front entry.

Description - Exterior

Built from 1963 to 1964, Town Hall is a modern-style building constructed of concrete blocks and clad with a stretcher-bond brick veneer currently in an L-shaped footprint. The original building was a simple rectangular structure; however, the 1972 and 1987 additions on the rear, expanded the original block and added a one-story ell.¹ The building is one story in height on the façade, whereas the sides and rear elevation are two stories built into the bankside. A smooth concrete stringcourse visually divides the two stories on each elevation. The building features one interior brick-clad, concrete-flue chimney and the building is capped with a flat roof. Around the perimeter of the roof, the cornice is clad with aluminum sheathing.

The most architecturally distinguishing features of the Town Hall are the multi-light entryway and concrete portico with its grid of recessed squares within the coffered portico ceiling. The portico is supported with two concrete square posts that appear to be supported by a thin bases, a distinctive stylistic feature of the contemporary style. The central entry features double-leaf metal-and-glass doors set within a wall of full-height metal encased windows. Above the doors are two horizontal transom windows and on either side of the doors are 16 windows in a four-by-four grid. There are no other openings on façade (west elevation).

The north elevation exhibits both the first and ground-level stories and where the 1972/1987 additions were added is also visible on this elevation. Central on the north elevation is a recessed single-leaf metal-and-glass door with a concrete lintel. It is accessed via a straight-flight stairs constructed of concrete and clad with a brick veneer. The stairs has a cast-iron railing and the deck landing is poured concrete. Adjacent to the door is a band of ribbon windows within a metal frame similar to the façade. These windows feature four fixed vertical windows and two hopper windows, one on each end of the set, all supported with a concrete lintel. Immediately underneath the ribbon windows is a two-part metal spandrel.

The rear elevation is dominated by the 1972 and 1987 additions across the entire lower level and a portion of the upper level. The only remaining portion of the original building that is visible on the rear elevation is the central block of the first story. The wide eaves of the original block feature concrete ends mimicking rafter ends. This section is pierced with two bays at the very ends; each bay with identical, tall, fixed windows above a metal hopper window.

The additions on the rear elevation are located on each of the side wings of the main building. Each of these additions were four bays wide on the main level and just for the northern wing it featured two bays on the lower level. The upper story openings each contained four swing-out metal casement windows. A soldier brick stringcourse divide the upper and lower levels. The lower-level openings on the northern wing contain one aluminum-glass door and one swing-out metal casement window. The additions are detailed with a pattern block between the top of the windows and the cornice that consists of repeating stacks stretchers and headers.

¹ Crabtree, Rohrbaugh and Associates Architects "Town of Bel Air Police Department: Facility Study," (Prepared for the Town of Bel Air, Maryland, 2019).

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2278

Name Town Hall
Continuation Sheet

Number 7 Page 1

The 1987 lower-level addition on the rear elevation extends out from the original block approximately 42 feet and is just one story in height with a flat roof. The northeast corner of the one-story addition on the rear elevation is clipped and contains the main entry to the police department. This entry features central double-leaf glass doors flanked with two-light sidelights. The north elevation of this addition is four bays wide with four paired metal swing-out casement windows. A recessed section of this addition contains a single-leaf glass door with access from the north. The east elevation is four bays wide with paired swing-out metal casement windows. Recessed from the east elevation on the south elevation is a single-leaf glass door.

The south elevation of the addition is pierced with two pairs of swing-out metal casement windows on the both the lower level and the main level. The south elevation of original building is pierced with a band of ribbon windows on both the upper and lower levels identical to the ribbon windows on the north elevation. The two sets of ribbon windows on the south elevation are divided by a concrete stringcourse.

Description - Interior

The interior of the Town Hall consists of two floors; the first floor, which is the Administration level, and the ground level, which is the Police Department. The main entry to the building from North Hickory Avenue is into a square glassed vestibule on the first floor. Identical doors to the façade open into a large open space, which is the Commissioner's meeting room, and formally referred to as the Rotunda. The first floor is further arranged with closed office wings on both sides of this central meeting room. Each of the wings has a small T-shaped hall off which offices and various rooms are accessed.

The Rotunda is a large room with a double-height ceiling, which is the most dominant and stylistic feature of the building. The coffered ceiling continues the concrete grid of recessed squares as seen on the exterior of the building. The front half of the room is floored with 12x12 asbestos tiles (possibly vinyl asbestos tiles) and the back half of the room is covered with carpet. The walls of the Rotunda are covered with a stretcher-bond brick veneer. The south wall contains five openings—three doorways and two windows. There is one open doorway detailed with a wood panel transom that extends to the ceiling. This open doorway leads to a conference room and a closed hall space accessed via a single-leaf wood security door with a small vertical light in the upper half. The next opening on the south wall is a single-leaf flush wood security door that opens to a stairwell for access to the ground floor. The next opening on the south wall includes a combination of a single-leaf, flush-wood door with a one-light transom adjacent to a sliding service window with a one-light transom, a wood spandrel, and a small counter. The last opening on this wall is a tall, fixed window with a wood-panel spandrel.

The north wall of the Rotunda has one fixed window with a paneled spandrel; a sliding service window identical to the south wall; and a small hallway opening. The east wall of the Rotunda is pierced with two full-height windows, one on each end, that consist of one tall, fixed light over a one-light hopper. Between the two windows is a large, paneled backdrop wall that has been added as an impermanent feature behind the Commissioners' table.

Details within the first-floor wings on both the north and south sides include the following unless otherwise noted: carpeted floors (not original), walls of painted or wallpapered (not original) drywall, vinyl baseboards (not original), thin metal door framings, and dropped acoustic-tile ceilings (not original).

The south wing hall provides access to a workroom, offices, a filing room, and a second conference room. The first conference room immediately adjacent to the Rotunda has a closet on the interior wall with three-leaf sliding wood doors, rolling casement windows on the exterior wall, and an accordion partition across the width of the room where the original exterior wall once stood. A door on the south wall in the added section of this room leads to an office which is also accessed by the T-shaped hall in this wing.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2278

Name Town Hall
Continuation Sheet

Number 7 Page 2

Access throughout the north wing is by way of a T-shaped hallway with a single-leaf, flush-wood security door towards the rear of the hall. This small hallway provides access to two single-occupancy bathrooms on the east wall with single-leaf, flush wood doors. The bathrooms were not surveyed. Opposite the bathrooms is a storage room with a single-leaf wood door. Through the security door, the T-shaped hall provides access to a large office space to the west, an exterior door to the north, a storage room and kitchen on the north, and an office on the south side at the east side of the building. The only notable feature in the north wing is an office in the Finance Department that uses a wall of metal encased windows similar to the Rotunda vestibule. The kitchen floor is not carpeted but covered with 9x9 modern ceramic tiles. Some spaces in this north wing were not investigated due to security reasons.

The stairwell on the south wing features a dog-leg metal stair with metal railing, balusters, and newel posts, rubber stair treads, and concrete-block walls. The landings are covered with asbestos tiles. A makeshift wood-veneer wall with a single-leaf wood door was installed under the stairs to create a small closet space. A single-leaf door provides access at the ground level to the Police Department.

The ground floor is organized using a double-loaded system with a T-shaped hall off which offices and other spaces are located on both sides of the halls. Architectural features of the ground floor are similar to the wings on the first floor: asbestos-tile floors, dropped acoustic-tile ceilings, and single-leaf flush wood doors. The walls are made of painted drywall except for the holding cells, which are concrete-block, and one office space is clad with vertical-board siding. The holding cells also feature heavy metal security doors with square windows in the upper half. An original PA speaker system is located above some of the doorways. The command center, located in the 1987 addition, has one large, fixed window that looks out into the Rotunda.

Secondary Buildings

Shed (ca. 1985): Located on the north side of the Town Hall building is a small one-story shed with an asphalt-shingle shed-roof. It is built of concrete blocks and clad with a stretcher-bond brick veneer. It features a soldier brick stringcourse at the cornice and a single-leaf door is located on the south elevation.

8. Significance

Inventory No. HA-2278

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input checked="" type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input checked="" type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____	

Specific dates	1964	Architect/Builder	Gerard A. Baxter
Construction dates	1964; ca. 1985		

Evaluation for:

☐ National Register ☐ Maryland Register ☒ not evaluated

Statement of Significance

The Town Hall is significant as one of Bel Air's few Modern-style buildings, designed by local architect, Gerard A. Baxter. Built between 1963 and 1964, the Town Hall was built to house the town's Administration, provide public meeting space for the Town Commissioners, and house the Bel Air police department. Although two additions have been constructed on the rear elevation, the original design and appearance has not been compromised on the main elevation and are also not visible from the front along North Hickory Avenue.

According to *Styles and Types of North American Architecture*, characteristics of the Modern style includes simple shapes, smooth and plain walls, lack of ornament, horizontality, revealed structure/construction, and materials in their pure form.² The Town Hall is a simple version of the Modern style and encapsulates a few of these characteristics such as the plain walls, lack of ornament, horizontality in its cantilevered portico, and materials in their pure form such as the reinforced-concrete coffered ceiling. The Town Hall is a good example of the Modern style used for a government building in Bel Air, Maryland.

Shamrock Addition to Bel Air

Shamrock was one of the first developments of Bel Air, first platted circa 1850 by E.D. Richardson for Henry Wilson Archer (1813-1887). Archer purchased the property from Ellen Davis in 1850 for \$3,500.³ Shamrock became the name of the home of the Archer family beginning with Henry W. Archer in 1850. Henry Archer, employed as a lawyer, served on the Maryland State Legislature in 1845 and then as a member on the Maryland Constitutional Convention of 1867. Other family members that made Shamrock their home included Henry Archer's brother, General James J. Archer and his son, Senator James J. Archer. It appears that the Shamrock lands were divided and handed down to Henry and Elizabeth's children: Henry W., James J., Robert, Mary A., William S., C. Graham, and Isabelle.

One section of the Shamrock lands were developed by the Sparr Building Company and were originally held by William S. and C. Graham Archer. William S. Archer (1855-1931) became a local physician and never married. His estate was put in trust to the Mercantile-Safe Deposit and Trust Company after he died in 1931 according to his will (Will Book CHR 18 Folio 320).⁴ C. Graham worked in the finance industry as a banker in Baltimore and was married Alice Archer. They subsequently had two children, Henry P. Archer and John Potter Archer.

John Potter Archer (1899-1932) married Caroline Dietrich Archer (b. 1902) around 1923. John and Caroline had three children, John

² Alan Gowans, *Styles and Types of North American Architecture*, (HarperCollins Publishers, New York, 1992).

³ Marilyn M. Larew, *Bel Air: An Architectural and Cultural History, 1782-1945*, (Bel Air, MD: Town of Bel Air, MD, 1995); Kristie Baynard, *Architectural Survey for the Town of Bel Air in Harford County, Maryland*, (Prepared by Arcadia Preservation, LLC for the Town of Bel Air, Department of Planning, 2005).

⁴ Harford County Land Records, 1955 (Deed Book GRG 438 Folio 408).

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2278

Name Town Hall
Continuation Sheet

Number 8 Page 1

Potter Archer, Jr. (b. 1924), Yvonne Garasche (1928), and Caroline Hamilton (b. 1929).⁵ John P. Archer, died in 1932. In 1955, his widow and three children joined with the Mercantile-Safe Deposit and Trust Company to sell a section of Shamrock to the Sparr Building Company.

Covering 70.69 acres, Section 1 of Shamrock was planned in 1952 and 1953 by Glen C. Deaton (Figure 1). These lands were then developed and platted by the Sparr Building Company Incorporated in 1955 and revised several times throughout the late 1950s and 1960s. Significant during the development of the Shamrock lands in the 1950s, the Town of Bel Air was given land for the construction of a Town Hall. This land covered 7.72 acres located at the intersection of Lee Way to the north and Pennsylvania Avenue to the south with North Hickory Avenue to the west. Shamrock was developed in three sections between 1955 and 1958. The first section includes 79 lots and is bounded by Pennsylvania Avenue to the north, Churchville Road to the south, and includes the lots facing Shannon Drive. The second and third sections of the Shamrock addition extend to the east along Churchville Road to the easternmost end point of Lee Way. Other streets included in these sections are Irish Road, Langford Place, and Dublin Way.⁶

Town Hall of Bel Air

A June 20, 1955, deed list Caroline D. Archer et al. as the grantors of the land sold to the Sparr Building Company.⁷ The Sparr Building Company was established in 1930 by Leroy A. Sparr and had done substantial amounts of construction work in Bel Air starting with the Shamrock development.⁸ The Sparr Building Company designed the plat for the first section of Shamrock in August 1955. In December 1955, the Sparr Building Company sold to the Town of Bel Air 7.72 acres of land for a cost of ten dollars "and other valuable considerations." The Sparr Building Company also developed Colonial Acres and Homestead Village in Bel Air.⁹

The Town hired Gerard Adams Baxter, a local Bel Air architect, to design the Town Hall at a cost of no more than \$80,000.¹⁰ Construction of the building started in 1963 at a cost significantly higher than originally planned coming to a total of \$105,000. The Town Hall was dedicated on June 27, 1964. Following its opening, the Police Department vacated their location on Main Street and moved in to the basement level of the Town Hall.¹¹ In 1972 and 1987, additions were made to the rear of the building expanding the main level by adding several offices and an addition on the ground level of the police department. Plans are to further expand the building and to renovate the entire police department space will be executed in the next few years.

Gerard A. Baxter, Architect

A local Bel Air architect, Gerard Adams Baxter was a member of the Baltimore Chapter of the American Institute of Architects (AIA) since 1962. He was born in Cardiff, Maryland on August 1, 1933, and received his Bachelor of Science from the University of Virginia in 1956. After graduating with his BS, Baxter served in the U.S. Air Force from 1956 to 1959 and reached rank of Captain. He was married to Elizabeth A. Baxter by 1959 according to the Spokane, Washington City Directory.¹² He and Elizabeth had three sons; Donald Lee (1957-2019), Jeff, and John.

⁵ Heritage Quest, 1930.

⁶ Larew, 1995.

⁷ Harford County Land Records, "Deed Book 438 Folio 452" (Accessed online at <https://mdlandrec.net/main/index.cfm>, 1955)

⁸ The Sun, 1968

⁹ The Sun, 1968

¹⁰ Baltimore Sun, 2013

¹¹ Allan Vought, "Bel Air officials observe Town Hall's 50 years of service," (Capital Gazette September 16, 2014. Available at <http://www.capitalgazette.com/ph-ag-town-hall-anniversary-0917-20140915-story.html>).

¹² Heritage Quest 1959

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2278

Name Town Hall
Continuation Sheet

Number 8 Page 2

After returning back to the States, Gerard Baxter was employed as an architect by Frederick A. Long in Spokane, Washington from 1959 to 1960. Next, he worked at Fisher, Nes, Campbell and Associates in Baltimore, Maryland from 1960 to 1963. He started his own firm under his name in 1963 and his office was located at 221 South Main Street in Bel Air. He resided at 308 Greenway in Bel Air.¹³ The Bel Air Town Hall was his first principal project commissioned as his own independent firm. Following the design of the Town Hall, he designed several more buildings in Bel Air including Christ Our King Presbyterian Church (1966), First Presbyterian Church Education Building (1967), the Aberdeen Branch of the Harford County Library (1968), the Harford County Jail (1971).¹⁴ He also designed the Westernport, Maryland public library and the Joppatown Library in 1969 and 1978, respectively. At the time his company dissolved it was located at 422 East Broadway in Bel Air.¹⁵ Around the turn of the century, he was the managing director of the Bel Air based design and planning firm, Frederick Ward Associates, Inc.¹⁶

¹³ AIA, *American Architects Directory*, 3rd Edition, 1970. Available online at https://content.aia.org/sites/default/files/2018-09/Bowker_1970_B.pdf.

¹⁴ AIA 1970

¹⁵ Bizpedia, "Gerard A. Baxter," (Accessed online at <https://www.bizapedia.com/md/gerard-a-baxter-inc.html>, 2021).

¹⁶ Donna De Marco, "Healthy Times: Architects struggle to keep up with demand," *Baltimore Business Journal*. (Accessed at <https://www.bizjournals.com/baltimore/stories/1999/02/15/focus1.html>, 1999).

9. Major Bibliographical References

Inventory No. HA-2278

AIA

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Baynard, Kristie

2005 *Architectural Survey for the Town of Bel Air in Harford County, Maryland*. Prepared by Arcadia Preservation, LLC for the Town of Bel Air, Department of Planning.

See continuation sheet for additional bibliography.

10. Geographical Data

Acreage of surveyed property	<u>1.25</u>
Acreage of historical setting	<u>7.72</u>
Quadrangle name	<u>Bel Air</u>

Quadrangle scale: 1:24,000

Verbal boundary description and justification

The Town Hall is located at 39 North Hickory Avenue in the Third District of Harford County in the Town of Bel Air, Maryland. It is associated with tax map 301 on lot 2 of parcel 903. It is part of the Shamrock Addition to Bel Air, plat dated 1955 (plat #141100).

11. Form Prepared by

name/title	Kristie Baynard/Senior Architectural Historian		
organization	Marstel-Day, LLC	date	April 20, 2021
street & number	10708 Ballantraye Drive	telephone	240-409-6964
city or town	Fredericksburg	state	VA

The Maryland Inventory of Historic Properties 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
Maryland Department of Planning
100 Community Place
Crownsville, MD 21032-2023
410-697-9591

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2278

Name Town Hall
Continuation Sheet

Number 9 Page 1

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1959 *Spokane, Washington City Directory*. [AncestryHeritageQuest.com](https://www.ancestryheritagequest.com) - U.S., City Directories, 1822-1995. Accessed online at <https://www.ancestryheritagequest.com/imageviewer/collections/2469/images/12925379?backlabel=ReturnSearchResults&queryId=80e4b5af85954cb074ef54595cef8fdc&pId=1073422505>.

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The Sun

1968 "Home Builder Dies, Aged 59."

Vought, Allan

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HA-2278
Town Hall
Bel Air, Harford County
Chain-of-Title

June 20, 1955

Grantor: Caroline D. Archer, widow; John Potter Archer, Jr. and his wife, Mary Lyman Archer; Yvonne Garasche Archer Pons and her husband, John P. Pons; Caroline Hamilton Archer Kearney and her husband, Richard James Kearney; and Mercantile-Safe Deposit and Trust Co., trustee under the last will and testament of William S. Archer

Grantee: The Sparr Building Company

Deed Book GRG 438 Folio 4081

Notes: 1) Will of William S. Archer: January 12, 1921 Will Book CHR 18 Folio 320; 2) Subject conveyance for \$130,000

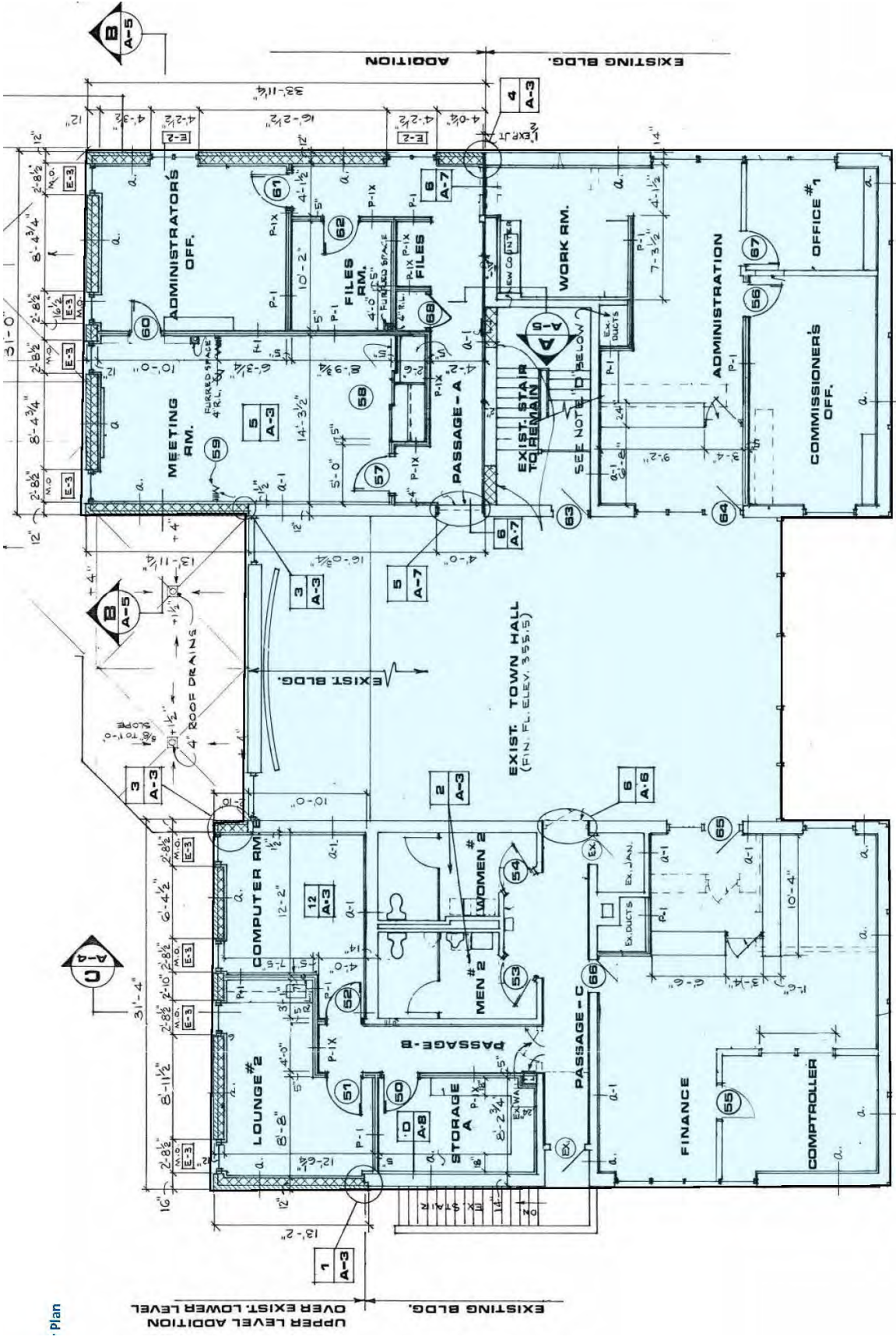
December 30, 1955

Grantor: The Sparr Building Company

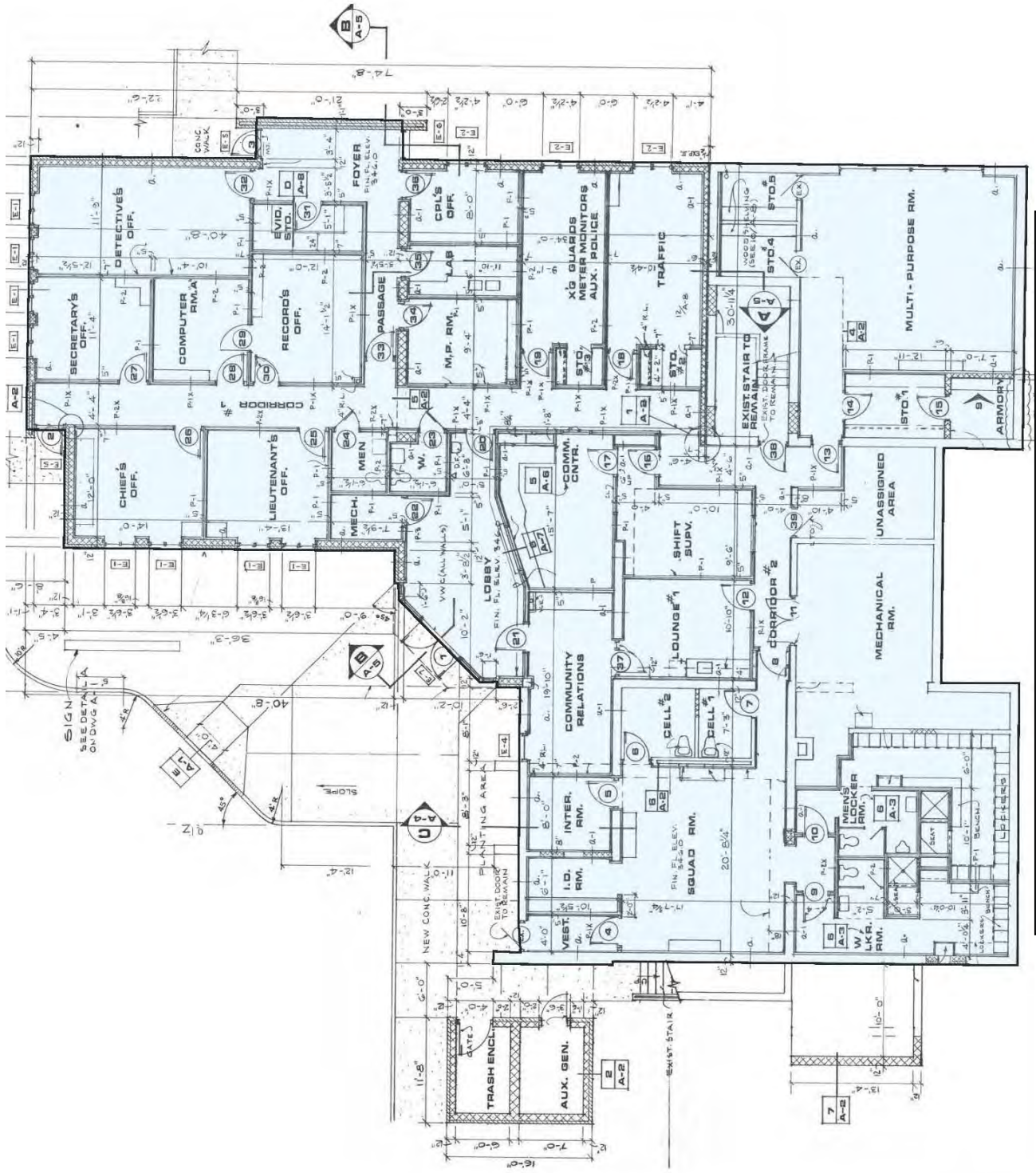
Grantee: Town of Bel Air

Deed 452 Folio 75

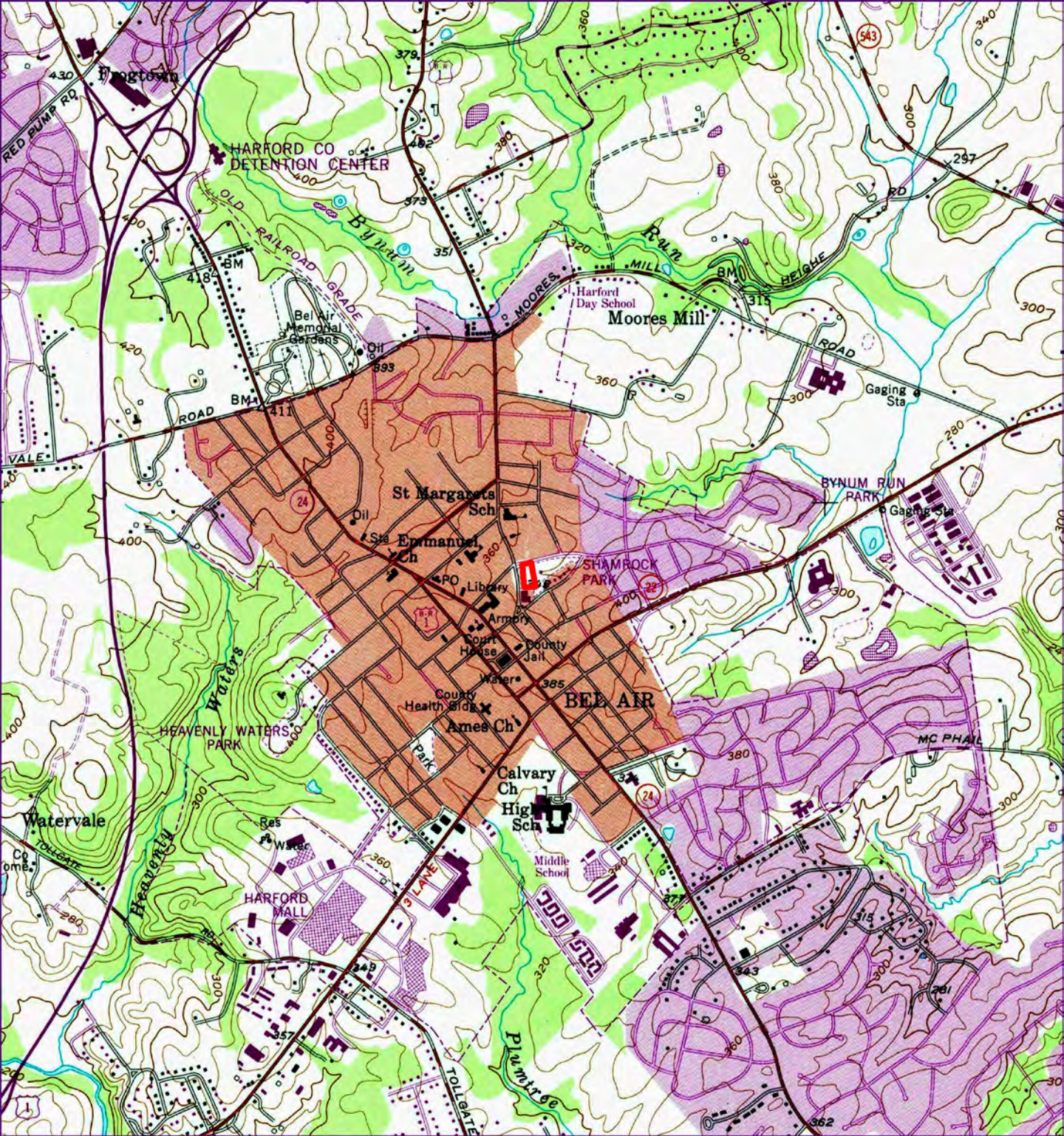
Notes: For \$10 and other valuable considerations



Existing Floor Plan (Crabtree, Rohrbaugh & Assoc. Architects 2019)



Existing Floor Plan (Crabtree, Rohrbaugh & Assoc. Architects 2019)



HA-2278

39 North Hickory Avenue

Town Hall

Harford County, Bel Air, MD

May 2021

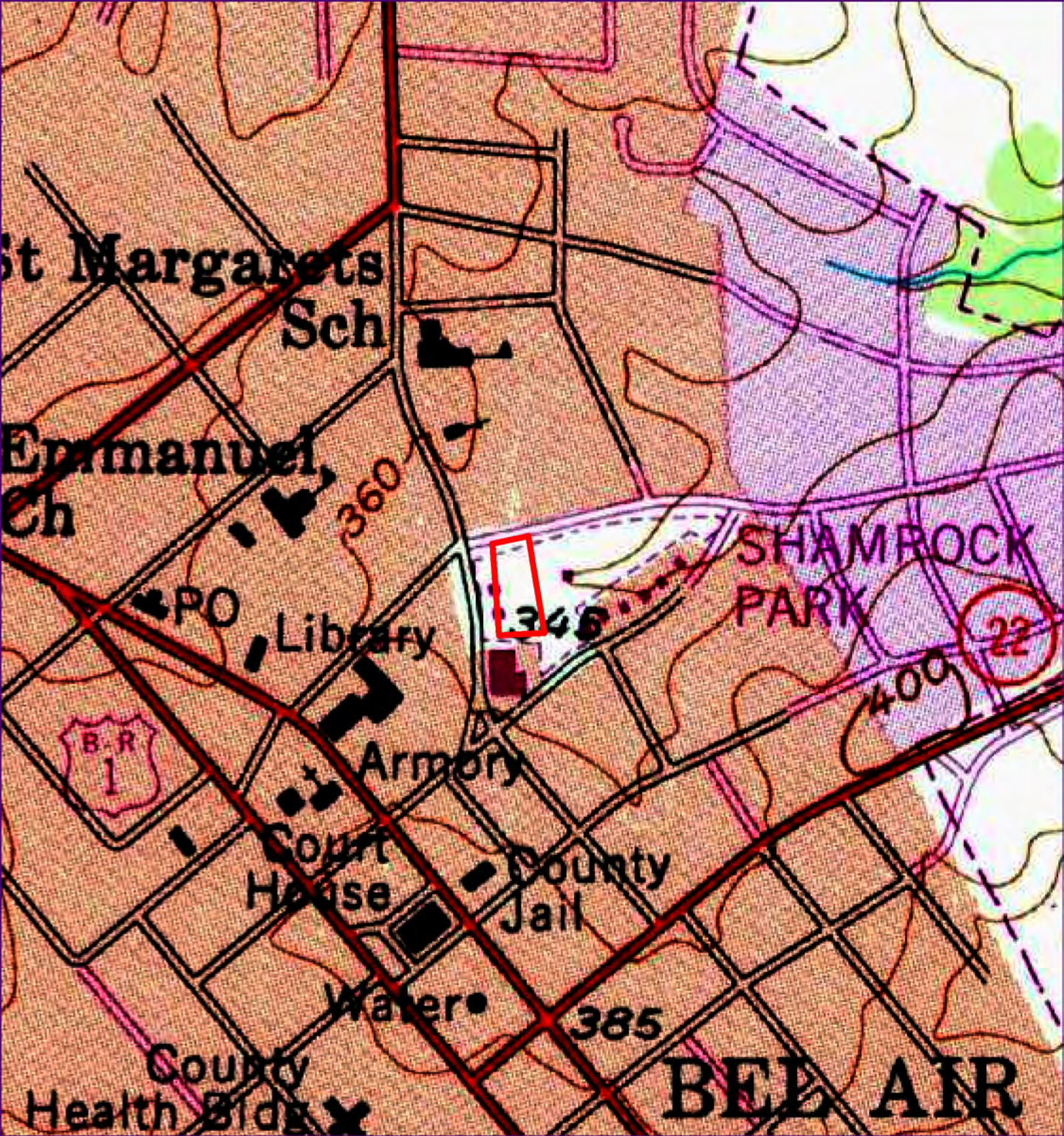
Source: Bel Air GIS,
USGS Topographic Maps,
Bel Air Quad 1956 (PR 1986)

1: 24,000

0 1,000 2,000 Feet

0 250 500 Meters





HA-2278
39 North Hickory Avenue
Town Hall
Harford County, Bel Air, MD

May 2021
Source: Bel Air GIS,
USGS Topographic Maps,
Bel Air Quad 1956 (PR 1986)

1: 24,000

0 270 540 Feet
0 60 120 Meters





HA-2278

39 North Hickory Avenue

Town Hall

Harford County, Bel Air, MD

Parcel Boundary

May 2021

Source: Harford County GIS,
Esri Topographic 2021

1: 3,000

0 130 260 Feet

0 30 60 Meters



HA-2278
Town Hall
Marstel-Day, LLC
Survey 4/16/2021

PHOTO LOG

Photo 1 of 20
West Elevation view looking East
HA-2278_2021_04_16_001

Photo 2 of 20
North Elevation view looking South
HA-2278_2021_04_16_002

Photo 3 of 20
Northeast, view looking Southwest
HA-2278_2021_04_16_003

Photo 4 of 20
East Elevation, view looking West
HA-2278_2021_04_16_004

Photo 5 of 20
Southeast corner, view looking Northwest
HA-2278_2021_04_16_005

Photo 6 of 20
Southwest corner, view looking Northeast
HA-2278_2021_04_16_006

Photo 7 of 20
Bronze Plaque, interior lobby
HA-2278_2021_04_16_007

Photo 8 of 20
Interior lobby, view looking Southwest
HA-2278_2021_04_16_008

Photo 9 of 20
Interior lobby, view looking Southeast
HA-2278_2021_04_16_009

Photo 10 of 20
Interior conference room, south wing, view looking Southeast
HA-2278_2021_04_16_010

Photo 11 of 20
Interior north wing, service area, view looking Southwest
HA-2278_2021_04_16_011

Photo 12 of 20
Interior north wing, Office, view looking Northeast
HA-2278_2021_04_16_012

Photo 13 of 20
Interior exterior door, view looking North
HA-2278_2021_04_16_013

HA-2278
Town Hall
Marstel-Day, LLC
Survey 4/16/2021

Photo 14 of 20
Kitchen, main level
HA-2278_2021_04_16_014

Photo 15 of 20
Stairs in South wing
HA-2278_2021_04_16_015

Photo 16 of 20
Lower-level office in 1980's addition, view looking North
HA-2278_2021_04_16_016

Photo 17 of 20
Lower-level meeting room, view looking Southwest
HA-2278_2021_04_16_017

Photo 18 of 20
Lower-level, interior of holding cell
HA-2278_2021_04_16_018

Photo 19 of 20
Lower-level, holding cell, view looking from the door
HA-2278_2021_04_16_019

Photo 20 of 20
Lower-level original section, suspect processing room
HA-2278_2021_04_16_020

HA-2278
Town Hall
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Survey 4/16/2021



Photograph 1: West Elevation view looking East



Photograph 2: North Elevation view looking South

HA-2278
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Photograph 3: Northeast, view looking Southwest



Photograph 4: East Elevation, view looking West

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Town Hall
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Photograph 5: Southeast corner, view looking Northwest



Photograph 6: Southwest corner, view looking Northeast



Photograph 7: Bronze Plaque, interior lobby



Photograph 8: Interior lobby, view looking Southwest

HA-2278
Town Hall
Marstel-Day, LLC
Survey 4/16/2021



Photograph 9: Interior lobby, view looking Southeast



Photograph 10: Interior conference room, south wing, view looking Southeast

HA-2278
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Photograph 11: Interior north wing, service area, view looking Southwest

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Photograph 12:Interior north wing, Office, view looking Northeast

HA-2278
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Survey 4/16/2021



Photograph 13: Interior exterior door, view looking North

HA-2278
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Photograph 14: Kitchen, main level

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Photograph 15: Stairs in South wing

HA-2278
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Survey 4/16/2021



Photograph 16: Lower-level office in 1980's addition, view looking North



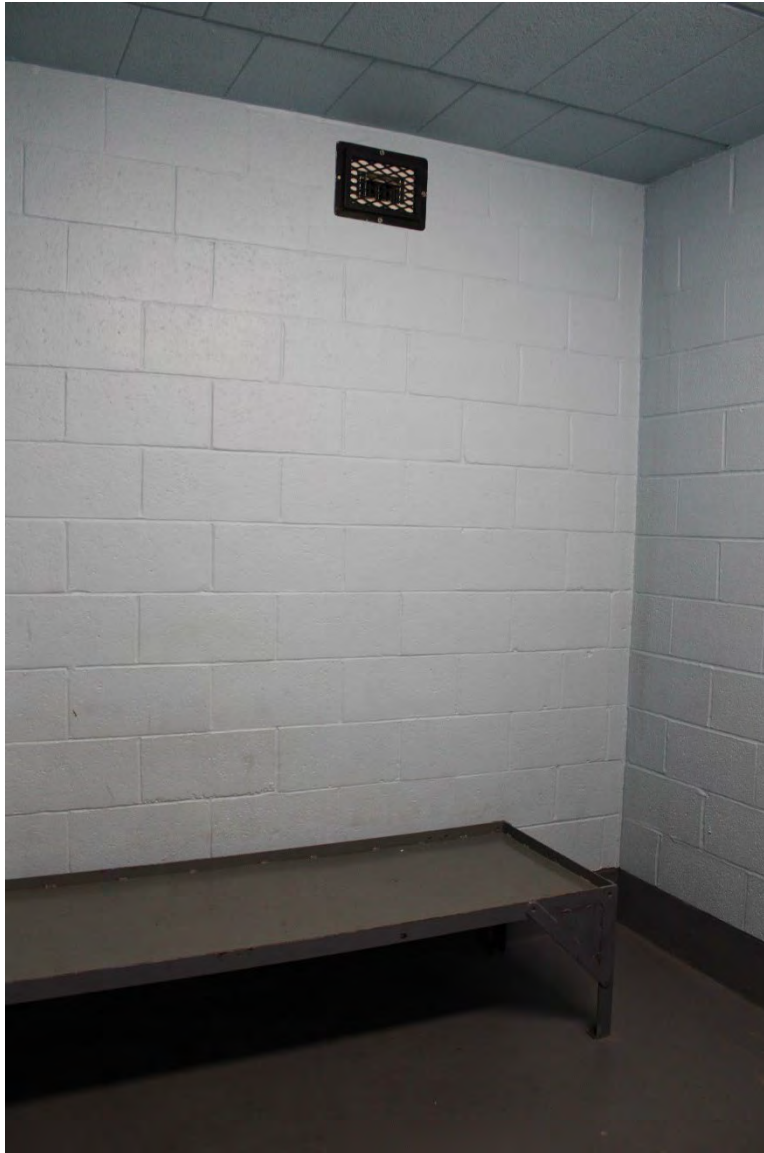
Photograph 17: Lower-level meeting room, view looking Southwest

HA-2278
Town Hall
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Survey 4/16/2021



Photograph 18: Lower-level, interior of holding cell

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Photograph 19: Lower-level, holding cell, view looking from the door

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Photograph 20: Lower-level original section, suspect processing room

Robert and Winifred Livezey House

HA-2279

22 Eastern Avenue

Bel Air, Harford County

Ca. 1942

Private

Built in 1942, the Robert and Winifred Livezey House is small one-and-a-half story, stone Cape Cod house with a rectangular-shaped footprint and a side-gable roof with two gable dormers on the façade. It sits on a random-rubble foundation, the façade is three bays wide, and it has one interior, off-center stone chimney. The façade features a front-gable enclosed portico and two six-over-six double-hung wood sash windows flank the portico, one on each side. A gambrel-roof, wood-frame garage sits off the west corner of the house.

The Robert and Winifred Livezey House is a typical example of a modest Cape Cod cottage dating to 1942 within the Bradford Heights Addition to the Town of Bel Air, Maryland. The dwelling is one-and-a-half stories, with a rectangular footprint, symmetrical fenestration, a central entry, a side-gable roof, and two gable dormers on the facade, all characteristics common of Cape Cod dwellings. Ubiquitous throughout the United States, Cape Cod cottages, which were built during the late 1930s through the 1940s, are numerous in Bel Air and are scattered throughout town in each of the 1920s and 1930s additions such as Bradford Heights. Beginning in the 1930s throughout the United States, the trend was for small, economical, and mass-produced houses, which was fulfilled by the modest Cape Cod style cottages. This building at 22 Eastern Avenue is significant as a typical Cape Cod house built in Bel Air, Maryland.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2279

1. Name of Property (indicate preferred name)

historic Robert and Winifred Livezey House
other

2. Location

street and number 22 Eastern Avenue ___ not for publication
city, town Bel Air ___ vicinity
county Harford

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

name Marlene Lebrun
street and number 22 Eastern Avenue telephone 410-838-4658
city, town Bel Air state MD zip code 21014

4. Location of Legal Description

courthouse, registry of deeds, etc. MD Dept. of Assessmentts and Taxation liber 840 folio 338
city, town online tax map 301 tax parcel 1391 tax ID number 3019691

5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☐ Other: _____

6. Classification

Category	Ownership	Current Function		Resource Count	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture	2	buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion		sites
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> social		structures
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation		objects
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	2	Total
		<input type="checkbox"/> government	<input type="checkbox"/> unknown		
		<input type="checkbox"/> health care	<input type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> industry	<input type="checkbox"/> other:		
				Number of Contributing Resources previously listed in the Inventory	
				0	

7. Description

Inventory No. HA-2279

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Setting

Facing southeast, the Robert and Winifred Livezey House at 22 Eastern Avenue in Bel Air, Maryland is located in a town setting sited on a small lot on the west corner of the intersection of Eastern Avenue and Barnes Street. The house is set back approximately 25 feet from the road on a flat grassy lot with several mature trees that dot the landscape and foundation plantings that front the house. A garage is located to the west corner of the dwelling.

Exterior Description

Built in 1942, the Robert and Winifred Livezey House is small one-and-a-half story, stone Cape Cod house with a rectangular-shaped footprint and a side-gable roof with two gable dormers on the façade. The random coursed stone appears to be Butler stone from the Butler Stone Quarry in Baltimore County. It sits on a random-rubble foundation, the façade is three bays wide, and it has one interior, off-center stone chimney. The façade features a front-gable enclosed portico and two six-over-six double-hung wood sash windows flank the portico, one on each side. The windows are supported with granite stone sills. Each of the windows are similar throughout the house unless where noted. The gable dormers on the façade are each pierced with one window. Centered on the façade is the portico, which is clad with vinyl siding and its roof is sheathed with asphalt shingles. The front of the portico has a central, single-leaf, replacement, aluminum door that is of full-height glass with 15-lights and topped with a one-light transom. Metal jalousie windows flank this front door and paired jalousie windows pierce both side elevations of the enclosed portico.

The northeast elevation is illuminated with two windows on the first story. The gable is pierced with one centered window and is clad with vinyl siding. Two window wells with metal awning windows open into the basement story. The rear elevation contains two window bays. The westernmost window bay features a pair of smaller six-over-six wood sash windows. The upper story features a nearly full-width, shed-roof dormer pierced with two windows. Continuing around the house, the southwest elevation is three bays wide with an off-center entry and two windows. Covering the entry is a shed-roof portico supported with square wood posts and balusters and a concrete deck. The entry has an aluminum storm door with one-light.

Interior Description

First Floor

Organized into a three-room floor plan, the Robert and Winifred Livezey House has a living room with a side stairs to the front of the house and a dining room and kitchen occupy the rear portion of the house. The living room walls and ceiling are painted plaster and the floor is covered with carpet. The front wood door has four raised panels in the bottom half, six lights in the upper half, and is operated with a brass knob. The door casing is three inches wide and the molding profile consists of a fillet, cyma reversa, and terminates with three, stepped, recessed fillets. Each of the windows feature a canted reveal, the casings are similar to the door surrounds, and the sills are 8 ¼ inches deep. The baseboard is 5 ½ inches high, has a cant that leads to a cyma reversa molding and terminates with a sunk fillet and a fascia. The straight-flight stair located on the southwest wall is an open stringer with a turned wood newel post at the top and bottom of the flight. The stair treads are carpeted, and the wood balustrade is rounded, and is supported with wood tapered balusters, which rest on small square blocks. The living room features a stone fireplace with a stone hearth on the northwest wall. The fireplace is detailed with four cast-iron vents on its face and is topped with a wood mantle. The molding profile of the mantle consists of a fillet, sunk fillet, fillet, recessed fillet, and terminates with a cavetto. There are two openings in the northwest wall that provide access to the rooms at the rear of the house.

The wide, arched opening on the east end of the living room (on the right side of the fireplace) connects to the dining room. The dining room has similar floors, walls, ceiling, casings, and baseboards as the living room. The back of the chimney originally projected into this space, which has since been encased with a small closet with a flush, wood, sliding door. The floor in the closet is hardwood.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2279

Name Robert and Winifred Livezey House
Continuation Sheet

Number 7 Page 1

An opening in the southwest wall of the dining room leads to the kitchen. The kitchen has similar walls, ceiling, casings, and baseboards. The floor is covered with large, fifteen-square-inch vinyl tiles. A non-historic, small egg-and-dart crown molding has been added to this space. A ceramic tile backsplash has been added to the north wall. The exterior door on the southwest wall leads to the deck. This door has two horizontal raised panels in the bottom half and the upper half features six-lights. Adjacent to this entry is the doorway to the basement. The basement door is wood with two flush panels.

Second Floor

The second floor is organized with a middle hall from the southwest wall to the master bedroom on the east side of the house. North of the hall is a bathroom and storage room. South of the hall is a second bedroom. Throughout the second floor the walls, ceiling, floors, and casings are similar to the first floor unless otherwise noted. The baseboard throughout the second floor is a plain flush board 3 ¾ inches high. All of the doors on the second floor are wood with two panels and a brass knob. A small section of floor surrounds two sides of the staircase opening which reveals the original floor is hardwood. On the northwest wall of the hallway at the western end, is a small built-in linen closet. The floor of the linen closet also reveals hardwood floorboards. Centered in the hall ceiling is a covered access opening to an attic, which was not investigated during the survey.

The small bathroom has two openings: a door to the hall and a window on the northwest wall. The bathroom floor is covered with vinyl sheets and portions of the walls are clad with ceramic tiles. There is one small closet on the northwest wall set at the end of the bathtub. The storage room is a small room with no closets, one window, and a carpeted floor. The lighting fixture in the storage room appears to be original. The bedroom on the south side of the hall has a wood floor with random-width boards measuring 2 ½ inches to 3 ¼ inches wide. A wide closet stands on the east wall and has two-leaf sliding wood doors. In addition, a small door provides access to the rafter space between the two dormers. At the eastern end of the hall is a door to the master bedroom. This room has a closet on the north wall with a similar door as the rest of the second floor. Adjacent to this closet is a smaller closet similar to the linen closet at the other end of the hall. The floor of this room is covered in carpet.

The full-height basement covers the full extent of the first floor of the house. It is unfinished with one large space and a straight-flight stair with access from the kitchen. The walls in the basement are the random-rubble foundation and the ceiling consists of the exposed floor joists to the first floor.

Garage

The one-and-a-half story, wood-frame garage sits on a concrete foundation, is clad with asbestos shingles, and is capped with a front-gambrel roof sheathed with asphalt shingles. The façade is pierced with a single-leaf door with one lower panel and one-light above. This opening appears to have been sized down due to the concrete block infill surrounding the door. Also on this first story is a garage opening without a door. The upper story is pierced with two six-light wood-sash awning windows. A section of plywood covers what may have been an original opening between these two windows. The southwest and northeast side elevations are pierced with one six-light wood window. The rear elevation also features a similar window in the upper story.

8. Significance

Inventory No. HA-2279

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input checked="" type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____	

Specific dates	1942	Architect/Builder	n/a
-----------------------	------	--------------------------	-----

Construction dates	1942
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Evaluation for:

<input type="checkbox"/> National Register	<input type="checkbox"/> Maryland Register	<input checked="" type="checkbox"/> not evaluated
--	--	---

Statement of Significance

The Robert and Winifred Livezey House is a typical example of a modest Cape Cod cottage dating to 1942 within the Bradford Heights Addition to the Town of Bel Air, Maryland. The dwelling is one-and-a-half stories, with a rectangular footprint, symmetrical fenestration, a central entry, a side-gable roof, and two gable dormers on the facade, all characteristics common of Cape Cod dwellings. Ubiquitous throughout the United States, Cape Cod cottages, which were built during the late 1930s through the 1940s, are numerous in Bel Air and are scattered throughout town in each of the 1920s and 1930s additions such as Bradford Heights. Beginning in the 1930s throughout the United States, the trend was for small, economical, and mass-produced houses, which was fulfilled by the modest Cape Cod style cottages. This building at 22 Eastern Avenue is significant as a typical Cape Cod house built in Bel Air, Maryland.

Development of Bel Air: Late 19th and Mid-20th Century

The proximity to Baltimore City, the arrival of the railroad, the introduction of the automobile, and improvement of roads allowed for greater prosperity within Harford County and particularly the Town of Bel Air. Bel Air was home to a building boom of the late nineteenth century and again after World War I. Hays, Richardson's, and the two Dallam's Additions are the primary residential developments of the late 19th century and early 20th century that took place within the Bel Air town limits.

Hays Addition is bounded on the south by Baltimore Pike, to the west by Archer Street, to the north by Thomas Street, and to the east by Bond Street. The Hays Addition was platted in 1886 and only three lots sold at this time. Between 1887 and 1917 only nine more lots were sold in this section of Bel Air. Marilynn M. Larew, historian, states that the reason for the slow building pace in Hays Addition could be the lots were priced much higher than lots in other sections of Bel Air such as in Dallam's Additions and Richardson's Addition.¹

The boundaries for Richardson's Addition are Bond Street to the east, Alice Anne Street to the south, Richardson Street to the west, and Nichols Street on the north. Lots began selling in 1886, however, it was not officially platted and recorded until 1911. By 1917, fifteen houses stood along Alice Anne Street, which became an African-American working class neighborhood. Not including the dwellings on Alice Anne Street, seventeen houses were constructed in Richardson's Addition between 1914 and 1945.²

Major Dallam's Addition was platted in 1883 and the boundaries are the MA & PA Railroad to the south, Dallam Avenue to the north, Rockspring Avenue to the east, and several lots past Mast Street to the west. Due to the proximity to the railroad, several lots were built upon for industrial and commercial uses as well as worker's housing. Dallam's second addition is located to the north of Dallam's first addition including Roland Avenue, Rockspring Avenue, and Hall Street. In the late 1880s, the west side of Rockspring Avenue

¹ Marilynn M. Larew, *Bel Air: An Architectural and Cultural History, 1782-1945* (Bel Air, MD: Town of Bel Air, 1995), p. 17.

² Larew, p. 172

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2279

Name Robert and Winifred Livezey House
Continuation Sheet

Number 8 Page 1

was built upon followed by construction on Roland Avenue after 1890. Eleven houses were constructed in Dallam's second addition between 1885 and 1914.³

Following World War I, Bel Air prospered with numerous suburban developments on the outskirts of the downtown core. Three of the larger additions to Bel Air during the 1920s include Fulford Park (1922), Ingleside (1923), and Kenmore (1924). The area that is Fulford Park originally was made up of 18 acres running from Main Street and Fulford Avenue, South to Linwood Avenue, and East to Ewing Street. Other streets included in Fulford Park are Maitland Street and Powell Avenue. Unlike the slow development of the late 19th century developments of Hays and Richardson's Additions, the lots in Fulford Park sold quickly and construction began immediately. The real estate agents responsible for selling the lots of Fulford Park advertised and auctioned the lots on one day in 1922 soon after it was platted. One hundred thirty six lots sold in one day bringing in a total of \$12,000.

The area known as Ingleside off North Hickory Avenue is bounded by Wright Street to the south and McCormick Lane to the north. This section of Bel Air was subdivided and platted by J. Edwin Webster, son of Colonel Edwin Hanson Webster, in April 1923. Oliver T. Wallace and Samuel Dameron were the real estate agents responsible for the sales. According to Larew, Ingleside was the "place to build between the wars" and continued to expand after 1945.⁴ Similar to Fulford Park, Ingleside held an auction to handle the sales of the lots which occurred in April or May of 1923. Ingleside developed rapidly, much more so than any other previous development made to Bel Air. According to Larew, the "first two blocks on East Broadway and Webster were full" by the end of the 1920s. A total of sixteen houses were constructed in the 1920s—"faster than any previous addition in town."⁵

In 1919, Robert and Anne Heighe purchased 99 acres of Hanway's farm, which was platted in 1924 by the local real estate firm of Vaughn, Warren, and Wells, using their namesake for the subdivision. Today, the addition is better known as the Kenmore addition. The lots were auctioned on September 22, 1924, and a total of 199 lots were sold equaling \$19,500.

Due to the building boom in Harford County in the 1920s and 1930s, the pre-World War I developments in Bel Air were being steadily built upon similar to the new developments of the early 1920s. A section of Dallam's second addition, which includes Hall Street, was re-surveyed and platted in 1931 as the Rock Spring Addition. This new plat consisted of two blocks with a total of 102 lots and is bounded to the north by Vale Road, to the east by Rockspring Avenue, to the south by Hall Street, and to the west by Roland Avenue. Robinson Street runs north south and connects Hall Street to Vale Road, originally called Bel Air-Watervale Road. Block A of Rock Spring Addition was platted with fifty-five lots, the majority of which are equal size of twenty-five feet wide and 100 feet deep. Block B of this addition contains forty-seven lots, most of which were of similar size to the lots in Block A.

Bradford Heights is a subdivision that was platted on November 12, 1934, and the real estate agent responsible for selling the lots was S.E. Dameron from Newark, Delaware. The subdivision is bounded by Giles Street to the northeast, Eastern Avenue to the southeast, and South Main Street to the southwest. It consists of five blocks with a total of 105 lots, which are typically 25 feet by 150 feet. William W. and Lavinia Bradford owned the farmland that comprised just over 26 acres from which Bradford Heights was platted.

³ Larew, pp. 173-176.

⁴ Larew, pp. 181-183.

⁵ Larew, pp. 181.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2279

Name Robert and Winifred Livezey House
Continuation Sheet

Number 8 Page 2

Robert and Winifred Livezey House

The Robert and Winifred Livezey House is located at 22 Eastern Avenue in the Bradford Heights subdivision of Bel Air, Maryland. Bel Air is in the Third District of Harford County. Jacob and Maud Livezey purchased several lots in Bradford Heights for their children including lots 17, 18, and 19, which is where 22 Eastern Avenue was constructed. Jacob Livezey worked as a dairy farmer and he and his wife, living on Fulford Emmerton Road, had two children, Louise (born 1914) and Robert E. (born 1917). These Bradford Heights lots were bought by the Livezey's in 1934, when their son, Robert was only 17 years old. In 1941, Robert Livezey (age 25) and his wife, Winifred, received these lots at no cost, from Jacob and Maud Livezey. Robert and Winifred Livezey built their house the next year, in 1942. Jacob and Maude Livezey also built a house in 1942 on the opposite corner of Eastern Avenue and Barnes Street at 104 Eastern Avenue. All of the dwellings built in the Bradford Heights neighborhood were under several legal restrictions noted on their respective deeds. First, all dwellings were to cost no less than \$3,000. Second, no dwelling was to be erected closer than twenty feet to a main street line or five feet to a side street. Third, no signboard shall be erected in any part of the development. Fourth, no parcel or portion thereof shall be sold to or occupied by any African-American person.

Three years later, Robert and Winifred Livezey extended their property by purchasing two additional parcels, adjacent lots 20 and 21 in Block A. Nothing was ever built on these two parcels.

Robert Livezey was born May 21, 1916 and registered for the World War II draft in 1940 at the age of 24. At the time, his employer was Glenn L. Martin in Middle River, Maryland. He married Winifred Kohler in January 1941 and passed away in May 1999. In 1946, the couple sold the house and moved to Phoenix, Arizona for Robert's health.⁶ The Livezey House was purchased by George and Jane Meredith in 1946, less than a handful of years after the house was built. The property exchanged hands six additional times between 1947 and 1967. In June 1967, Robert and Marlene Palmer bought the property for \$13,000 and Marlene Palmer continues to live at this location.

⁶ *Tributes*, "Winifred Livezey." Viewed May 19, 2021. Accessed online at <http://www.tributes.com/obituary/show/Winifred-Livezey-97415418>.

9. Major Bibliographical References

Inventory No. HA-2279

Baynard, Kristie

2005 *Architectural Survey for the Town of Bel Air in Harford County, Maryland*. Prepared by Arcadia Preservation, LLC for the Town of Bel Air, Department of Planning.

Harford County Land Records

Var. Land Records. Accessed online at <https://mdlandrec.net/main/index.cfm>.

See continuation sheet for additional bibliography.

10. Geographical Data

Acreage of surveyed property	<u>0.22</u>
Acreage of historical setting	<u>0.22</u>
Quadrangle name	<u>Bel Air</u>

Quadrangle scale: 1:24,000

Verbal boundary description and justification

The Robert and Winifred Livezey House is located at 22 Eastern Avenue in the Third District of Harford County in the Town of Bel Air, Maryland. It is associated with tax map 301 on parcel 1391. It is part of the Bradford Heights development to Bel Air, plat dated 1934 (plat book 3 page 27).

11. Form Prepared by

name/title	Kristie Baynard/Architectural Historian		
organization	Marstel-Day, LLC	date	5/14/2021
street & number	701 Kenmore Avenue, Suite 220	telephone	240-409-6964
city or town	Fredericksburg	state	VA

The Maryland Inventory of Historic Properties 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
Maryland Department of Planning
100 Community Place
Crownsville, MD 21032-2023
410-697-9591

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. HA-2279

Name Robert and Winifred Livezey House
Continuation Sheet

Number 9 Page 1

Additional Bibliography

Larew, Marilyn M.

1995 *Bel Air: An Architectural and Cultural History, 1782-1945*. Bel Air, MD: Town of Bel Air, MD.

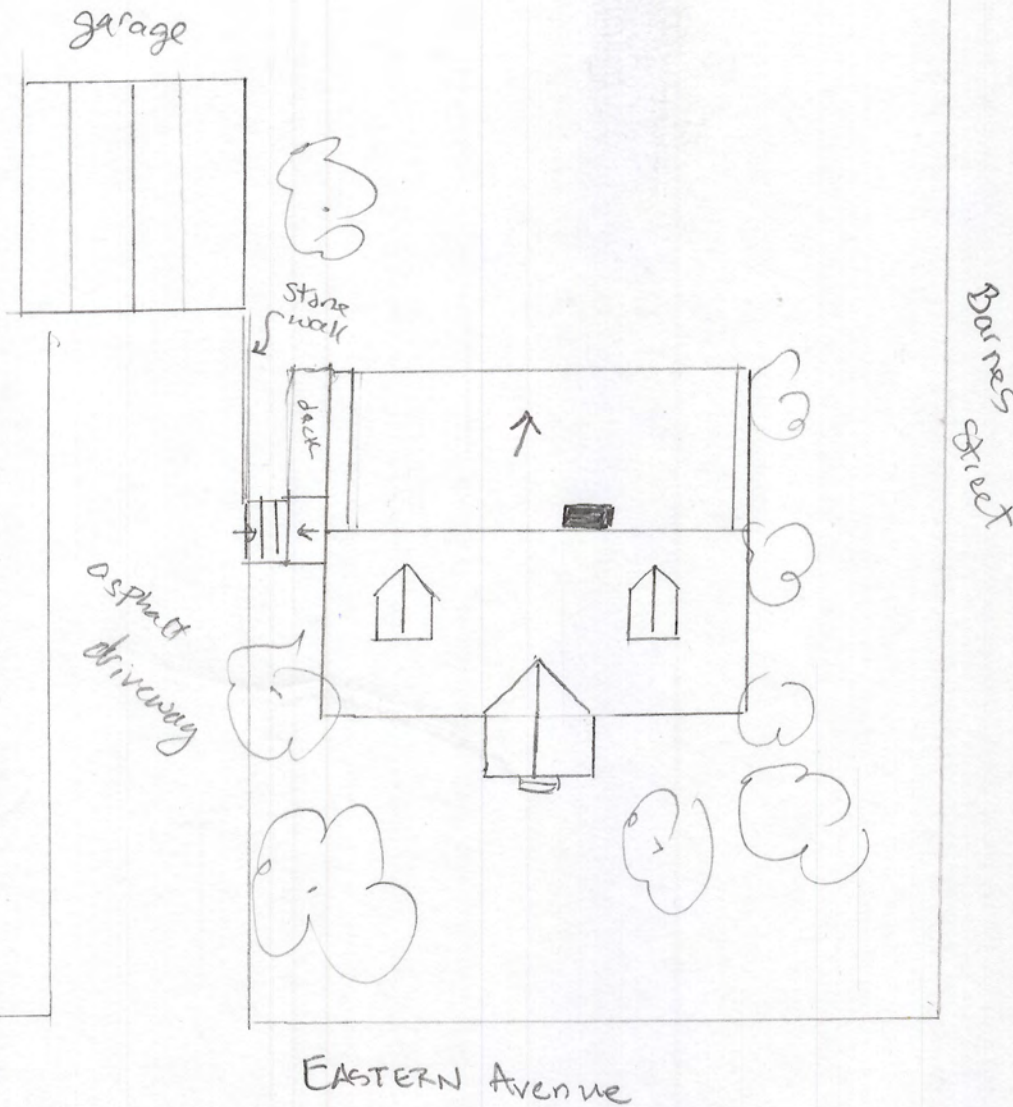
Tributes

2021 "Winifred Livezey." Viewed July 2, 2021. Accessed online at <http://www.tributes.com/obituary/show/Winifred-Livezey-97415418>.

HA-2279
Robert and Winifred Livezey House
Bel Air, Harford County
Built circa 1942
Chain-of-Title

November 24, 1934	Grantor: Lavina Bradford and William W. Bradford Sr. Grantee: Jacob O. Livezey and Maud Livezey Deed Book 237 Folio 122 Notes: Lots 17,18,19 in Block A
February 6, 1941	Grantor: Jacob O. Livezey and Maud Livezey Grantees: Robert E. Livezey and Winifred K. Livezey Deed Book 265 Folio 5 Notes: Lots 17, 18, 19 in Block A
April 10, 1944	Grantor: Frank R. Hoffercker Grantee: Robert E. Livezey and Winifred K. Livezey Deed Book 282 Folio 349 Notes: Parcels of 20 and 21 of Block A
September 26, 1946	Grantor: Robert E. Livezey and Winifred K. Livezey Grantee: George Gibson Meredith and Jane McKenney Meredith Deed Book 302 Folio 199
March 26, 1947	Grantor: George Gibson Meredith and Jane McKenney Meredith Grantee: Richard F. Faber and Dorothy Faber Deed Book 303 Folio 477
September 25, 1953	Grantor: Richard Franklin Faber and Dorothy Faber Grantee: James O' Neil and Margret L. O' Neil Deed Book 402 Folio 161
February 27, 1959	Grantors: James O' Neil and Margret L. O' Neil Grantees: James D. Price and Levice M. Price Deed Book 521 Folio 92
May 14, 1960	Grantor: James D. Price and Levice M. Price Grantee: Samuel L. Dowling and Alma P. Dowling Deed: Book: 550 Folio 228
March 1, 1961	Grantor: Samuel L. Dowling and Alma P. Dowling Grantee: Paul Z. Kalavski and Jamie S. Kalavski Deed Book 566 Folio 587
June 28, 1967	Grantor: Paul Z. Kalavski and Jamie S. Kalavski Grantee: Robert W. Palmer and Marlene M. Palmer Deed Book 747 Folio 347 Notes: Purchased for \$13,000
March 16, 1970	Grantor: Robert W. Palmer and Marlene M. Palmer Grantee: Zero Inc. Deed Book 840 Folio 338

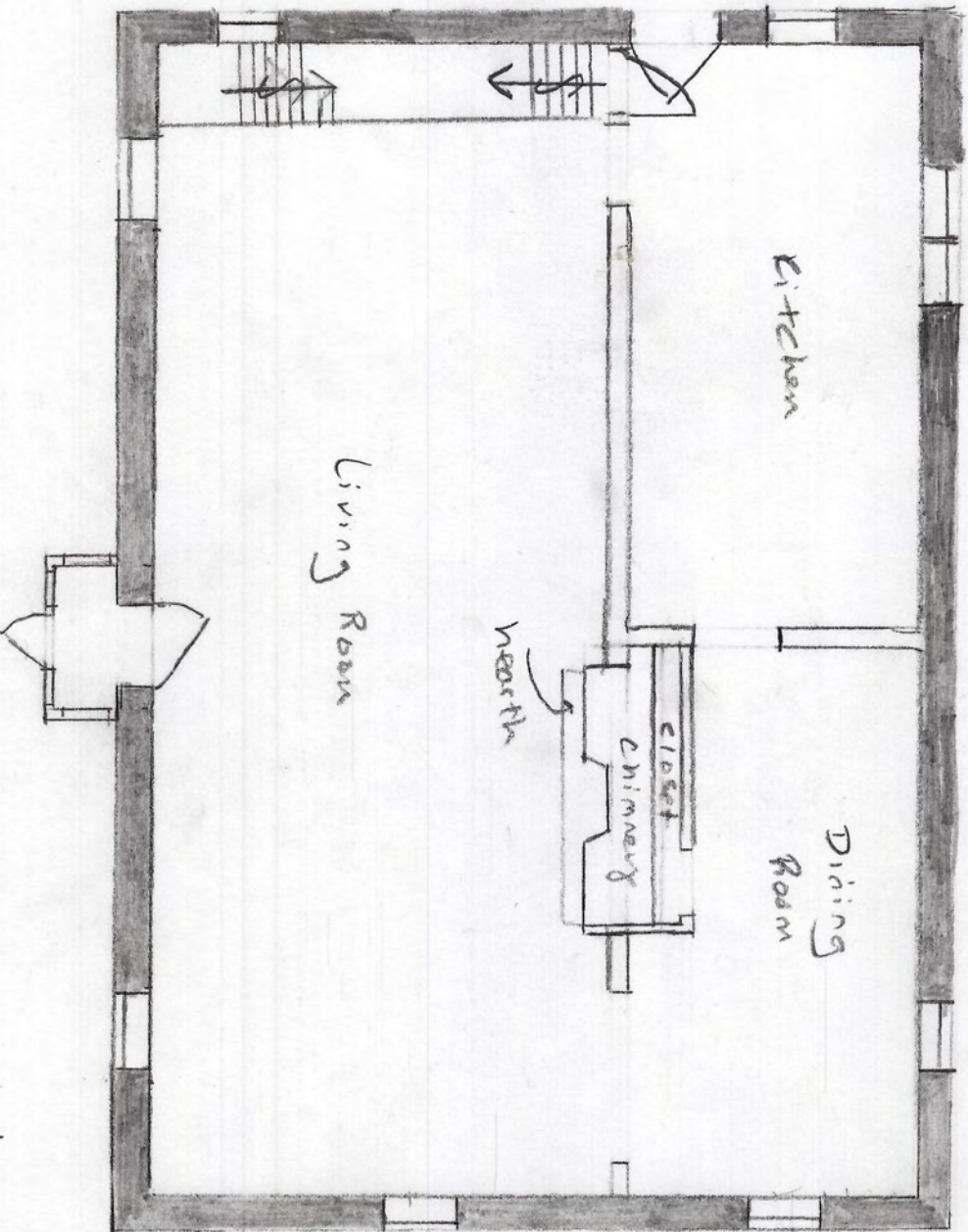
HA-2279
22 Eastern Ave
Bel Air



not to scale

N ↗

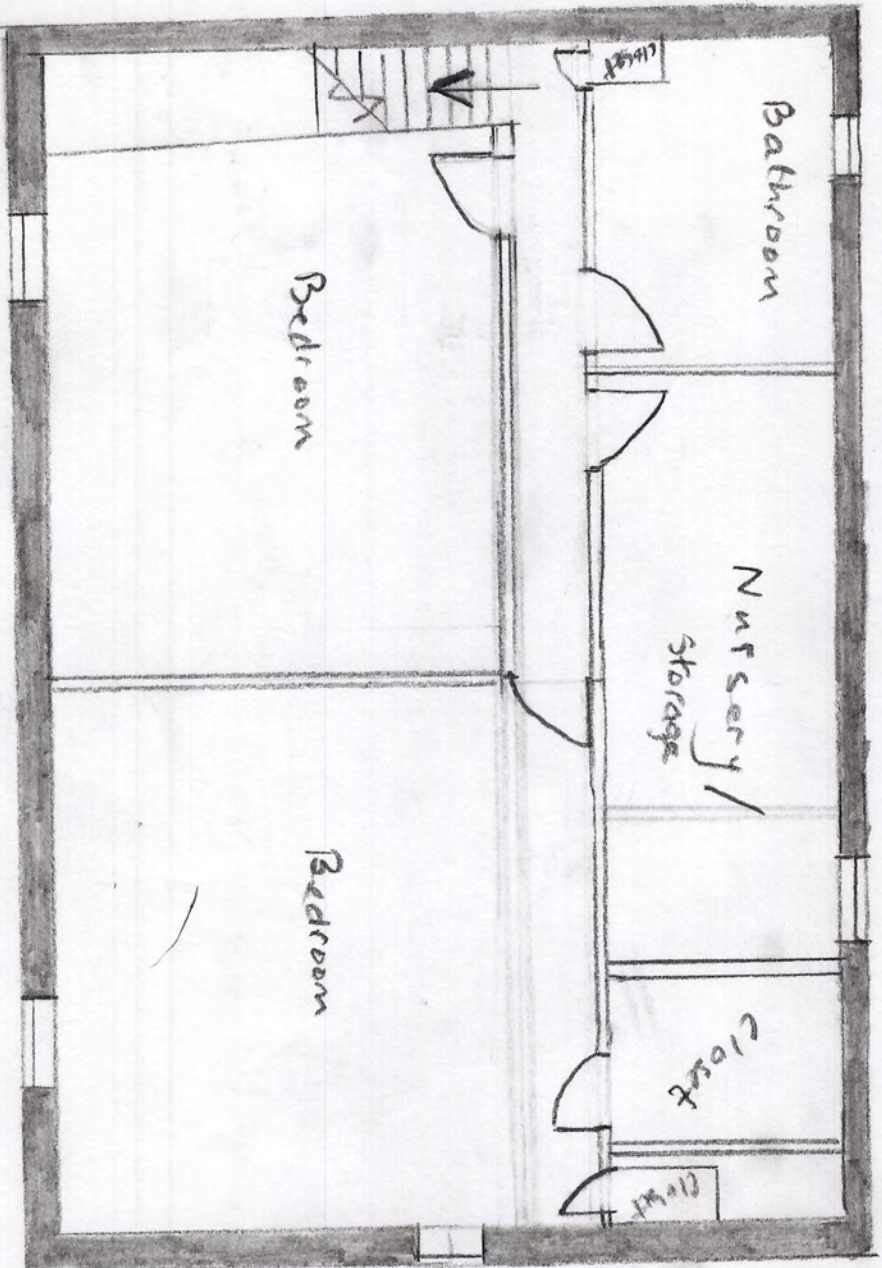
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22 Eastern Ave.
Bel Air, MD



1st floor

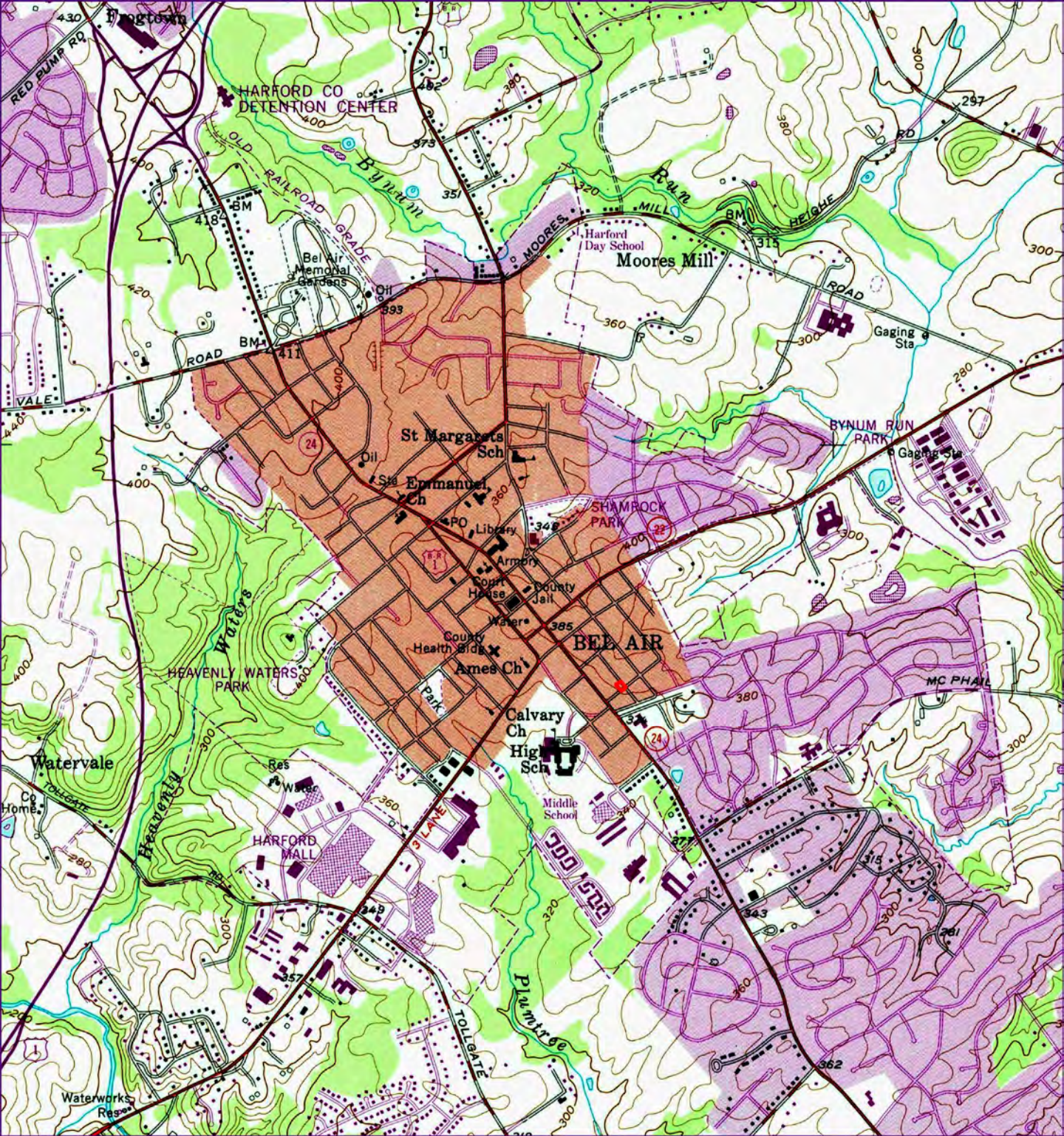
NOT TO SCALE

HA-2279
N ↗ 22 Eastern Ave.
HARROD CO.
BEL AIR



2nd Floor

NOT TO SCALE



22 Eastern Avenue
Harford County, Bel Air, MD

HA-2279 Robert and Winifred Livezey House

May 2021

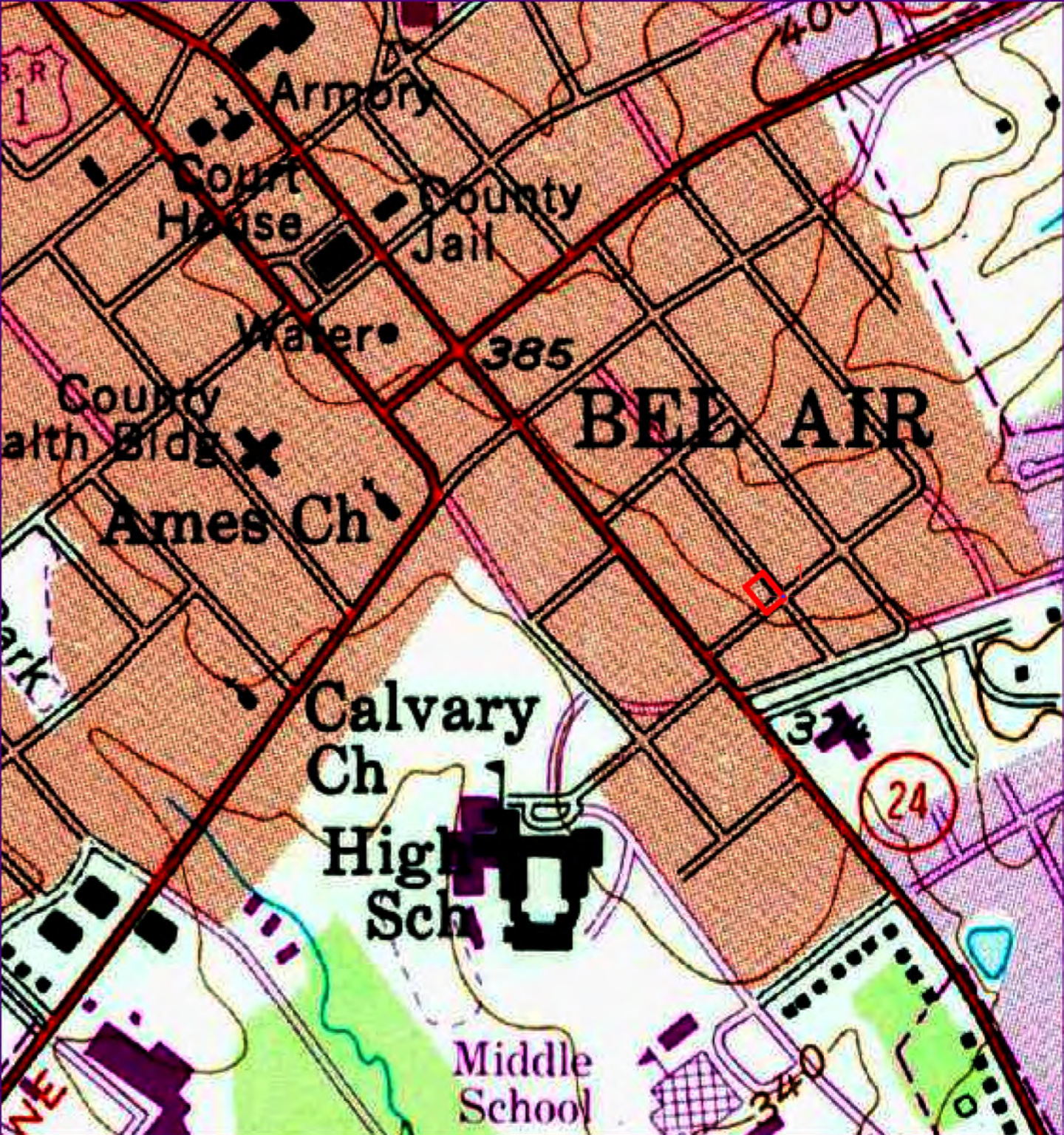
Source: Bel Air GIS,
USGS Topographic Maps,
Bel Air Quad 1956 (PR 1986)


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0 250 500 Meters

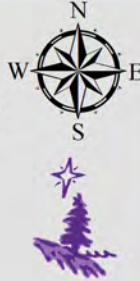







 22 Eastern Avenue
Harford County, Bel Air, MD

HA-2279 Robert and Winifred Livezey House

May 2021
Source: Bel Air GIS,
USGS Topographic Maps,
Bel Air Quad 1956 (PR 1986)
1: 6,000
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0 60 120 Meters

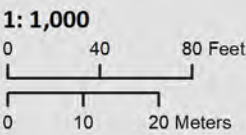




-  22 Eastern Avenue
-  Harford County, Bel Air, MD
-  Parcel Boundary

HA-2279 Robert and Winifred Livezey House

May 2021
Source: Harford County GIS,
Esri Topographic 2021



HA-2279
Robert and Winifred Livezey House
Marstel-Day, LLC
Survey 5/14/2021

PHOTO LOG

Photo 1 of 21
Southeast Elevation, view looking Northwest
HA-2279_2021_05_24_001.tif

Photo 2 of 21
East corner, view looking Northwest
HA-2279_2021_05_24_002.tif

Photo 3 of 21
North corner, view looking South
HA-2279_2021_05_24_003.tif

Photo 4 of 21
Southwest elevation, view looking Northeast
HA-2279_2021_05_24_004.tif

Photo 5 of 21
Garage, Southeast elevation, view looking Northwest
HA-2279_2021_05_24_005.tif

Photo 6 of 21
Garage, North corner view looking South
HA-2279_2021_05_24_006.tif

Photo 7 of 21
Eastern Avenue and Barnes Street, view looking North to 22 Eastern Avenue
HA-2279_2021_05_24_007.tif

Photo 8 of 21
Living Room, view looking Southwest
HA-2279_2021_05_24_008.tif

Photo 9 of 21
Living Room, detail of fireplace, looking North
HA-2279_2021_05_24_009.tif

Photo 10 of 21
Living Room, view looking Northeast
HA-2279_2021_05_24_010.tif

Photo 11 of 21
Dining Room looking Northeast
HA-2279_2021_05_24_011.tif

HA-2279
Robert and Winifred Livezey House
Marstel-Day, LLC
Survey 5/14/2021

Photo 12 of 21
Dining Room, view looking Southwest
HA-2279_2021_05_24_012.tif

Photo 13 of 21
Kitchen, view looking Southwest
HA-2279_2021_05_24_013.tif

Photo 14 of 21
Kitchen, view looking Southwest
HA-2279_2021_05_24_014.tif

Photo 15 of 21
Second-floor hall, view looking Northeast
HA-2279_2021_05_24_015.tif

Photo 16 of 21
Secondary bedroom, view looking North
HA-2279_2021_05_24_016.tif

Photo 17 of 21
Storage room, view looking Southwest
HA-2279_2021_05_24_017.tif

Photo 18 of 21
Master Bedroom, view looking East
HA-2279_2021_05_24_018.tif

Photo 19 of 21
Master Bedroom, view looking North
HA-2279_2021_05_24_019.tif

Photo 20 of 21
Basement, view looking West
HA-2279_2021_05_24_020.tif

Photo 21 (only digital) of 21
Front porch, detail of floor
HA-2279_2021_05_24_021.tif

HA-2279
Robert and Winifred Livezey House
Marstel-Day, LLC
Survey 5/14/2021



Photo 1: Southeast Elevation, view looking Northwest



Photo 2: East corner, view looking Northwest

HA-2279
Robert and Winifred Livezey House
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Survey 5/14/2021



Photo 3: North corner, view looking South



Photo 4: Southwest elevation, view looking Northeast

HA-2279
Robert and Winifred Livezey House
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Photo 5: Garage, Southeast elevation, view looking Northwest



Photo 6: Garage, North corner view looking South

HA-2279
Robert and Winifred Livezey House
Marstel-Day, LLC
Survey 5/14/2021



Photo 7. Eastern Avenue and Barnes Street, view looking North to 22 Eastern Avenue



Photo 8: Living Room, view looking Southwest

HA-2279
Robert and Winifred Livezey House
Marstel-Day, LLC
Survey 5/14/2021



Photo 9: Living Room, detail of fireplace, looking North



Photo 10: Living Room, view looking Northeast

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Robert and Winifred Livezey House
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Photo 11: Dining Room looking Northeast

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Robert and Winifred Livezey House
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Survey 5/14/2021



Photo 12. Dining Room, view looking Southwest

HA-2279
Robert and Winifred Livezey House
Marstel-Day, LLC
Survey 5/14/2021



Photo 13. Kitchen, view looking Southwest

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Robert and Winifred Livezey House
Marstel-Day, LLC
Survey 5/14/2021



Photo 14. Kitchen, view looking Southwest

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Robert and Winifred Livezey House
Marstel-Day, LLC
Survey 5/14/2021



Photo 15. Second floor hall, view looking Northeast

HA-2279
Robert and Winifred Livezey House
Marstel-Day, LLC
Survey 5/14/2021



Photo 16. Secondary bedroom, view looking North

HA-2279
Robert and Winifred Livezey House
Marstel-Day, LLC
Survey 5/14/2021



Photo 17. Storage room, view looking Southwest

HA-2279
Robert and Winifred Livezey House
Marstel-Day, LLC
Survey 5/14/2021



Photo 18. Master Bedroom, view looking East



Photo 19. Master Bedroom, view looking Northwest

HA-2279
Robert and Winifred Livezey House
Marstel-Day, LLC
Survey 5/14/2021



Photo 20. Basement, view looking West



Photo 21. Front porch, detail of floor.

Jacob and Maude Livezey House

HA-2280

104 Eastern Avenue

Bel Air, Harford County

1942 ca.

Private

Built in 1942, the Jacob and Maude Livezey House is a small one-and-a-half story, stone Cape Cod house with minor Tudor Revival details. The original block has a rectangular-shaped footprint and a side-gable, slate-shingle roof with two gable dormers on the façade. A one-story, wood-frame, weatherboard-clad addition sits off a portion of the rear elevation. The dwelling is constructed of random coursed stone, which is most likely to be Butler stone from the Butler Stone Quarry in Baltimore County. The house sits on a random-rubble foundation and the façade is three bays wide with a central entry. It has one interior-end chimney with a stretcher-bond brick shaft.

The Jacob and Maude Livezey House is a slightly atypical example of a modest Cape Cod cottage dating to 1942 within the Bradford Heights Addition to the Town of Bel Air, Maryland. The dwelling is one-and-a-half stories, with a rectangular footprint, symmetrical fenestration, a central entry, a side-gable roof, and two gable dormers on the facade, all characteristics common of Cape Cod dwellings. The angled wall on the porch with its arched window opening adds some Tudor Revival style to the otherwise common Cape Cod form. Ubiquitous throughout the United States, Cape Cod cottages, which were built during the late 1930s through the 1940s, are numerous in Bel Air and are scattered throughout town in each of the 1920s and 1930s additions such as Bradford Heights. Beginning in the 1930s throughout the United States, the trend was for small, economical, and mass-produced houses, which was fulfilled by the modest Cape Cod style cottages. This building at 104 Eastern Avenue is significant as a Cape Cod house with minor Tudor Revival stylistic features built in Bel Air, Maryland. The property was bought by Jacob and Maude Livezey in November 1941 and built a house on the property the next year. They also built the property at 22 Eastern Avenue and gave that to their son, Robert, and his wife, Winifred (HA-2279).

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2280

1. Name of Property (indicate preferred name)

historic Jacob and Maude Livezey House
other

2. Location

street and number 104 Eastern Avenue ___ not for publication
city, town Bel Air ___ vicinity
county Harford

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

name 104 Eastern Avenue LLC
street and number 1310 Grafton Shop Road telephone
city, town Bel Air state MD zip code 21014

4. Location of Legal Description

courthouse, registry of deeds, etc. Maryland Land Records website liber 5999 folio 511
city, town Bel Air tax map 301 tax parcel 1375 tax ID number 009874

5. Primary Location of Additional Data

___ Contributing Resource in National Register District
___ Contributing Resource in Local Historic District
___ Determined Eligible for the National Register/Maryland Register
___ Determined Ineligible for the National Register/Maryland Register
___ Recorded by HABS/HAER
___ Historic Structure Report or Research Report at MHT
___ Other: _____

6. Classification

Category	Ownership	Current Function	Resource Count
___ district	___ public	___ agriculture	Contributing
<u>X</u> building(s)	<u>X</u> private	___ landscape	Noncontributing
___ structure	___ both	___ commerce/trade	2
___ site		___ recreation/culture	___ buildings
___ object		___ defense	___ sites
		<u>X</u> domestic	___ structures
		___ education	___ objects
		___ funerary	2
		___ government	0
		___ health care	Total
		___ industry	
		___ other:	

Number of Contributing Resources
previously listed in the Inventory
0

7. Description

Inventory No. HA-2280

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Setting

Facing southeast, the Jacob and Maude Livezey House at 104 Eastern Avenue in Bel Air, Maryland is located in a town setting sited on a small lot on the north corner of the intersection of Eastern Avenue and Barnes Street. The house is set back approximately 23 feet from the road on a flat grassy lot with several mature trees that dot the landscape and foundation plantings that front the house. A garage is located to the north corner of the dwelling with an asphalt-paved driveway leading to its southeast elevation.

Exterior Description

Built in 1942, the Jacob and Maude Livezey House is a small one-and-a-half story, stone Cape Cod house with minor Tudor Revival details. The original block has a rectangular-shaped footprint and a side-gable, slate-shingle roof with two gable dormers on the façade. A one-story, wood-frame, weatherboard-clad addition sits off a portion of the rear elevation. The dwelling is constructed of random coursed stone, which is most likely to be Butler stone from the Butler Stone Quarry in Baltimore County. The house sits on a random-rubble foundation and the façade is three bays wide with a central entry. It has one interior-end chimney with a stretcher-bond brick shaft.

The façade features a centered front-gable portico along with a concrete deck enclosed with a low stone wall. Supporting the large gable of the portico are two wide rectangular stone posts. A stone wall, reminiscent of the Tudor Revival style, extends from the front eaves of the roof and angles down to the front porch wall on the west side. This wall is detailed with a semi-circular arched window opening. The gable of the portico is clad with weatherboard and its roof is sheathed with slate shingles. The centered front door, sheltered by the portico, is a single-leaf, wood door with three rounded vertical lights in the upper half and a raised x-panel in the lower half.

Two paired six-over-six, double-hung, wood sash windows flank the portico, one on each side. The windows are supported with granite stone sills. The gable dormers on the façade are each pierced with one six-over-six, double-hung, wood-sash window. The dormers are clad with weatherboard and their roofs are covered with slate shingles.

The northeast elevation of the original block is three bays wide and features a shed-roof portico sheltering one window and the entry. The portico is supported with square wood posts, is detailed with a sawtooth bargeboard, and the roof is sheathed with slate shingles. The two windows on the first story of this elevation are six-over-six, wood-sash windows with the northern window smaller in size. The single-leaf side door has an aluminum storm door and a wood door with a six-light upper half and two vertical panels in the lower half. The second story has two six-over-six windows and the attic story is illuminated with one four-light, wood casement window. The basement level is detailed with a one-light window with a window well and there is a bulkhead door that was added in 2006.

Continuing to the rear elevation (facing northwest), the main block is pierced with two lattice light, wood-casement windows on the first story. The upper story features a nearly full-width, shed-roof dormer clad with weatherboard and is sheathed with slate shingles on the roof. It is pierced with two one-over-one, vinyl-sash windows and one one-by-one sliding vinyl window.

The side elevation facing southwest has two six-over-six, wood-sash windows on both first story and the second story. The basement story has two window wells with one-light windows in each.

Addition

The one-story, wood-frame addition stands on the northern side of the rear elevation of the dwelling. Paired six-over-six windows pierce each of the three elevations. It has a shed-roof porch on the northeast elevation supported with square-wood posts set on a concrete deck.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2280

Name Jacob and Maude Livezey House
Continuation Sheet

Number 7 Page 1

Interior Description

First Floor

The Jacob and Maude Livezey House has a central stairs floor plan with the living room on the west side of the stairs and dining room and kitchen on the east. The living room occupies nearly the entire depth of the house save for a closet within the space and a small hallway at the rear. The 2006 addition significantly expanded the depth of the kitchen and added a bathroom on the northwest side of the rear hall.

The door to the front entry is identical on both the exterior and interior. It opens into a small square space that has an open doorway on both the left and right sides with the straight-flight, box stair directly in front. The floor in this space is covered with 2 ¼ inch-wide hardwood floorboards. The walls and ceiling in this space, and the rest of the house unless where noted, are painted plaster. On the first floor, the stairs features a large square wood newel post comprised of a tall plinth and two recessed panels on each side with a stepped cap.

The living room is a rectangular-shaped space with a large window on the front elevation, a fireplace on the main outside wall flanked by a window on each side, and a closet and open doorway on the rear wall. The main feature of the living room is the random-coursed stone fireplace. It has a six-foot wide stone hearth and a stone mantle measuring six feet four inches wide. The face of the fireplace is detailed with four vents covered with metal replacement grates. Above the mantle are small vertical cabinets in both sides of the chimney breast. The floors of the living room are covered with 2 ¼ inch wide hardwood floorboards done in a pattern of two different stains. The type(s) of wood used were not determined. Around the perimeter of the room are wood baseboards, 5 ½ inches tall with an ovolo base cap and a contemporary shoe molding. The windows feature canted reveals and the molding profile of the wood casings begin with a fillet, to a sunk fillet, then a cyma reversa, to a splayed face, fascia, and terminating with a bead. This molding profile is used throughout the house for both original casings, replacements, and modern casings. The closet to the rear of the living room has a single-leaf, wood, two recessed-panel door with a brass knob with a brass art deco-style backplate. All interior doors throughout the house are similar to these unless otherwise noted. The closet floor is covered with carpet and the space has one lattice-light, wood-casement window and an original light fixture in the ceiling. Prior to its current configuration, this space along with the closet adjoining it, functioned as a bathroom. Other architectural details of the living room to note are the original radiators, contemporary floor grates for the air conditioning, and a contemporary ceiling fan.

The dining room has two open doorways: one to the central stairs near the front door and one in the rear wall to the kitchen. The dining room is illuminated with paired windows on the front wall and a single window on the side exterior wall. The dining room, currently functioning as an office, has similar floors (except for the staining pattern), walls, ceiling, windows, and casings as the living room. The baseboards are similar except they are only five inches in height.

The kitchen is a large space, having been expanded in 2006 to its current layout. Original materials in this space include the exterior door, the window adjacent to the exterior door, baseboard in the original space, and the wall shared with the dining room. Contemporary materials from the 2006 period include the wood floorboards (measuring 3 ¼ inches wide), baseboards in the addition, drywall covered walls and ceiling, kitchen materials such as the cabinets, counters, sink, appliances, wide wall radiators, two sets of windows, and a skylight.

Extending off the kitchen is a small hallway that leads to the living room. A small closet is located at the end of the hallway with an original wood door; however, the casing is a replacement. On the northern side of the hall next to the closet is a lattice-light, wood-casement window with a canted reveal. Also on the northern side of the hall is the 2006 bathroom addition. The non-historic bathroom

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2280

Name Jacob and Maude Livezey House
Continuation Sheet

Number 7 Page 2

door is similar in style to the original doors. The bathroom has a vinyl-sheet floor and the floors and ceiling are covered with drywall. Opposite to the bathroom is the basement door, which is an original door; however, it has a replacement casing.

Second Floor

The flight of box stairs leading to the second-floor feature treads that are 3 feet 2 ½ inches wide. The newel post at the top of the stairs is similar to the first-floor newel post, except it is rectangular in shape measuring 8 inches by 4 inches wide. A short, rounded railing covers a portion of the stairs and is supported with square balusters. Added to the west staircase wall is a wood railing.

The second floor is comprised of a central hall space off which are two bedrooms to the western side and a bathroom and bedroom on the eastern side. The entire second floor is covered with carpet except where noted. All doors on this level are original with original casings and the baseboards are similar to the five-inch baseboards on the first floor. Facing the stairs in this small hall is a one-by-one sliding vinyl window below which is an original radiator.

The small front bedroom on the west side of the hall has a six-over-six wood window on the front wall within what is one of the gable dormers. On the right side of the window, is a closet with an original short closet door. The southwest wall has one window with a canted reveal and an original radiator. To the rear of this bedroom is a second bedroom/storage room. It has a six-over-six wood window with a canted reveal on the southwest wall along with an original radiator. The rear wall features a replacement one-over-one vinyl window; however, the casing is original.

The main bedroom on the east side of the staircase features a six-over-six wood window on the front wall within one of the gable dormers. On the left side of the dormer space, is one closet. The right side of the dormer has a short closet door that provides access to the rafter space. It must be noted that the knobs on these doors are not identical to the original doors throughout the rest of the house. They are brass and have a historic backplate that is more angled and not in an art-deco style. On the interior wall of this bedroom, is a closet space with an original wood door with three recessed horizontal panels and a knob with an art deco backplate. This closet space includes a straight-flight wood box stair for access to the attic, which was not investigated by the surveyor. A vertical-board panel covers the opening to the attic. This closet space features an original linoleum floor.

To the rear of the main bedroom is the bathroom. The floor is covered with vinyl tiles and a portion of the wall with the bathtub is covered with ceramic tiles. There are no historic features associated with the bathroom.

Basement

The basement is one large open space that extends the width and depth of the original house. An open stairs with closed stringers provides access from the first floor hall. The basement has a concrete floor and the walls are the stone foundation. The ceiling is not covered and features exposed joists and the first-floor boards. In 2006, a new six-panel door was added to the northeast wall to provide exterior access through a new bulkhead.

Garage: The one-and-a-half story, stone garage sits on a stone foundation and is capped with a front-gable roof sheathed with asphalt shingles. The façade is detailed with two double-leaf, wide, wood swing doors and the gable is clad with weatherboards. The northeast elevation is pierced with two nine-light, wood, casement windows and the rear elevation has one similar window on the first story and one in the upper story. The rear gable is also clad with weatherboards similar to the façade. The southwest elevation has one nine-light window and one single-leaf, vertical-board door with a wrought-iron curved handle. Other details include overhanging eaves and a boxed cornice.

8. Significance

Inventory No. HA-2280

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input checked="" type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____	

Specific dates	1942	Architect/Builder	N/A
Construction dates	1942		

Evaluation for:

☐ National Register

☐ Maryland Register

☒ not evaluated

Statement of Significance

The Jacob and Maude Livezey House is a slightly atypical example of a modest Cape Cod cottage dating to 1942 within the Bradford Heights Addition to the Town of Bel Air, Maryland. The dwelling is one-and-a-half stories, with a rectangular footprint, symmetrical fenestration, a central entry, a side-gable roof, and two gable dormers on the facade, all characteristics common of Cape Cod dwellings. The angled wall on the porch with its arched window opening adds some Tudor Revival style to the otherwise common Cape Cod form. Ubiquitous throughout the United States, Cape Cod cottages, which were built during the late 1930s through the 1940s, are numerous in Bel Air and are scattered throughout town in each of the 1920s and 1930s additions such as Bradford Heights. Beginning in the 1930s throughout the United States, the trend was for small, economical, and mass-produced houses, which was fulfilled by the modest Cape Cod style cottages. This building at 104 Eastern Avenue is significant as a Cape Cod house with minor Tudor Revival stylistic features built in Bel Air, Maryland.

Development of Bel Air: Late 19th and Mid-20th Century

The proximity to Baltimore City, the arrival of the railroad, the introduction of the automobile, and improvement of roads allowed for greater prosperity within Harford County and particularly the Town of Bel Air. Bel Air was home to a building boom of the late 19th century and again after World War I. Hays, Richardson's, and the two Dallam's Additions are the primary residential developments of the late 19th century and early 20th century that took place within the Bel Air town limits.

Hays Addition is bounded on the south by Baltimore Pike, to the west by Archer Street, to the north by Thomas Street, and to the east by Bond Street. The Hays Addition was platted in 1886 and only three lots sold at this time. Between 1887 and 1917 only nine more lots were sold in this section of Bel Air. Marilynn M. Larew, historian, states that the reason for the slow building pace in Hays Addition could be the lots were priced much higher than lots in other sections of Bel Air such as in Dallam's Additions and Richardson's Addition.¹

The boundaries for Richardson's Addition are Bond Street to the east, Alice Anne Street to the south, Richardson Street to the west, and Nichols Street on the north. Lots began selling in 1886, however, it was not officially platted and recorded until 1911. By 1917, fifteen houses stood along Alice Anne Street, which became an African-American working class neighborhood. Not including the dwellings on Alice Anne Street, seventeen houses were constructed in Richardson's Addition between 1914 and 1945.²

Major Dallam's Addition was platted in 1883 and the boundaries are the MA & PA Railroad to the south, Dallam Avenue to the north, Rockspring Avenue to the east, and several lots past Mast Street to the west. Due to the proximity to the railroad, several lots were built upon for industrial and commercial uses as well as worker's housing. Dallam's second addition is located to the north of Dallam's first addition including Roland Avenue, Rockspring Avenue, and Hall Street. In the late 1880s, the west side of Rockspring Avenue

¹ Marilynn M. Larew, *Bel Air: An Architectural and Cultural History, 1782-1945* (Bel Air, MD: Town of Bel Air, 1995), p. 17.

² Larew, p. 172

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2280

Name Jacob and Maude Livezey House
Continuation Sheet

Number 8 Page 1

was built upon followed by construction on Roland Avenue after 1890. Eleven houses were constructed in Dallam's second addition between 1885 and 1914.³

Following World War I, Bel Air prospered with numerous suburban developments on the outskirts of the downtown core. Three of the larger additions to Bel Air during the 1920s include Fulford Park (1922), Ingleside (1923), and Kenmore (1924). The area that is Fulford Park originally was made up of 18 acres running from Main Street and Fulford Avenue, South to Linwood Avenue, and East to Ewing Street. Other streets included in Fulford Park are Maitland Street and Powell Avenue. Unlike the slow development of the late 19th century developments of Hays and Richardson's Additions, the lots in Fulford Park sold quickly and construction began immediately. The real estate agents responsible for selling the lots of Fulford Park advertised and auctioned the lots on one day in 1922 soon after it was platted. One hundred thirty-six lots sold in one day bringing in a total of \$12,000.

The area known as Ingleside off North Hickory Avenue is bounded by Wright Street to the south and McCormick Lane to the north. This section of Bel Air was subdivided and platted by J. Edwin Webster, son of Colonel Edwin Hanson Webster, in April 1923. Oliver T. Wallace and Samuel Dameron were the real estate agents responsible for the sales. According to Larew, Ingleside was the "place to build between the wars" and continued to expand after 1945.⁴ Similar to Fulford Park, Ingleside held an auction to handle the sales of the lots which occurred in April or May of 1923. Ingleside developed rapidly, much more so than any other previous development made to Bel Air. According to Larew, the "first two blocks on East Broadway and Webster were full" by the end of the 1920s. A total of sixteen houses were constructed in the 1920s—"faster than any previous addition in town."⁵

In 1919, Robert and Anne Heighe purchased 99 acres of Hanway's farm, which was platted in 1924 by the local real estate firm of Vaughn, Warren, and Wells, using their namesake for the subdivision. Today, the addition is better known as the Kenmore addition. The lots were auctioned on September 22, 1924, and a total of 199 lots were sold equaling \$19,500.

Due to the building boom in Harford County in the 1920s and 1930s, the pre-World War I developments in Bel Air were being steadily built upon similar to the new developments of the early 1920s. A section of Dallam's second addition, which includes Hall Street, was re-surveyed and platted in 1931 as the Rock Spring Addition. This new plat consisted of two blocks with a total of 102 lots and is bounded to the north by Vale Road, to the east by Rockspring Avenue, to the south by Hall Street, and to the west by Roland Avenue. Robinson Street runs north south and connects Hall Street to Vale Road, originally called Bel Air-Watervale Road. Block A of Rock Spring Addition was platted with fifty-five lots, the majority of which are equal size of 25-feet wide and 100-feet deep. Block B of this addition contains 47 lots, most of which were of similar size to the lots in Block A.

After the platting of the Rock Spring Addition, several more residential developments were constructed within the town limits. Development slowed dramatically between the mid-1930s and the early 1950s. Because of the Town's proximity and association to the Aberdeen Proving Ground, a U.S. Army Installation Management Agency, Bel Air experienced a remarkable population decline during the mid- to late-1940s due to the Proving Ground downsizing after World War II. Numerous developments occurred during the 1950s and early 1960s including such examples as Howard Park (1951), Shamrock (1955), and Homestead Village (early 1960s).

³ Larew, pp. 173-176.

⁴ Larew, pp. 181-183.

⁵ Larew, pp. 181.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2280

Name Jacob and Maude Livezey House
Continuation Sheet

Number 8 Page 2

Jacob and Maude Livezey House

The Jacob and Maude Livezey House is located at 104 Eastern Avenue in the Bradford Heights subdivision of Bel Air, Maryland. Bel Air is in the Third District of Harford County. Bradford Heights is a subdivision that was platted on November 12, 1934, and the real estate agent responsible for selling the lots was S.E. Dameron from Newark, Delaware. The subdivision is bounded by Giles Street to the northeast, Eastern Avenue to the southeast, and South Main Street to the southwest. It consists of five blocks with a total of 105 lots, which are typically 25 feet by 150 feet. William W. and Lavinia Bradford owned the farmland that comprised just over 26 acres from which Bradford Heights was platted.⁶

Jacob and Maud Livezey purchased several neighboring lots in Bradford Heights for themselves and one of their children, Robert Livezey. The properties were on neighboring corners on the same side of Eastern Avenue. The property they first bought was located on the west corner of Barnes Street and Eastern Avenue and they eventually gifted this property to their son, Robert Livezey. Jacob and Maude also purchased the neighboring property on the north side of the same intersection of Barnes Street and Eastern Avenue, which became 104 Eastern Avenue.

Jacob Livezey worked as a dairy farmer and he and his wife, living on Fulford Emmerton Road, had two children, Louise (born 1914) and Robert E. (born 1917).⁷ The first lots bought in Bradford Heights on Eastern Avenue were bought by the Livezey's in 1934, when their son, Robert was only 17 years old. In February 1941, Robert Livezey (age 25) and his wife, Winifred, received lots 17, 18, and 19 of Block A, at no cost, from Jacob and Maud Livezey.⁸ Robert and Winifred Livezey built their house the next year, in 1942.⁹

Nine months after Jacob and Maude Livezey conveyed their property to their son Robert and his wife, they bought the neighboring property, lots 4 through 9 of Block C. Similar to their son, they also built a Cape Cod house in 1942. All of the dwellings built in the Bradford Heights neighborhood were under several legal restrictions noted on their respective deeds. First, all dwellings were to cost no less than \$3,000. Second, no dwelling was to be erected closer than twenty feet to a main street line or five feet to a side street. Third, no signboard shall be erected in any part of the development. Fourth, no parcel or portion thereof shall be sold to or occupied by any African-American person.¹⁰

Since the Livezey's appear to have built both houses at 104 and 108 Eastern Avenue, it is not immediately clear which house they used as their primary residence. A review of historic telephone directories between 1937 and 1949 does not list Jacob Livezey in order to verify their residence. In 1951, Jacob O. Livezey passed away and a year later, the Harford County telephone directory lists Mrs. Jacob O. Livezey as residing at 104 Eastern Avenue. Just over a decade after losing her husband, Maude Livezey died in 1962.¹¹ The year prior to Maude's death, their daughter, Louise Livezey Clark, was responsible for selling the property at 104 Eastern Avenue. It was conveyed to James F. O'Neill and his wife, Margaret for \$16,500 in November 1961. The following year, the O'Neills purchased the neighboring property at 108 Eastern Avenue that was also owned by the Livezeys. In 1969, 104 Eastern Avenue was sold to

⁶ Kristie Baynard, *Architectural Survey for the Town of Bel Air in Harford County, Maryland*. Prepared by Arcadia Preservation, LLC for the Town of Bel Air, Department of Planning.

⁷ Heritage Quest, "1930 U.S. Census; Jacob Livezey," accessed online July 1, 2021 at https://www.ancestryheritagequest.com/discoveryui-content/view/113948003:6224?_phsrc=XPT47&_phstart=successSource&gsfn=jacob&gsln=livezey&ml_rpos=1&queryId=45ec9c014d912aefb1562e05778d13bf.

⁸ Harford County Land Records, accessed online July 1, 2021 at <https://mdlandrec.net/main>.

⁹ Tributes, "Winifred Livezey," Viewed July 2, 2021. Accessed online at <http://www.tributes.com/obituary/show/Winifred-Livezey-97415418>.

¹⁰ Harford County Land Deed Book GCB 269 Folio 260, accessed online July 1, 2021 at <https://mdlandrec.net/main>.

¹¹ Find a Grave, "Jacob Ott Livezey," accessed online July 6, 2021 at <https://www.findagrave.com/memorial/59934622/jacob-ott-livezey>.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2280

Name Jacob and Maude Livezey House
Continuation Sheet

Number 8 Page 3

Martin L. Glackin (1917-2004). Mr. Glackin, a World War II Army veteran, was a local business leader in Bel Air, who owned Glackin Real Estate. In 1990, he was honored as a Harford County Living Treasure.¹²

Ownership of 104 Eastern Avenue remained with Glackin until his death in 2004. His estate was sold by auction in 2005 when it was bought by Kay Dietz for \$276,000.¹³ Ms. Dietz updated the house by adding the addition on the rear, which expanded the kitchen and added a bathroom, and adding the bulkhead basement entrance. It has been a rental property since 2006/2007 when the renovations were completed.¹⁴

¹² "Martin L. Glackin," accessed online November 10, 2021 at [https://www.legacy.com/us/obituaries/york/name/martin-glackin-
obituary?pid=2386329](https://www.legacy.com/us/obituaries/york/name/martin-glackin-obituary?pid=2386329).

¹³ Harford County Land Records, accessed online July 1, 2021 at <https://mdlandrec.net/main>.

¹⁴ Kristie Baynard, personal communication with Kay Dietz on July 5, 2021.

9. Major Bibliographical References

Inventory No. HA-2280

Baynard, Kristie

2005 *Architectural Survey for the Town of Bel Air in Harford County, Maryland*. Prepared by Arcadia Preservation, LLC for the Town of Bel Air, Department of Planning.

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2021 "Jacob Ott Livezey," accessed online July 6, 2021 at <https://www.findagrave.com/memorial/59934622/jacob-ott-livezey>.

See Continuation sheet for additional bibliography.

10. Geographical Data

Acreage of surveyed property	<u>0.32</u>
Acreage of historical setting	<u>0.32</u>
Quadrangle name	<u>Bel Air</u>

Quadrangle scale: 1:24,000

Verbal boundary description and justification

The Jacob and Maude Livezey House is located at 104 Eastern Avenue in the Third District of Harford County in the Town of Bel Air, Maryland. It is associated with tax map 301 and parcel 1375. It is part of the Bradford Heights development to Bel Air, plat dated 1934 (plat book 3 page 27).

11. Form Prepared by

name/title	Kristie Baynard/Architectural Historian		
organization	Marstel-Day, LLC	date	7/6/2021
street & number	701 Kenmore Avenue, Suite 220	telephone	240-409-6964
city or town	Fredericksburg	state	VA

The Maryland Inventory of Historic Properties 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
Maryland Department of Planning
100 Community Place
Crownsville, MD 21032-2023
410-697-9591

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2280

Name Jacob and Maude Livezey
Continuation Sheet

Number 9 Page 1

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Heritage Quest

2021. Heritage Quest, "1930 U.S. Census; Jacob Livezey," accessed online July 1, 2021 at https://www.ancestryheritagequest.com/discoveryui-content/view/113948003:6224?_phsrc=XPT47&_phstart=successSource&gsfn=jacob&gsln=livezey&ml_rpos=1&queryId=45ec9c014d912aefb1562e05778d13bf

Larew, Marilyn M.

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Tributes

2021 "Winifred Livezey." Viewed July 2, 2021. Accessed online at <http://www.tributes.com/obituary/show/Winifred-Livezey-97415418>.

HA-2280**Jacob and Maude Livezey House****Bel Air, Harford County****Chain-of-Title**

November 28, 1934 Grantor: Lavinia and William Bradford
Grantee: Freeland M. and Dora Francis
Deed Book SWC 234 Folio 286

November 6, 1941 Grantor: Freeland M. and Dora Francis
Grantee: Jacob and Maude Livezey
Deed Book GCB 269 Folio 260

House built circa 1942.

November 13, 1961 Grantor: Louise Livezey Clark, Committee of Maude Livezey
Grantee: James F. O'Neill and Margaret O'Neill, his wife
Deed Book GRG 582 Folio 321
Notes: Sold for \$16,500

August 1, 1969 Grantor: James F. O'Neill and Margaret O'Neill, his wife
Grantee: Martin L. Glackin
Deed Book 821 Folio 372

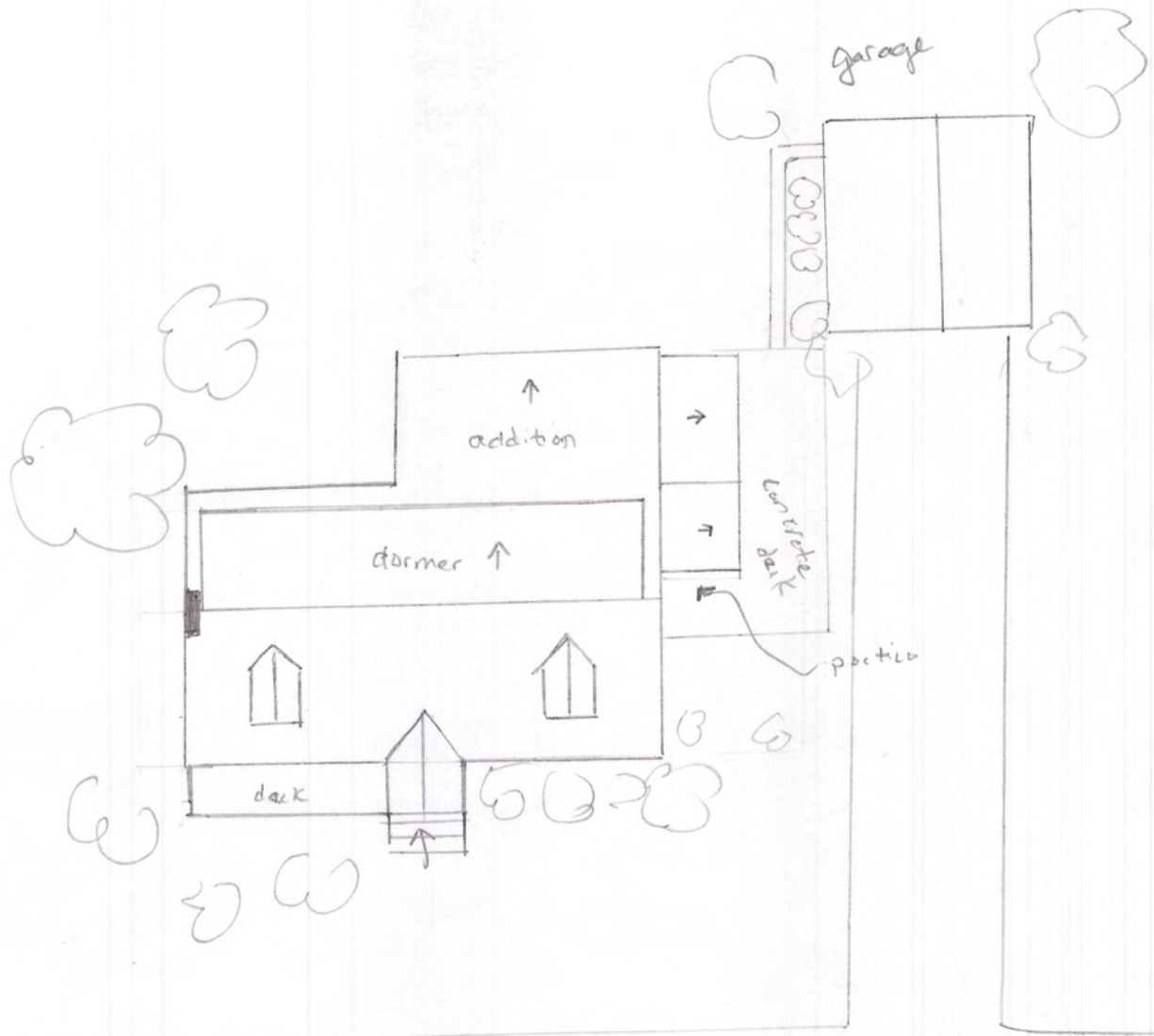
April 12, 2005 Grantor: Betty J. Contino and Alan Getz, Personal Representatives of the Estate of Martin Glackin
Grantee: 104 Eastern Avenue at Bel Air, LLC (c/o Kay Dietz Real Estate Inc.)
Deed Book 5999 Folio 511
Notes: 1) Martin Glackin d. July 2, 2004; 2) Property sold for \$276,000

HA-2280

104 Eastern Ave
Bel Air



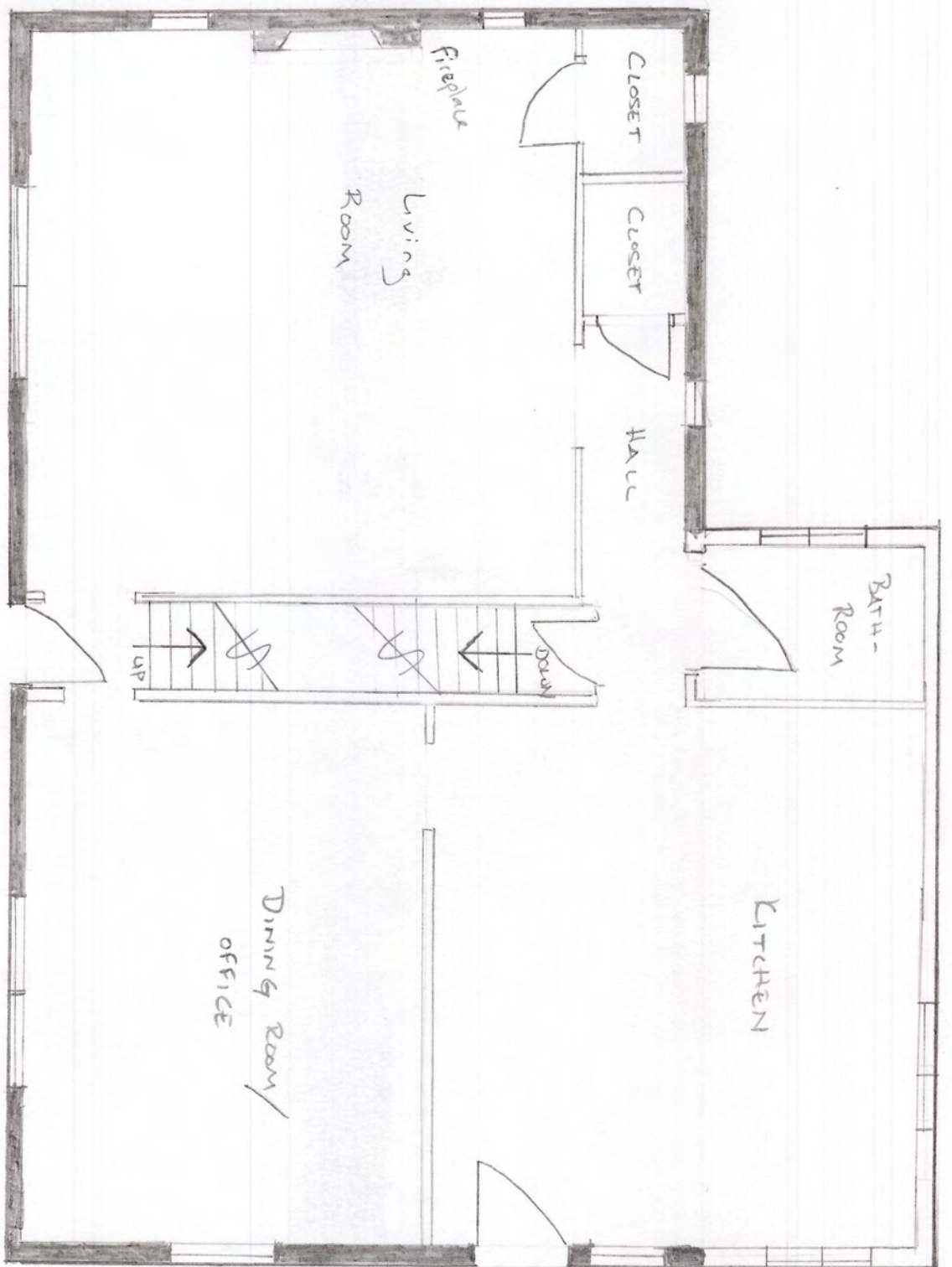
Barnes Street



Eastern Avenue

Not to Scale

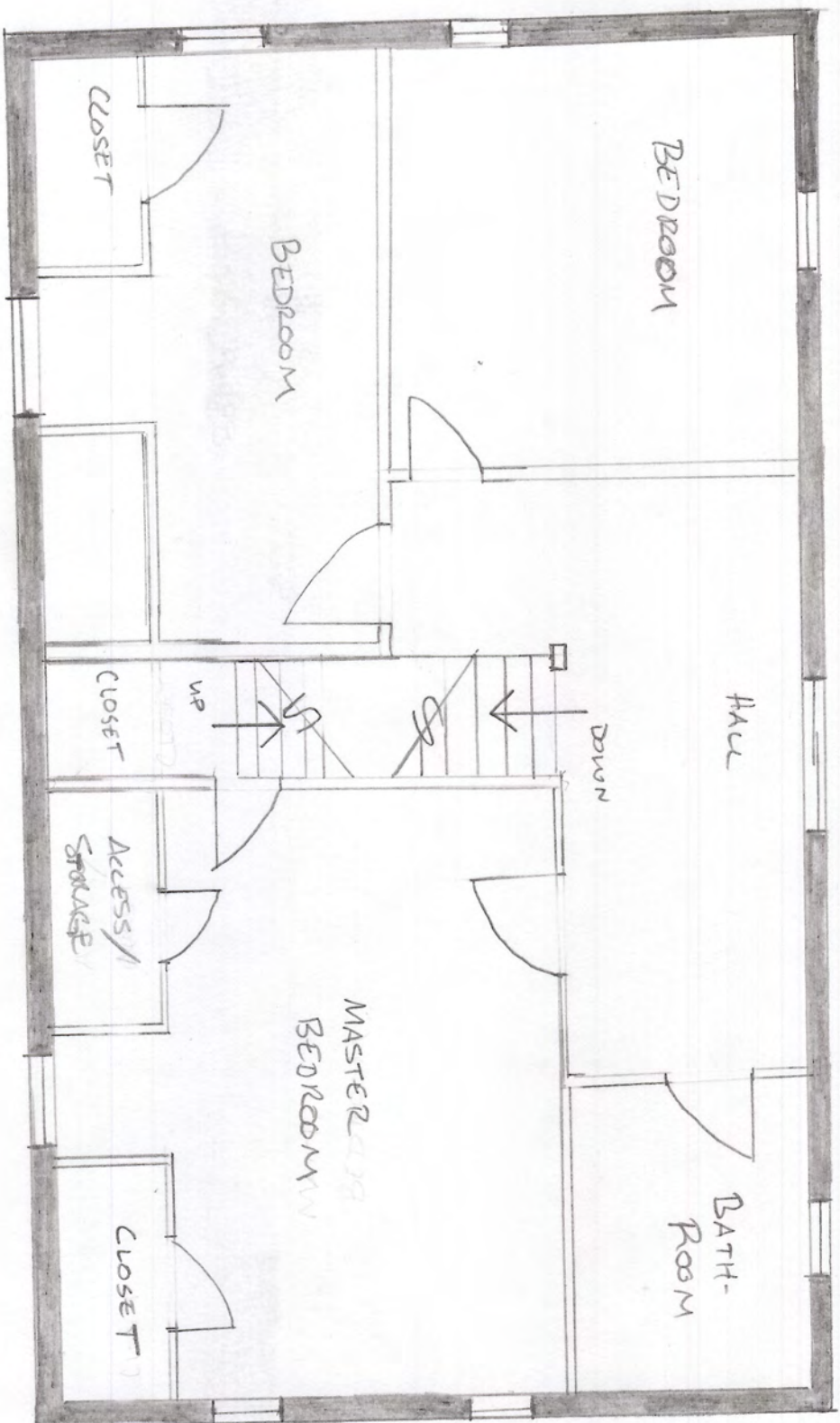
HA-2280
JACOB & MAUDE LIVERY HOUSE
104 Eastern Ave., Bel Air
1st Floor Plan -



Addition
↪

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NOT TO SCALE



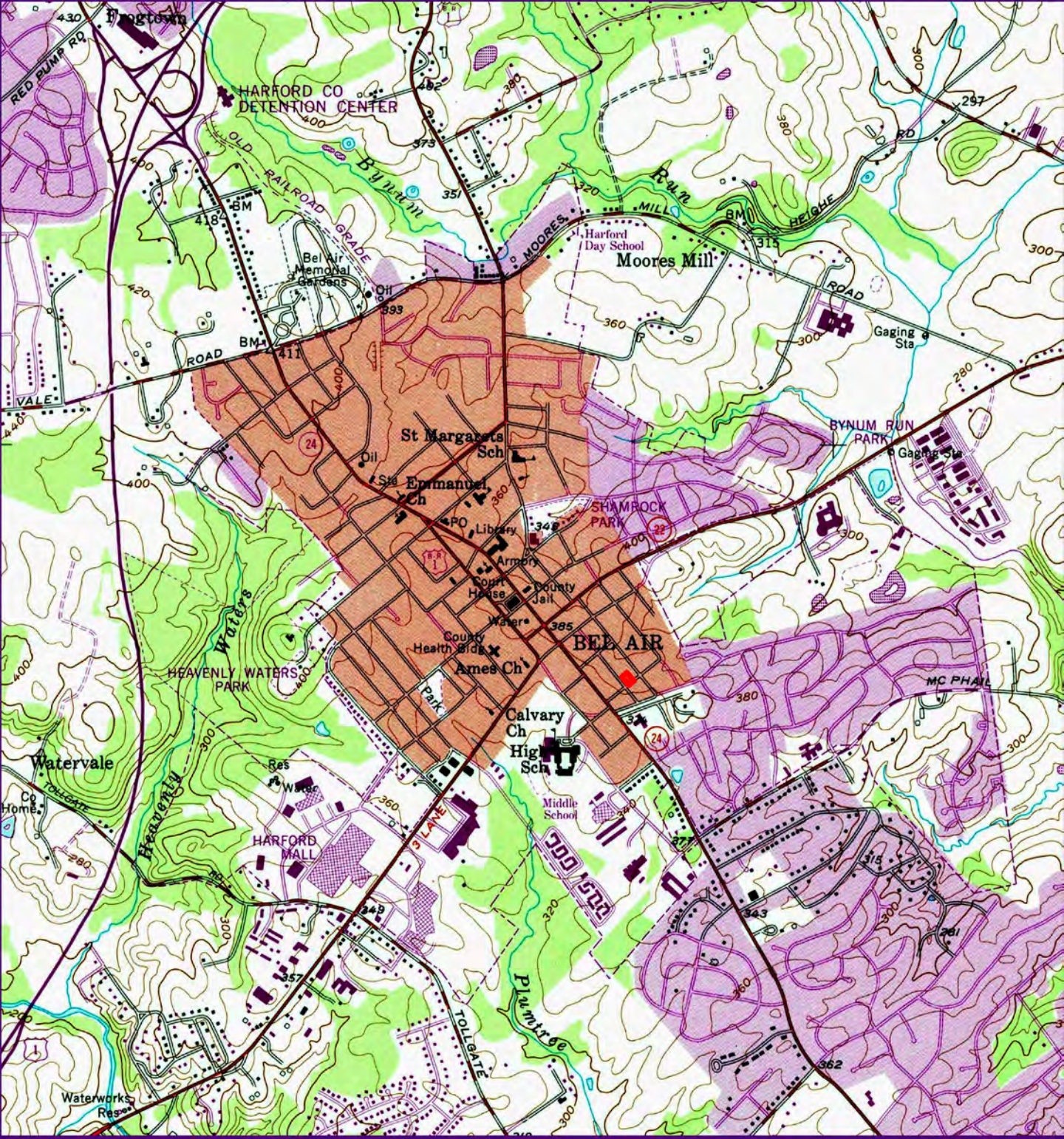
HA-2280


JACOB & MAUDE LIVEZEY HOUSE
104 Eastern Ave., Bel Air

104 Eastern Ave., Bel Air

2nd floor

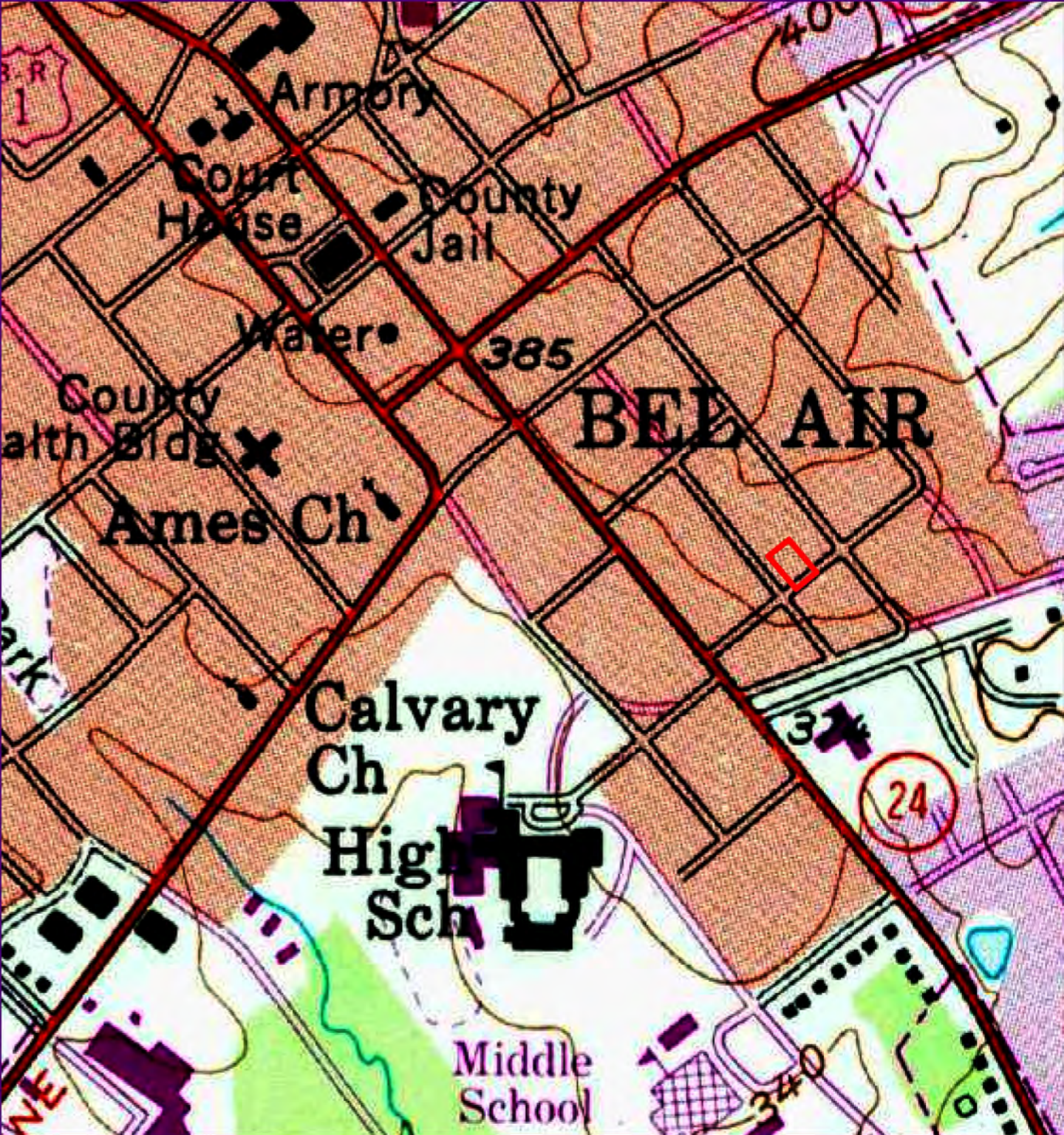
Net to Scale




 104 Eastern Avenue
Harford County, Bel Air, MD
HA-2280
Jacob and Maude Livezey House

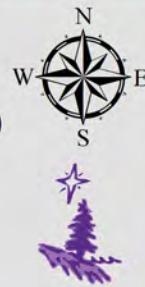
July 2021
Source: Bel Air GIS,
USGS Topographic Maps,
Bel Air Quad 1956 (PR 1986)
1: 24,000
0 1,000 2,000 Feet
0 250 500 Meters








 104 Eastern Avenue
Harford County, Bel Air, MD
HA-2280
Jacob and Maude Livezey House

July 2021
Source: Bel Air GIS,
USGS Topographic Maps,
Bel Air Quad 1956 (PR 1986)
1: 6,000
0 270 540 Feet
0 60 120 Meters

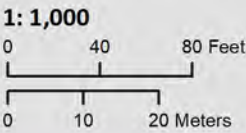




-  104 Eastern Avenue
-  Harford County, Bel Air, MD
-  Parcel Boundary

HA-2280 Jacob and Maude Livezey House

July 2021
Source: Harford County GIS,
Esri Topographic 2021



HA-2280
Jacob and Maude Livezey House
104 Eastern Avenue
Bel Air, MD, Harford County
Photo Log

Photo 1 of 20
Southeast elevation, view looking Northwest
HA-2280_2021_07_4_001.tif

Photo 2 of 20
Northeast elevation, view looking Southwest
HA-2280_2021_07_4_002.tif

Photo 3 of 20
Northwest elevation, view looking Southeast
HA-2280_2021_07_4_003.tif

Photo 4 of 20 [digital only]
West corner, view looking East
HA-2280_2021_07_4_004.tif

Photo 5 of 20
Detail of front porch, Southwest wall, view looking Southwest
HA-2280_2021_07_4_005.tif

Photo 6 of 20
Garage, Southeast elevation, view looking Northwest
HA-2280_2021_07_4_006.tif

Photo 7 of 20
Garage, Southwest elevation, view looking Northeast
HA-2280_2021_07_4_007.tif

Photo 8 of 20
Stairs to second floor
HA-2280_2021_07_4_008.tif

Photo 9 of 20 [digital only]
First floor newel post
HA-2280_2021_07_4_009.tif

Photo 10 of 20
Living room, view looking West
HA-2280_2021_07_4_0010.tif

HA-2280

Jacob and Maude Livezey House

Photo 11 of 20 [digital only]

Living room, view looking North

HA-2280_2021_07_4_011.tif

Photo 12 of 20 [digital only]

Dining room, view looking Northeast

HA-2280_2021_07_4_012.tif

Photo 13 of 20 [digital only]

Rear hall, view looking Southwest

HA-2280_2021_07_4_013.tif

Photo 14 of 20

Kitchen, view looking South to the front door

HA-2280_2021_07_4_014.tif

Photo 15 of 20

Second floor newel post

HA-2280_2021_07_4_015.tif

Photo 16 of 20 [digital only]

Second floor central hall, looking North to the bathroom

HA-2280_2021_07_4_016.tif

Photo 17 of 20 [digital only]

Second floor hall, looking South to the bedrooms

HA-2280_2021_07_4_017.tif

Photo 18 of 20 [digital only]

West front bedroom, view looking South

HA-2280_2021_07_4_018.tif

Photo 19 of 20

East front bedroom, view looking East

HA-2280_2021_07_4_019.tif

Photo 20 of 20 [digital only]

Stairs to attic in main bedroom closet

HA-2280_2021_07_4_020.tif

HA-2280
104 Eastern Avenue
7/2021



Photograph 1. Southeast elevation, view looking Northwest



Photograph 2. Northeast elevation, view looking Southwest

HA-2280
104 Eastern Avenue
7/2021



Photograph 3. Northwest elevation, view looking Southeast



Photograph 4. West corner, view looking East

HA-2280
104 Eastern Avenue
7/2021



Photograph 5. Detail of front porch, Southwest wall, view looking Southwest



Photograph 6. Garage, Southeast elevation, view looking Northwest

HA-2280
104 Eastern Avenue
7/2021



Photograph 7. Garage, Southwest elevation, view looking Northeast



Photograph 8. Stairs to second floor

HA-2280
104 Eastern Avenue
7/2021



Photograph 9. First floor newel post.



Photograph 10. Living room, view looking West.

HA-2280
104 Eastern Avenue
7/2021

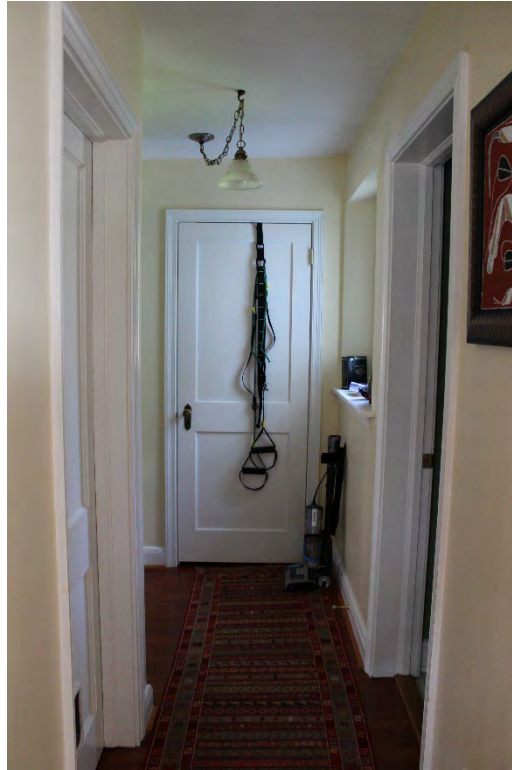


Photograph 11. Living room, view looking North



Photograph 12. Dining room, view looking Northeast

HA-2280
104 Eastern Avenue
7/2021



Photograph 13. Rear hall, view looking Southwest



Photograph 14. Kitchen, view looking South to the front door

HA-2280
104 Eastern Avenue
7/2021



Photograph 15. Second floor newel post



Photograph 16. Second floor central hall, looking North to the bathroom

HA-2280
104 Eastern Avenue
7/2021



Photograph 17. Second floor hall, looking South to the bedrooms



Photograph 18. West front bedroom, view looking South

HA-2280
104 Eastern Avenue
7/2021



Photograph 19. East front bedroom, view looking East



Photograph 20. Stairs to attic in main bedroom closet.

Groves House

HA-2285

38 East Gordon Street

Bel Air, Harford County

Ca. 1936

Private

Built circa 1936, the Groves House is a small one-and-a-half story, three-bay wide, wood-frame Cape Cod dwelling. It has a slightly irregular rectangular-shaped footprint with a projecting front porch, a side-gable ell original to the house, and a rear shed-roof addition. The house is capped with a side-gable, asphalt-shingle roof. It sits on a rock-faced, concrete-block foundation, and is clad with aluminum siding. Projecting from the façade is a front-gable porch two bays wide, which shelters the off-center entrance. An exterior-end, brick, shouldered chimney with rises above the roof and the house is pierced with one-over-one, vinyl windows.

The Groves House is a typical example of a modest Cape Cod cottage dating to 1936 within the Town of Bel Air, Maryland. The dwelling is one-and-a-half stories, with a rectangular footprint, a side-gable roof, and one gable dormer on the facade, all characteristics common of Cape Cod dwellings. This building at 38 East Gordon Street is significant as a vernacular Cape Cod house built in Bel Air, Maryland. The property was sold to Dillon B. Groves and his wife, Maude E. Groves, in 1935, and the house was most likely completed in 1936. Dillon B. Groves served as a local pastor although it is unclear as to which church he served – possibly a Methodist Episcopal or Episcopal Church, based on his previous pastor locations. Possibly Dillon Groves served as a secondary pastor to a local church and therefore was not provided boarding within one of the parsonages on Gordon Street or Broadway to the nearby churches. The Groves House was sold in 1977, after their deaths, to Leone Brewer, who then sold it Colgate Investments in 1988. It has served as a rental property since that time and is currently home to Birthright, a non-profit pregnancy center.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2285

1. Name of Property (indicate preferred name)

historic Groves House
other

2. Location

street and number 38 East Gordon Street ___ not for publication
city, town Bel Air ___ vicinity
county Harford

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

name Colgate Investments
street and number 2011 Klein Plaza Drive telephone
city, town Forest Hill state MD zip code 21050

4. Location of Legal Description

courthouse, registry of deeds, etc. MD Dept of Assessments and Taxation liber 1507 folio 1045
city, town online tax map 301 tax parcel 549 tax ID number 003701

5. Primary Location of Additional Data

- ____ Contributing Resource in National Register District
____ Contributing Resource in Local Historic District
____ Determined Eligible for the National Register/Maryland Register
____ Determined Ineligible for the National Register/Maryland Register
____ Recorded by HABS/HAER
____ Historic Structure Report or Research Report at MHT
____ Other: _____

6. Classification

Category	Ownership	Current Function		Resource Count	
____ district	____ public	____ agriculture	____ landscape	Contributing	Noncontributing
<u>X</u> building(s)	<u>X</u> private	____ commerce/trade	____ recreation/culture	<u>1</u>	____ buildings
____ structure	____ both	____ defense	____ religion	____	____ sites
____ site		____ domestic	<u>X</u> social	____	____ structures
____ object		____ education	____ transportation	____	____ objects
		____ funerary	____ work in progress	<u>1</u>	____ Total
		____ government	____ unknown		
		<u>X</u> health care	____ vacant/not in use		
		____ industry	____ other:		
				Number of Contributing Resources previously listed in the Inventory	
				<u>0</u>	

7. Description

Inventory No. HA-2285

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input checked="" type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Setting

Facing southeast, the Groves House at 38 East Gordon Street in Bel Air, Maryland is located in a town setting sited on a small lot on the north side of Gordon Street approximately 0.07 miles southwest of Franklin Street. The house is set back from the public sidewalk. It is on a flat lot with an asphalt-paved driveway that runs from the street to the rear of the building along the southwest side of the house. A large asphalt-paved parking lot is located to the rear of the property that is combined with the adjacent western lot. There are no secondary resources on this property.

Exterior Description

Built circa 1936, the Groves House is a small one-and-a-half story, three-bay wide, wood-frame Cape Cod dwelling. It has a slightly irregular rectangular-shaped footprint with a projecting front porch, a side-gable ell original to the house, and a rear shed-roof addition. The house is capped with a side-gable, asphalt-shingle roof and an exterior-end, brick, shouldered chimney rises above the roof on the southwest elevation. It sits on a rock-faced, concrete-block foundation, and is clad with aluminum siding. Projecting from the façade is a front-gable porch with a semi-circular, fanlight, wood window in the gable. The porch is two bays wide, is supported with paneled wood posts, and shelters the off-center entrance. The gable of the porch is clad with vertical-board siding and lattice has been installed on a portion of the porch. The entrance holds one single-leaf, wood door, and the two window bays on the facade feature one one-over-one, double-hung, vinyl-sash unit window, and sheltered by the porch is a paired one-over-one vinyl window. The windows are the same throughout the house unless otherwise noted. The façade also features one gable dormer with one window.

The northeast elevation is pierced with two windows on the first story and one in the upper story. The basement is pierced with two two-light, hopper, metal windows. The northwest elevation of the main block features three windows on the first story. The upper story is adorned with two gable dormers adjacent to one another. The southernmost dormer appears to be original and it is the same size and has the same details as the dormer on the façade. The larger dormer is directly centered on the rear elevation and is pierced with a small window. Both dormers are clad with aluminum siding. The shed-roof addition sits on a modern concrete-block foundation and has one vinyl one-by-one sliding window. A single-leaf, paneled-with-lights, modern door provides access to this rear room from the southeast elevation. Concrete steps to a concrete stoop lead up to the entrance.

The southeast elevation is pierced with one-light vinyl casement windows on either side of the chimney as well as a one-over-one window in the southeast elevation of the rear ell extension. The upper story of this elevation is pierced with one window similar to the opposite elevation.

Interior Description

First Floor

The first floor is organized into a central stair plan. The front of the house is the living room, into which one first enters. To the east is the dogleg stairs and on the other side of the stairs is an office at the front of the building. The office originally functioned as a bedroom. The dining room is located to the rear of the living room and is access through that space or through the kitchen. The rear of the house, going from west to east, has the dining room, kitchen, bathroom, and a smaller bedroom. The center of the house has a hall that provides access to each of the rooms except the dining room, holds a linen closet, and provides access to the basement stairs.

The exterior entrance into the living room is through an original Craftsman-style door featuring nearly a full-glass door with six-lights and a brass doorknob. The walls of the living room are painted, and they appear to be a type of fiberboard, possibly Beaverboard. The panels of this cladding are held in place by molding strips. The floor is sheathed with two-and-a-quarter inch, tongue-and-groove floorboards. The baseboards throughout the living room are seven inches tall and feature a cyma reversa base cap with a cyma reversa

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2285

Name Groves House
Continuation Sheet

Number 7 Page 1

shoe molding. The ceiling is painted and based on evidence in other areas of the house, it also appears to be Beaverboard or something similar. It is adorned with molding strips near the perimeter of the room. The dogleg stairs feature an open stringer, thin, wood tapered balusters, and a thin, wood newel post. The wood rounded railing is two-and-a-half inches wide. The vinyl windows feature a squared, wood-frame that measures four-and-a-half inches wide with a thin sill. The living room is dominated by the stretcher-bond brick fireplace and the brick hearth measures eight feet wide. A small wood mantel covers the fireplace. One large radiator stands underneath the window at the front of the house and it is clad with a metal decorative box covering. Access to the dining room from the rear of the living room is through a double-wide open doorway. Also, from the living room, a single-leaf wood door to the rear of the staircase leads to the central hall.

Many of the architectural details found in the living room are similar throughout the house including the walls, ceiling, molding strips holding up the fiberboard, floors, baseboards, radiators, and window and door frames.

The dining room has all similar details to the living room. A single-leaf, two-panel, wood door leads from the dining room to the kitchen. The kitchen walls are similar to the living room and dining room. The kitchen floor is clad with vinyl sheets and the ceiling is decorative plaster. The rear shed-roof addition to the house is a kitchen extension. The ceiling of the addition is lower than the ceiling of the original kitchen. The sliding vinyl window on the rear elevation of the addition is above the sink and features a thin, three-and-a-half-inch, wood-frame surround. The exterior door on the southeast elevation in the addition is aluminum and features nine-lights over two-panels. This door has a similar wood frame as the window in this section. A single-leaf, two-panel, wood door provides access from the kitchen to the hall. The only baseboard in the kitchen is on the southeast wall that extends between the two doorways; one to the dining room and the second to the hall. These two doors both have a four-and-a-half-inch, wood, square-edged surround.

The hall space has similar floors, walls, and ceiling to the living room. The hall has five doors in the space: basement, bathroom, two bedrooms, and a linen closet. Each of the doors, except the rear bedroom, are similar to the single-leaf, two-panel, wood doors throughout the rest of the house. The bathroom has a vinyl tile floor, similar walls and ceiling as the living room, and a modern quarter-round shoe molding. The bathroom also features a linen closet with a two-panel wood door. The vinyl window in this space has a four-and-a-quarter-inch, wood, squared-edge frame.

The bedroom at the rear of the house on the first floor has the same floors, baseboard, walls, and ceiling as the living room. The door to the hall appears to have been replaced in the 1970s. It is a plywood-veneer, hollow-core door with a thin vertical window in the upper half. The southeast wall of the bedroom has a small closet with a single-leaf, two-panel door. The front bedroom on the first floor is similar to the rear bedroom but the closet in this space, located in the north corner, has shelves.

Second Floor

The stairs to the second floor are made up of 3 steps, a landing, and then 11 steps to the top. The second floor consists of the central stairs with a bedroom on either side of the staircase. Directly across from the stairs and between the two bedrooms is a bathroom. The bathroom has a vinyl tile floor, and the walls are partially covered with beadboard. The ceiling is clad with tin and this space has one 1/1 vinyl window.

Architectural details in each of the two second-floor bedrooms are similar to the first floor including the floors, walls, ceiling, and two-panel doors. These two bedrooms also feature canted ceilings based on the slope of the roof. The westernmost bedroom has a short, single-leaf, one-panel access door on the southeast wall that provides access to a storage space within the projecting gable on the façade. The opposite northwest wall also has a similar access door to a small storage space along the rear elevation. This bedroom has an original closet in the north corner of the room, and it has a single-leaf, two-panel, wood door.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2285

Name Groves House
Continuation Sheet

Number 7 Page 2

The easternmost bedroom on the second floor has the gable dormer on the front wall (southwest elevation). The walls flanking this dormer window each have accessible storage space with a short one-panel access door. The northeast wall has one window, and the northwest wall has a closet with a two-panel wood door, and a short one-panel access door to additional storage space.

8. Significance

Inventory No. HA-2285

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> recreation	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input type="checkbox"/> community planning	<input type="checkbox"/> exploration/	<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation	<input type="checkbox"/> settlement	<input type="checkbox"/> military	<input type="checkbox"/> other: _____	

Specific dates	ca. 1936	Architect/Builder	n/a
Construction dates	ca. 1936		

Evaluation for:

☐ National Register ☐ Maryland Register ☒ not evaluated

Statement of Significance

The Groves House is a typical example of a modest Cape Cod cottage dating to 1936 within the Town of Bel Air, Maryland. The dwelling is one-and-a-half stories, with a rectangular footprint, a side-gable roof, and one gable dormer on the facade, all characteristics common of Cape Cod dwellings. Ubiquitous throughout the United States, Cape Cod cottages, which were built during the late 1930s through the 1940s, are numerous in Bel Air and are scattered throughout town. Beginning in the 1930s throughout the United States, the trend was for small, economical, and mass-produced houses, which was fulfilled by the modest Cape Cod style cottages. This building at 38 East Gordon Street is significant as a vernacular Cape Cod house built in Bel Air, Maryland.

Development of Bel Air: Late 19th and Mid-20th Century

The proximity to Baltimore City, the arrival of the railroad, the introduction of the automobile, and improvement of roads allowed for greater prosperity within Harford County and particularly the Town of Bel Air. Bel Air was home to a building boom of the late nineteenth century and again after World War I. Hays, Richardson's, and the two Dallam's Additions are the primary residential developments of the late 19th century and early 20th century that took place within the Bel Air town limits.

Hays Addition is bounded on the south by Baltimore Pike, to the west by Archer Street, to the north by Thomas Street, and to the east by Bond Street. The Hays Addition was platted in 1886 and only three lots sold at this time. The boundaries for Richardson's Addition are Bond Street to the east, Alice Anne Street to the south, Richardson Street to the west, and Nichols Street on the north. Lots began selling in 1886, however, it was not officially platted and recorded until 1911. By 1917, fifteen houses stood along Alice Anne Street, which became an African-American working class neighborhood. Major Dallam's Addition was platted in 1883 and the boundaries are the MA & PA Railroad to the south, Dallam Avenue to the north, Rockspring Avenue to the east, and several lots past Mast Street to the west. Due to the proximity to the railroad, several lots were built upon for industrial and commercial uses as well as worker's housing.

Following World War I, Bel Air prospered with numerous suburban developments on the outskirts of the downtown core. Three of the larger additions to Bel Air during the 1920s include Fulford Park (1922), Ingleside (1923), and Kenmore (1924). The area that is Fulford Park originally was made up of 18 acres running from Main Street and Fulford Avenue, South to Linwood Avenue, and East to Ewing Street. Unlike the slow development of the late 19th century developments of Hays and Richardson's Additions, the lots in Fulford Park sold quickly and construction began immediately. One hundred and thirty-six lots sold in one day bringing in a total of \$12,000.

The area known as Ingleside off North Hickory Avenue is bounded by Wright Street to the south and McCormick Lane to the north. This section of Bel Air was subdivided and platted in April 1923. According to Larew, Ingleside was the "place to build between the wars" and continued to expand after 1945.¹ Ingleside developed rapidly, much more so than any other previous development made to

¹ Larew, pp. 181-183.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2285

Name Groves House
Continuation Sheet

Number 8 Page 1

Bel Air. In 1919, Robert and Anne Heighe purchased 99 acres of Hanway's farm, which was platted in 1924 by the local real estate firm of Vaughn, Warren, and Wells, using their namesake for the subdivision. Today, the addition is better known as the Kenmore addition. The lots were auctioned on September 22, 1924, and a total of 199 lots were sold equaling \$19,500.

Due to the building boom in Harford County in the 1920s and 1930s, the pre-World War I developments in Bel Air were being steadily built upon similar to the new developments of the early 1920s. A section of Dallam's second addition, which includes Hall Street, was re-surveyed and platted in 1931 as the Rock Spring Addition. Bradford Heights is a subdivision that was platted on November 12, 1934. The subdivision is bounded by Giles Street to the northeast, Eastern Avenue to the southeast, and South Main Street to the southwest.

Groves House

The Groves House, built in 1936, is located at 38 East Gordon Street in Bel Air, Maryland. Bel Air is in the Third District of Harford County. Harry S. Carver first purchased this property along with neighboring tracts in the area along Gordon Street and Broadway to the north. The land Carver purchased in July 1909 included the property that eventually was divided into lots for 38 and 44 East Gordon Streets. Carver held onto this land until his death in 1926, at which time it was handed over to an administrator. This trustee, Edwin H. W. Harlan, sold the property in March 1930. It was divided into the two parcels at this time, and the parcel that became 38 East Gordon Street was purchased by Charles Bode and his wife, Catherine. This property ran 135 feet fronting along Gordon Street. Charles Bode was 74 (1856-1937) at the time and owned and operated his own grocery store. He and his wife lived on Conowingo Road in a home they owned valued at \$8,000 according to the 1930 federal census.

In 1935, Charles Bode sold this property to Dillon B. Groves and his wife, Maude E. Groves, and the house was most likely completed the following year in 1936. Prior to living in Bel Air, Dillon B. Groves and his wife, Maude, resided in Barnesville, West Virginia and then in Anne Arundel County and he served as a pastor to a Methodist Episcopal church.² He was born in Ohio around 1879 and married at the age of 34. Maude, born around 1890 in Maryland, was 23 years old when they married. The 1940 federal census lists three daughters for the Groves; Geraldine (age 20), Elizabeth (age 14), and Miriam (age 8). The Groves lived in Bel Air by April 1935 according to the 1940 census. The author assumes that the Groves moved to this location for Reverend Dillon Groves to serve as pastor to one of the local churches, however, it is unclear which one. Since Dillon Groves served as a Methodist Episcopal pastor in West Virginia, he may have served the Emmanuel Episcopal Church, around the corner on Main Street. This church had their rectory immediately behind the church on Broadway. It must be noted that immediately across the street from 38 East Gordon Street was 35 East Gordon Street, the location of a Methodist Episcopal Parsonage (HA-1407), which has since been demolished. Possibly Dillon Groves served as a secondary pastor to a local church and therefore was not provided boarding within one of the parsonages.

The Groves lived in Bel Air on Gordon Street for several years until they moved to Laytonsville in Montgomery County, Maryland before the 1940 census was taken. They rented their property in Laytonsville for \$25 a month and Reverend Groves had an annual income of approximately \$1,500. Reverend Groves died on May 19, 1965 and his wife passed away eleven years later on October 23, 1976.

Georgia E. Howard served as Maude Groves personal representative to sell the property in Bel Air after her death. Leone C. Brewer purchased the 0.46-acre property in January 1977 and then eleven years later sold the property to Colgate Investments in 1988 for \$275,000. Colgate Investments is a real estate investment company, started in 1979 and headquartered in Forest Hill, Maryland.

² 1915 City Directory for Fairmont, West Virginia available on HeritageQuest. Dillon Groves is listed as the Pastor for Barnesville ME Church. https://www.ancestryheritagequest.com/discoveryui-content/view/986048214:2469?_phsrc=csD40&_phstart=succesSource&gsfn=dillon&gsln=groves&ml_rpos=1&queryId=f7b1856cb390217141efd499a7959e4f.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2285

Name Groves House
Continuation Sheet

Number 8 Page 2

Colgate Investments, managed by Michael J. Klein, owns the properties at 22 East Gordon Street, 30 East Gordon Street, 38 East Gordon Street, 44 East Gordon Street, and the Klein ShopRite around the corner on North Main Street. Colgate Investments has rented this property since 1988 and the Groves House is currently home to Birthright, a non-profit pregnancy center.

9. Major Bibliographical References

Inventory No. HA-2285

Baynard, Kristie

2005 *Architectural Survey for the Town of Bel Air in Harford County, Maryland*. Prepared by Arcadia Preservation, LLC for the Town of Bel Air, Department of Planning.

See continuation sheet for additional bibliography.

10. Geographical Data

Acreage of surveyed property	<u>0.46</u>
Acreage of historical setting	<u>0.46</u>
Quadrangle name	<u>Bel Air</u>

Quadrangle scale: 1: 24,000

Verbal boundary description and justification

The Groves House is located at 38 East Gordon Street in the Third District of Harford County in the Town of Bel Air, Maryland. It is associated with tax map 301 on parcel 549 and encompasses 0.46 acres.

11. Form Prepared by

name/title	Kristie Baynard, Architectural Historian		
organization	Marstel-Day, LLC	date	3/2/2022
street & number	10708 Ballantraye Drive, Suite 208	telephone	240-409-6964
city or town	Fredericksburg	state	VA

The Maryland Inventory of Historic Properties 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
Maryland Department of Planning
100 Community Place
Crownsville, MD 21032-2023
410-697-9591

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2285

Name
Continuation Sheet

Number 9 Page 1

Additional Bibliography

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1915 Fairmont, West Virginia City Directory, https://www.ancestryheritagequest.com/discoveryui-content/view/986048214:2469?_phsrc=csD40&_phstart=successSource&gsfn=dillon&gsln=groves&ml_rpos=1&queryId=f7b1856cb390217141efd499a7959e4f.

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Harford County Land Records

Var. Land Records. Accessed online at <https://mdlandrec.net/main/index.cfm>.

Larew, Marilyn M.

1995 *Bel Air: An Architectural and Cultural History, 1782-1945*. Bel Air, MD: Town of Bel Air, MD.

Sanborn Map Company

1921 *Sanborn Fire Insurance Map from Bel Air, Harford County, Maryland*. Sanborn Map Company, <https://www.loc.gov/resource/g3844bm.g03575004/?st=gallery>.

HA-2285
Groves House
Bel Air, Harford County
Chain-of-Title

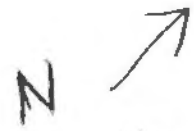
July 22, 1909	Grantor: John A. Evans and wife Grantee: Harry S. Carver Deed Book JAR 126 Folio 450
March 11, 1930	Grantor: Edwin H. W. Harlan, administrator of Harlan S. Carver and trustee – sold property for \$725 Grantee: Stevenson A. Williams and Ariel E. Williams Deed Book 216 Folio 34
March 30, 1930	Grantor: Stevenson A. Williams and Ariel E. Williams Grantee: Charles and Catherine Bode Deed Book DGW 216 Folio 35 Mentions buildings and improvements
June 21, 1935	Grantor: Charles Bode Grantee: Dillon B. Groves and Maud E. Groves Deed Book SWC 237 Folio 256
<i>House built circa 1936.</i>	
January 25, 1977	Grantor: Georgia E. Howard, personal representative to Maud E. Groves Grantee: Leone C. Brewer Deed Book HDC 1019 Folio 794 Notes: 0.46 acres Notes: Dillon Groves died on May 19, 1965; and Maud Groves died on October 23, 1976; Maud Groves will in Will Book JGM 36 Folio 33
October 24, 1988	Grantor: Leone C. Brewer Grantee: Colgate Investments Deed Book 1507 Folio 1045 Note: \$275,000

HA-2285 GROVES HOUSE

38 East Gordon St.

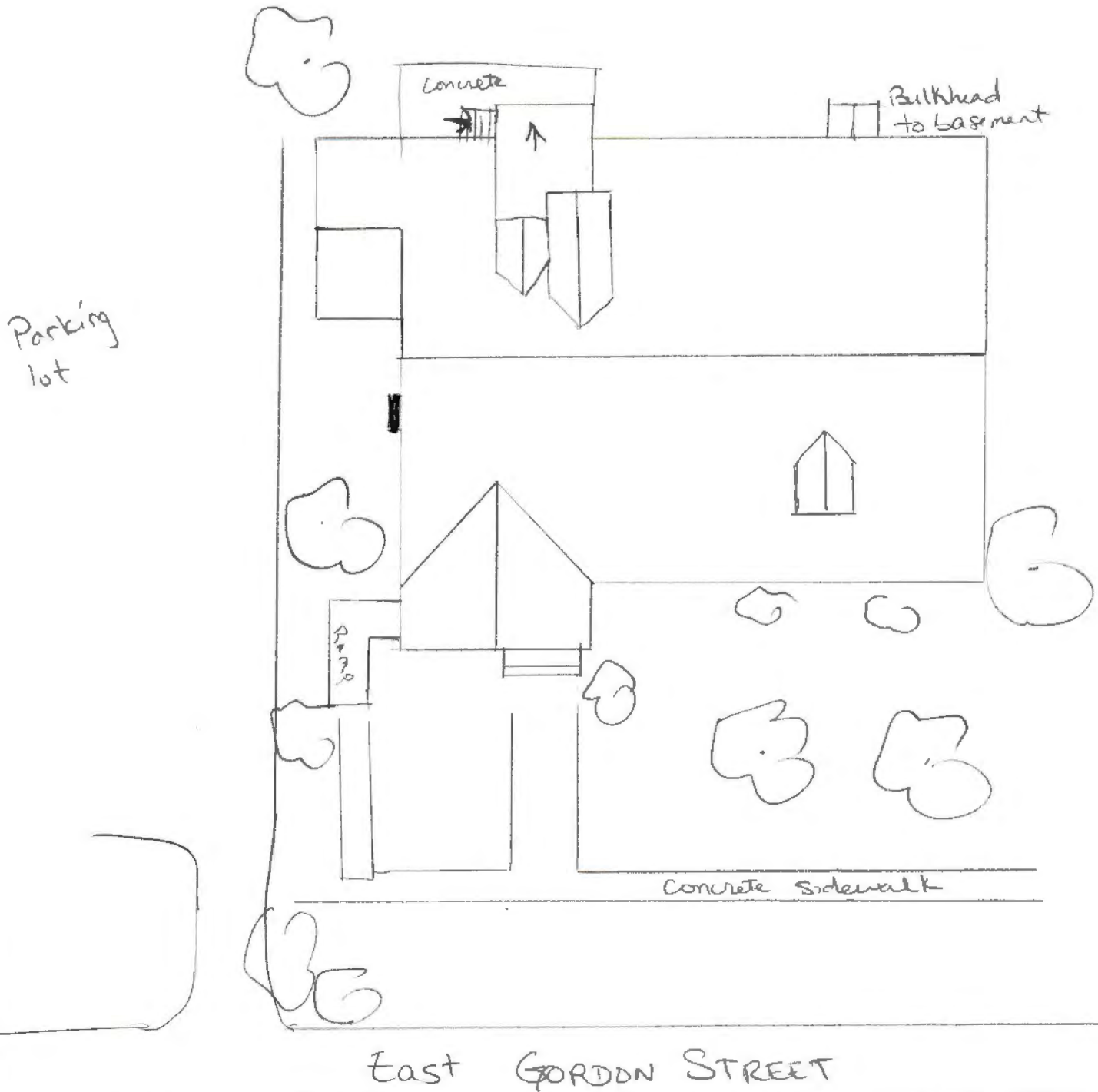
Bel Air, MD

SITE PLAN

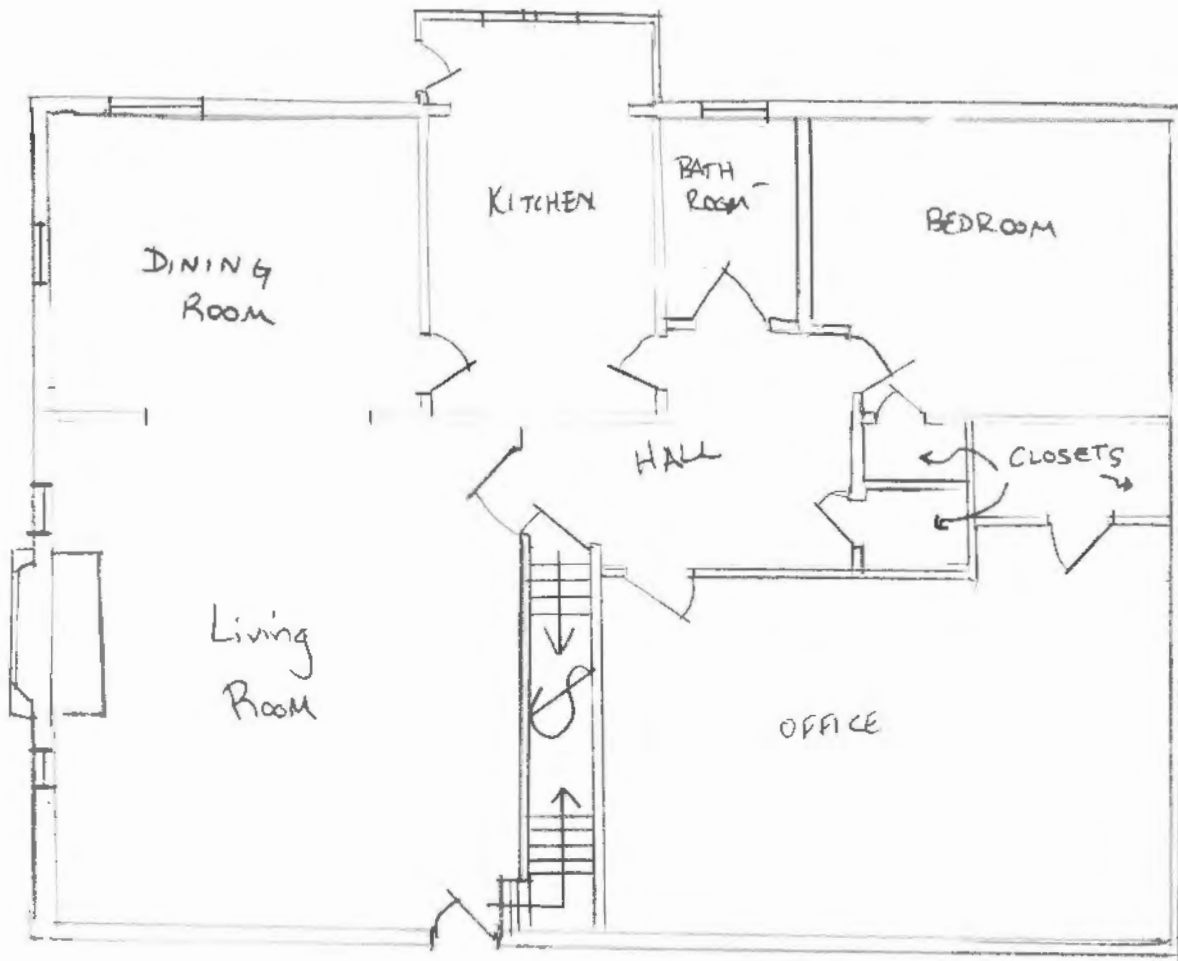
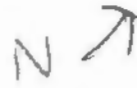


NOT TO SCALE

Asphalt-paved Parking Lot



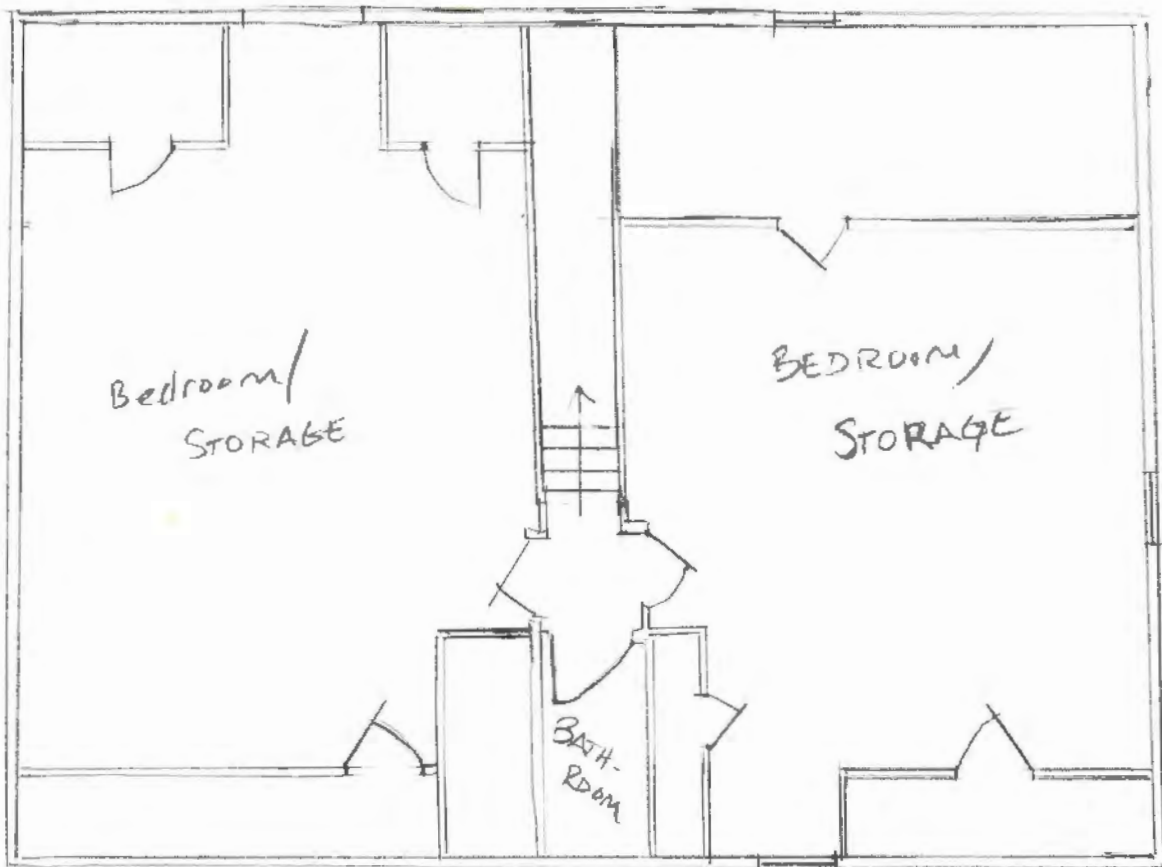
HA-2285 GROVES HOUSE
38 East Gordon St.
Bel Air, MD
1st Floor



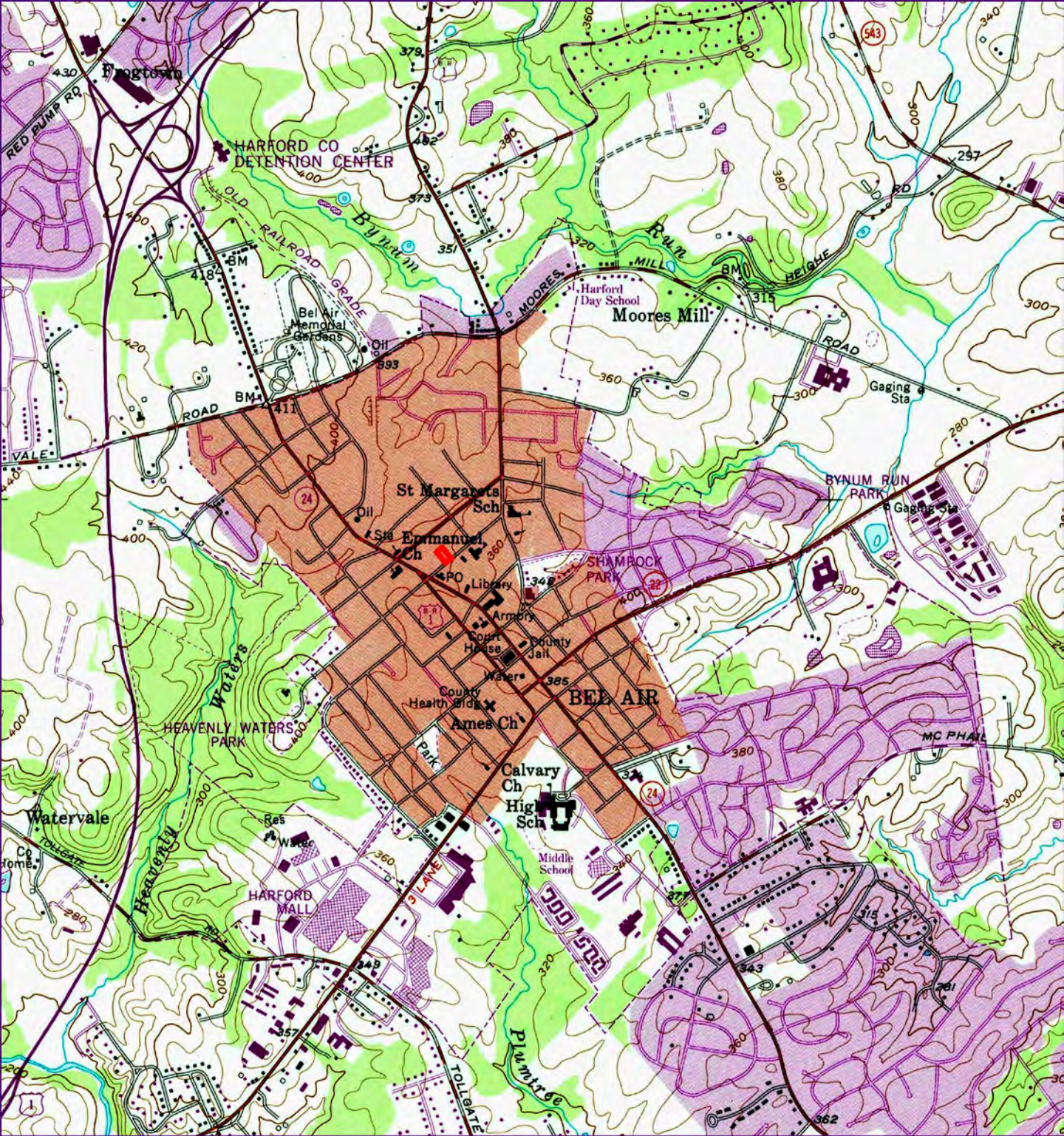
NOT TO SCALE


HA-2285 GROVES HOUSE
38 East Gordon St.
Bel Air, MD

2nd floor
N


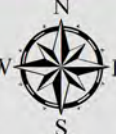


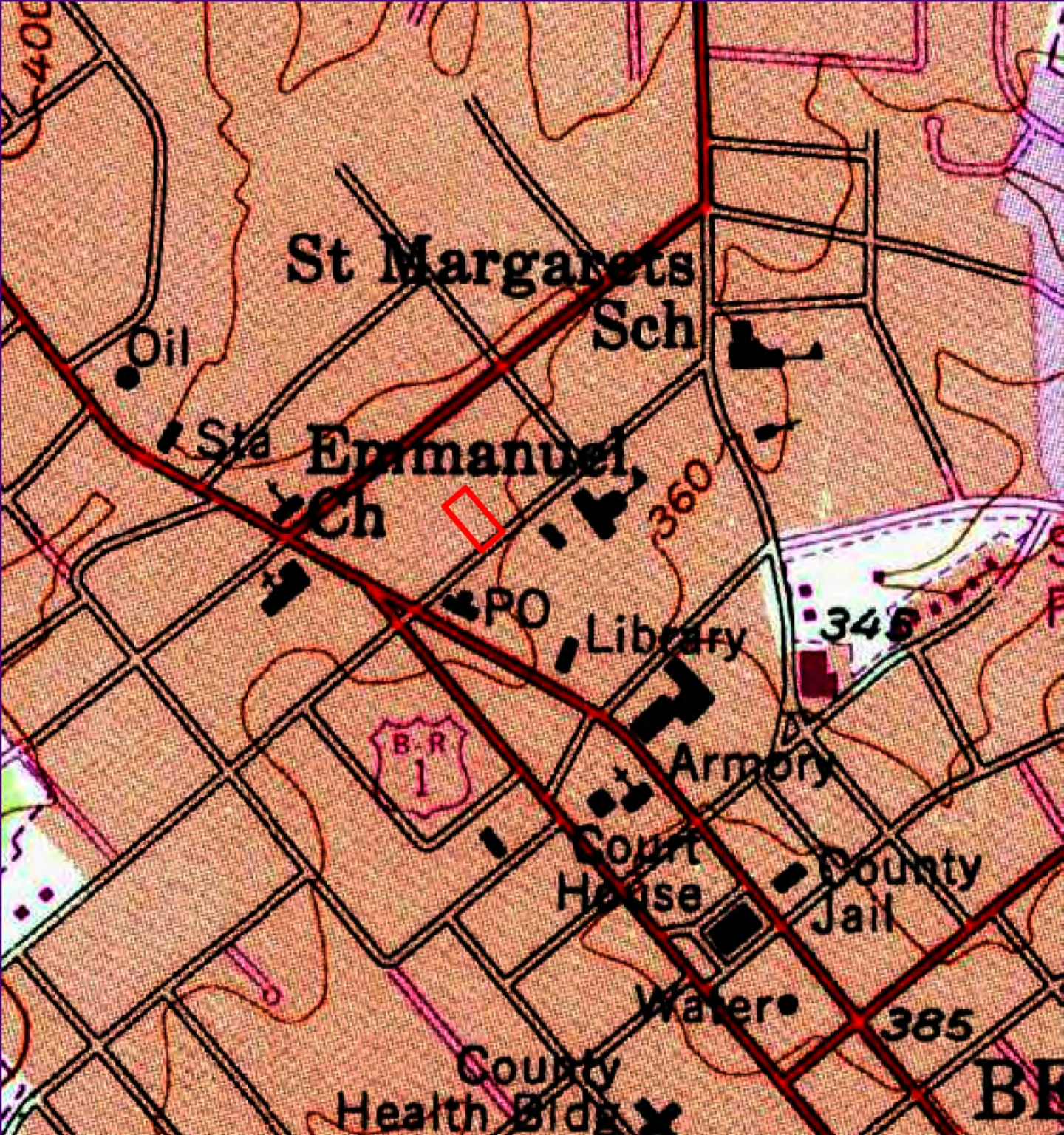
NOT TO SCALE




 38 East Gordon Street
Harford County, Bel Air, MD
HA-2285 Groves House

March 2022
Source: Bel Air GIS,
USGS Topographic Maps,
Bel Air Quad 1956 (PR 1986)
1: 24,000
0 1,000 2,000 Feet
0 250 500 Meters





 38 East Gordon Street
Harford County, Bel Air, MD
HA-2285 Groves House

March 2022

Source: Bel Air GIS,
USGS Topographic Maps,
Bel Air Quad 1956 (PR 1986)

1: 6,000

0 270 540 Feet

0 60 120 Meters





Parcel Boundary
38 East Gordon Street
Harford County, Bel Air, MD
HA-2285 Groves House

March 2022
Source: Harford County GIS,
Esri Topographic 2022

1: 3,000
0 130 260 Feet
0 30 60 Meters

HA-2285
Groves House
Marstel-Day, LLC
Survey 12/13/2021

PHOTO LOG

Photo 1 of 19
Southeast Elevation, view looking Northwest
HA-2285_2021_12_13_001

Photo 2 of 19
East corner, view looking West
HA-2285_2021_12_13_002

Photo 3 of 19
North corner, view looking South
HA-2285_2021_12_13_003

Photo 4 of 19
West corner, view looking East
HA-2285_2021_12_13_004

Photo 5 of 19
East Gordon Street view looking North
HA-2285_2021_12_13_005

Photo 6 of 19
Living Room, view looking West
HA-2285_2021_12_13_006

Photo 7 of 19
Living Room, front entrance, view looking East
HA-2285_2021_12_13_007

Photo 8 of 19
Dining Room, view looking West
HA-2285_2021_12_13_008

Photo 9 of 19
View of the Living Room and through the Kitchen and Center Hall, looking East
HA-2285_2021_12_13_009

Photo 10 of 19
Kitchen, view looking Northwest
HA-2285_2021_12_13_010

HA-2285
Groves House
Marstel-Day, LLC
Survey 12/13/2021

Photo 11 of 19

Rear bedroom, view looking Southwest to the center hall and living room

HA-2285_2021_12_13_011

Photo 12 of 19

Front bedroom, view looking Northwest

HA-2285_2021_12_13_012

Photo 13 of 19

Second floor West bedroom, view looking East

HA-2285_2021_12_13_013

Photo 14 of 19

Second-floor West bedroom, view looking North

HA-2285_2021_12_13_014

Photo 15 of 19

Second-floor bathroom, view looking Northwest

HA-2285_2021_12_13_015

Photo 16 of 19

Second floor east bedroom, view looking West

HA-2285_2021_12_13_016

Photo 17 of 19

Basement stairs, view looking Northwest

HA-2285_2021_12_13_017

Photo 18 of 19

Basement bulkhead stairs, view looking Northwest

HA-2285_2021_12_13_018

Photo 19 of 19

Basement, view looking West

HA-2285_2021_12_13_019

HA-2285
Groves House
Marstel-Day, LLC
Survey 12/13/2021



Photo 1: Southeast Elevation, view looking Northwest



Photo 2: East corner, view looking West

HA-2285
Groves House
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Survey 12/13/2021



Photo 3: North corner, view looking South



Photo 4: West corner, view looking East

HA-2285
Groves House
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Survey 12/13/2021



Photo 5: East Gordon Street view looking North



Photo 6: Living Room, view looking West

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Groves House
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Photo 7: Living Room, front entrance, view looking East

HA-2285
Groves House
Marstel-Day, LLC
Survey 12/13/2021



Photo 8: Dining Room, view looking West

HA-2285
Groves House
Marstel-Day, LLC
Survey 12/13/2021



Photo 9: View of the Living Room and through the Kitchen and Center Hall, looking East

HA-2285
Groves House
Marstel-Day, LLC
Survey 12/13/2021



Photo 10: Kitchen, view looking Northwest

HA-2285
Groves House
Marstel-Day, LLC
Survey 12/13/2021



Photo 11: Rear bedroom, view looking Southwest to the center hall and living room

HA-2285
Groves House
Marstel-Day, LLC
Survey 12/13/2021



Photo 12: Front bedroom, view looking Northwest



Photo 13: Second floor West bedroom, view looking East

HA-2285
Groves House
Marstel-Day, LLC
Survey 12/13/2021



Photo 14: Second floor West bedroom, view looking North

HA-2285
Groves House
Marstel-Day, LLC
Survey 12/13/2021



Photo 15. Second floor bathroom, view looking Northwest

HA-2285
Groves House
Marstel-Day, LLC
Survey 12/13/2021



Photo 16. Second floor east bedroom, view looking West

HA-2285
Groves House
Marstel-Day, LLC
Survey 12/13/2021



Photo 17: Basement stairs, view looking Northwest

HA-2285
Groves House
Marstel-Day, LLC
Survey 12/13/2021



Photo 18. Basement bulkhead stairs, view looking Northwest

HA-2285
Groves House
Marstel-Day, LLC
Survey 12/13/2021



Photo 19. Basement, view looking West

Bode's Store

HA-2286

44 East Gordon Street

Bel Air, Harford County

1930

Private

Built in 1930, this commercial building is small one-and-a-half story, wood-frame bungalow with a rectangular-shaped footprint and a hipped asphalt-shingle roof. On the rear elevation, is a slightly narrower addition built circa 1960, which is two-stories in height capped with a gable, asphalt-shingle roof. The main block sits on a poured concrete foundation and features one interior brick chimney. The façade is three bays wide clad with a stone veneer, which is sheltered with a full-width, inset porch. The side and rear elevations are clad with aluminum siding. The symmetrical fenestration on the façade features a central entry flanked with nine-light, wood, picture windows. The façade is detailed with a small hipped-roof dormer with a one-over-one vinyl window.

Bode's Store is a typical example of a modest Craftsman bungalow dating to circa 1930 in the Town of Bel Air, Maryland. The building is one-and-a-half stories, with a rectangular footprint, symmetrical fenestration, a central entry, a hipped roof, and a hipped dormer on the facade, all characteristics common of Craftsman bungalows of the period. Bungalows are numerous in Bel Air and are scattered throughout town. The property was purchased by Charles and Catherine Bode in 1930, on which Bode built the bungalow and operated a grocery store within it. He sold the property three years later to Bertram and Charlotte Coale with a covenant in the deed stating that the lot is restricted from use as a merchandising establishment, which includes all "dry goods, groceries, confectionary, and small notions." Bertram Coale most likely used this property during the 1930s as an insurance agency office.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2286

1. Name of Property (indicate preferred name)

historic Bode's Store
other

2. Location

street and number 44 East Gordon Street ___ not for publication
city, town Bel Air ___ vicinity
county Harford

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

name Colgate Investments
street and number 2011 Klein Plaza Drive telephone
city, town Forest Hill state MD zip code 21050

4. Location of Legal Description

courthouse, registry of deeds, etc. MD Dept of Assessments and Taxation liber 1507 folio 1045
city, town online tax map 301 tax parcel 548 tax ID number 003698

5. Primary Location of Additional Data

- ____ Contributing Resource in National Register District
____ Contributing Resource in Local Historic District
____ Determined Eligible for the National Register/Maryland Register
____ Determined Ineligible for the National Register/Maryland Register
____ Recorded by HABS/HAER
____ Historic Structure Report or Research Report at MHT
____ Other: _____

6. Classification

Category	Ownership	Current Function	Resource Count
____ district	____ public	____ agriculture	Contributing
<u>X</u> building(s)	<u>X</u> private	____ landscape	Noncontributing
____ structure	____ both	____ commerce/trade	1
____ site		____ recreation/culture	____ buildings
____ object		____ defense	____ sites
		____ domestic	____ structures
		<u>X</u> social	____ objects
		____ education	1
		____ transportation	____ Total
		____ work in progress	
		____ unknown	
		<u>X</u> health care	
		____ vacant/not in use	
		____ industry	
		____ other:	

Number of Contributing Resources
previously listed in the Inventory
0

7. Description

Inventory No. HA-2286

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input checked="" type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Setting

Facing southeast, the commercial building at 44 East Gordon Street in Bel Air, Maryland is located in a town setting sited on a small lot on the north side of Gordon Street approximately 0.06 miles southwest of Franklin Street. The building has no set back from the public sidewalk. It is on a flat lot with an asphalt-paved driveway that runs from the street to the rear of the building along the northeast side of the building. A large asphalt-paved parking lot is located to the rear of the property that is combined with the adjacent western lot. There are no secondary resources on this property.

Exterior Description

Built circa 1930, Bode's Store is a small one-and-a-half story, wood-frame bungalow with a rectangular-shaped footprint and a hipped, asphalt-shingle roof. The main block sits on a parged, concrete foundation and features one interior brick chimney. On the rear elevation of the original block, is a slightly narrower addition, most likely built circa 1960, on a concrete-block foundation, rising two-stories in height capped with a gable, asphalt-shingle roof. The façade is three bays wide, clad with a stone veneer, and sheltered with a full-width, inset porch supported with square posts clad with aluminum. The side and rear elevations of the building are clad with aluminum siding. The symmetrical fenestration on the façade features a central entry flanked with a nine-light, wood, picture window on each side. The entry contains a single-leaf wood door with a cross-panel in the lower half and a nine-light upper half. Adorning the façade is a small hipped-roof dormer with a one-over-one, double-hung, vinyl-sash window.

The northeast elevation of the main block is pierced with four windows; three one-over-one, vinyl-sash windows and one, one-by-one vinyl-sliding window. The upper story is detailed with a shed-roof dormer illuminated with three pairs of one-over-one vinyl sash windows. The first story of the addition on the northeast elevation has one fixed window on the northeast elevation and no windows in the second story.

The addition does not cover the full-width of the rear elevation of the main block. The addition features a single-leaf flush metal door with one square light on the first story of the rear elevation. A concrete stoop provides access to the entrance and across the full-width of this elevation is a hipped pent roof sheathed with asphalt shingles.

Continuing to the southwest elevation, the main block has two one-over-one, vinyl-sash windows on the first story. The upper story is identical to the northeast elevation with a shed dormer pierced with three pairs of one-over-one, vinyl-sash windows. The second story of the southwest elevation of the addition has one one-over-one wood sash window.

Interior Description

At present, Bode's Store is an office building with waiting rooms, a small kitchen, bathrooms, offices, and storage rooms. It is unclear how much of the original plan of the building has been retained since it appears to have been gutted and remodeled in the recent past.

The first and second floors are organized into a central hall plan except for a front room on both floors, which stretches across the width of the building. On the first floor, the central hall to the rear of the waiting room has two offices on each side of the hall. The hall is L-shaped with a bathroom at the corner of the ell. The short end of the ell has a small storage room that is used for the server and a kitchen is to the northwest with an exterior door on the northwest wall. Adjacent to the exterior door is a u-shaped, closed-stringer stair that leads to the second floor. The second floor mimics the composition of the first floor. There is a central hall with offices or storage rooms on either side of it and a front playroom that covers the full width of the building.

Details throughout the building are similar unless where noted. The building has been heavily remodeled within the last ten to twenty years with no original materials visible. The floors are primarily covered with carpet, the walls are painted drywall, and the first-floor

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2286

Name Bode's Store
Continuation Sheet

Number 7 Page 1

ceiling is covered with dropped acoustic tiles with fluorescent lights. All doors are flush, wood-veneer, hollow-core doors with modern wood casings. The kitchen on the first floor and the front room on the second floor both feature vinyl-clad flooring. The bathrooms on both the first and second floors have a ceramic tile floor. The steps to the stairs are clad with vinyl and there is a wood hand railing on both walls of the stairway. The ceiling on the second floor is painted drywall with fluorescent lighting.

8. Significance

Inventory No. HA-2286

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____	

Specific dates	1930	Architect/Builder	n/a
-----------------------	------	--------------------------	-----

Construction dates	1930
---------------------------	------

Evaluation for:

<input type="checkbox"/> National Register	<input type="checkbox"/> Maryland Register	<input checked="" type="checkbox"/> not evaluated
--	--	---

Statement of Significance

Bode's Store is a typical example of a modest Craftsman bungalow dating to 1930 in the Town of Bel Air, Maryland. The building is one-and-a-half stories, with a rectangular footprint, symmetrical fenestration, a central entry, a hipped roof, and a hipped dormer on the facade, all characteristics common of Craftsman bungalows of the period. Ubiquitous throughout the United States, bungalows were built beginning around the turn of the twentieth century and continued through the 1930s. Bungalows are numerous in Bel Air and primarily represent a portion of the town's housing stock.

Development of Bel Air: Late 19th and Mid-20th Century

The proximity to Baltimore City, the arrival of the railroad, the introduction of the automobile, and improvement of roads allowed for greater prosperity within Harford County and particularly the Town of Bel Air. Bel Air was home to a building boom of the late nineteenth century and again after World War I. Hays, Richardson's, and the two Dallam's Additions are the primary residential developments of the late 19th century and early 20th century that took place within the Bel Air town limits.

Hays Addition is bounded on the south by Baltimore Pike, to the west by Archer Street, to the north by Thomas Street, and to the east by Bond Street. The Hays Addition was platted in 1886 and only three lots sold at this time. The boundaries for Richardson's Addition are Bond Street to the east, Alice Anne Street to the south, Richardson Street to the west, and Nichols Street on the north. Lots began selling in 1886, however, it was not officially platted and recorded until 1911. By 1917, fifteen houses stood along Alice Anne Street, which became an African-American working class neighborhood. Major Dallam's Addition was platted in 1883 and the boundaries are the MA & PA Railroad to the south, Dallam Avenue to the north, Rockspring Avenue to the east, and several lots past Mast Street to the west. Due to the proximity to the railroad, several lots were built upon for industrial and commercial uses as well as worker's housing.

Following World War I, Bel Air prospered with numerous suburban developments on the outskirts of the downtown core. Three of the larger additions to Bel Air during the 1920s include Fulford Park (1922), Ingleside (1923), and Kenmore (1924). The area that is Fulford Park originally was made up of 18 acres running from Main Street and Fulford Avenue, South to Linwood Avenue, and East to Ewing Street. Unlike the slow development of the late 19th century developments of Hays and Richardson's Additions, the lots in Fulford Park sold quickly and construction began immediately. One hundred and thirty-six lots sold in one day bringing in a total of \$12,000.

The area known as Ingleside off North Hickory Avenue is bounded by Wright Street to the south and McCormick Lane to the north. This section of Bel Air was subdivided and platted in April 1923. According to Larew, Ingleside was the "place to build between the wars" and continued to expand after 1945.¹ Ingleside developed rapidly, much more so than any other previous development made to Bel Air. In 1919, Robert and Anne Heighe purchased 99 acres of Hanway's farm, which was platted in 1924 by the local real estate

¹ Larew, pp. 181-183.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2286

Name Bode's Store
Continuation Sheet

Number 8 Page 1

firm of Vaughn, Warren, and Wells, using their namesake for the subdivision. Today, the addition is better known as the Kenmore addition. The lots were auctioned on September 22, 1924, and a total of 199 lots were sold equaling \$19,500.

Due to the building boom in Harford County in the 1920s and 1930s, the pre-World War I developments in Bel Air were being steadily built upon similar to the new developments of the early 1920s. A section of Dallam's second addition, which includes Hall Street, was re-surveyed and platted in 1931 as the Rock Spring Addition. Bradford Heights is a subdivision that was platted on November 12, 1934. The subdivision is bounded by Giles Street to the northeast, Eastern Avenue to the southeast, and South Main Street to the southwest.

Bode's Store

The commercial building at 44 East Gordon Street is in the Town of Bel Air, Maryland. Bel Air in the Third District of Harford County. It was built in 1930 according to deed records and historic maps. The 1930 Sanborn map for Bel Air depicts a one-story, wood-frame store at 44 East Gordon Street, which was not depicted on the 1921 Sanborn Map.²

From 1909 to 1930 Harry S. Carver owned the lot at 44 East Gordon Street. He owned a larger property on the same block and resided on Broadway. Carver's trustee, Edwin H.W. Harlan, sold the property to Stevenson A. and Ariel E. Williams, who then immediately sold it to Charles and Catherine Bode in 1930. Prior to buying this property, the Bodes rented a house on Broadway, the street immediately north of Gordon Street, and Charles Bode served worked as a guard.³ The property that Charles and Catherine Bode purchased covered 135 feet along Gordon Street. According to the 1930 federal census, Charles Bode was 74 (1856-1937) at the time and owned his own grocery store, which most likely was this one on Gordon Street.⁴

The property was then partitioned by the Bodes, and 0.16 acres were sold in 1933 to Bertram B. Coale, age 41, and his wife, Charlotte Coale, age 32. The 1933 deed between the Bodes and the Coales, includes a covenant that this lot is restricted from use as a merchandising establishment, which includes all "dry goods, groceries, confectionary, and small notions."⁵

In 1922, Bertram B. Coale (b. 1892) married Charlotte Coale (b. 1901) and built a house at 115 East Churchville Road in Fulford Park (Bertram Coale House, HA-2060). Churchville Road is approximately five blocks south of East Gordon Street. According to the 1930 census his home was worth \$8,000 and he was listed as a salesman in a general store. The 1936 Telephone Directory for Bel Air lists Bertram Coale with "meats E. Office" next to his name. It appears that Bertram Coale worked at a butcher shop with his brother, Roy Coale, which operated on Office Street. With the small commercial property at 44 East Gordon Street under Bertram Coale's ownership between 1933 and 1940, it is unclear if Coale used the property for his own proprietorship the entire time or not. The building may have served as a small office building that the Coales rented. The 1938 Harford County telephone directory lists Bertram Coale on Gordon Street, which many times listed office locations and numbers and no residential locations. Therefore, at least by 1938, it is clear that Bertram Coale was using this property, and most likely as an insurance agency office according to later census records.⁶ By 1939, the Coales sold their home on Churchville Road and in 1940 they were renting for \$35 a month. The 1940 census lists their residence as the same as their residence in 1935, which would suggest they may have been renting their previous house and continuing to live on Churchville Road. In addition, the same year as the 1940 census, the Coales had sold the commercial property at 44 East Gordon Street.

² 1921 and 1930 Sanborn Maps, accessed online at

https://digitalsanbornmaps.proquest.com/browse_maps/21/3656/17577/18415/252265?accountid=10750.

³ Ancestry.com. 1920 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010.

⁴ Between 1930 and 1940, he and his wife purchased a house on Conowingo Road, a home valued at \$8,000.

⁵ Harford County Deed Book 227 Folio 85, accessed at Maryland Land Records online at <https://mdlandrec.net/main/>.

⁶ Ancestry.com. 1920 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2286

Name Bode's Store
Continuation Sheet

Number 8 Page 2

In 1940, the property was conveyed by the Coales to Harry Scharff and Marguerite Scharff, his sister. The 1940 deed lists the property to include "all the buildings erected...together with all shelving, counters, furnishings, and fixtures therein contained," suggesting it functioned as a store or office of some sort. This 1940 deed also continues the earlier covenant restricting the sale of groceries and dry goods on this property.⁷ The Scharff's immediately sold the property to Mary B. Cochran. At this time, Mary Cochran (b. 1891) was 49 years old and never married. She owned her own home worth \$4,000 and was self-employed as a store keeper. The census codes list her as a proprietor but does not specifically list her trade. It appears that Mary Cochran bought this property on East Gordon Street to serve as her place of business. She most likely did this for four years after which she sold it in 1944 to Sewell and Helen Bull.

Sewell Bull (1906-1980) and his wife, Helen Bull (1908-1978) were 36 and 32, respectively, in 1944 when they purchased the commercial property on East Gordon Street. In 1940, Sewell Bull is listed as a government employee and he made an income of \$1,000 in 1939. Helen Bull worked as a seamstress and she made \$600 in 1939. The Bulls used Bode's Store until 1959 when they conveyed it to Bryon and Leone Brewer. The Brewer's lived near Forest Hill in Harford County in 1960 and it is unclear how they used the commercial building at 44 East Gordon Street. The property was then fully transferred from Bryon Brewer to Leone Brewer in 1971 and she sold the 0.16-acre property to Colgate Investments in 1988. Colgate Investments is a real estate investment company, started in 1979 and headquartered in Forest Hill, Maryland. Colgate Investments, managed by Michael J. Klein, owns the properties at 22 East Gordon Street, 30 East Gordon Street, 38 East Gordon Street, 44 East Gordon Street, and the Klein ShopRite around the corner on North Main Street.

Bode's Store is currently one of the office locations for Springboard Community Services of Harford County, which provides family and children services in family therapy, psychiatric evaluations, victims services, among others.

⁷ Harford County Deed Book 259 Folio 313, accessed at Maryland Land Records online at <https://mdlandrec.net/main/>.

9. Major Bibliographical References

Inventory No. HA-2286

Baynard, Kristie

2005 *Architectural Survey for the Town of Bel Air in Harford County, Maryland*. Prepared by Arcadia Preservation, LLC for the Town of Bel Air, Department of Planning.

See continuation sheet for additional bibliography.

10. Geographical Data

Acreage of surveyed property	<u>0.16</u>
Acreage of historical setting	<u>0.16</u>
Quadrangle name	<u>Bel Air</u>

Quadrangle scale: 1: 24,000

Verbal boundary description and justification

The building at 44 East Gordon Street is in the Third District of Harford County in the Town of Bel Air, Maryland. It is associated with tax map 301 on parcel 548 and encompasses 0.16 acres.

11. Form Prepared by

name/title	Kristie Baynard, Architectural Historian		
organization	Marstel-Day, LLC	date	11/17/2021
street & number	10708 Ballantraye Drive	telephone	240-409-6964
city or town	Fredericksburg	state	VA

The Maryland Inventory of Historic Properties 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
Maryland Department of Planning
100 Community Place
Crownsville, MD 21032-2023
410-697-9591

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2286

Name Bode's Store
Continuation Sheet

Number 8 Page 1

Additional Bibliography

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1920 *United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010.

1930 *United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2002.

1940 *United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

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Sanborn Map Company

1921 *Sanborn Fire Insurance Map from Bel Air, Harford County, Maryland*. Sanborn Map Company, <https://www.loc.gov/resource/g3844bm.g03575004/?st=gallery>.

Bode's Store

HA-2286

44 East Gordon Street

Bel Air, Harford County

Chain-of-Title

- July 22, 1909 Grantor: John A. Evans and wife
 Grantee: Harry S. Carver
 Deed Book 127 Folio 450
- March 11, 1930 Grantor: Edwin H. W. Harlan, trustee for Harry Carver
 Grantor: Stevenson A. Williams and Ariel E. Williams
 Deed book 216 Folio 34
- March 11, 1930 Grantor: Stevenson A. Williams and Ariel E. Williams
 Grantee: Charles Bode and Catherine, his wife
 Deed Book 216 Folio 35
 Property covers 135 feet on the northerly side of Gordon Street, adjacent to Dr. P.B. Hopkins.

Store built in 1930.

- July 14, 1933 Grantor: Charles Bode and wife
 Grantee: Bertram B. Coale and Charlotte Coale
 Deed Book 227 Folio 85
 Property restricted from use as a merchandising establishment (dry goods, groceries, confectionary, and small notions)
- March 20, 1940 Grantor: Bertram B. and Charlotte G. Coale
 Grantee: Harry C. Scharff and Marguerite D. Scharff his sister
 Deed Book 259 Folio 313
 Description includes "together with all the buildings erected...together with all shelving, counters, furnishings, and fixtures therein contained."
- March 20, 1940 Grantor: Harry C. Scharff and Marguerite D. Scharff his sister
 Grantee: Mary B. Cochran
 Deed Book 259 Folio 320
- December 4, 1944 Grantor: Mary B. Cochran
 Grantee: Sewell and Helen Bull
 Deed Book GCB 286 Folio 274
 Surveyed November 28, 1944 By Glen C. Deaton
- November 9, 1959 Grantor: Sewell F. Bull and Helen M. Bull
 Grantee: Bryon M. Brewer and Leone Brewer
 Deed Book GRG 540 Folio 506
- April 28, 1971 Grantor: Byron Brewer
 Grantee: Leone Brewer
 Deed Book HDC 870 Folio 931
- October 24, 1988 Grantor: Leone C. Brewer
 Grantee: Colgate Investments
 Deed Book 1507 Folio 1045
 Note: \$275,000 for 2 lots (38 and 44 East Gordon Street)

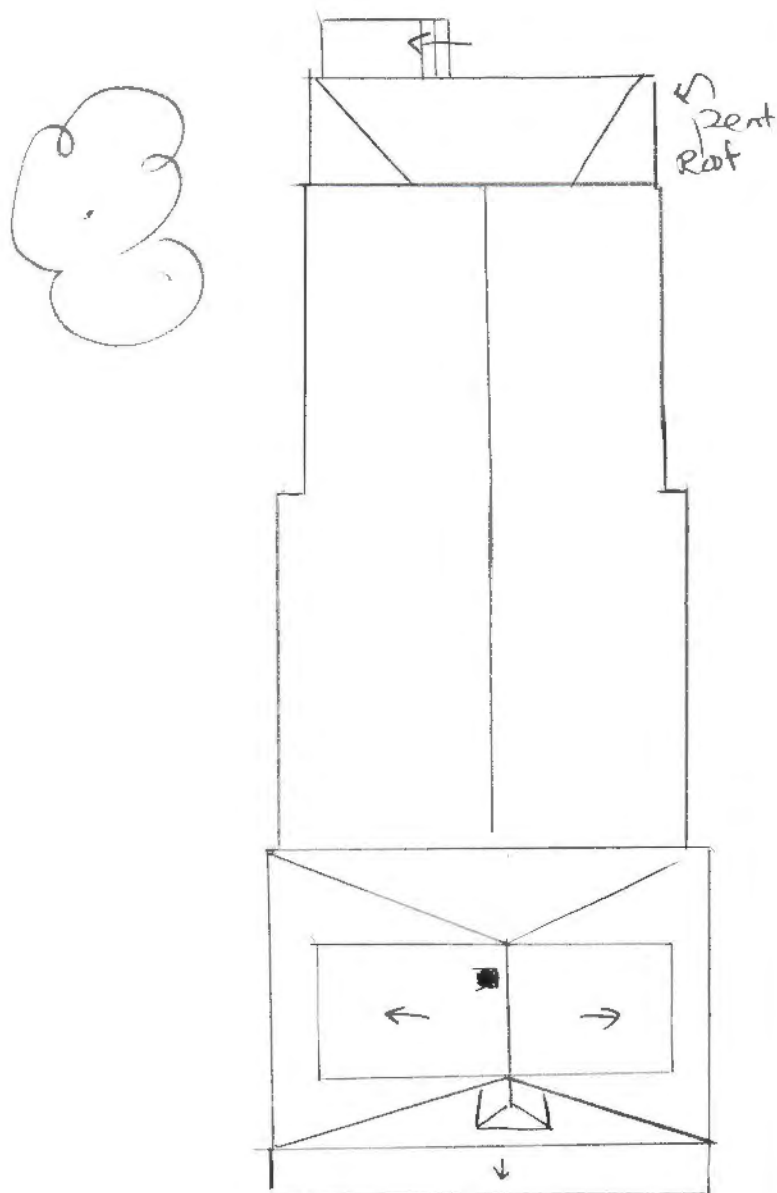
HA-2286

44 East Gordon St.

Bel Air, MD

SITE PLAN

Asphalt-paved
parking lot



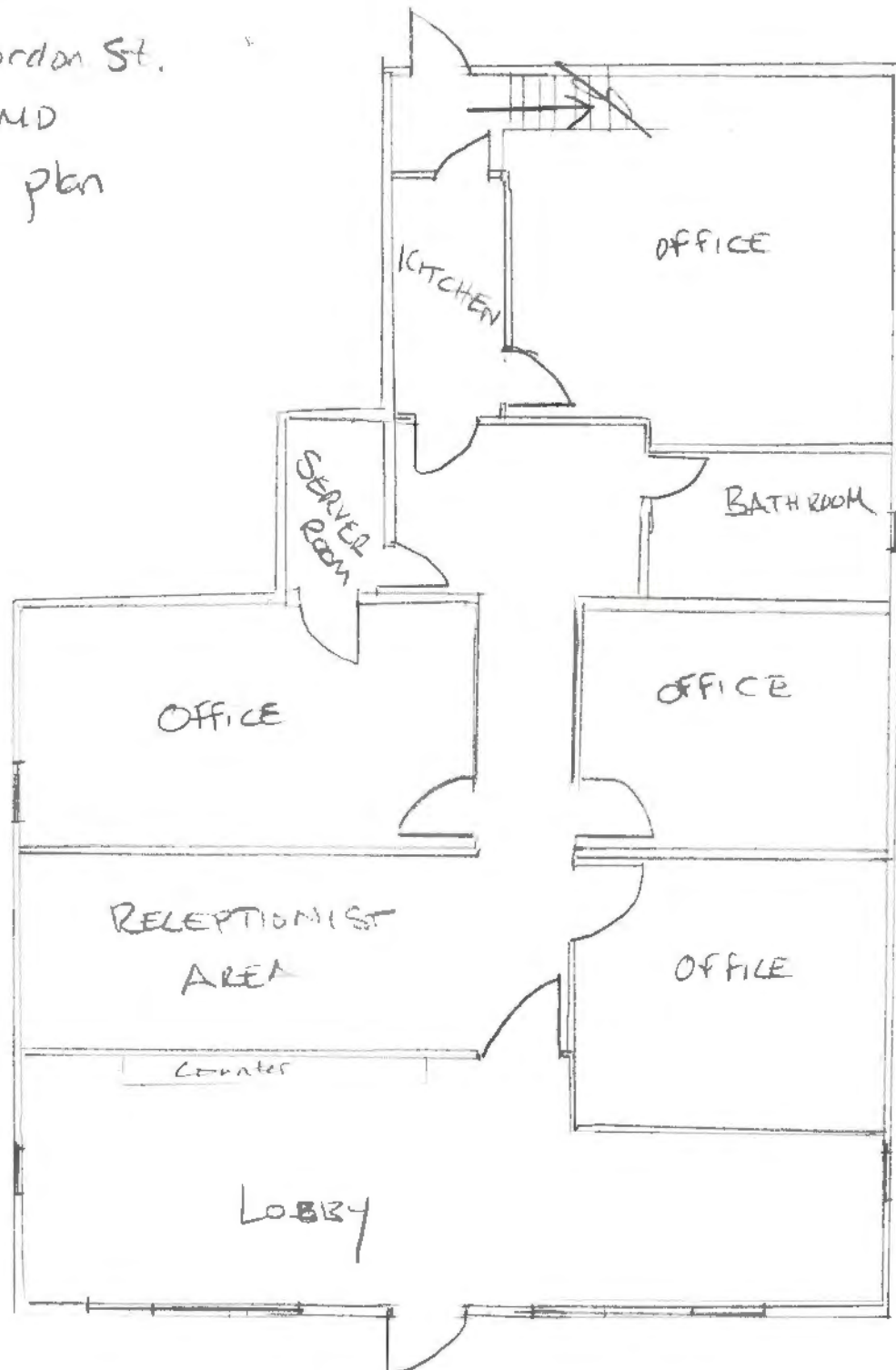
East Gordon Street

HA-2286

44 East Gordon St.

BEL AIR, MD

1st floor plan

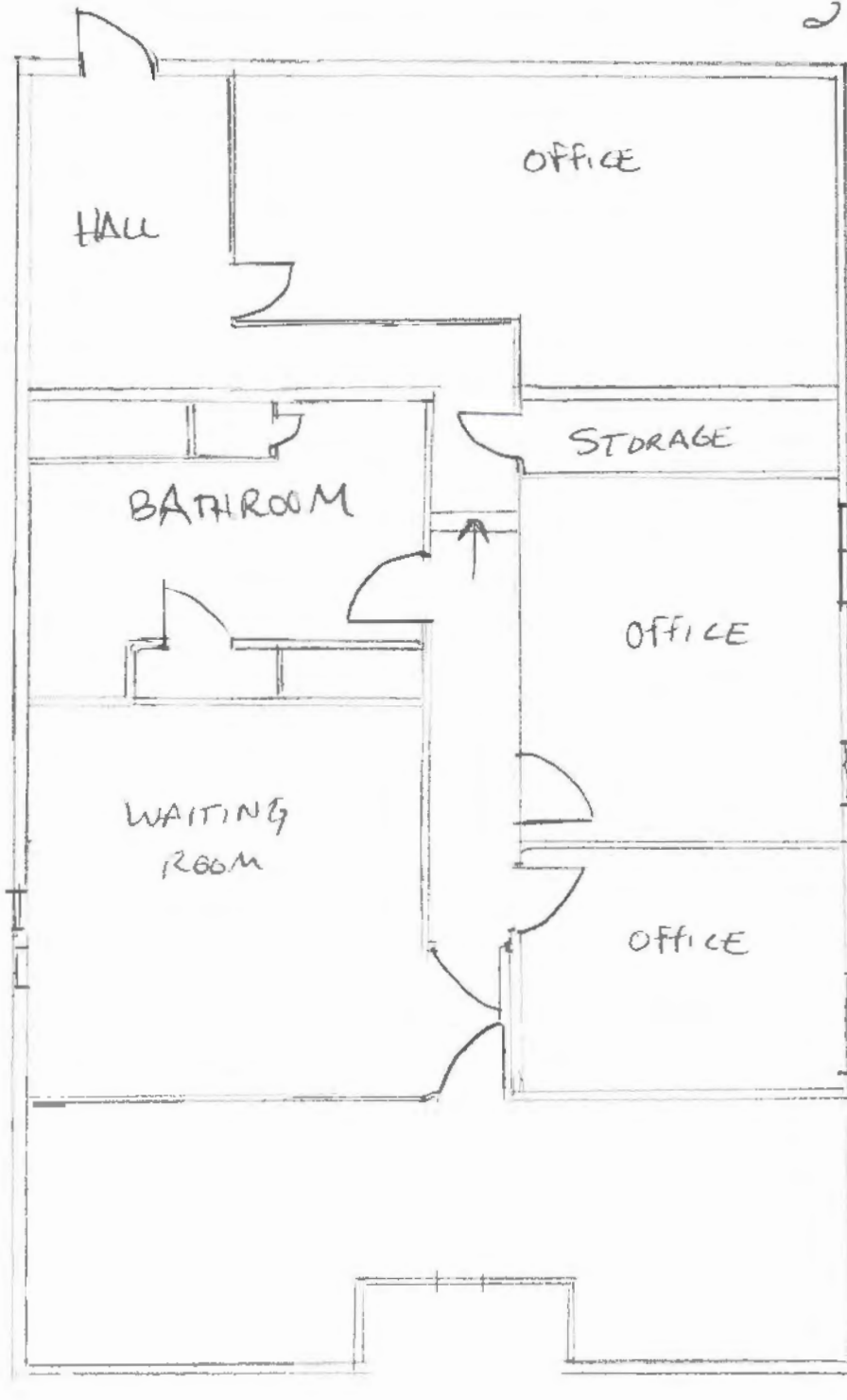


N ↗

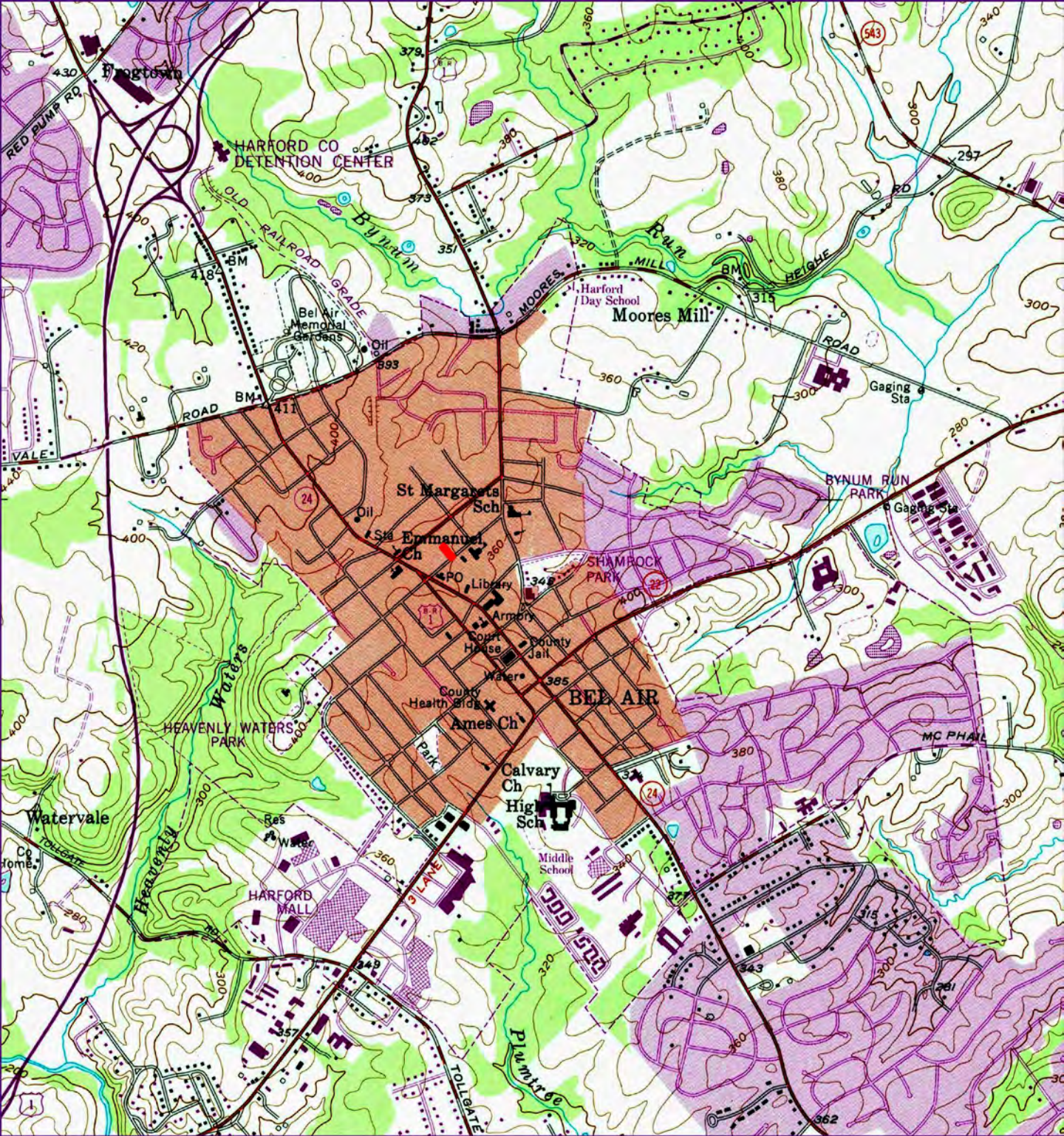
NOT TO SCALE


HA-

44 East Gordon St.
Bel Air, MD
2nd floor plan




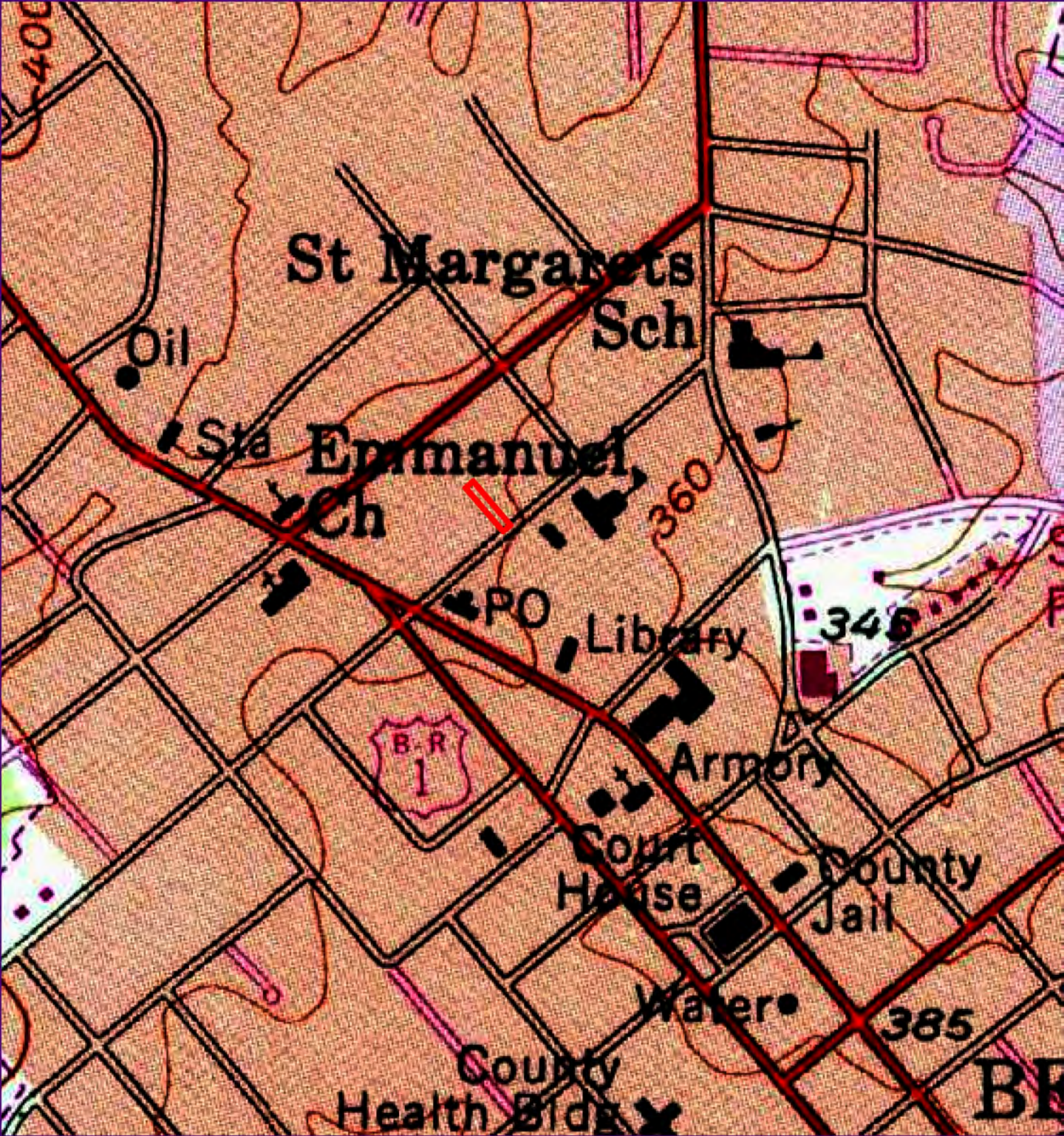
NOT TO SCALE



 44 East Gordon Street
Harford County, Bel Air, MD
HA-2286
Bode's Store

March 2022
Source: Bel Air GIS,
USGS Topographic Maps,
Bel Air Quad 1956 (PR 1986)
1: 24,000
0 1,000 2,000 Feet
0 250 500 Meters





44 East Gordon Street
Harford County, Bel Air, MD

HA-2286

Bode's Store

March 2022

Source: Bel Air GIS,
USGS Topographic Maps,
Bel Air Quad 1956 (PR 1986)

1: 6,000

0 270 540 Feet

0 60 120 Meters





Parcel Boundary
44 East Gordon Street
Harford County, Bel Air, MD
HA-2286
Bode's Store

March 2022
Source: Harford County GIS,
Esri Topographic 2022

1: 3,000
0 130 260 Feet
0 30 60 Meters

HA-2286
44 East Gordon Street
Marstel-Day, LLC
Survey 11/16/2021

PHOTO LOG

Photo 1 of 16
East Gordon Street view looking North
HA-2286_2021_12_13_001

Photo 2 of 16
Southeast Elevation, view looking Northwest
HA-2286_2021_12_13_002

Photo 3 of 16
East corner, view looking West
HA-2286_2021_12_13_003

Photo 4 of 16
West corner, view looking East
HA-2286_2021_12_13_004

Photo 5 of 16
South corner, view looking North
HA-2286_2021_12_13_005

Photo 6 of 16
Lobby/front door, view looking Southeast
HA-2286_2021_12_13_006

Photo 7 of 16
Lobby, view looking Southwest
HA-2286_2021_12_13_007

Photo 8 of 16
Office, first floor, view looking East
HA-2286_2021_12_13_008

Photo 9 of 16
First floor hall, view looking Northwest
HA-2286_2021_12_13_009

Photo 10 of 16
First floor office, view looking Southeast
HA-2286_2021_12_13_010

Photo 11 of 16
Kitchen, view looking Northwest
HA-2286_2021_12_13_011

HA-2286
44 East Gordon Street
Marstel-Day, LLC
Survey 11/16/2021

Photo 12 of 16
Stairs to the second floor, view looking Northeast
HA-2286_2021_12_13_012

Photo 13 of 16
Second floor hall, view looking Southeast
HA-2286_2021_12_13_013

Photo 14 of 16
Second floor hall and waiting area, view looking Northwest
HA-2286_2021_12_13_014

Photo 15 of 16
Second floor office, view looking East
HA-2286_2021_12_13_015

Photo 16 of 16
Second floor hall, looking Southeast
HA-2286_2021_12_13_016

HA-2286
44 East Gordon Street
Marstel-Day, LLC
Survey 11/16/2021



Photo 1: East Gordon Street view looking North



Photo 2: Southeast Elevation, view looking Northwest

HA-2286
44 East Gordon Street
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Survey 11/16/2021



Photo 3: East corner, view looking West



Photo 4: West corner, view looking East

HA-2286
44 East Gordon Street
Marstel-Day, LLC
Survey 11/16/2021



Photo 5: South corner, view looking North

HA-2286
44 East Gordon Street
Marstel-Day, LLC
Survey 11/16/2021

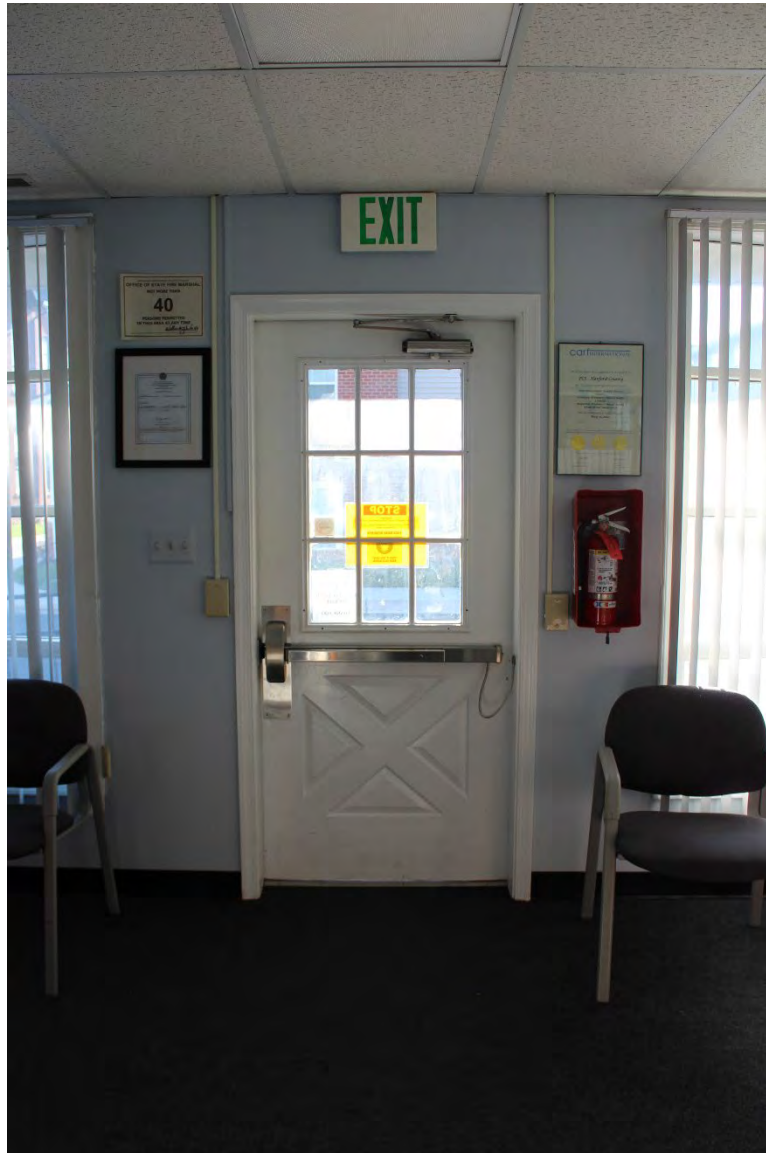


Photo 6: Lobby/front door, view looking southeast

HA-2286
44 East Gordon Street
Marstel-Day, LLC
Survey 11/16/2021



Photo 7: Lobby, view looking southwest



Photo 8. Office, first floor, view looking east

HA-2286
44 East Gordon Street
Marstel-Day, LLC
Survey 11/16/2021



Photo 9: First floor hall, view looking northwest

HA-2286
44 East Gordon Street
Marstel-Day, LLC
Survey 11/16/2021



Photo 10: First floor office, view looking southeast

HA-2286
44 East Gordon Street
Marstel-Day, LLC
Survey 11/16/2021



Photo 11: Kitchen, view looking northwest

HA-2286
44 East Gordon Street
Marstel-Day, LLC
Survey 11/16/2021



Photo 12: Stairs to the second floor, view looking northeast

HA-2286
44 East Gordon Street
Marstel-Day, LLC
Survey 11/16/2021



Photo 134. Second floor hall, view looking southeast

HA-2286
44 East Gordon Street
Marstel-Day, LLC
Survey 11/16/2021



Photo 14. Second floor hall and waiting area, view looking northwest



Photo 15. Second floor office, view looking east

HA-2286
44 East Gordon Street
Marstel-Day, LLC
Survey 11/16/2021



Photo 16: Second floor hall, view looking Southeast

Long House

HA-2287

22 East Gordon Street

Bel Air, Harford County

Ca. 1951

Private

Built circa 1951, the Long House is one story in height and four bays wide and features an irregular-shaped footprint including several additions. Currently, the building functions as a duplex: the three leftmost bays serve as a dwelling and the rightmost bay functions as a separate commercial space. The wood-frame building sits on a solid concrete foundation and is clad with aluminum siding. The cross-gable roof is sheathed with asphalt shingles and has slightly overhanging eaves and one interior stucco-clad chimney. The façade features a projecting cross gable with two bays off which is a front-gable portico. Windows throughout the house are 1/1 double-hung, vinyl-sash units. A circa 1970s garage stands to the west corner of the house.

The Long House is a vernacular minimal traditional house dating to circa 1951 within the Town of Bel Air, Maryland. The dwelling is one story, with an irregular-shaped footprint, an off-center entry. It has numerous additions and it has no architectural integrity remaining due to the lack of any original materials. In 1951, the property was conveyed to Arthur and Frances Long, who lived here and owned the property for the next seventeen years. It seems that Arthur and Frances Long had the house at 22 East Gordon Street built shortly after their purchase in 1951.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2287

1. Name of Property (indicate preferred name)

historic Long House
other

2. Location

street and number 22 East Gordon Street ___ not for publication
city, town Bel Air ___ vicinity
county Harford

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

name Colgate Investments
street and number 2011 Klein Plaza Drive telephone
city, town Forest Hill state MD zip code 21050

4. Location of Legal Description

courthouse, registry of deeds, etc. MD Dept of Assessments and Taxation liber 14248 folio 0332
city, town online tax map 301 tax parcel 553 tax ID number 025233

5. Primary Location of Additional Data

____ Contributing Resource in National Register District
____ Contributing Resource in Local Historic District
____ Determined Eligible for the National Register/Maryland Register
____ Determined Ineligible for the National Register/Maryland Register
____ Recorded by HABS/HAER
____ Historic Structure Report or Research Report at MHT
____ Other: _____

6. Classification

Category	Ownership	Current Function		Resource Count	
____ district	____ public	____ agriculture	____ landscape	Contributing	Noncontributing
<u>X</u> building(s)	<u>X</u> private	<u>X</u> commerce/trade	____ recreation/culture	____	<u>2</u> buildings
____ structure	____ both	____ defense	____ religion	____	____ sites
____ site		<u>X</u> domestic	____ social	____	____ structures
____ object		____ education	____ transportation	____	____ objects
		____ funerary	____ work in progress	____	<u>2</u> Total
		____ government	____ unknown		
		____ health care	____ vacant/not in use		
		____ industry	____ other:		

**Number of Contributing Resources
previously listed in the Inventory**
0

7. Description

Inventory No. HA-2287

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input checked="" type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Setting

Facing southeast, the Long House at 22 East Gordon Street in Bel Air, Maryland is located in a town setting sited on a small lot on the north side of Gordon Street approximately 0.04 miles northeast of North Main Street. The house is set back from the street approximately 28 feet. It is on a flat lot with an asphalt-paved driveway that runs from the street along the southwest side of the house to a detached garage. An asphalt-paved driveway extends along the northeast side of the dwelling to the commercial property to the rear, which is a Shoprite grocery store. A vinyl privacy fence lines the rear of the property.

Exterior Description

Built circa 1951, the Long House is one story in height and four bays wide and features an irregular-shaped footprint including at least one major addition. This is a gable-ell block, built circa 1990s, which stands on the rear elevation. Currently, the building functions as a duplex: the three westernmost bays serve as a dwelling and the easternmost bay is used as a commercial space. The wood-frame building sits on a solid concrete foundation and is clad with aluminum siding. The cross-gable roof is sheathed with asphalt shingles and features slightly overhanging eaves and one interior stucco-clad chimney. The façade features a projecting cross gable with two bays, which hold one one-over-one vinyl, double-hung window, and one single-leaf, aluminum, three-panel door. Each of the windows throughout the house are similar windows except where noted. Sheltering the entrance is a front-gable portico supported with square vinyl-clad posts. The adjacent two bays hold one window, and one single-leaf, aluminum, glass-and-panel door. A wood handicap ramp leads to the portico and a concrete deck stretches across most of the façade.

The northeast elevation is pierced with four bays; three double-hung windows and one one-by-one sliding vinyl window. The northwest elevation is pierced with two bays; a paired window and a single window. The southwest elevation of the rear addition is pierced with one vinyl window and one single-leaf, two-light over two-panels modern aluminum door. The southwest elevation of the main block is pierced with three windows.

Interior Description

The Long House, built circa 1951 no longer retains any original materials on the interior. The main entrance is into the living room which opens to the dining room and kitchen to the rear. The living room also leads to the center hall space on the east side of the room. The walls and ceiling are painted drywall and the floor is carpeted unless where noted. The baseboard is four-and-a-half inches tall and has a rounded cap. The foyer has a stone tile floor and the adjacent coat closet has a single-leaf, six-raised panel, vinyl door. The doors and windows have two-and-a-half-inch wide wood frames. The walls, floors, ceiling, window and door frames, and baseboards are similar throughout the entire house unless where noted.

Through the small dining space is a small kitchen to the rear of the main block of the house. It has a wood floor and the walls are partially covered with ceramic tiles. Off the kitchen to the northeast is a doorway to the mudroom/laundry room. This space has similar floors as the kitchen and the baseboard is three-and-a-quarter inches tall with a quarter round shoe molding and a cyma reversa cap molding.

Continuing to east through the laundry room is the master bedroom. This room has similar details as the living room plus it is detailed with a chair railing around the perimeter of the room. The bedroom has a closet with two-leaf, bifold, louvered wood doors. On the east side of the bedroom is a single-leaf door that provides access to a small bedroom. This small bedroom has a closet on the southwest wall that is similar to the master bedroom. Also, on this wall is a door to a third bedroom. The southeast wall has a door that leads to the bathroom. Adjacent to this bathroom is a second bathroom on the southwest side. This second bathroom is accessed only by the center hall.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2287

Name Long House
Continuation Sheet

Number 7 Page 1

The center hall is a small space located in the center of the house that provides access to the living room, the bathroom on the northeast wall, the third bedroom in the north corner, and the laundry room on the northwest wall. A closet stands on the southwest wall with a double-leaf door. The hall also provides access to the front office associated with the commercial space. This commercial space at the front of the house is two rooms; a vestibule and an office. The vestibule leads to the office on the southwest wall and the northwest wall of the vestibule has a door that leads to the small bathroom on the northeast side of the house. The office has a closet with two-leaf, bi-fold doors.

Garage

The garage on the west corner of the house appears to date to the 1970s according to historic aerials. It is one story in height and one bay wide on a concrete-block foundation. It is capped with a front-gable, asphalt-shingle roof and clad with vinyl siding. The overhead, aluminum, panel-and-lights garage door is not original. The garage features overhanging eaves and a boxed cornice.

8. Significance

Inventory No. HA-2287

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input checked="" type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____	

Specific dates	ca. 1951	Architect/Builder	n/a
-----------------------	----------	--------------------------	-----

Construction dates	ca. 1951
---------------------------	----------

Evaluation for:

<input type="checkbox"/> National Register	<input type="checkbox"/> Maryland Register	<input checked="" type="checkbox"/> not evaluated
--	--	---

Statement of Significance

The Long House is a vernacular minimal traditional house dating to circa 1951 within the Town of Bel Air, Maryland. The dwelling is one story, with an irregular-shaped footprint, an off-center entry. It has numerous additions and it has no architectural integrity remaining due to the lack of original materials.

Development of Bel Air: Late 19th and Mid-20th Century

The proximity to Baltimore City, the arrival of the railroad, the introduction of the automobile, and improvement of roads allowed for greater prosperity within Harford County and particularly the Town of Bel Air. Bel Air was home to a building boom of the late nineteenth century and again after World War I. Hays, Richardson's, and the two Dallam's Additions are the primary residential developments of the late 19th century and early 20th century that took place within the Bel Air town limits.

Hays Addition is bounded on the south by Baltimore Pike, to the west by Archer Street, to the north by Thomas Street, and to the east by Bond Street. The Hays Addition was platted in 1886 and only three lots sold at this time. Between 1887 and 1917 only nine more lots were sold in this section of Bel Air. Marilyn M. Larew, historian, states that the reason for the slow building pace in Hays Addition could be the lots were priced much higher than lots in other sections of Bel Air such as in Dallam's Additions and Richardson's Addition.¹

The boundaries for Richardson's Addition are Bond Street to the east, Alice Anne Street to the south, Richardson Street to the west, and Nichols Street on the north. Lots began selling in 1886, however, it was not officially platted and recorded until 1911. By 1917, fifteen houses stood along Alice Anne Street, which became an African-American working class neighborhood. Not including the dwellings on Alice Anne Street, seventeen houses were constructed in Richardson's Addition between 1914 and 1945.²

Major Dallam's Addition was platted in 1883 and the boundaries are the MA & PA Railroad to the south, Dallam Avenue to the north, Rockspring Avenue to the east, and several lots past Mast Street to the west. Due to the proximity to the railroad, several lots were built upon for industrial and commercial uses as well as worker's housing. Dallam's second addition is located to the north of Dallam's first addition including Roland Avenue, Rockspring Avenue, and Hall Street. In the late 1880s, the west side of Rockspring Avenue was built upon followed by construction on Roland Avenue after 1890. Eleven houses were constructed in Dallam's second addition between 1885 and 1914.³

Following World War I, Bel Air prospered with numerous suburban developments on the outskirts of the downtown core. Three of the larger additions to Bel Air during the 1920s include Fulford Park (1922), Ingleside (1923), and Kenmore (1924). The area that is

¹ Marilyn M. Larew, *Bel Air: An Architectural and Cultural History, 1782-1945* (Bel Air, MD: Town of Bel Air, 1995), p. 17.

² Larew, p. 172

³ Larew, pp. 173-176.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2287

Name Long House
Continuation Sheet

Number 8 Page 1

Fulford Park originally was made up of 18 acres running from Main Street and Fulford Avenue, South to Linwood Avenue, and East to Ewing Street. Other streets included in Fulford Park are Maitland Street and Powell Avenue. Unlike the slow development of the late 19th century developments of Hays and Richardson's Additions, the lots in Fulford Park sold quickly and construction began immediately. The real estate agents responsible for selling the lots of Fulford Park advertised and auctioned the lots on one day in 1922 soon after it was platted. One hundred thirty-six lots sold in one day bringing in a total of \$12,000.

The area known as Ingleside off North Hickory Avenue is bounded by Wright Street to the south and McCormick Lane to the north. This section of Bel Air was subdivided and platted by J. Edwin Webster, son of Colonel Edwin Hanson Webster, in April 1923. Oliver T. Wallace and Samuel Dameron were the real estate agents responsible for the sales. According to Larew, Ingleside was the "place to build between the wars" and continued to expand after 1945.⁴ Similar to Fulford Park, Ingleside held an auction to handle the sales of the lots which occurred in April or May of 1923. Ingleside developed rapidly, much more so than any other previous development made to Bel Air. According to Larew, the "first two blocks on East Broadway and Webster were full" by the end of the 1920s. A total of sixteen houses were constructed in the 1920s—"faster than any previous addition in town."⁵

In 1919, Robert and Anne Heighe purchased 99 acres of Hanway's farm, which was platted in 1924 by the local real estate firm of Vaughn, Warren, and Wells, using their namesake for the subdivision. Today, the addition is better known as the Kenmore addition. The lots were auctioned on September 22, 1924, and a total of 199 lots were sold equaling \$19,500.

Due to the building boom in Harford County in the 1920s and 1930s, the pre-World War I developments in Bel Air were being steadily built upon similar to the new developments of the early 1920s. A section of Dallam's second addition, which includes Hall Street, was re-surveyed and platted in 1931 as the Rock Spring Addition. This new plat consisted of two blocks with a total of 102 lots and is bounded to the north by Vale Road, to the east by Rockspring Avenue, to the south by Hall Street, and to the west by Roland Avenue. Robinson Street runs north south and connects Hall Street to Vale Road, originally called Bel Air-Watervale Road. Block A of Rock Spring Addition was platted with fifty-five lots, the majority of which are equal size of twenty-five feet wide and 100 feet deep. Block B of this addition contains forty-seven lots, most of which were of similar size to the lots in Block A.

Bradford Heights is a subdivision that was platted on November 12, 1934, and the real estate agent responsible for selling the lots was S.E. Dameron from Newark, Delaware. The subdivision is bounded by Giles Street to the northeast, Eastern Avenue to the southeast, and South Main Street to the southwest. It consists of five blocks with a total of 105 lots, which are typically 25 feet by 150 feet. William W. and Lavinia Bradford owned the farmland that comprised just over 26 acres from which Bradford Heights was platted.

Long House

The property at 22 East Gordon Street was purchased by Hannah Jennie Forwood (1867-1954) in 1919, two years following her husband's death, Lawrence Forwood. She was a long-time resident of Bel Air and had lived on Main Street between 1910 to 1930, during which time she ran a boarding home. In 1946, she, along with her two children, Raymond and Sarah Forwood, sold the East Gordon Street property to James R. and Alice O.H. Simmons. A year later, James and Alice Simmons also bought the adjacent property at 30 East Gordon Street and resided there.⁶ In 1951, the property was conveyed to Arthur and Frances Long, who lived here and owned the property for the next seventeen years. It seems that Arthur and Frances Long had the house at 22 East Gordon Street built shortly after their purchase in 1951.

⁴ Larew, pp. 181-183.

⁵ Larew, pp. 181.

⁶ The Chesapeake and Potomac telephone directory of 1949/1950 lists the Simmons family as residing at 30 Gordon Street, accessed from the Library of Congress, <https://www.loc.gov/item/usteledirec05259/>.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2287

Name Long House
Continuation Sheet

Number 8 Page 2

The Longs sold the 0.12-acre property to Gilbert and Alice Trego in 1968, who maintained the property until 1989. Frederick J. Schmoll purchased 22 East Gordon Street for \$127,000 and is most likely responsible for expanding the house to the rear circa 1990. Frederick Schmoll (1942-2012) was a U.S. Army veteran and worked as a special agent of the Department of the Treasury in Baltimore, Maryland. He and his wife, Judith Schmoll, sold the property in 2002 to a corporation titled 22 East Gordon Street, strictly developed to lease the property. The property was then sold to Colgate Investments in 2020, who continues to rent the property. The house has served as a rental property since 1989 or longer. Colgate Investments is a real estate investment company, started in 1979 and headquartered in Forest Hill, Maryland. Colgate Investments, managed by Michael J. Klein, owns the properties at 22 East Gordon Street, 30 East Gordon Street, 38 East Gordon Street, 44 East Gordon Street, and the Klein ShopRite around the corner on North Main Street.

9. Major Bibliographical References

Inventory No. HA-2287

Baynard, Kristie

2005 *Architectural Survey for the Town of Bel Air in Harford County, Maryland*. Prepared by Arcadia Preservation, LLC for the Town of Bel Air, Department of Planning.

See continuation sheet for additional bibliography.

10. Geographical Data

Acreage of surveyed property	<u>0.12</u>
Acreage of historical setting	<u>0.12</u>
Quadrangle name	<u>Bel Air</u>

Quadrangle scale: 1: 24,000

Verbal boundary description and justification

The Long House is located at 22 East Gordon Street in the Third District of Harford County in the Town of Bel Air, Maryland. It is associated with tax map 301 on parcel 553 and encompasses 0.12 acres.

11. Form Prepared by

name/title	Kristie Baynard, Architectural Historian		
organization	Marstel-Day, LLC	date	3/11/2022
street & number	10708 Ballantraye Drive	telephone	240-409-6964
city or town	Fredericksburg	state	VA

The Maryland Inventory of Historic Properties 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
Maryland Department of Planning
100 Community Place
Crownsville, MD 21032-2023
410-697-9591

Maryland Historical Trust

Maryland Inventory of

Inventory No. HA-2287

Historic Properties Form

Name Long House
Continuation Sheet

Number 9 Page 1

Additional Bibliography

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1949-50 *Harford County Telephone Directory*. Baltimore City, MD, 1949/50. Accessed online from the Library of Congress,
<https://loc.gov/item/usteledirec05259/>.

Harford County Land Records
Var. Land Records. Accessed online at <https://mdlandrec.net/main/index.cfm>.

Larew, Marilyn M.
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Tribute Archive
2012 Frederick J. Schmoll Obituary, accessed online at <https://www.tributearchive.com/obituaries/2294056/Frederick-J-Schmoll>.

HA-2287
Long House
Bel Air, Harford County
Chain-of-Title

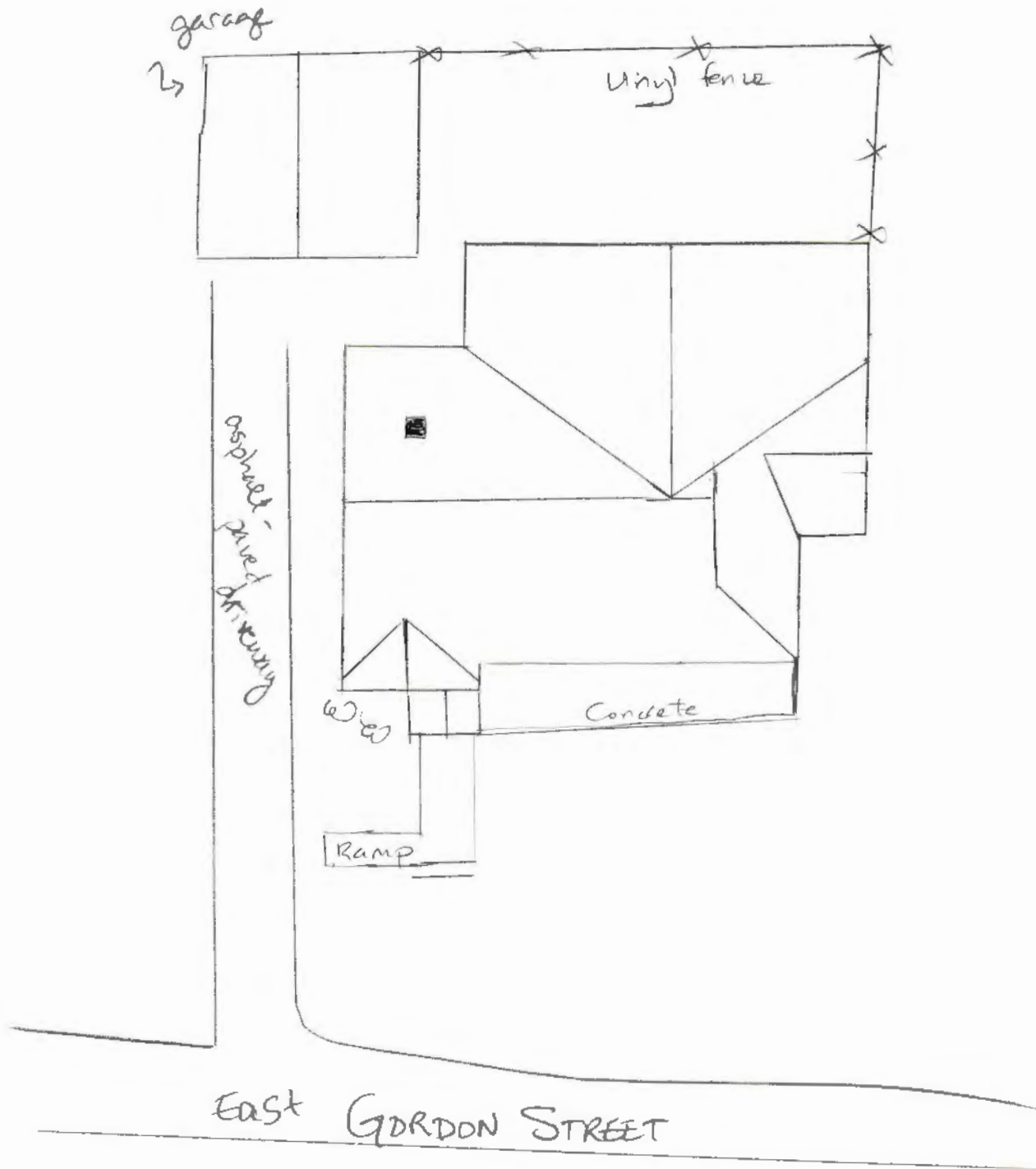
May 1, 1919	Grantor: Katherine M. Bruns Grantee: Jennie Forwood Deed Book JAR 164 Folio 29
July 3, 1931	Grantor: Jennie Forwood Grantee: Sarah Forwood and Raymod Forwood Deed Book 220 Folio 76 Load for \$700 from Sarah Forwood and \$1000 from Ramond Forwood Mortgage to lot at the corner of Main and Gordon that was granted to Jennie Forwood in 1919. Buildings and crops are mentioned.
September 3, 1946	Grantor: Jennie Forwood, widow, Sarah Forwood, and Raymond Forwood Grantee: James R. Simmons and Alice O.H. Simmons Deed Book GCB 299 Folio 207 Surveyed August 5, 1946 by Glen C. Deaton; 0.126 acres
January 5, 1951	Grantor: James R. Simmons and Alice O.H. Simmons Grantee: Charles R. Neeld and Dorothy J. Neeld Deed Book 352 Folio 197
March 31, 1951	Grantor: Charles R. Neeld and Dorothy J. Neeld Grantee: Arthur C. Long and Frances T. Long Deed Book GRG 355 Folio 52
<i>House built circa 1951.</i>	
June 21, 1968	Grantor: Arthur C. Long and Frances T. Long Grantee: Gilber S. Trego and Alice Trego Deed Book 781 Folio 547
December 18, 1989	Grantor: Gilbert S. Trego and Alice Trego Grantee: Frederick J. Schmoll Deed Book 1599 Folio 986 Note: Sold for \$127,000
January 22, 2002	Grantor: Frederick J. Schmoll and Judith Schmoll Grantee: 22 East Gordon LLC Deed Book 3826 Folio 726
November 9, 2020	Grantor: 22 East Gordon LLC Grantee: Colgate Investments, LLC Deed Book 14248 Folio 332

HA-2287

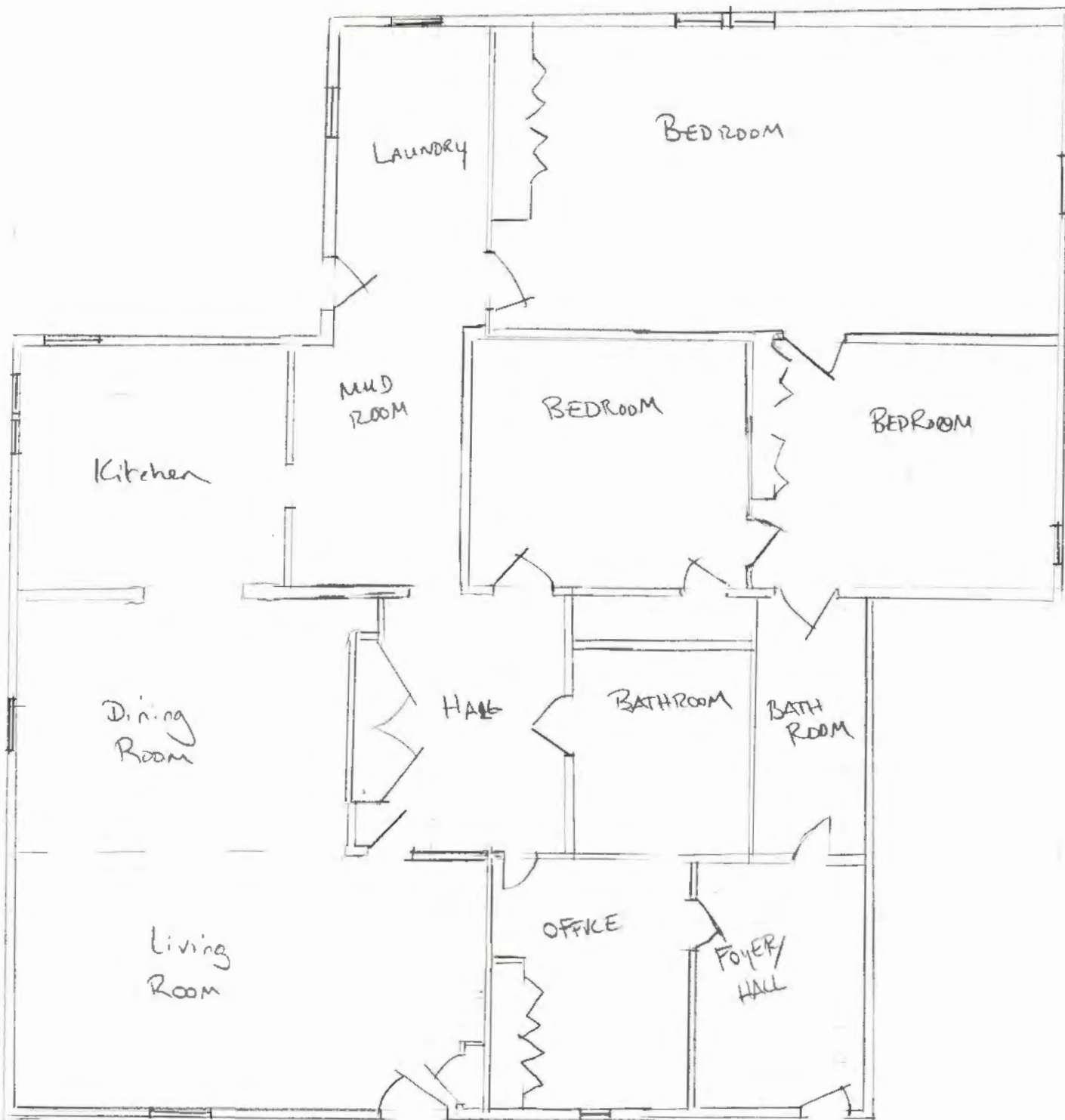
22 East Gordon St.

BEL AIR, MD

SITE PLAN



NOT TO SCALE



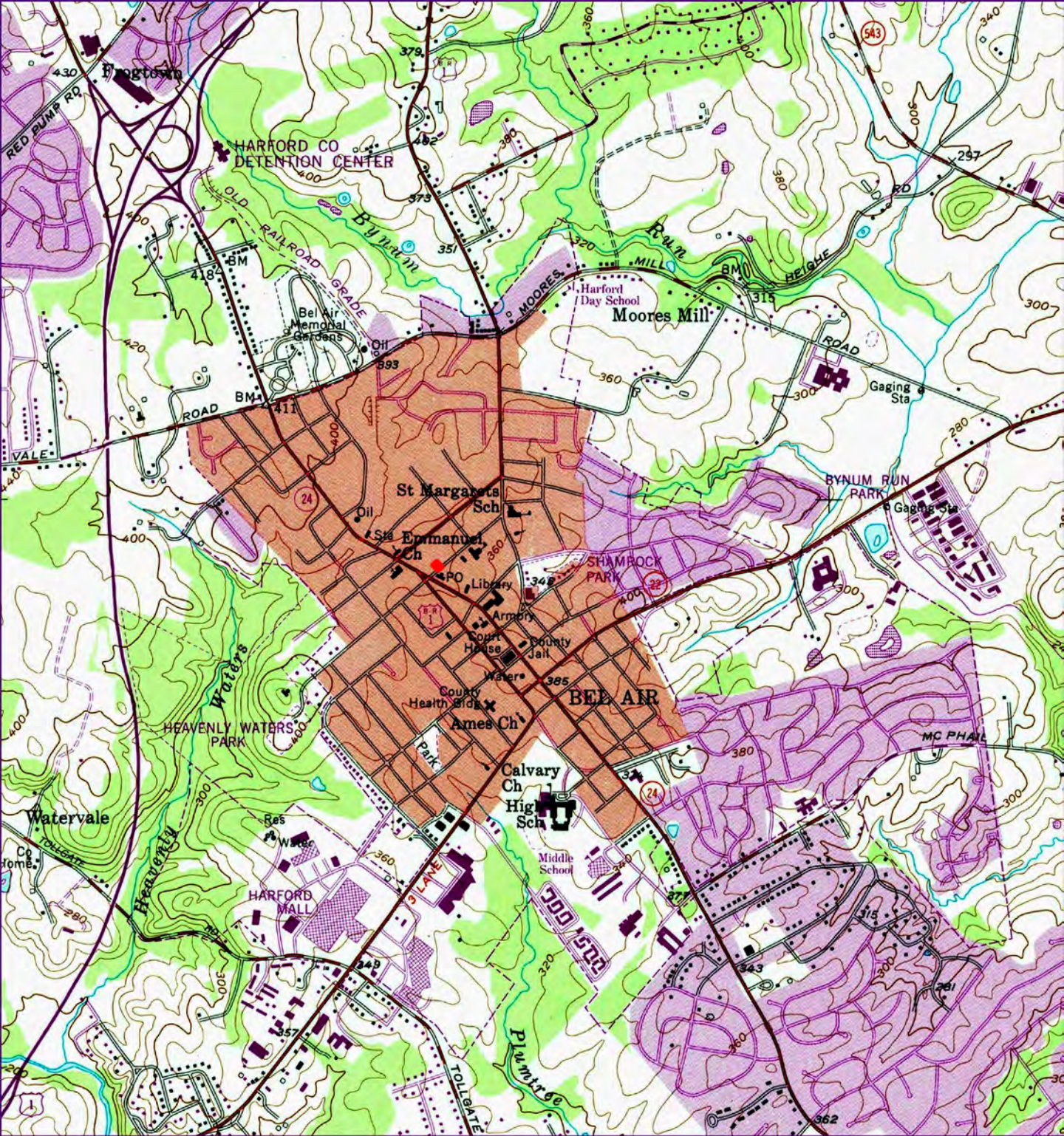
N ↗

HA-2287

22 EAST GORDON STREET

BEL AIR, MD

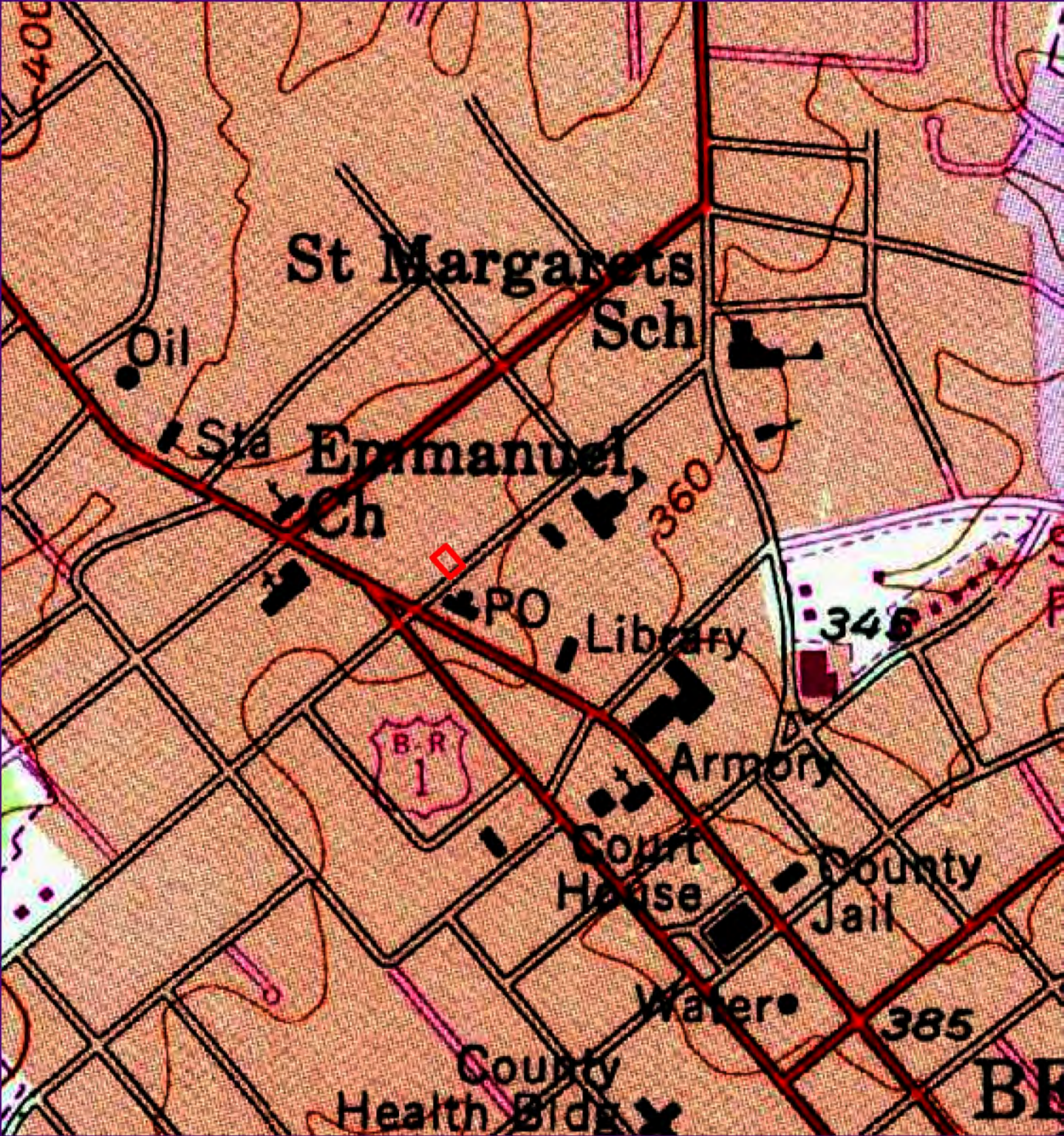
1st Floor



 22 East Gordon Street
Harford County, Bel Air, MD
HA-2287 Long House

March 2022
Source: Bel Air GIS,
USGS Topographic Maps,
Bel Air Quad 1956 (PR 1986)
1: 24,000
0 1,000 2,000 Feet
0 250 500 Meters





22 East Gordon Street
Harford County, Bel Air, MD
HA-2287 Long House

March 2022

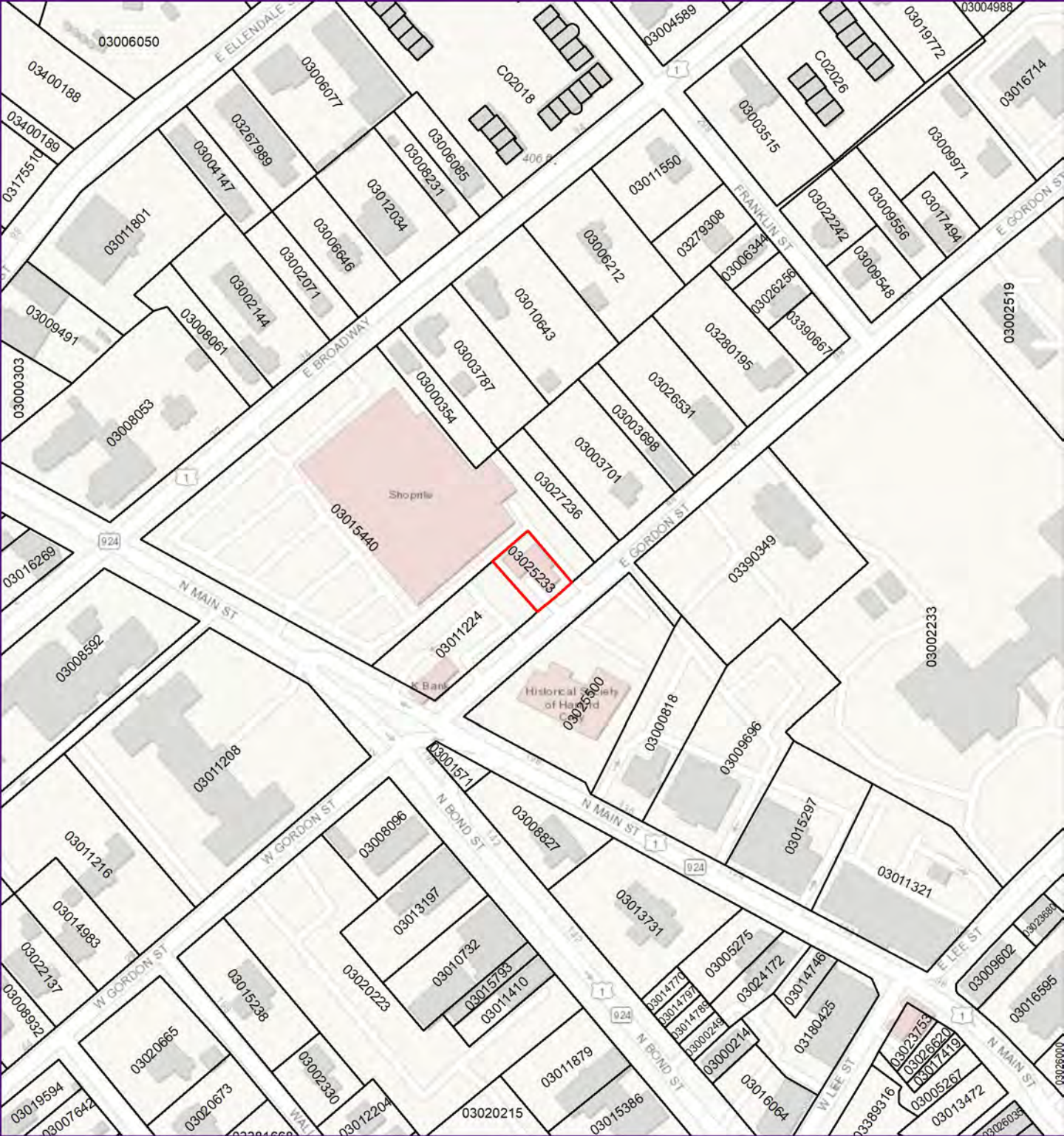
Source: Bel Air GIS,
USGS Topographic Maps,
Bel Air Quad 1956 (PR 1986)

1: 6,000

0 270 540 Feet

0 60 120 Meters





Parcel Boundary
22 East Gordon Street
Harford County, Bel Air, MD
HA-2287 Long House

March 2022
Source: Harford County GIS,
Esri Topographic 2022

1: 3,000
0 130 260 Feet
0 30 60 Meters

HA-2287
Long House
Marstel-Day, LLC
Survey 12/13/2021

PHOTO LOG

Photo 1 of 14
Southeast Elevation, view looking Northwest
HA-2287_2021_12_13_001

Photo 2 of 14
East corner, view looking West
HA-2287_2021_12_13_002

Photo 3 of 14
North corner, view looking South
HA-2287_2021_12_13_003

Photo 4 of 14
South corner, view looking North
HA-2287_2021_12_13_004

Photo 5 of 14
Garage, South corner, view looking North
HA-2287_2021_12_13_005

Photo 6 of 14
East Gordon Street towards N. Main Street, view looking West
HA-2287_2021_12_13_006

Photo 7 of 14
Living Room, view looking West
HA-2287_2021_12_13_007

Photo 8 of 14
Living Room, view looking East
HA-2287_2021_12_13_008

Photo 9 of 14
Kitchen, view looking Northwest
HA-2287_2021_12_13_009

Photo 10 of 14
Master Bedroom, view looking West
HA-2287_2021_12_13_010

Photo 11 of 14
Central Hall, view looking North
HA-2287_2021_12_13_011

HA-2287
Long House
Marstel-Day, LLC
Survey 12/13/2021

Photo 12 of 14
Central Hall, view looking Northwest
HA-2287_2021_12_13_012

Photo 13 of 14
Adjacent store, main room, view looking North
HA-2287_2021_12_13_013

Photo 14 of 14
Adjacent store, entrance hall, view looking east
HA-2287_2021_12_13_014

HA-2287
Long House
Marstel-Day, LLC
Survey 12/13/2021



Photo 1: Southeast Elevation, view looking Northwest



Photo 2: East corner, view looking West

HA-2287
Long House
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Survey 12/13/2021



Photo 3: North corner, view looking South



Photo 4: South corner, view looking North

HA-2287
Long House
Marstel-Day, LLC
Survey 12/13/2021



Photo 5: Garage, South corner, view looking North



Photo 6: Streetscape, East Gordon Street towards N. Main Street, view looking West

HA-2287
Long House
Marstel-Day, LLC
Survey 12/13/2021



Photo 7: Living Room, view looking West



Photo 8: Living Room, view looking East

HA-2287
Long House
Marstel-Day, LLC
Survey 12/13/2021



Photo 9: Kitchen, view looking Northwest

HA-2287
Long House
Marstel-Day, LLC
Survey 12/13/2021



Photo 10: Master Bedroom, view looking West



Photo 11: Central Hall, view looking North

HA-2287
Long House
Marstel-Day, LLC
Survey 12/13/2021



Photo 12. Central Hall, view looking Northwest



Photo 13. Adjacent store, main room, view looking North

HA-2287
Long House
Marstel-Day, LLC
Survey 12/13/2021



Photo 14. Adjacent store, entrance hall, view looking east

Livezey-O'Neill House

HA-2288

108 Eastern Avenue

Bel Air, Harford County

1942

Private

Built in 1942, the Livezey-O'Neill House is a small one-and-a-half story, stone Tudor Revival-style house in a rectangular-shaped footprint with a side-gable, asphalt-shingle roof. The façade is four bays wide, and it has one exterior-end, stone chimney on the southwest elevation. The façade features a projecting front-gable block which holds the central, single-leaf, enclosed entrance and one four-light vinyl casement window on the first story. The front wood door has a rounded top and is illuminated with fifteen lights. The house is pierced with three-over-three, double-hung, vinyl-sash windows. A circa 1942 detached garage stands to the rear of the house.

The Livezey-O'Neill House is a slightly atypical example of a modest Tudor Revival-style cottage dating to 1942 within the Bradford Heights Addition to the Town of Bel Air, Maryland. The dwelling is one-and-a-half stories, with a rectangular footprint, symmetrical fenestration, a central entry, a side-gable roof, a projecting front-gable with a steep roof, and sloped eaves on the façade, all characteristics common of Tudor Revival style dwellings. 108 Eastern Avenue was purchased by Jacob O. and Maude M. Livezey in 1941 and a year later they bought 104 Eastern Avenue. It is unknown if Jacob and Maude Livezey resided at 108 Eastern Avenue or if the property was for their daughter Louise Livezey, or if it was a rental. Mrs. Jacob O. Livezey was residing at 104 Eastern Avenue in 1952. James and Margaret O'Neill purchased 108 Eastern Avenue in 1962. James O'Neill was a Commissioner of the Town of Bel Air from 1969 to 1970. The O'Neills sold the property at 104 and 108 Eastern Avenue to Martin L. Glackin in 1970, one year prior to James O'Neill elected as Mayor of Bel Air, which he served from 1971 to 1975.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2288

1. Name of Property (indicate preferred name)

historic Livezey-O'Neill House
other

2. Location

street and number 108 Eastern Avenue ___ not for publication
city, town Bel Air ___ vicinity
county Harford

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

name Denise A. Beer
street and number 108 Eastern Avenue telephone
city, town Bel Air state MD zip code 21014

4. Location of Legal Description

courthouse, registry of deeds, etc. Maryland Land Records website liber 9744 folio 231
city, town Bel Air tax map 301 tax parcel 1374 tax ID number 009866

5. Primary Location of Additional Data

- ____ Contributing Resource in National Register District
____ Contributing Resource in Local Historic District
____ Determined Eligible for the National Register/Maryland Register
____ Determined Ineligible for the National Register/Maryland Register
____ Recorded by HABS/HAER
____ Historic Structure Report or Research Report at MHT
____ Other: _____

6. Classification

Category	Ownership	Current Function		Resource Count	
____ district	____ public	____ agriculture	____ landscape	Contributing	Noncontributing
<u>X</u> building(s)	<u>X</u> private	____ commerce/trade	____ recreation/culture	<u>1</u>	____ buildings
____ structure	____ both	____ defense	____ religion	____	____ sites
____ site		<u>X</u> domestic	____ social	____	____ structures
____ object		____ education	____ transportation	____	____ objects
		____ funerary	____ work in progress	<u>1</u>	<u>0</u> Total
		____ government	____ unknown		
		____ health care	____ vacant/not in use		
		____ industry	____ other:		
				Number of Contributing Resources previously listed in the Inventory	
				<u>0</u>	

7. Description

Inventory No. HA-2288

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Setting

The Livezey-O'Neill House is located on the northwest side of Eastern Avenue and the property is centered between Maitland Street and Barnes Street. The house is set back from the road approximately 25 feet. The level parcel is covered by a manicured grass lawn, dotted with mature trees, and immature foundation plantings around the building. A paved driveway extends from the road to the northeast side of the house to the detached garage directly behind the dwelling. A flagstone walkway leads from the mid-point of the driveway to the front entrance.

Exterior Description

Built in 1942, the Livezey-O'Neill House is a small one-and-a-half story, stone Tudor Revival-style house in a rectangular-shaped footprint with a side-gable, asphalt-shingle roof. The random coursed stone appears to be Butler stone from the Butler Stone Quarry in Baltimore County. The house sits on a random-rubble foundation, the façade is four bays wide, and it has one exterior-end, stone chimney on the southwest elevation. The façade features a projecting front-gable block which holds the central, single-leaf, enclosed entrance and one four-light vinyl casement window on the first story. The upper story of the projecting gable is also pierced with a four-light vinyl casement window in the upper story. The front wood door has a rounded top and is illuminated with fifteen lights. The house is pierced with three-over-three, double-hung, vinyl-sash windows sitting on a stone sills unless otherwise noted. Flanking the entrance on the first story is one window to the south and paired windows to the north.

The first story of the northeast elevation is two bays wide with one bay covered by the addition of a shed-roof, wood-frame, sunroom, built circa 1980. This sunroom covers a portion of the first story, is clad with weatherboard siding, and is pierced with six-light vinyl windows. This elevation is pierced with one window on the first story and two windows on the second story. A wood louvered vent is located at the peak of the elevation.

The northwest (rear) elevation is three-bays wide and is pierced by paired double-hung windows, a four-light casement vinyl window, and a single double-hung window. The upper story features a wide, shed-roof dormer that runs nearly the length of the roof. It is clad with weatherboard siding and is pierced with three windows.

Continuing to the southwest elevation, both the first and second stories are two bays wide illuminated with one window in each bay. Dividing the bays is an exterior end, shouldered chimney, topped with a terra cotta flue. The basement on the southwest elevation features two window wells each with a two-light sliding vinyl window.

Garage

The circa 1942, stucco-clad garage is one story in height, two bays wide with a front-gable, asphalt-shingle roof. The façade faces northeast and is pierced with a twelve-panel, wood, overhanging, garage door, and a single-leaf, two-panel, wood door. The southeast elevation is pierced with a tripartite vinyl window with three three-over-three units with a square-edged wood frame. Additional features include a weatherboard-clad gable and a boxed wood cornice.

8. Significance

Inventory No. HA-2288

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> recreation	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> exploration/	<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation	<input type="checkbox"/> settlement	<input type="checkbox"/> military	<input type="checkbox"/> other: _____	
Specific dates	1942	Architect/Builder	N/A		
Construction dates	1942				

Evaluation for:

☐ National Register ☐ Maryland Register ☒ not evaluated

Statement of Significance

The Livezey-O'Neill House is a slightly atypical example of a modest Tudor Revival-style cottage dating to 1942 within the Bradford Heights Addition to the Town of Bel Air, Maryland. The dwelling is one-and-a-half stories, with a rectangular footprint, symmetrical fenestration, a central entry, a side-gable roof, a projecting front-gable with a steep roof, and sloped eaves on the façade, all characteristics common of Tudor Revival style dwellings. Ubiquitous throughout the United States, Tudor Revival style houses, which were built through the 1920s, 1930s, and 1940s, are scattered throughout Bel Air but typically date to the early 1940s. In Bel Air, many of the Tudor Revival style dwellings are constructed of stone and in some cases the Cape Cod cottages within the older developments employed Tudor Revival stylistic features. Many times, the differences between a house like the Livezey-O'Neill House and a Cape Cod cottage with Tudor Revival features was just the additional gable dormers in the latter.

Development of Bel Air: Late 19th and Mid-20th Century

The proximity to Baltimore City, the arrival of the railroad, the introduction of the automobile, and improvement of roads allowed for greater prosperity within Harford County and particularly the Town of Bel Air. Bel Air was home to a building boom of the late 19th century and again after World War I. Hays, Richardson's, and the two Dallam's Additions are the primary residential developments of the late 19th century and early 20th century that took place within the Bel Air town limits.

Hays Addition is bounded on the south by Baltimore Pike, to the west by Archer Street, to the north by Thomas Street, and to the east by Bond Street. The Hays Addition was platted in 1886 and only three lots sold at this time. Between 1887 and 1917 only nine more lots were sold in this section of Bel Air. Marilynn M. Larew, historian, states that the reason for the slow building pace in Hays Addition could be the lots were priced much higher than lots in other sections of Bel Air such as in Dallam's Additions and Richardson's Addition.¹

The boundaries for Richardson's Addition are Bond Street to the east, Alice Anne Street to the south, Richardson Street to the west, and Nichols Street on the north. Lots began selling in 1886, however, it was not officially platted and recorded until 1911. By 1917, fifteen houses stood along Alice Anne Street, which became an African-American working class neighborhood. Not including the dwellings on Alice Anne Street, seventeen houses were constructed in Richardson's Addition between 1914 and 1945.²

Major Dallam's Addition was platted in 1883 and the boundaries are the MA & PA Railroad to the south, Dallam Avenue to the north, Rockspring Avenue to the east, and several lots past Mast Street to the west. Due to the proximity to the railroad, several lots were built upon for industrial and commercial uses as well as worker's housing. Dallam's second addition is located to the north of Dallam's first addition including Roland Avenue, Rockspring Avenue, and Hall Street. In the late 1880s, the west side of Rockspring Avenue

¹ Marilynn M. Larew, *Bel Air: An Architectural and Cultural History, 1782-1945* (Bel Air, MD: Town of Bel Air, 1995), p. 17.

² Larew, p. 172

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2288

Name Livezey-O'Neill House
Continuation Sheet

Number 8 Page 1

was built upon followed by construction on Roland Avenue after 1890. Eleven houses were constructed in Dallam's second addition between 1885 and 1914.³

Following World War I, Bel Air prospered with numerous suburban developments on the outskirts of the downtown core. Three of the larger additions to Bel Air during the 1920s include Fulford Park (1922), Ingleside (1923), and Kenmore (1924). The area that is Fulford Park originally was made up of 18 acres running from Main Street and Fulford Avenue, South to Linwood Avenue, and East to Ewing Street. Other streets included in Fulford Park are Maitland Street and Powell Avenue. Unlike the slow development of the late 19th century developments of Hays and Richardson's Additions, the lots in Fulford Park sold quickly and construction began immediately. The real estate agents responsible for selling the lots of Fulford Park advertised and auctioned the lots on one day in 1922 soon after it was platted. One hundred thirty-six lots sold in one day bringing in a total of \$12,000.

The area known as Ingleside off North Hickory Avenue is bounded by Wright Street to the south and McCormick Lane to the north. This section of Bel Air was subdivided and platted by J. Edwin Webster, son of Colonel Edwin Hanson Webster, in April 1923. Oliver T. Wallace and Samuel Dameron were the real estate agents responsible for the sales. According to Larew, Ingleside was the "place to build between the wars" and continued to expand after 1945.⁴ Similar to Fulford Park, Ingleside held an auction to handle the sales of the lots which occurred in April or May of 1923. Ingleside developed rapidly, much more so than any other previous development made to Bel Air. According to Larew, the "first two blocks on East Broadway and Webster were full" by the end of the 1920s. A total of sixteen houses were constructed in the 1920s—"faster than any previous addition in town."⁵

In 1919, Robert and Anne Heighe purchased 99 acres of Hanway's farm, which was platted in 1924 by the local real estate firm of Vaughn, Warren, and Wells, using their namesake for the subdivision. Today, the addition is better known as the Kenmore addition. The lots were auctioned on September 22, 1924, and a total of 199 lots were sold equaling \$19,500.

Due to the building boom in Harford County in the 1920s and 1930s, the pre-World War I developments in Bel Air were being steadily built upon similar to the new developments of the early 1920s. A section of Dallam's second addition, which includes Hall Street, was re-surveyed and platted in 1931 as the Rock Spring Addition. This new plat consisted of two blocks with a total of 102 lots and is bounded to the north by Vale Road, to the east by Rockspring Avenue, to the south by Hall Street, and to the west by Roland Avenue. Robinson Street runs north south and connects Hall Street to Vale Road, originally called Bel Air-Watervale Road. Block A of Rock Spring Addition was platted with fifty-five lots, the majority of which are equal size of 25-feet wide and 100-feet deep. Block B of this addition contains 47 lots, most of which were of similar size to the lots in Block A.

After the platting of the Rock Spring Addition, several more residential developments were constructed within the town limits. Development slowed dramatically between the mid-1930s and the early 1950s. Because of the Town's proximity and association to the Aberdeen Proving Ground, a U.S. Army Installation Management Agency, Bel Air experienced a remarkable population decline during the mid- to late-1940s due to the Proving Ground downsizing after World War II. Numerous developments occurred during the 1950s and early 1960s including such examples as Howard Park (1951), Shamrock (1955), and Homestead Village (early 1960s).

Livezey-O'Neill House

The Livezey-O'Neill House is located at 108 Eastern Avenue in the Bradford Heights subdivision of Bel Air, Maryland. Bel Air is in the Third District of Harford County. Bradford Heights is a subdivision that was platted on November 12, 1934, and the real estate

³ Larew, pp. 173-176.

⁴ Larew, pp. 181-183.

⁵ Larew, pp. 181.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2288

Name Livezey-O'Neill House
Continuation Sheet

Number 8 Page 2

agent responsible for selling the lots was S.E. Dameron from Newark, Delaware. The subdivision is bounded by Giles Street to the northeast, Eastern Avenue to the southeast, and South Main Street to the southwest. It consists of five blocks with a total of 105 lots, which are typically 25 feet by 150 feet. William W. and Lavinia Bradford owned the farmland that comprised just over 26 acres from which Bradford Heights was platted.⁶

Freeland M. and Dora Francis purchased 33 lots of the Bradford subdivision from the Bradfords in 1934. Jacob O. and Maude M. Livezey purchased several neighboring lots in Bradford Heights for themselves and one of their children, Robert Livezey. According to the 1930 census, Jacob O. Livezey was a dairy farmer in the Bel Air area on Emmorton Road.⁷ Presumably, he was still farming when he and his wife decided to purchase property in Bel Air.

The properties the Livezey's purchased were on neighboring lots on the same side of Eastern Avenue. The first property conveyed to the Livezey's were lots 17 through 19 in Block A, located on the west corner of Barnes Street and Eastern Avenue and eventually became 22 Eastern Avenue. The Livezey's purchased this property in 1934 and in February 1941 gifted it to their son and daughter-in-law, Robert and Winifred Livezey. In November of the same year (1941), Jacob and Maude Livezey purchased neighboring lots 1 through 9 in Block C, which became 104 and 108 Eastern Avenue.⁸ According to real property records, the house at 108 Eastern Avenue was built in 1941 and the houses at 22 and 104 Eastern Avenue were built in 1942.⁹ However, since the property was only purchased in November, a dwelling would have been completed in 1942. All of the dwellings in the Bradford Heights neighborhood, including the ones built by the Livezey's, were under several legal restrictions noted on their respective deeds. First, all dwellings were to cost no less than \$3,000. Second, no dwelling was to be erected closer than twenty feet to a main street line or five feet to a side street. Third, no signboard shall be erected in any part of the development. Fourth, no parcel or portion thereof shall be sold to or occupied by any African-American person.¹⁰

Jacob and Maude Livezey built the house at 108 Eastern Avenue in 1942 as a modest Tudor Revival style stone dwelling in a minimal traditional form. The neighboring houses associated with the Livezey's are also built in stone and the house at 104 Eastern Avenue reflects minor Tudor Revival style characteristics.

It is unknown if Jacob and Maude Livezey resided at 108 Eastern Avenue or if the property was for their daughter Louise Livezey, or if it was a rental. A review of historic telephone directories between 1937 through 1949 does not list Jacob Livezey. In 1951, Jacob O. Livezey passed away and a year later, the Harford County telephone directory lists Mrs. Jacob O. Livezey as residing at 104 Eastern Avenue.

Just over a decade after Jacob died, his wife, Maude, passed away in 1962.¹¹ Following her death, Louise Livezey Clark and Robert Livezey, sold 108 Eastern Avenue to James F. and Margaret O'Neill for \$15,750. James and Margaret O'Neill had been married for eleven years at the time when they purchased the property in 1962. James O'Neill was an electrical engineer for Westinghouse and then was an attorney at his father's law firm in Bel Air. He served as a Commissioner of the Town of Bel Air in 1969 to 1970. The

⁶ Kristie Baynard, *Architectural Survey for the Town of Bel Air in Harford County, Maryland*. Prepared by Arcadia Preservation, LLC for the Town of Bel Air, Department of Planning.

⁷ Heritage Quest, "1930 U.S. Census; Jacob Livezey," accessed online July 1, 2021 at https://www.ancestryheritagequest.com/discoveryui-content/view/113948003:6224?_phsrc=XPT47&_phstart=successSource&gsfn=jacob&gsln=livezey&ml_rpos=1&queryId=45ec9c014d912aefb1562e05778d13bf.

⁸ Harford County Land Records, accessed online July 1, 2021 at <https://mdlandrec.net/main>.

⁹ Tributes, "Winifred Livezey," Viewed July 2, 2021. Accessed online at <http://www.tributes.com/obituary/show/Winifred-Livezey-97415418>.

¹⁰ Harford County Land Deed Book GCB 269 Folio 260, accessed online July 1, 2021 at <https://mdlandrec.net/main>.

¹¹ Find a Grave, "Jacob Ott Livezey," accessed online July 6, 2021 at <https://www.findagrave.com/memorial/59934622/jacob-ott-livezey>. Deed book 606 folio 189 lists Maude Livezey's death as June 23, 1962.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2288

Name Livezey-O'Neill House
Continuation Sheet

Number 8 Page 3

O'Neills then sold the property at 104 and 108 Eastern Avenue to Martin L. Glackin in 1970. This was one year prior to James O'Neill being elected as Mayor of Bel Air, which he served from 1971 to 1975.¹²

Martin Glackin was a World War II Army veteran and received the Bronze star and he was associated with Glackin Realty for four-and-a-half decades from 1950 to 1995. Ownership of 108 Eastern Avenue remained with Glackin through his death in 2004. His estate was sold by auction in 2005 and the property was bought by Michael B. Goodwin for \$175,000.¹³ In 2012, the property was conveyed to Denise A. Blair, now Denise Beer, for \$200,000.

¹² Tribute archive, "James Francis O'Neill Obituary," accessed online at <https://www.tributearchive.com/obituaries/2292548/James-Francis-O'Neill>.

¹³ Harford County Land Records, accessed online July 1, 2021 at <https://mdlandrec.net/main>.

9. Major Bibliographical References

Inventory No. HA-2288

Baynard, Kristie

2005 *Architectural Survey for the Town of Bel Air in Harford County, Maryland*. Prepared by Arcadia Preservation, LLC for the Town of Bel Air, Department of Planning.

Find a Grave

2021 "Jacob Ott Livezey," accessed online July 6, 2021 at <https://www.findagrave.com/memorial/59934622/jacob-ott-livezey>.

See Continuation sheet for additional bibliography.

10. Geographical Data

Acreage of surveyed property	<u>0.19</u>
Acreage of historical setting	<u>0.19</u>
Quadrangle name	<u>Bel Air</u>

Quadrangle scale: 1:24,000

Verbal boundary description and justification

The Livezey-O'Neill House is located at 108 Eastern Avenue in the Third District of Harford County in the Town of Bel Air, Maryland. It is associated with tax map 301 and parcel 1374. It is part of the Bradford Heights development to Bel Air, plat dated 1934 (plat book 3 page 27).

11. Form Prepared by

name/title	Kristie Baynard/Architectural Historian		
organization	Marstel-Day, LLC	date	3/1/2022
street & number	10708 Ballantraye Drive, Suite 208	telephone	240-409-6964
city or town	Fredericksburg	state	VA

The Maryland Inventory of Historic Properties 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
Maryland Department of Planning
100 Community Place
Crownsville, MD 21032-2023
410-697-9591

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2288

Name Livezey-O'Neill House
Continuation Sheet

Number 8 Page 1

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Var. Land Records. Accessed online at <https://mdlandrec.net/main/index.cfm>.

Heritage Quest

2021. Heritage Quest, "1930 U.S. Census; Jacob Livezey," accessed online July 1, 2021 at https://www.ancestryheritagequest.com/discoveryui-content/view/113948003:6224?_phsrc=XPT47&_phstart=successSource&gsfn=jacob&gsln=livezey&ml_rpos=1&queryId=45ec9c014d912aefb1562e05778d13bf

Larew, Marilyn M.

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HA-2288
Francis House
108 Eastern Avenue
Bel Air, Harford County
Chain-of-Title

Plat recorded: SWC 3 Folio 27

November 28, 1934

Grantor: Lavinia and William Bradford
Grantee: Freeland M. and Dora Francis
Deed Book SWC 234 Folio 286
Lots 7-10 Block B; 1-9 Block C; 1-13 and 26-33 Block E

November 6, 1941

Grantor: Freeland M. and Dora M. Francis
Grantee: Jacob O. and Maude M. Livezey
Book 269 Folio 260
Lots 1-9, Block C in Bradford Heights

House built in 1942.

November 23, 1962

Grantor: Robert E. Livezey and Louise Livezey Clark
Grantee: James F. and Margaret O'Neill
Deed Book SWC 606 Folio 189

June 10, 1970

Grantor: James F. and Margaret O'Neill
Grantee: Martin L. Glackin
Deed Book GCB 846 Folio 335

January 14, 2005

Grantor: Betty J. Contino and Alan Getz (representatives of the estate of Martin Glackin)
Grantee: Michael B. Goodwin
Deed Book GRG 5821 Folio 203
Notes: 1) Martin Glackin died July 2, 2004 2) bought for \$175,000

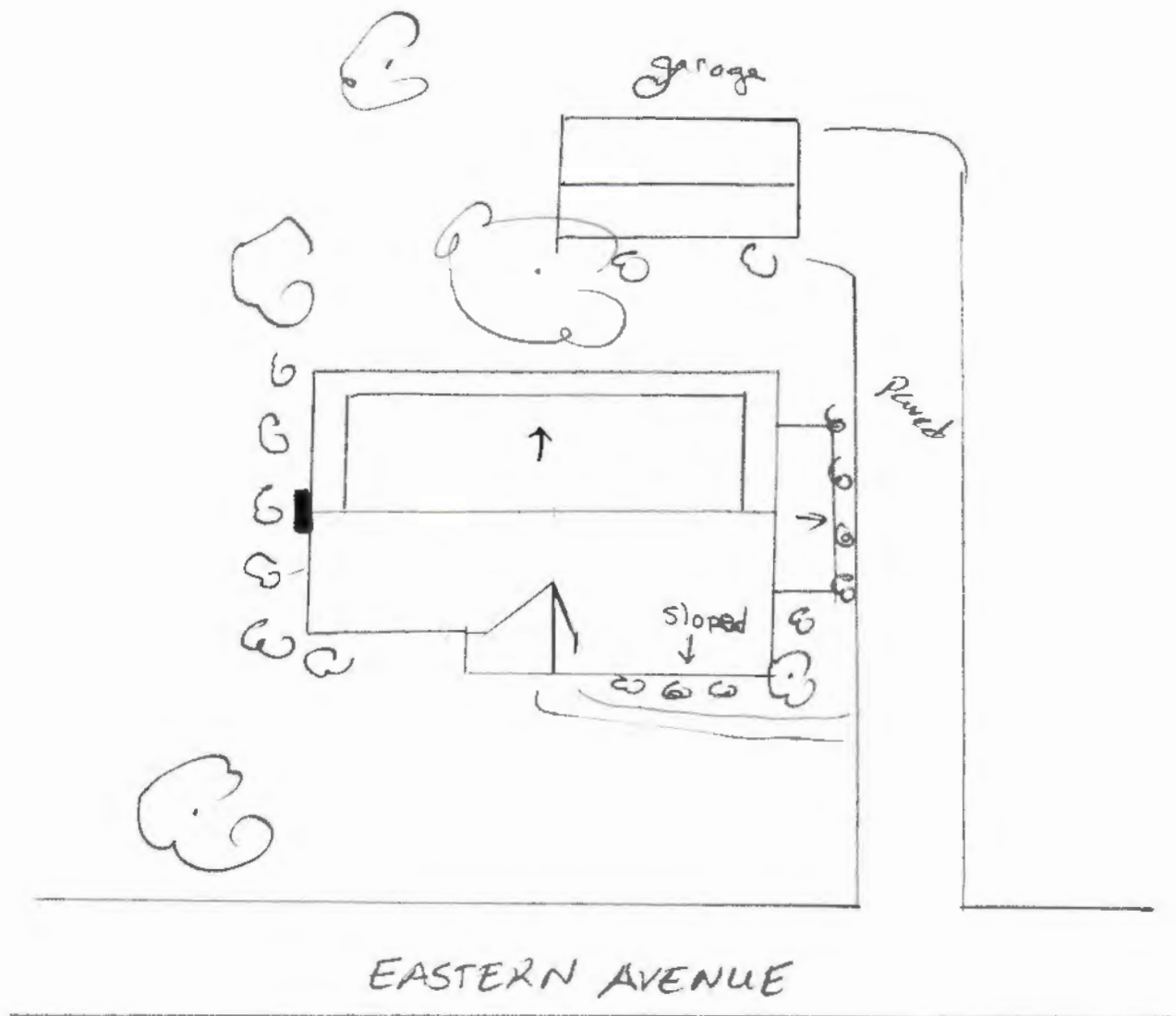
June 22, 2012

Grantor: Michael B. Goodwin
Grantee: Denise A. Blair
Deed Book 9744 Folio 231
Notes: bought for \$200,000

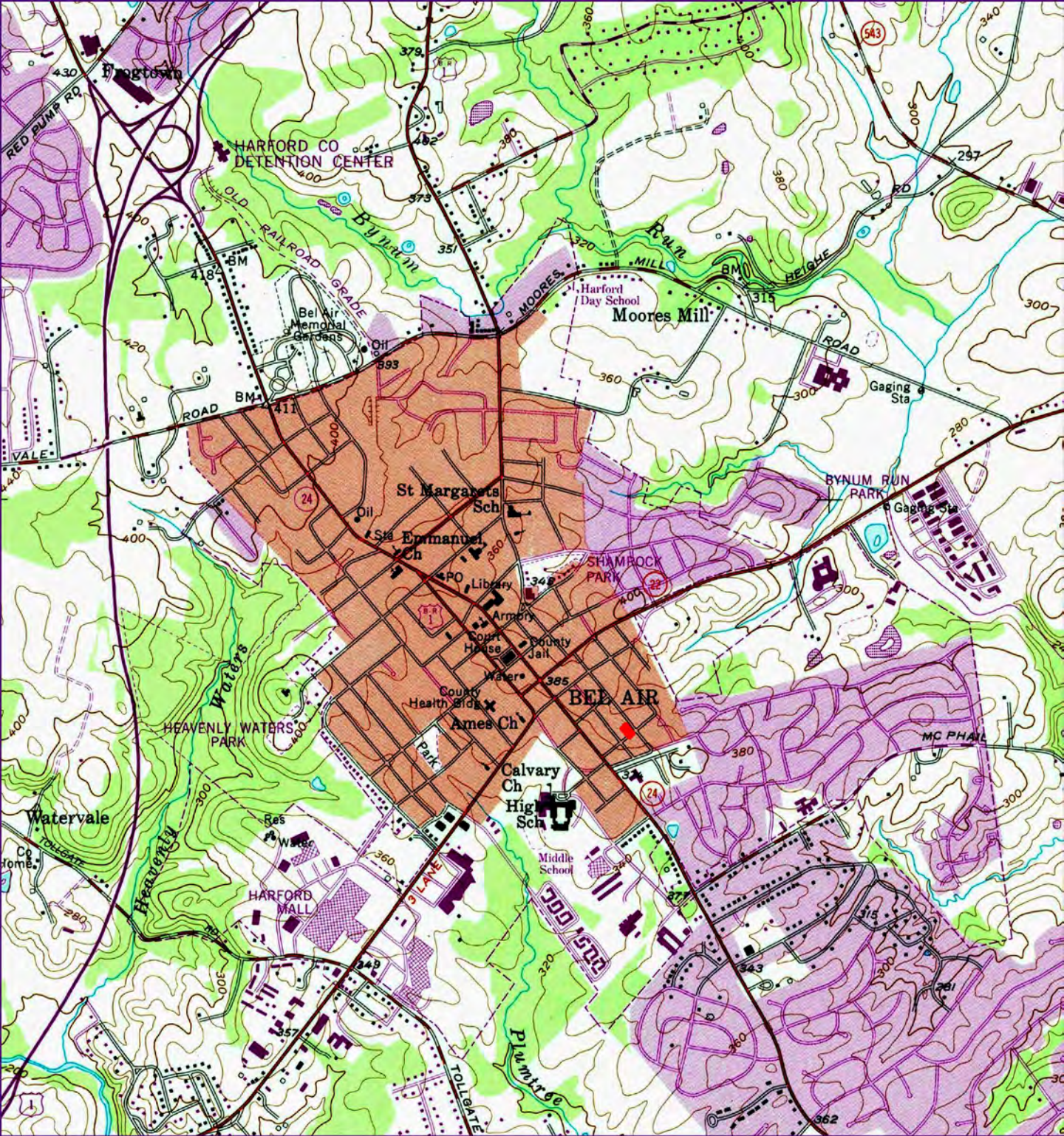
HA-2288


LIVEZEY-O'NEILL HOUSE
108 EASTERN AVE
BEL AIR, MD
HARFORD COUNTY

N →



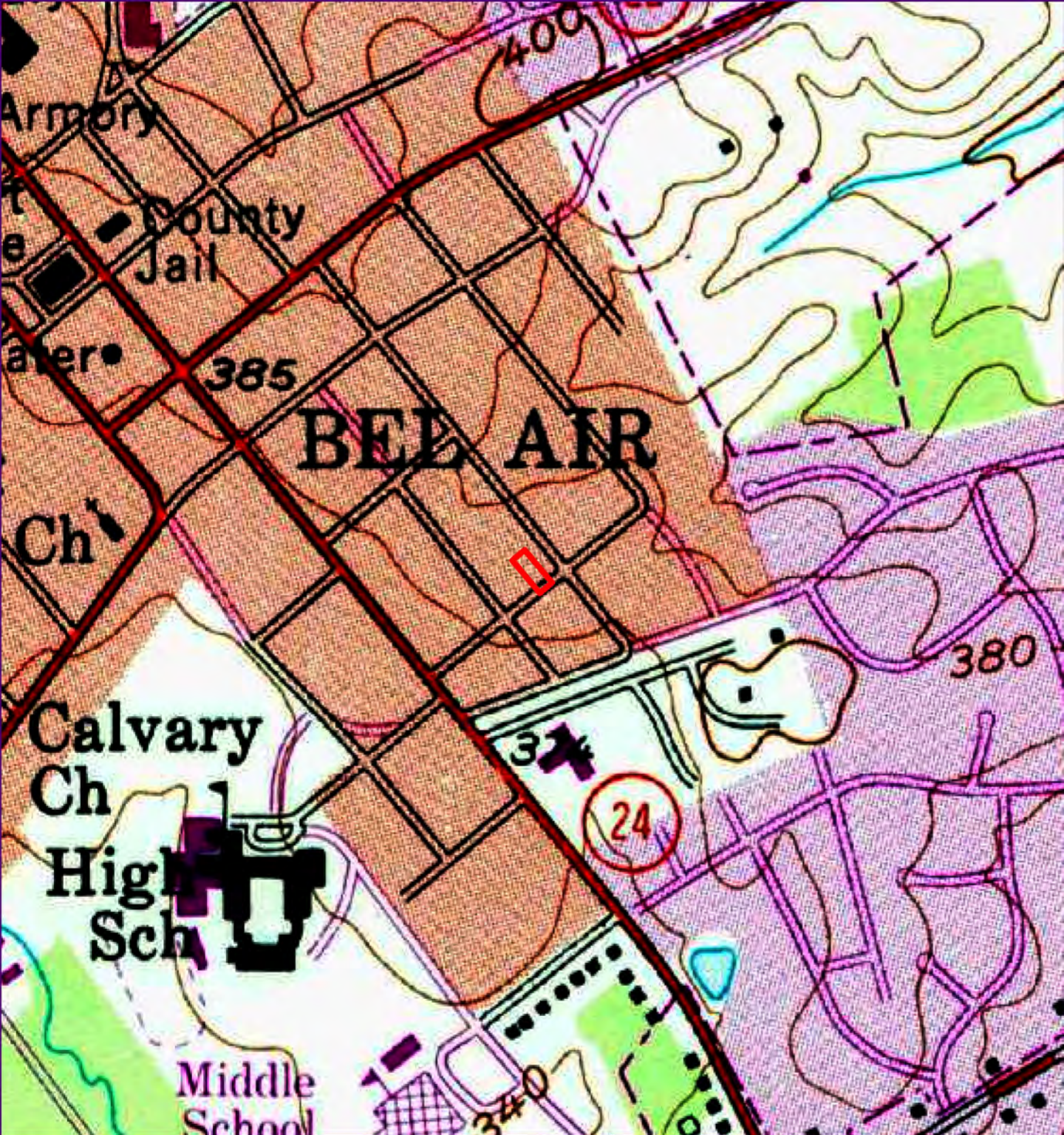
NOT TO SCALE




 108 Eastern Avenue
Harford County, Bel Air, MD
HA-2288 Livezey-O'Neill House


March 2022
Source: Bel Air GIS,
USGS Topographic Maps,
Bel Air Quad 1956 (PR 1986)
1: 24,000
0 1,000 2,000 Feet
0 250 500 Meters





 108 Eastern Avenue
Harford County, Bel Air, MD
HA-2288 Livezey-O'Neill House

March 2022
Source: Bel Air GIS,
USGS Topographic Maps,
Bel Air Quad 1956 (PR 1986)
1: 6,000
0 270 540 Feet
0 60 120 Meters



HA-2288
108 Eastern Avenue
Marstel-Day, LLC
Survey 2/28/2022

PHOTO LOG

Photo 1 of 8
Southeast Elevation, view looking Northwest
HA-2288_2022_02_28_001

Photo 2 of 8
East corner, view looking West
HA-2288_2022_02_28_002

Photo 3 of 8
North corner, view looking South
HA-2288_2022_02_28_003

Photo 4 of 8
Southwest elevation, view looking Northeast
HA-2288_2022_02_28_004

Photo 5 of 8
South corner, view looking North
HA-2288_2022_02_28_005

Photo 6 of 8
Garage, East corner view looking West
HA-2288_2022_02_28_006

Photo 7 of 8
Garage, North corner, view looking South
HA-2288_2022_02_28_007

Photo 8 of 8
North side of Eastern Avenue, view looking Northeast
HA-2288_2022_02_28_008

HA-2288
108 Eastern Avenue
Marstel-Day, LLC
Survey 2/28/2022



Photo 1: Southeast Elevation, view looking Northwest



Photo 2: East corner, view looking West

HA-2288
108 Eastern Avenue
Marstel-Day, LLC
Survey 2/28/2022



Photo 3: North corner, view looking South



Photo 4: Southwest elevation, view looking Northeast

HA-2288
108 Eastern Avenue
Marstel-Day, LLC
Survey 2/28/2022



Photo 5: South corner, view looking North



Photo 6: Garage, East corner view looking West

HA-2288
108 Eastern Avenue
Marstel-Day, LLC
Survey 2/28/2022



Photo 7: Garage, North corner, view looking South



Photo 8: North side of Eastern Avenue, view looking Northeast

Shanahan House

HA-2289

205 Fulford Avenue

Bel Air, Harford County

1922 ca.

Private

The circa 1922 Shanahan House, is a two-and-a-half story, wood-frame, two bays wide L-shaped I house.

It sits on a raised rock-faced, concrete-block foundation and it is clad with asbestos siding. The gable roof is sheathed with asphalt shingles and there is one interior-central brick chimney. The façade has a full-width, shed-roof porch partially infilled and clad with vinyl siding. The original section of the porch stands on a rock-faced, concrete-block pier foundation and is supported with wood Tuscan columns and square balusters. The doors and windows throughout have been replaced.

The Shanahan House is a typical example of a vernacular Colonial Revival house, built circa 1922, within the Fulford Place Addition to the Town of Bel Air, Maryland. The dwelling is two-and-a-half stories, with an L-shaped footprint, symmetrical fenestration, a central entry, a side-gable roof, and full-width porch all characteristics common of simple Colonial Revival houses. The Shanahan House at 205 Fulford Avenue is significant as a vernacular Colonial Revival house reflecting some of the first construction in the Fulford Place Addition in Bel Air, Maryland. Fulford Place is a subdivision that was platted in April 1922 and most of the lots sold at auction that same month. Michael A. Shanahan, from New Hanover County, Georgia, was one of the buyers at the auction. He purchased lots one through three of Block D with a deposit of \$100 and his deed was written on the day of the auction. Mr. Shanahan built the house at this location and resided here until he sold it in 1929. Melvin and Helen Kefauver owned the property from 1931 to 1939. Charles Kefauver, brother to Melvin, owned the property from 1943 to 1989. He then deeded it to his son, Lewis, who owned it until 2003. A member of the Kefauver family owned and resided at the Shanahan House for 67 years.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2289

1. Name of Property (indicate preferred name)

historic Shanahan House

other

2. Location

street and number 205 Fulford Avenue ___ not for publication

city, town Bel Air ___ vicinity

county Harford

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

name 205 Fulford Ave LLC

street and number 205 Fulford Avenue telephone

city, town Bel Air state MD zip code 21014

4. Location of Legal Description

courthouse, registry of deeds, etc. Maryland Land Records website liber 10083 folio 419

city, town Bel Air tax map 301 tax parcel 1324 tax ID number 013979

5. Primary Location of Additional Data

- ___ Contributing Resource in National Register District
- ___ Contributing Resource in Local Historic District
- ___ Determined Eligible for the National Register/Maryland Register
- ___ Determined Ineligible for the National Register/Maryland Register
- ___ Recorded by HABS/HAER
- ___ Historic Structure Report or Research Report at MHT
- ___ Other: _____

6. Classification

Category	Ownership	Current Function		Resource Count	
___ district	___ public	___ agriculture	___ landscape	Contributing	Noncontributing
<u>X</u> building(s)	<u>X</u> private	<u>X</u> commerce/trade	___ recreation/culture	___	___ buildings
___ structure	___ both	___ defense	___ religion	___	___ sites
___ site		___ domestic	___ social	___	___ structures
___ object		___ education	___ transportation	___	___ objects
		___ funerary	___ work in progress	<u>1</u>	<u>0</u> Total
		___ government	___ unknown		
		___ health care	___ vacant/not in use		
		___ industry	___ other:		
				Number of Contributing Resources previously listed in the Inventory	
				<u>0</u>	

7. Description

Inventory No. HA-2289

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

Setting

The Shanahan House faces northwest located at 205 Fulford Avenue. It is southeast of the intersection of Fulford Avenue and Maitland Street and is situated near the northwestern corner of the rectangular parcel. It is on a level lot partially covered with grass and partially covered with asphalt pavement. Along Fulford Avenue and Maitland Street the property is covered with a grass lawn and several trees. The rear of the property is a small parking lot paved with asphalt with a driveway leading from Maitland Street. A vinyl privacy fence lines the rear of the property. A few mature shrubs line the foundation of the house and one large mature tree stands in the front yard. A concrete walkway leads from the sidewalk on Fulford Avenue to the main entrance.

Exterior Description

The circa 1922 wood-frame dwelling is two-and-a-half stories in height, two bays wide, in an L-shaped footprint. It sits on a raised rock-faced, concrete-block foundation and is clad with asbestos siding. The gable roof is sheathed with asphalt shingles and there is one interior-central brick chimney. The roof also features overhanging eaves and a boxed aluminum-clad cornice. The façade has a full-width, shed-roof porch partially infilled and clad with vinyl siding. The original section of the porch stands on a rock-faced, concrete-block pier foundation and is supported with wood Tuscan columns and square balusters. The infill portion of the front porch stands on a newer concrete-block foundation. The centered entrance holds a single-leaf, panel-and-lights replacement door. The first story has one six-over-six, double-hung, vinyl-sash window and the second story is pierced with two similar windows. Each of the windows throughout the house are modern vinyl replacements unless noted otherwise. In addition, each of the windows throughout the house have square wood frames.

The northeast elevation is pierced with one six-over-six window on both the first and second stories. The upper story contains a one-over-one, vinyl-sash window. The northeast elevation of the infilled porch is pierced with one six-over-six window and the northeast elevation of the rear ell is pierced with one pair of one-over-one, vinyl windows on the first story.

Continuing to the southeast elevation, the front block is pierced with one six-over-six window in both the first and second stories. A bulkhead entrance is located in the corner of the ell. The southeast elevation of the rear ell has a circa 2000 shed-roof portico covering the rear entrance. It is supported with turned wood posts, square vinyl balusters, and sits on a wood-pier foundation. The entrance features an eight-light, single-leaf, wood, storm door and a single-leaf, four-light-and panel (number unknown) wood door. The first story of the rear ell is pierced with a six-over-six window and the second story is illuminated with a 6/6 window and one 1-light awning window.

The southwest elevation has two bays on both the first and second stories each with one six-over-six window. The front block features a one-over-one window in the upper attic story.

8. Significance

Inventory No. HA-2289

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history	
	<input checked="" type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____	

Specific dates	1922	Architect/Builder	N/A
-----------------------	------	--------------------------	-----

Construction dates	1922
---------------------------	------

Evaluation for:

<input type="checkbox"/> National Register	<input type="checkbox"/> Maryland Register	<input checked="" type="checkbox"/> not evaluated
--	--	---

Statement of Significance

The Shanahan House is a typical example of a simple Colonial Revival house, circa 1922, within the Fulford Place Addition to the Town of Bel Air, Maryland. The dwelling is two-and-a-half stories, with an L-shaped footprint, symmetrical fenestration, a central entry, a side-gable roof, a full-width porch, all characteristics common of Colonial Revival houses. Ubiquitous throughout the United States, Colonial Revival houses, were built from the late nineteenth century through the entire twentieth century. They are numerous in Harford County with many examples similar to the Shanahan House throughout Bel Air. The Shanahan House at 205 Fulford Avenue is significant as a simple Colonial Revival house reflecting some of the first construction in the Fulford Place Addition in Bel Air, Maryland.

Development of Bel Air: Late 19th and Mid-20th Century

The proximity to Baltimore City, the arrival of the railroad, the introduction of the automobile, and improvement of roads allowed for greater prosperity within Harford County and particularly the Town of Bel Air. Bel Air was home to a building boom of the late 19th century and again after World War I. Hays, Richardson's, and the two Dallam's Additions are the primary residential developments of the late 19th century and early 20th century that took place within the Bel Air town limits.

Hays Addition is bounded on the south by Baltimore Pike, to the west by Archer Street, to the north by Thomas Street, and to the east by Bond Street. The Hays Addition was platted in 1886 and only three lots sold at this time. Between 1887 and 1917 only nine more lots were sold in this section of Bel Air. Marilynn M. Larew, historian, states that the reason for the slow building pace in Hays Addition could be the lots were priced much higher than lots in other sections of Bel Air such as in Dallam's Additions and Richardson's Addition.¹

The boundaries for Richardson's Addition are Bond Street to the east, Alice Anne Street to the south, Richardson Street to the west, and Nichols Street on the north. Lots began selling in 1886, however, it was not officially platted and recorded until 1911. By 1917, fifteen houses stood along Alice Anne Street, which became an African-American working class neighborhood. Not including the dwellings on Alice Anne Street, seventeen houses were constructed in Richardson's Addition between 1914 and 1945.²

Major Dallam's Addition was platted in 1883 and the boundaries are the MA & PA Railroad to the south, Dallam Avenue to the north, Rockspring Avenue to the east, and several lots past Mast Street to the west. Due to the proximity to the railroad, several lots were built upon for industrial and commercial uses as well as worker's housing. Dallam's second addition is located to the north of Dallam's first addition including Roland Avenue, Rockspring Avenue, and Hall Street. In the late 1880s, the west side of Rockspring Avenue

¹ Marilynn M. Larew, *Bel Air: An Architectural and Cultural History, 1782-1945* (Bel Air, MD: Town of Bel Air, 1995), p. 17.

² Larew, p. 172

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2289

Name Shanahan House
Continuation Sheet

Number 8 Page 1

was built upon followed by construction on Roland Avenue after 1890. Eleven houses were constructed in Dallam's second addition between 1885 and 1914.³

Following World War I, Bel Air prospered with numerous suburban developments on the outskirts of the downtown core. Three of the larger additions to Bel Air during the 1920s include Fulford Place (1922), Ingleside (1923), and Kenmore (1924). The area that is Fulford Place originally was made up of 18 acres running from Main Street and Fulford Avenue, South to Linwood Avenue, and East to Ewing Street. Other streets included in Fulford Place are Maitland Street and Powell Avenue. Unlike the slow development of the late nineteenth century developments of Hays and Richardson's Additions, the lots in Fulford Park sold quickly and construction began immediately. The real estate agents responsible for selling the lots of Fulford Place advertised and auctioned the lots on one day in 1922 soon after it was platted. One hundred thirty-six lots sold in one day bringing in a total of \$12,000.

The area known as Ingleside off North Hickory Avenue is bounded by Wright Street to the south and McCormick Lane to the north. This section of Bel Air was subdivided and platted by J. Edwin Webster, son of Colonel Edwin Hanson Webster, in April 1923. Oliver T. Wallace and Samuel Dameron were the real estate agents responsible for the sales. According to Larew, Ingleside was the "place to build between the wars" and continued to expand after 1945.⁴ Similar to Fulford Park, Ingleside held an auction to handle the sales of the lots which occurred in April or May of 1923. Ingleside developed rapidly, much more so than any other previous development made to Bel Air. According to Larew, the "first two blocks on East Broadway and Webster were full" by the end of the 1920s. A total of sixteen houses were constructed in the 1920s—"faster than any previous addition in town."⁵

In 1919, Robert and Anne Heighe purchased 99 acres of Hanway's farm, which was platted in 1924 by the local real estate firm of Vaughn, Warren, and Wells, using their namesake for the subdivision. Today, the addition is better known as the Kenmore addition. The lots were auctioned on September 22, 1924, and a total of 199 lots were sold equaling \$19,500.

Due to the building boom in Harford County in the 1920s and 1930s, the pre-World War I developments in Bel Air were being steadily built upon similar to the new developments of the early 1920s. A section of Dallam's second addition, which includes Hall Street, was re-surveyed and platted in 1931 as the Rock Spring Addition. This new plat consisted of two blocks with a total of 102 lots and is bounded to the north by Vale Road, to the east by Rockspring Avenue, to the south by Hall Street, and to the west by Roland Avenue. Robinson Street runs north south and connects Hall Street to Vale Road, originally called Bel Air-Watervale Road. Block A of Rock Spring Addition was platted with fifty-five lots, the majority of which are equal size of 25-feet wide and 100-feet deep. Block B of this addition contains 47 lots, most of which were of similar size to the lots in Block A.

After the platting of the Rock Spring Addition, several more residential developments were constructed within the town limits. Development slowed dramatically between the mid-1930s and the early 1950s. Because of the Town's proximity and association to the Aberdeen Proving Ground, a U.S. Army Installation Management Agency, Bel Air experienced a remarkable population decline during the mid- to late-1940s due to the Proving Ground downsizing after World War II. Numerous developments occurred during the 1950s and early 1960s including such examples as Howard Park (1951), Shamrock (1955), and Homestead Village (early 1960s).

³ Larew, pp. 173-176.

⁴ Larew, pp. 181-183.

⁵ Larew, pp. 181.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2289

Name Shanahan House
Continuation Sheet

Number 8 Page 2

The Shanahan House

The Shanahan House is located at 205 Fulford Avenue in the Fulford Place subdivision of Bel Air, Maryland. Bel Air is in the Third District of Harford County. Fulford Place is a subdivision that was platted in April 1922 and recorded with the Town of Bel Air on April 27, 1922 (Figure 1). The real estate agent responsible for selling the lots was William N. Nichols – he received the land on April 26, 1922. The original tract that became Fulford Place was a total of 18.8 acres and consisted of six blocks with 173 lots. The majority of the lot sizes were 25 feet by 150 feet with each totaling approximately 0.08 acres. Fulford Avenue ran west to east dividing the six blocks with three blocks on the north and three on the south. Maitland, Giles, and Ewing Streets ran north to south creating the bounds of the blocks. The northernmost perimeter street was Churchville Road.

Fulford Place was originally the land of Thomas Hays who left it to his daughter Mary Giles. Because Ms. Giles had no children when she died, the land was then willed to Frances Fulford, her sister. Fulford's sons divided the property in 1920 and had a plat created for Fulford Place. The streets were named after family members of the Fulford's: Giles, Fulford, and Maitland, which was the middle name of Frances Fulford's husband and son. Ewing Street was named after Harvey Ewing who purchased the land from the Fulfords. Sales for lots in Fulford Park began in April 1922. Oliver T. Wallace, a real estate agent with offices in Washington, D.C. and Wilmington, N.C., was in charge of selling the parcels of Fulford Place, and William Nichols was the local real estate agent working for this project. In order to increase sales of Fulford Place, Wallace had a public auction selling lots using a Ford automobile as a door prize to bring people to the auction. The auction took place on April 28, 1922 according to an advertisement placed in the *Aegis*. It is noted in Marilyn M. Larew's book *Bel Air: An Architectural and Cultural History, 1782-1945* that Wallace sold 136 lots for \$12,000 from the auction, which averages just over \$88 per lot.

Michael A. Shanahan, from New Hanover County, Georgia, was one of the buyers at the auction. He purchased lots one through three of Block D with a deposit of \$100 and his deed was written on the day of the auction. Shanahan is responsible for building the two-and-a-half story house at the east corner of Fulford Avenue and Maitland Street shortly after he purchased the lot. He held onto this property for seven years when it sold to Herbert H. Hopkins in April 1929. Hopkins and his wife, Cora E., took out two mortgages to cover the property: one for \$1,550 and the second for \$450. In less than two years, the Hopkins' sold the property to Melvin E. and Helen M. Kefauver.

Melvin E. Kefauver was only 23 years old and his wife at the age of 21 when they bought the Fulford property. They married in 1929 and lived on Maitland Street prior to purchasing the house at 205 Fulford Avenue. Melvin Kefauver worked as a truck driver for Western Maryland Dairy and at the time of the census Helen Kefauver was not employed. The Kefauvers, including Charles Kefauver, Melvin's brother, eventually established The Kefauver Lumber Company in Forest Hill in 1938. Charles later sold his share of the company to Melvin and Helen. The couple was joined in the business by their daughter and her husband a decade later when the company was expanding to include warehouses, truss, and cabinet workshops. Melvin worked at the company until his death in 1984.⁶ Helen continued to be involved with the company until the age of 103 and passed away two years later in 2014.⁷

The same year the Kefauver's started their lumber company, they deeded the property at 205 Fulford Avenue to Charles and Mary Walker.⁸ The Walkers owned the property from 1938 to 1943, when they conveyed the property to Charles Kefauver, the co-founder of the Kefauver Lumber Company, and his wife Mildred.⁹ The Kefauver's owned the property for the next 46 years, until their son

⁶ Find A Grave, "Melvin Easterday Kefauver" accessed February 15, 2022. Accessed online at <https://www.findagrave.com/memorial/106367036/melvin-easterday-kefauver>

⁷ Patch. "Bel Air Business Woman Dies at 105." Viewed February 15, 2022. Accessed online at <https://patch.com/maryland/belair/bel-air-businesswoman-dies-105>

⁸ Harford County Land Deed Book 251 Folio 251, accessed online February 15, 2022 at https://mdlandrec.net/main/dsp_search.cfm?cid=HA

⁹ Harford County Land Deed Book 278 Folio 153, accessed online February 15, 2022 at https://mdlandrec.net/main/dsp_search.cfm?cid=HA

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2289

Name Shanahan House
Continuation Sheet

Number 8 Page 3

Lewis, obtained the property.¹⁰ In 1997, Lewis changed the deed to include his wife, Claudette.¹¹ The Kefauver's owned the property until 2003, when they conveyed the property to Clifford and Vikki McGlothin.¹² This ended a total of 67 years where a Kefauver owned and resided at the Shanahan House.

The McGlothin's owned the property for the next decade from 2003 to 2013, at which time, the current owner, 205 Fulford Ave LLC obtained the property for \$242,000.¹³ Lisa Jo Minich established 205 Fulford Avenue, LLC and turned the house into a commercial property. She runs her own beauty salon, Joli Styling Boutique, out of the former house.

¹⁰ Harford County Land Deed Book 1566 Folio 1090, accessed online February 15, 2022 at https://mdlandrec.net/main/dsp_search.cfm?cid=HA

¹¹ Harford County Land Deed Book 2589 Folio 844, accessed online February 15, 2022 at https://mdlandrec.net/main/dsp_search.cfm?cid=HA

¹² Harford County Land Deed Book 4902 Folio 20, accessed online February 15, 2022 at https://mdlandrec.net/main/dsp_search.cfm?cid=HA

¹³ Harford County Land Deed Book 10083 Folio 419, accessed online February 15, 2022 at https://mdlandrec.net/main/dsp_search.cfm?cid=HA

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Inventory No. HA-2289

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See Continuation sheet for additional bibliography.

10. Geographical Data

Acreage of surveyed property	<u>0.26</u>
Acreage of historical setting	<u>0.26</u>
Quadrangle name	<u>Bel Air</u>

Quadrangle scale: 1:24,000

Verbal boundary description and justification

The Shanahan House is located at 205 Fulford Avenue in the Third District of Harford County in the Town of Bel Air, Maryland. It is associated with tax map 301 and parcel 1324. It is part of the Fulford Place development to Bel Air, plat dated 1922 (plat book 178 page 64), Lots 1 through 3 Block D.

11. Form Prepared by

name/title	Kristie Baynard/Architectural Historian		
organization	Marstel-Day, LLC	date	3/15/2022
street & number	10708 Ballantraye Drive, Suite 208	telephone	240-409-6964
city or town	Fredericksburg	state	VA

The Maryland Inventory of Historic Properties 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
Maryland Department of Planning
100 Community Place
Crownsville, MD 21032-2023
410-697-9591

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HA-2289

Name Shanahan House
Continuation Sheet

Number 9 Page 1

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1995 *Bel Air: An Architectural and Cultural History, 1782-1945*. Bel Air, MD: Town of Bel Air, MD.

Maryland Department of Assessments and Taxation

2022 Real Property. Accessed online at <https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>.

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HA-2289

Shanahan House
Bel Air, Harford County
Chain-of-Title

July 21, 2003

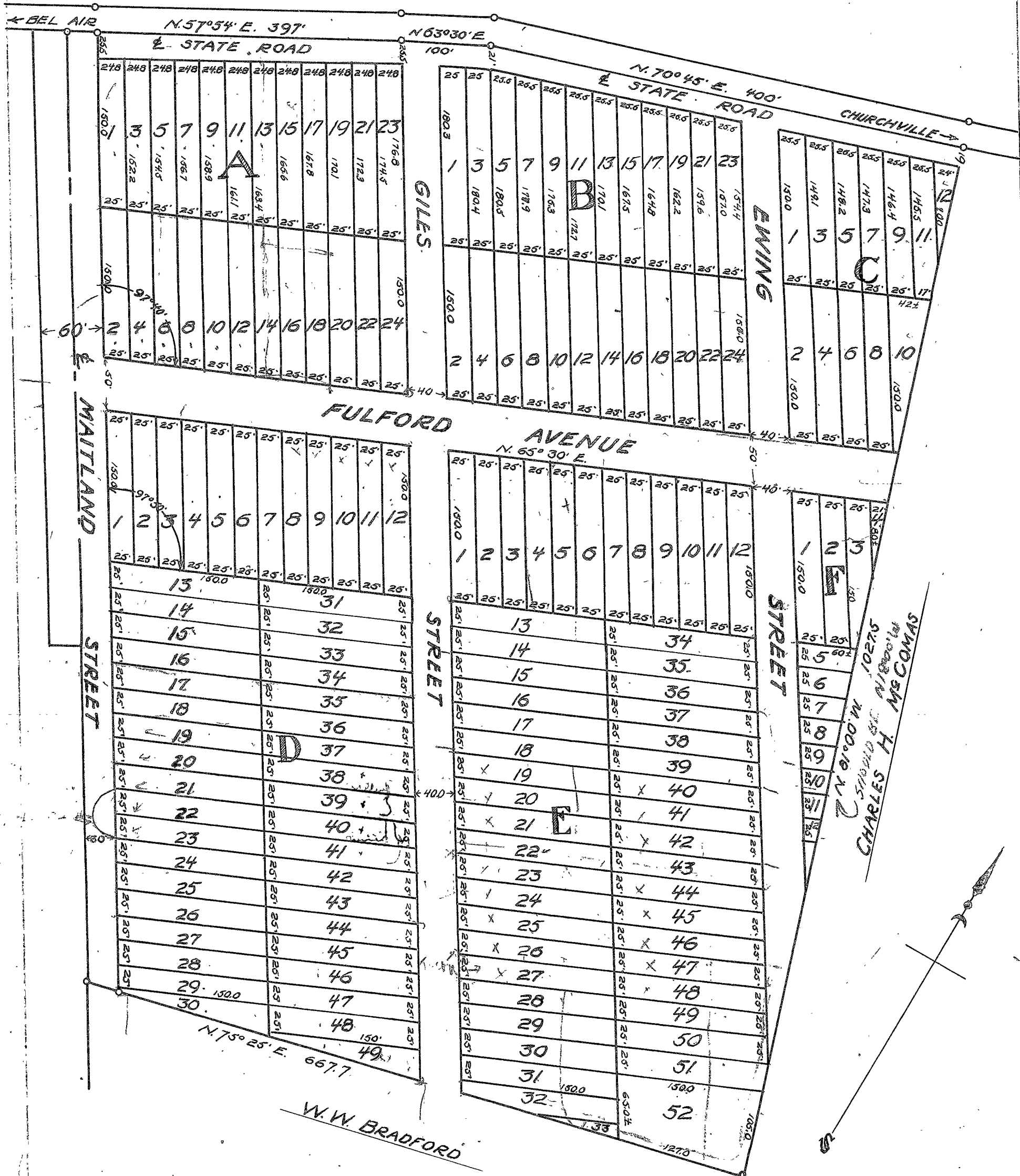
Grantor: Lewis D. and Claudette R. Kefauver
Grantee: Clifford D. and Vikki L. McGlothin
Deed Book JJR 4902 Folio 20

January 18, 2013

Grantor: Clifford D. McGlothin, Sr. and Vikki L. McGlothin
Grantee: 205 Fulford Ave LLC
Deed Book 10083 Folio 419

Book 178

CONTINUED FROM FOLIO 49.



SUBDIVISION OF "FULFORD PLACE"

BEL AIR, HARFORD CO.,

MARYLAND

SURVEY & PLAT - W.E. Somerville and F.R. Stifler

SCALE 1"=100'

APRIL - 1922

Received for record April 27, 1922, at 11 A.M., same day recorded and examined per,

D. G. Wilson, Clerk.

Figure 1. Plat of Fulford Place, 1922.

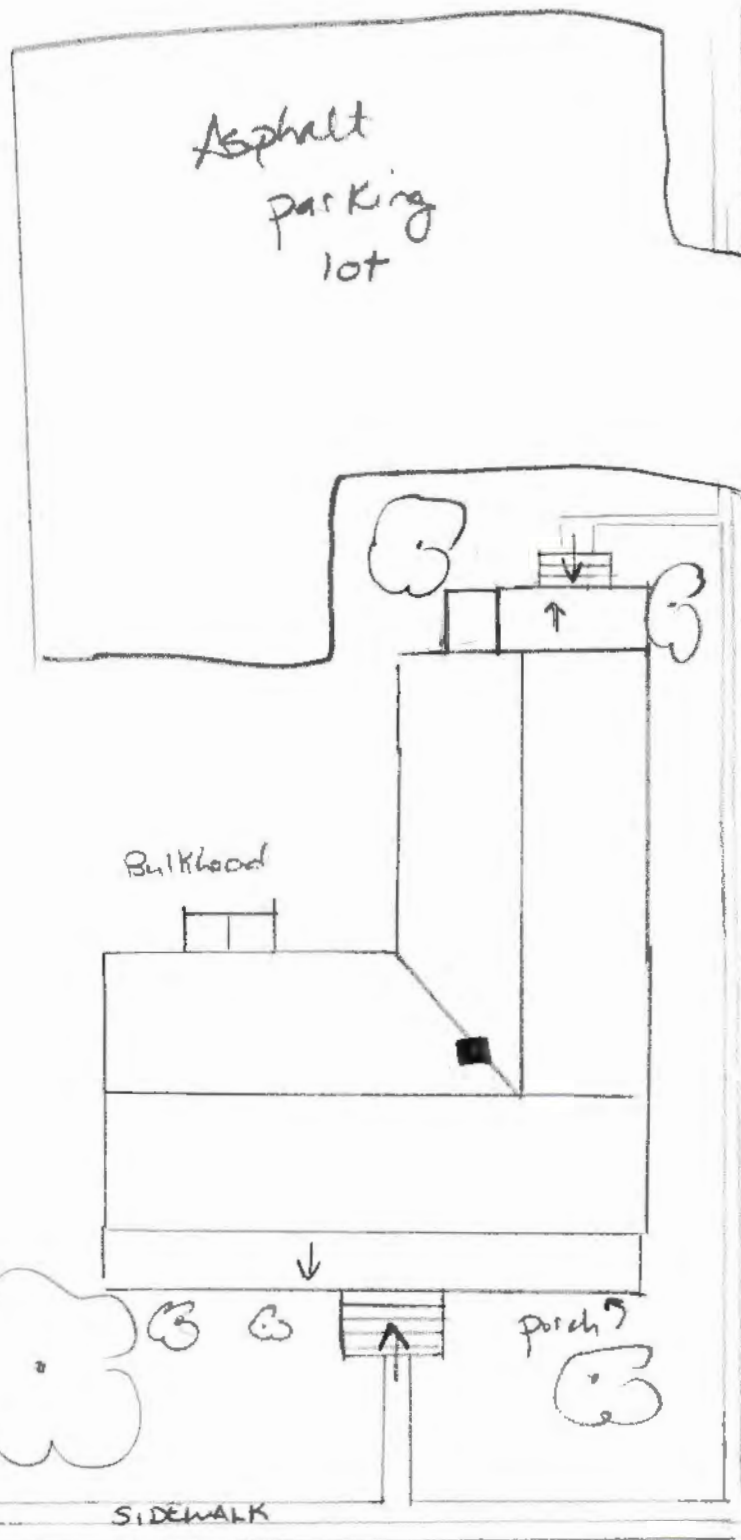
HA-2289

Shanahan House

205 Fulford Ave.

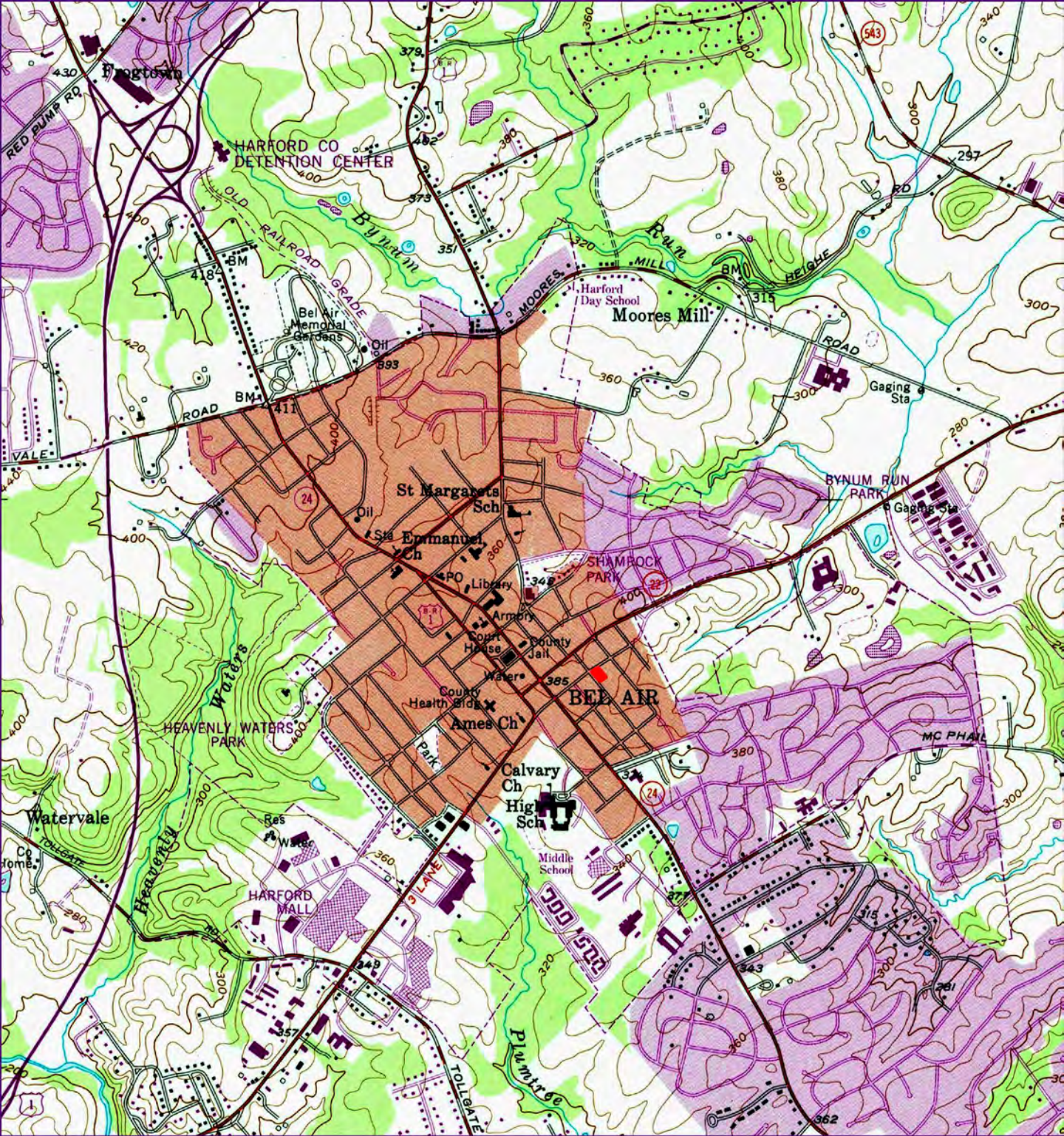
Bel Air, MD


Harford Co.



FULFORD AVE.

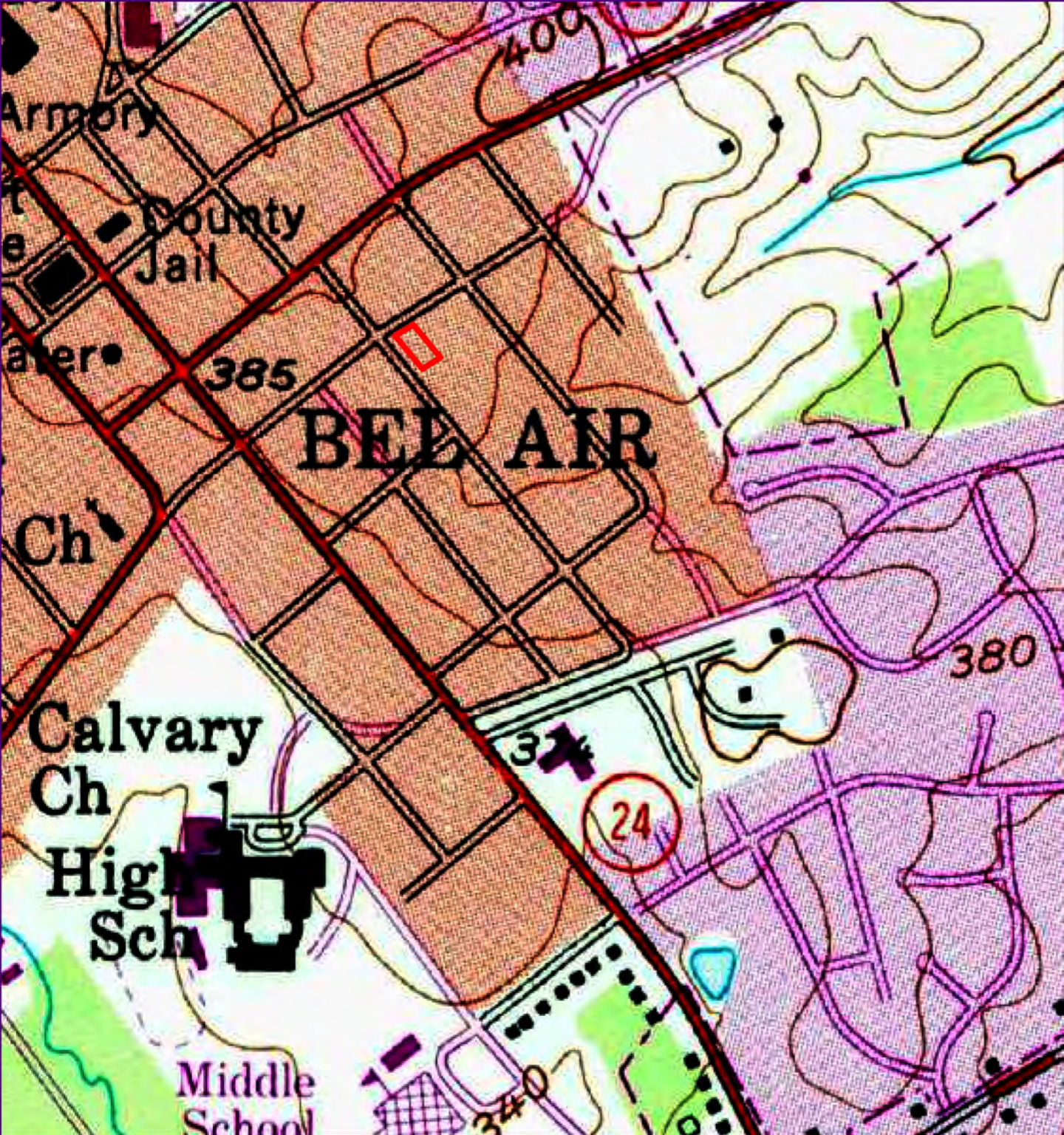
NOT TO SCALE



 205 Fulford Avenue
Harford County, Bel Air, MD
HA-2289 Shanahan House

March 2022
Source: Bel Air GIS,
USGS Topographic Maps,
Bel Air Quad 1956 (PR 1986)
1: 24,000
0 1,000 2,000 Feet
0 250 500 Meters



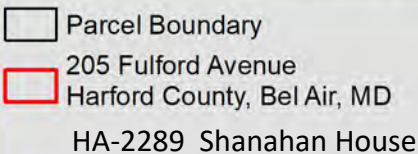


205 Fulford Avenue
Harford County, Bel Air, MD

HA-2289 Shanahan House

March 2022
Source: Bel Air GIS,
USGS Topographic Maps,
Bel Air Quad 1956 (PR 1986)
1: 6,000
0 270 540 Feet
0 60 120 Meters





Source: Harford County GIS,
Esri Topographic 2022



HA-2289
205 Fulford Avenue
Marstel-Day, LLC
Survey 2/28/2022

PHOTO LOG

Photo 1 of 7

Northwest Elevation, view looking Southeast
HA-2289_2022_02_28_001

Photo 2 of 7

North corner, view looking South
HA-2289_2022_02_28_002

Photo 3 of 7

East corner, view looking West
HA-2289_2022_02_28_003

Photo 4 of 7

South corner, view looking North
HA-2289_2022_02_28_004

Photo 5 of 7

East corner, view looking West
HA-2289_2022_02_28_005

Photo 6 of 7

Fulford Avenue, view looking Southwest
HA-2289_2022_02_28_006

Photo 7 of 7

Southeast side of Fulford Avenue, view looking East
HA-2289_2022_02_28_007

HA-2288
108 Eastern Avenue
Marstel-Day, LLC
Survey 2/28/2022



Photo 1: Northwest Elevation, view looking Southeast



Photo 2: North corner, view looking South

HA-2288
108 Eastern Avenue
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Survey 2/28/2022



Photo 3: East corner, view looking West



Photo 4: South corner, view looking North

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Survey 2/28/2022



Photo 5: East corner, view looking West



Photo 6: Fulford Avenue, view looking Southwest

HA-2288
108 Eastern Avenue
Marstel-Day, LLC
Survey 2/28/2022



Photo 7: Southeast side of Fulford Avenue, view looking East