

CAPSULE SUMMARY

10300 Bird River Road

BA-2814

The Vincent family rapidly rose to prominence within the county, purchasing vast acres of largely unimproved agricultural land in the White Marsh area for their farm. The Vincents, along with many of the farmers in Baltimore County, turned to market gardening, specializing in flowers. By the mid-1910s, the Vincents were perhaps the largest florists in the State of Maryland. According to oral history, the house at 10300 Bird River Road was in fact Vincent Florist Farm. In 1929, the Vincents sold the property to Julia and Joseph J. Stefan. The Stefans owned the property until 1961, when it was sold Howard V. and Eva V. Parker. After a brief period of ownership by the Brink family, the Parkers repurchased the house. In 1989, the Parkers again sold the property, this time to the Ayd family, who remain the owners.

This vernacular, 2-1/2-story, Queen Anne-style house is located at the northeast corner of Bird River and Vincent roads. L-shaped in plan with a cross gable roof, this house has undergone much change. The foundation of the house has been parged, and walls have been clad in vinyl siding. The porch, now a veranda, has been rebuilt and wrapped around the west face of the building. The configuration openings, which don't align at the first and second stories, indicate that the house has been further altered.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. BA-2814

=====

1. Name of Property

=====

historic name _____

common/other name _____

=====

2. Location

=====

street & number 10300 Bird River Road not for publication _____

city or town White Marsh vicinity _____ state Maryland code MD

county Baltimore code 005 zip code 21162

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3. State/Federal Agency Certification

N/A

=====

4. National Park Service Certification

N/A

=====

5. Classification

=====

Ownership of Property (Check all that apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing		Noncontributing		
<u>2</u>		<u>1</u>		buildings
<u>0</u>		<u>0</u>		sites
<u>0</u>		<u>0</u>		structures
<u>0</u>		<u>0</u>		objects
<u>2</u>		<u>1</u>		Total

Is this property listed in the National Register?

Yes _____ Name of Listing _____

No

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling
AGRICULTURAL Agricultural Crops

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling

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7. Description

=====

Architectural Classification (Enter categories from instructions)

Vernacular Queen Anne

Materials (Enter categories from instructions)

foundation Solid: Parged
roof Gable: Asphalt Shingles
walls Wood Frame: Vinyl Siding
other _____

Narrative Description (Describe the historic and current condition of the property.)

See Continuation Sheet No. 7-1

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

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

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

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Maryland Inventory of Historic Properties
10300 Bird River Road
Baltimore County, Maryland

Inventory No. BA-2814
Page 4

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Areas of Significance (Enter categories from instructions)

Agriculture
Architecture

Period of Significance 1880-present

Significant Dates 1880

Significant Person (Complete if Criterion B is marked above)
Vincent Family

Cultural Affiliation Undefined

Architect/Builder Unknown

Narrative Statement of Significance (Explain the significance of the property.)

See Continuation Sheet No. 8-1

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9. Major Bibliographical References
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(Cite the books, articles, legal records, and other sources used in preparing this form.)

Baltimore County Land Records, Recorder of Deeds, Baltimore County, Towson, Maryland.

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10. Geographical Data
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Acreage of Property 22,082 Square Feet (1.99 Acres)

Verbal Boundary Description (Describe the boundaries of the property.)

The property at 10300 Bird River Road is designated as Parcel 91, as indicated on Map 83, Grid 7.

Boundary Justification (Explain why the boundaries were selected.)

The property at 10300 Bird River Road has historically been associated with Parcel 91 since the original construction of the building in 1880.

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11. Form Prepared By
=====

name/title Andrea Bakewell Lowery, Architectural Historian
organization Traceries date August 15, 1997
street & number 5420 Western Avenue telephone 301/656-5283
city or town Chevy Chase state MD zip code 20815

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12. Property Owner
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name Phyllis J. and Michael J. Ayd
street & number 10300 Vincent Farm Ia. telephone _____
city or town White Marsh state MD zip code 21162
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MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. BA-2814

Section 7 Page 1

10300 Bird River Road
name of property
Baltimore County, MD
county and state

=====

This vernacular, 2-1/2-story, Queen Anne-style house is located at the northeast corner of Bird River and Vincent roads. It is set back from the intersection with a tree-lined drive to the east. Mature trees form a boundary at the rear of the property. L-shaped in plan with a cross gable roof, this house has undergone much change. The foundation of the house has been parged, and walls have been clad in vinyl siding. The porch, now a veranda, has been rebuilt and wrapped around the west face of the building. The configuration openings, which don't align at the first and second stories, indicate that the house has been further altered. Two interior parged chimneys with corbelled caps are located within the rear ell.

EXTERIOR DESCRIPTION:

The south elevation or facade of the house is four bays wide. A single-leaf, panel-and-light door is located in the inner east bay at the first story. To the west of the door are two 3/1 windows, and to the east is a 1/1 window. The second story is marked with four sash windows of varying form -- two 3/1 windows, one 2/2, and one 1/1. The four bays at the second story are slightly misaligned in relation to those below. The upper half story is illustrated by a 4-light casement window in a cross gable at the inner west bay. A one-story, five-bay porch with a new brick foundation, heavy posts, and a hipped roof extends across the full elevation and one additional bay to the west. Although the window surrounds have been clad in aluminum, vertical board shutters dating from the 1910s or early 1920s remain in place.

The basement is articulated with a 3-light hopper window at the east elevation. This elevation is also marked at the first story by five 1/1 windows, two single windows in the gable end wall, and a single window and a pair within the rear ell. A single-leaf, panel-and-light door with a gable roof portico is also located within the first story of the rear ell. The second story is marked with five 1/1 windows. Two pairs of windows are set within the ell, while the remaining window is located within the gable end. Although the window surrounds have been clad in aluminum, vertical board shutters dating from the 1910s or early 1920s remain in place.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. BA-2814

Section 7 Page 2

10300 Bird River Road
name of property
Baltimore County, MD
county and state

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A 3-light hopper window pierces the concrete, parged foundation wall at the north elevation. The north elevation is also punctuated with a 3/1 window at the first story. At the second story are a 3/1 window and a single-leaf, panel-and-light, metal door. A frame stair leads from the doorway to the ground. Although the window surrounds have been clad in aluminum, vertical board shutters dating from the 1910s or early 1920s remain in place.

The west elevation is three bays wide. A metal and glass sliding door has been inserted at the center bay of the first story, and to either side of the doorway is a 3/1 window. Each of the three bays is marked with a 3/1 window at the second story. Although the window surrounds have been clad in aluminum, vertical board shutters dating from the 1910s or early 1920s remain in place.

OUTBUILDINGS:

Two garages are located at the rear of the building. A non-historic, wood frame garage, dating from the 1970s, is located directly behind the house. Clad in vinyl siding, the garage is set on a concrete block foundation and covered with a gambrel roof.

To the east of this garage is a second wood frame garage, dating from the 1920s. This garage is set on a poured concrete foundation. The wood frame walls are clad in vinyl siding, and the hipped roof is covered with asphalt shingles. The car door has been replaced with an overhead metal door. An original panel-and-light door remains at the south elevation.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. BA-2814

Section 8 Page 1

10300 Bird River Road
name of property
Baltimore County, MD
county and state

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In the middle of the 19th century, Richard and Mary Vincent moved with their son Thomas to Baltimore County from England. The family rapidly rose to prominence within the county, purchasing vast acres of largely unimproved agricultural land in the White Marsh area for their farm. The Vincents, along with many of the farmers in Baltimore County, turned to market gardening, specializing in flowers. The property on which 10300 Bird River Road was historically associated with the Vincent family, for whom Vincent Farm Lane is named. By the mid 1910s, the Vincents were perhaps the largest florist in the State of Maryland. According to oral history, the house at 10300 Bird River Road was in fact Vincent Florist Farm.

In 1929, the Vincents sold the property to Julia and Joseph J. Stefan. The Stefans owned the property until 1961, when it was sold Howard V. and Eva V. Parker. After a brief period of ownership by the Brink family, the Parkers repurchased the house. In 1989, the Parkers again sold the property, this time to the Ayd family, who remain the owners.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. BA-2814

Section 8 Page 2

10300 Bird River Road
name of property
Baltimore County, MD
county and state

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National Register Evaluation:

The house at 10300 Bird River Road is not eligible due to the fact that it does not meet National Register Criteria A, B, C, or D. Preliminary research has not revealed any association between the dwelling and events that have made a significant contribution to the broad patterns of our history (Criterion A) or the lives of persons significant in our past (Criterion B). Although the building provides an example of the Queen Anne style, it is neither unusual nor distinguished; it does not represent the work of a master or display high artistic merit (Criterion C). There is no evidence that the property is likely to yield information important in history or prehistory (Criterion D). Thus, the property is not National Register-eligible.

MARYLAND HISTORICAL TRUST	
Eligibility recommended _____	Not Recommended <u>X</u>
Comments: _____ _____ _____	
Review, OPS: <u>[Signature]</u>	Date: <u>11/19/97</u>
Reviewer, NR Program: <u>[Signature]</u>	Date: <u>3/17/00</u>

[Handwritten mark]

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. BA-2814

10300 Bird River Road

name of property

Baltimore County, MD

county and state

=====

HISTORIC CONTEXT:

Geographic Organization: Piedmont

Chronological/Development Period (s):

Industrial/Urban Dominance (1870-1930)
Modern Period (1930-present)

Prehistoric/Historic Period Theme (s):

Architecture, Landscape, and Community
Planning
Agriculture

RESOURCE TYPE(S)

Category: Building

Historic Environment: Rural

Historic Function (s): DOMESTIC/Single Dwelling

Known Design Source: Unknown

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. BA-2814

10300 Bird River Road
name of property
Baltimore County, MD
county and state

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Chain of Title:

Deed A: 114-3/4 acres

May 21, 1902: Equity Case: Julia A. Strong versus Winchester
Bond, et al
Elmer J. Cook appointed Trustee to sell
property
114-3/4 acres

August 9, 1902: Elmer J. Cook, et al, Trustee to Richard and
Annie Vincent
114-3/4 acres
Land Records of Baltimore County
Liber NBM 263 Folio 235

Deed B: 61-8/10 acres

May 3, 1816: James Christopher devised to Thomas Christopher

February 9, 1912: Charles Pielut and Forrest Bramble,
administrators for Thomas Christopher to James
L. and Anna C. Smick
61-8/10 acres
Will Records of Baltimore County
Liber OPM 4 Folio 168
Land Records of Baltimore County
Liber WPC 390 Folio 369

June 24, 1920: James L. and Anna C. Smick to Richard and Annie
Vincent
61-8/10 acres
Land Records of Baltimore County
Liber WHM 661 Folio 282

Deeds A and B: 176.55

December 19, 1928: John S. and Mary Vincent and Richard A. and
Ella Vincent to Nathan C. Robertson
Land Records of Baltimore County
Liber WHM 661 Folio 282

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. BA-2814

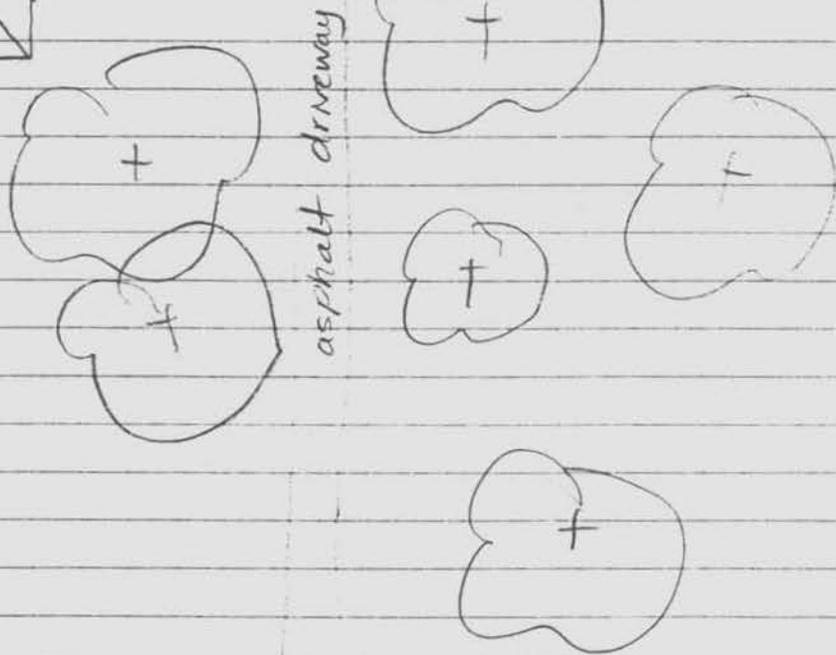
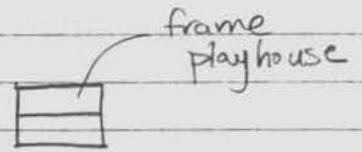
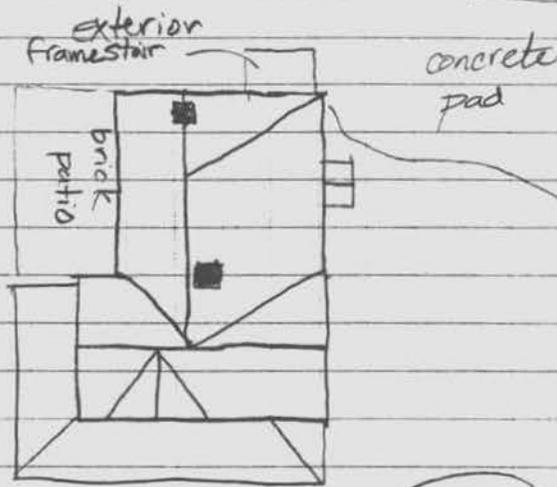
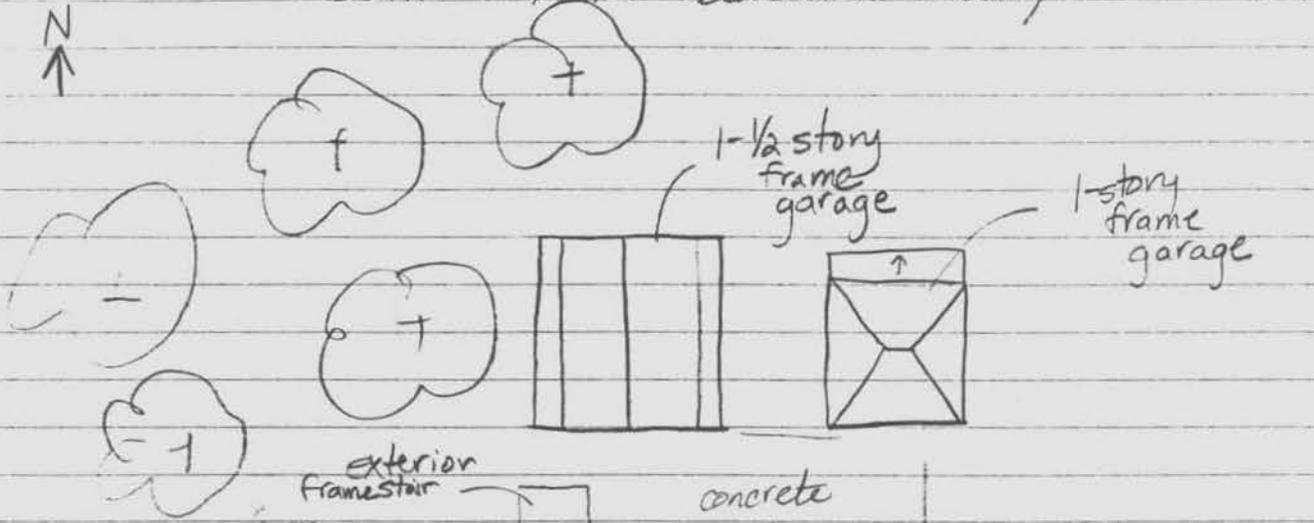
10300 Bird River Road
name of property
Baltimore County, MD
county and state

- =====
- December 19, 1928: Nathan C. Robertson to Richard A. and Ella Vincent
Land Records of Baltimore County
Liber WHM 661 Folio 284
- November 26, 1929: Nathan C. Robertson to Robert A. Vincent
Confirmatory Deed
68.24 acres
Land Records of Baltimore County
Liber 835 Folio 498
- November 26, 1929: Richard A. and Ella O. Vincent to Julia and Joseph J. Stefan
Land Records of Baltimore County
Liber LMCLM 835 Folio 499
- May 23, 1961: Julia B. Stefan, widow to Howard V. and Eva V. Parker
Land Records of Baltimore County
Liber WJR 3844 Folio 469
- February 17, 1970: Howard V. and Eva V. Parker to Mervin D. and Hester Brink
Land Records of Baltimore County
Liber OTG 5073 Folio 262
- September 17, 1986: Hester Brink to Howard V. and Eva Parker
Land Records of Baltimore County
Liber EHK Jr. 7320 Folio 326
- February 28, 1989: Howard V. and Eva Parker to Phyllis J. and Michael J. Ayd
Land Records of Baltimore County
Liber 8113 Folio 380

SKETCH MAP

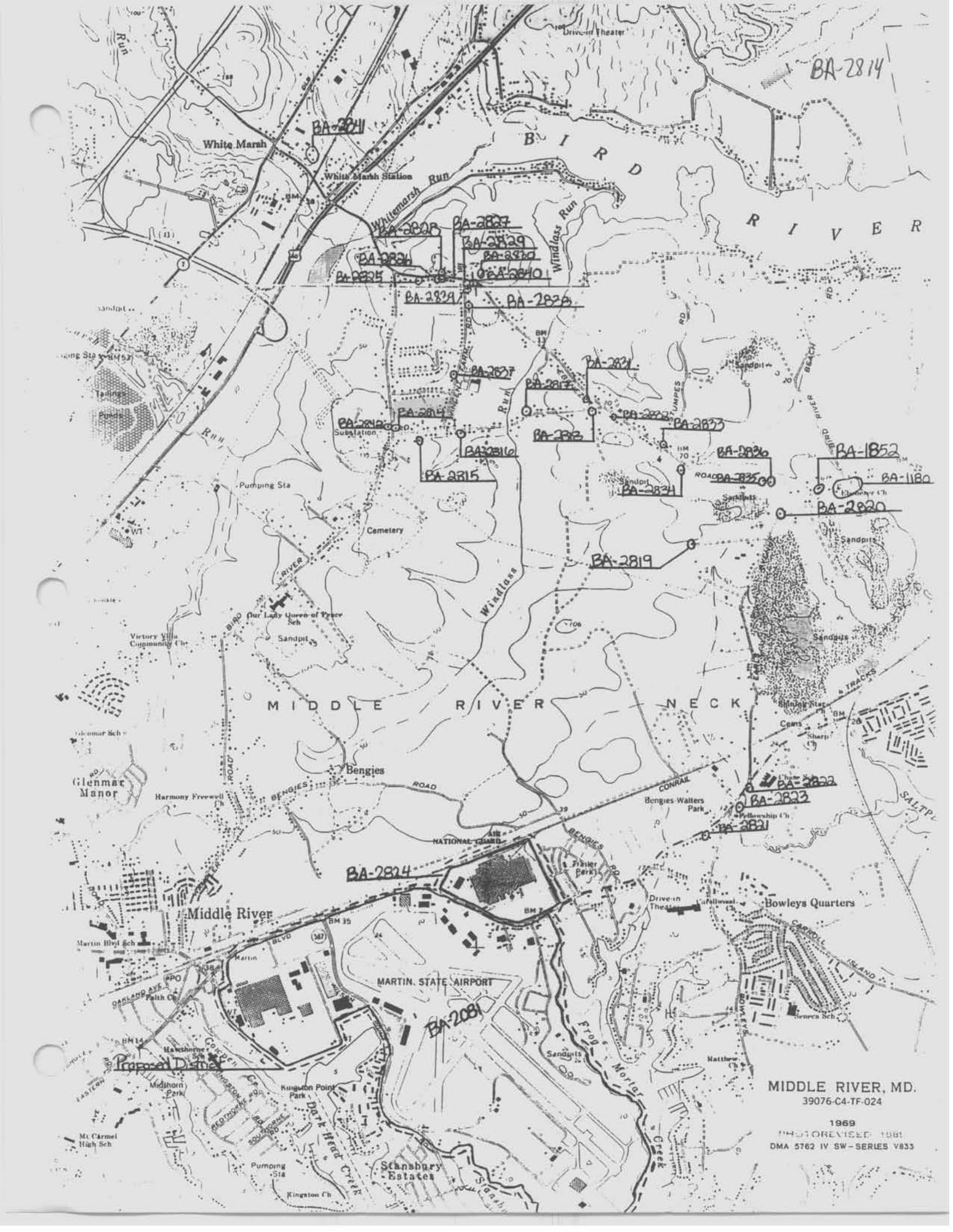
BA 2817

10300 BIRD RIVER Rd
Baltimore, MD Baltimore County



Bird River Rd.

10300



BA-2814

BA-2821

BA-2828

BA-2829

BA-2834

BA-2830

BA-2825

BA-2829

BA-2826

BA-2827

BA-2821

BA-2842

BA-2844

BA-2822

BA-2823

BA-2815

BA-2832

BA-2826

BA-1852

BA-1180

BA-2820

BA-2819

MIDDLE RIVER NECK

BA-2834

BA-2832

BA-2831

Middle River

MARTIN STATE AIRPORT

BA-2081

MIDDLE RIVER, MD.
39076-C4-TF-024

1969
PHOTOREVISED 1981
DMA 5762 IV SW - SERIES V833



BA-2814

10300 BIRD RIVER RD.

WHITE MARSH, MD

TRACERIES

AUGUST 1997

MARYLAND SHPO

SOUTH ELEVATION

1 OF 4



BA-2814

10300 BIRD RIVER RD.

WHITE MARSH, MD

TRACERIES

AUGUST 1997

MARYLAND SHPO

EAST ELEVATION

2 OF 4



BA-2814

10300 BIRD RIVER RD.

WHITE MARSH, MD

TRACERIES

AUGUST 1997

MARYLAND SHPO

WEST ELEVATION

30F4



BA-2814

10300 BIRD RIVER RD

WHITE MARSH, MD

TRACERIES

AUGUST 1997

MARYLAND SHPO

2 GARAGES, PLAYHOUSE -LOOKING NORTH

4 OF 4