

CAPSULE SUMMARY

10317 Bird River Road

BA-2815

The modest dwelling at 10317 Bird River Road was constructed between 1901 and 1910 for Widow Mary E. Bevans. The vernacular building appears to have been one of the first residential buildings erected on the property of Bevans' father, William Kinghorn, who purchased vast acres of undeveloped land in 1828. Having inherited the land from her father, Bevans proceeded to improve the agricultural land, subdividing it for future developments. The property was conveyed by Bevans to Rudolph C. Magsamen in 1910. Based on the verbiage of the deed of conveyance, it appears that the property had been improved prior to the July 1910 sale by the construction of the vernacular Queen Anne dwelling. The Magsamen family retained ownership until 1961, conveying it fifty years later to Robert D. and Janet B. Vance.

The modest vernacular dwelling is two stories in height with a slightly raised random stone foundation. The wood frame building is clad in vinyl German siding with cornerboards and covered with a steeply pitched side gable roof of asphalt shingles. Presently L-shaped in plan, the main block of the building is two bays wide and three bays deep. The lack of ornament may be a result of alterations, yet the vernacular trends of the period and the rural context suggest the dwelling was largely devoid of applied detailing originally.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. BA-2815

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1. Name of Property

=====

historic name _____

common/other name _____

=====

2. Location

=====

street & number 10317 Bird River Road not for publication _____
city or town Baltimore vicinity _____ state Maryland code MD
county Baltimore code 005 zip code 21220-1505

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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>1</u>		<u>0</u>		buildings
<u>0</u>		<u>0</u>		sites
<u>0</u>		<u>0</u>		structures
<u>0</u>		<u>0</u>		objects
<u>1</u>		<u>0</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

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling

=====
7. Description
=====

Architectural Classification (Enter categories from instructions)

Vernacular Queen Anne

Materials (Enter categories from instructions)

foundation Solid: Random Stone
roof Side Gable: Asphalt Shingles
walls Wood Frame: Vinyl German 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
10317 Bird River Road
Baltimore County, Maryland

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Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance 1911-present

Significant Dates 1911

Significant Person (Complete if Criterion B is marked above)

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 2.12 acres

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

The property located at 10317 Bird River Road is sited on Parcel 115, as indicated on Tax map 83, Grid 7.

Boundary Justification (Explain why the boundaries were selected.)

The main dwelling at 10317 Bird River Road has been historically associated with Parcel 115 since its construction at the turn of the 20th century.

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11. Form Prepared By

=====

name/title Laura V. Trieschmann, Architectural Historian
organization Traceries date August 1, 1997
street & number 5420 Western Avenue telephone 301/656-5283
city or town Chevy Chase state MD zip code 20815

=====

12. Property Owner

=====

name Janet B. Vance
street & number 10317 Bird River Road telephone _____
city or town Baltimore state MD zip code 21220

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MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. BA-2815

Section 7 Page 1

10317 Bird River Road
name of property
Baltimore County, MD
county and state

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The main dwelling at 10317 Bird River Road in Baltimore was constructed in the first decade of the 20th century. The modest vernacular dwelling is two stories in height with a slightly raised random stone foundation. The wood frame building is clad in vinyl German siding with cornerboards and covered with a steeply pitched side gable roof of asphalt shingles. Presently L-shaped in plan, the main block of the building is two bays wide and three bays deep. The building has been altered by the application of siding, contemporary roofing material, and replacement 1/1 metal windows.

The lack of ornament may be a result of these alterations, yet the vernacular trends of the period and the rural context suggest the dwelling was largely devoid of applied detailing originally. Stylistic ornamentation derived from a vernacular interpretation of the Queen Anne style is found on the full-width front porch. The three-bay porch is set upon a brick pier foundation. The shed roof of the porch is supported by turned posts, finished with turned balusters.

The surrounding property, consisting of 2.12 acres, is rural in appearance, with large mature trees and shrubs. The gravel drive extending from Bird River Road encircles the main dwelling to the east. A concrete parking pad is located to the south adjacent to wooded area.

EXTERIOR DESCRIPTION:

The facade of the main dwelling, facing north, is symmetrically marked on the first and second stories by elongated window openings. The openings, now filled with replacement 1/1 metal windows, have square-edged aluminum surrounds with backbanding and louvered metal shutters. The symmetry is interrupted on the first story by the central passage entry. Similarly finished with aluminum surrounds, the entry contains a replacement wood and glass paneled door and storm door.

The side elevations are similarly trimmed with aluminum surrounds, louvered shutters, and 1/1 windows. The location of the main interior stair dictates the symmetry of the window openings on the west elevation, thus, the first story has a single opening with a one-light casement window, while the second story has three equally spaced openings with 1/1 windows. In contrast, the east elevation of the main block is symmetrically pierced by three window openings on both the first and second stories. Additionally, the east

MARYLAND INVENTORY OF HISTORIC PROPERTIES
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10317 Bird River Road
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county and state

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elevation contains a single entry opening with a wood and glass paneled door located in the bulkhead entry to the basement.

The rear, or south elevation, as originally designed has been largely obscured by the construction of the two-story rear ell and a wooden deck. Visible openings on the elevation include a single 1/1 metal window opening with the same detailing as seen on the facade and side elevations. A double-leaf entry opening, filled with metal frame sliding glass doors, has been added to allow for direct access to the wood deck.

The rear ell extends from the southeast side of the south elevation. Covered by a gable roof clad with asphalt shingles, the ell is constructed of wood frame with vinyl siding. Mimicking the alterations to the main block of the house, the ell addition has 1/1 metal windows and square-edged aluminum surrounds.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

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Section 8 Page 1

10317 Bird River Road
name of property
Baltimore County, MD
county and state

=====
The modest dwelling at 10317 Bird River Road was constructed between 1901 and 1910 for Widow Mary E. Bevans.¹ The vernacular building appears to have been one of the first residential buildings erected on the property of Bevans' father, William Kinghorn, who purchased vast acres of undeveloped land in 1828. Having inherited the land from her father, Bevans proceeded to improve the agricultural land, subdividing it for future developments.

The property was conveyed by Bevans to Rudolph C. Magsamen in 1910. Based on the verbiage of the deed of conveyance, it appears that the property had been improved prior to the July 1910 sale by the construction of the vernacular Queen Anne dwelling. The Magsamen family retained ownership until 1961, conveying it fifty years later to Robert D. and Janet B. Vance.

Rural in context and design, the main dwelling associated with the property is typical in form, ornament, and construction material to many of the residential buildings being erected in the White Marsh area of Baltimore County at the turn of the 20th century. Although more modest and vernacular than the late 19th century improvements that gleaned architectural detailing from the Gothic Revival style, the dwelling and its early 20th century counterparts continued the diluted stylistic traditions established in the 19th century by rural builders and craftsmen.

¹ The records of the Record of Deeds indicates the dwelling was constructed in 1911, while oral history provides a 1901 date of construction.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
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Section 8 Page 2

10317 Bird River Road
name of property
Baltimore County, MD
county and state

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National Register Evaluation:

The house at 10317 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>4/19/97</u>
Reviewer, NR Program: <u>[Signature]</u>	Date: <u>3/17/00</u>

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MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

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10317 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

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

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10317 Bird River Road
name of property
Baltimore County, MD
county and state

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Chain of Title:

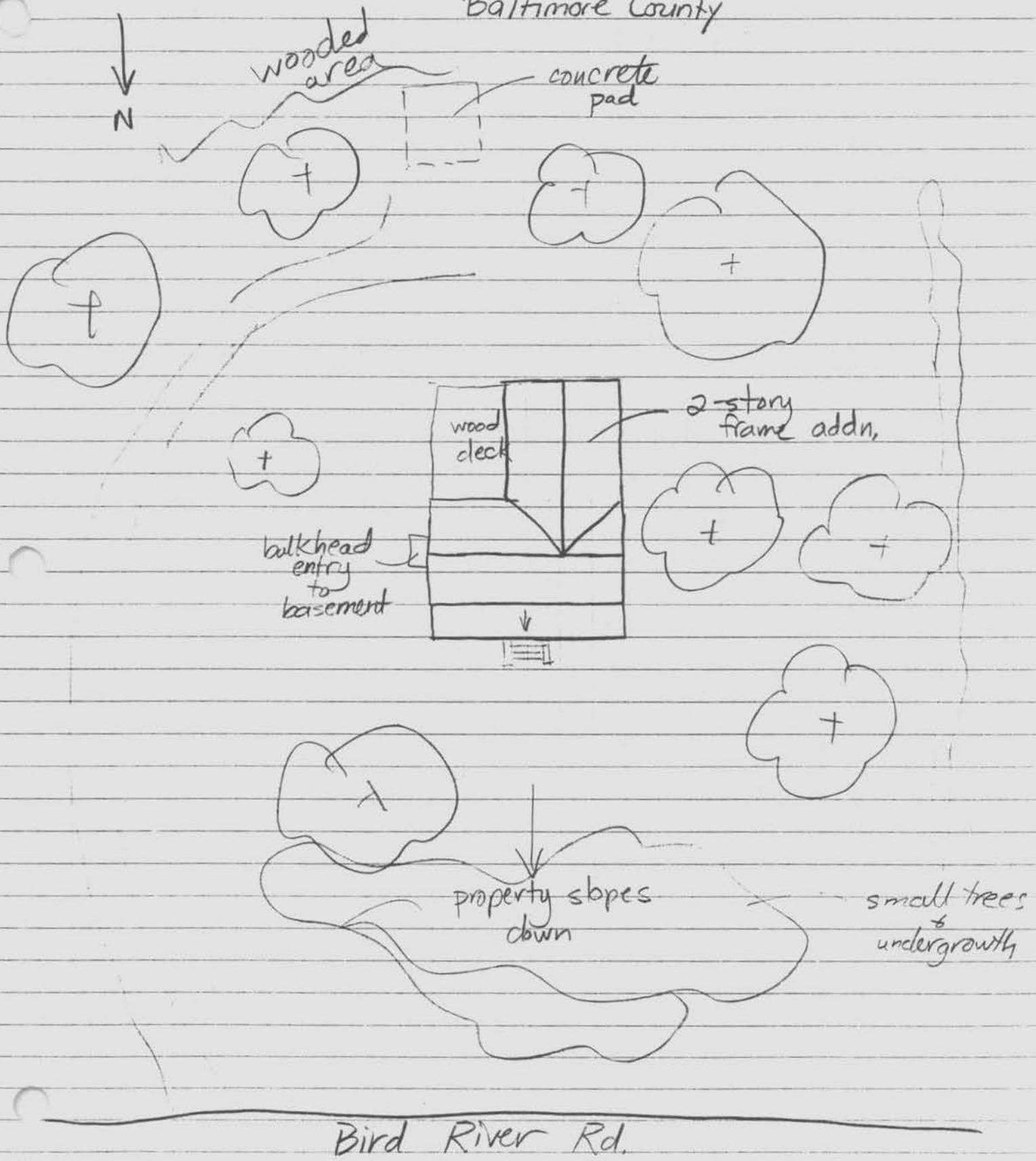
- March 17, 1828: Thomas C. Collins, et al. to William Kinghorn
William devised property to his daughter, Mary
E. Bevans, who in turn devised a part of the
property to George A. Bevans, et al.
Land Records of Baltimore County
Liber WG 193 Folio 480
Will Records of Baltimore County
Liber JLR 1 Folio 254
- July 22, 1910: Mary E. Bevans, widow; George A. and M. Ella
Bevans; Charles and Martha E. Bevans, et al.
to Rudolph C. Magsamen
Land Records of Baltimore County
Liber WPC 366 Folio 124
- September 4, 1952: Rudolph C. and Minnie E. Magsamen to Walter J.
Magsamen
Land Records of Baltimore County
Liber GLB 2175 Folio 279
- *April 30, 1968: Walter J. Magsamen to Eleanora M. and George A.
Miles, Jr., Ethel Wiegand, Howard Nelson
Magsamen, and William Magsamen
Land Records of Baltimore County
Liber OTG 4870 Folio 720
- June 30, 1961: Eleanora M. Niles to Robert D. Vance
Land Records of Baltimore County
Liber WJR 3882 Folio 585
- April 3, 1984: Robert D. and Janet B. Vance to Janet B. Vance
Land Records of Baltimore County
Liber 6688 Folio 463

* Dates listed reflect recordation dates noted in Baltimore County
Land Records.

SKETCH MAP

10317 BIRD RIVER ROAD
Baltimore, MD
Baltimore County

BA-2815



BA-2815

White Marsh

B I R D R I V E R

BA-2821

White Marsh Station

White Marsh Rd

White Marsh Rd

PA-2837

PA-2839

PA-2836

PA-2840

PA-2835

PA-2829

PA-2826

PA-2827

PA-2821

PA-2817

PA-2822

PA-2823

PA-2812

PA-2814

PA-2816

PA-2815

PA-2826

BA-1852

BA-1180

PA-2820

PA-2819

Pumphng Sta

Cemetery

Windlass Run

M I D D L E R I V E R N E C K

Bengies

BENGIES ROAD

Bongies Walters Park

Glenmat Manor

Harmony Freewell

BA-2824

BA-2822

BA-2823

BA-2821

Middle River

MARTIN STATE AIRPORT

BA-2081

Bowleys Quarters

Proposed District

Midhorn Park

Kingston Point Park

Scansbury Estates

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

1969
PHOTOREPRODUCED 1981
DMA 5762 IV SW - SERIES V833



BA-2815

10317 BIRD RIVER RD,
BALTIMORE, MD
TRACERIES

AUGUST 1997

MARYLAND SHPO
NORTH ELEVATION

1 OF 4



BA-2815
10317 BIRD RIVER RD.
BALTIMORE, MD
TRACERIES
AUGUST 1997
MARYLAND SHPO
WEST ELEVATION
2 OF 4



BA-2815
10317 BIRD RIVER RD.
BALTIMORE, MD
TRACERIES
AUGUST 1997
MARYLAND SHPO
SOUTH ELEVATION
3 OF 4



BA-2815

10317 BIRD RIVER RD.

BALTIMORE, MD

TRACERIES

AUGUST 1997

MARYLAND SHIP
EAST ELEVATION

4 OF 4