

CAPSULE SUMMARY
10603 Vincent Farm Road
BA-2839

The property on which 10603 Vincent Farm Road was constructed was historically associated with the Vincent family, for whom Vincent Farm Road is named. Beginning in late 19th century to the turn of the 20th century, the Vincent family began to purchase vast acres of largely unimproved agricultural land in the White Marsh area. Based on deed references recorded in the 1930s and 1940s, the family intended to subdivide the land and construct speculative housing. With the construction of the Martin Company facilities in the late 1920s, the housing requirements necessary to support the influx of workers at the company spurred subdivision and development of agricultural land throughout the area. Yet, the Vincent family was unable to completely fulfill their speculative plans, going bankrupt in the 1930s.

The vernacular house at 10603 Vincent Farm Road is sited on a wide, fenced lot with mature trees scattered across the yard. Set on a solid, parged foundation, the frame house, now clad in vinyl siding, was originally T-shaped in plan. Two and one-half stories in height, the house was covered with an asphalt shingle, side gable roof with paired cross gables. The original house remains recognizable; however, several additions have been made. The original full-width porch has been enclosed; a modern, one-story, two-car garage and connector have been constructed at the south end of the house; a two-story, shed roof, wood frame addition has been constructed at the rear of the house to either side of the original rear ell.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. BA-2839

=====

1. Name of Property

=====

historic name _____

common/other name _____

=====

2. Location

=====

street & number 10603 Vincent Farm Lane not for publication _____
city or town White Marsh vicinity _____ state Maryland code MD
county Baltimore code 005 zip code 21161

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3. State/Federal Agency Certification

N/A

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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

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single Dwelling

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

Architectural Classification (Enter categories from instructions)

vernacular

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
10603 Vincent Farm Lane
Baltimore County, Maryland

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Page 4

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Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance 1909-present

Significant Dates 1909

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 38,766 Square Feet

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

The property at 10603 Vincent Farm La. is designated as Parcel 522 as indicated on Map 83, Grid 1.

Boundary Justification (Explain why the boundaries were selected.)

The property has been historically associated with Parcel 522 since the original construction in 1909.

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11. Form Prepared By

=====

name/title Andrea Bakewell Lowery, Architectural Historian
organization Traceries date August 12, 1997
street & number 5420 Western Avenue telephone 301/656-5283
city or town Chevy Chase state MD zip code 20815

=====

12. Property Owner

=====

name Carolyn and Arnold Yok
street & number 10603 Vincent Farm La. 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-2839

Section 7 Page 1

10603 Vincent Farm Lane
name of property
Baltimore County, MD
county and state

=====

The vernacular house at 10603 Vincent Farm Road is sited on a wide, fenced lot with mature trees scattered across the yard. Set on a solid, parged foundation, the 1909 frame house, now clad in vinyl siding, was originally T-shaped in plan. Two and one-half stories in height, the house was covered with an asphalt shingle, side gable roof with paired cross gables. The original house remains recognizable; however, several additions have been made. The original full-width porch has been enclosed; a modern, one-story, two-car garage and connector have been constructed at the south end of the house; a two-story, shed roof, wood frame addition has been constructed at the rear of the house to either side of the original rear ell.

EXTERIOR DESCRIPTION:

The west elevation of the house addresses Vincent Farm Lane. Two and one-half stories in height and three bays wide, the entire first story is obscured by a full-width porch with a shed roof. The northern portion of the porch has been enclosed with vinyl siding and 1/1 metal and jalousie windows, and the southern portion, one bay wide, has been left open with a turned post at the southwest corner. A wide metal awning wraps around the corner of the open porch. At the south wall of the enclosed porch is the primary entrance, which is filled with a Craftsman-style, multi-light door. A single 3/1 window remains exposed at the south end of the wall. The second story is articulated with three evenly spaced, 3/1 windows. The upper half-story is marked by two round-top 1/1 windows that are located in the paired gables.

To the south of the original dwelling a one-story, vinyl-clad, front gable, two-car garage has been constructed, and a small, one-story connector has been erected between the two buildings. At the west elevation a sliding glass door leads to the connector, and a rolling, overhead, metal, doublewide door leads into the garage.

Three 1/1 windows with wood surrounds with banded caps are located on the side walls of the garage, one to the north and two to the south.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
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Section 7 Page 2

10603 Vincent Farm Lane
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The north wall of the dwelling is two bays wide. The one-story, shed roof, enclosed porch extends to the west at this elevation and is marked by two jalousie windows. At the first story of the main body of the house are two windows; to the west is a 1/1 window, and to the east is a fixed one-light window. Above these windows at the second story are two 1/1 windows. An exterior end, concrete-parged chimney rises between the two bays.

The east wall of the house is pierced at the northern edge of the first story by three contemporary wood windows; each formed by a fixed light beneath an awning window. At the first story, in the original rear elevation of the ell is a 3/1 window. To the south of the ell, two 1/1 windows mark the first story. Again the connector and garage are evident, with a sliding, metal and glass door placed in the east wall of the connector. The east wall of the garage is punctuated at the north with a panel-and-light door and at the south with a 1/1 window.

Although the construction of the garage and connector interrupts the south elevation of the original dwelling, much of this original wall remains exposed. At the west edge of the first story is a single, 3/1 window. At the second floor, the western bay is marked with a 3/1 window like the one below, but, at the eastern bay, a 1/1 window has been inserted in the addition.

OUTBUILDINGS:

To the east of the dwelling is a small, wood frame shed that dates from the 1930s. Set on a poured concrete foundation, the asbestos shingle-clad shed is covered with a gable roof of corrugated metal. Although the shed has both window openings and doorways, no windows or doors remain intact.

At the north edge of the property is a one-story, two-bay garage or machine shed dating from the late 1940s or the 1950s. The building is set on a concrete block foundation, and the frame walls have been clad in asbestos siding. The side gable roof is covered with corrugated metal. The entrances to the two bays have been left open.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
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Section 8 Page 1

10603 Vincent Farm Lane
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The dwelling at 10603 Vincent Farm Road is a vernacular example of rural I-house architecture. The traditional I-house retained its popularity during the latter part of the 19th century, being stylistically detailed by applied ornament associated with fashionable trends. The cross gable, open pediment at the central bay of the side gable I-house form was one of the most fashionable trends in the county, often requiring property owners to add the component to extant side gable roofs. First appearing in the 1870s, the pediment was typically pierced by a single double-hung window opening. The I-house form was also often enlarged by the construction of one- to two-story ells that gave the building a T- or L-shaped plan. Another popular variation to the form was the enlargement of the front parlor by a two-story canted or square bay.

Typically five bays wide and two bays deep, the I-house building form has a central-passage plan. The use of the passage as a summer hall had changed with the introduction of numerous asymmetrically placed window openings and the wrap-around porch. Thus, the hall was reduced in width and served as a connecting hyphen that usually accommodated the main stair. The I-house form continued into the early part of the 20th century, gaining popularity in suburban and rural communities in the 1920s and 1930s with Craftsman-style detailing rather than Late Victorian.

The dwelling at 10603 Vincent Farm Road provides a good illustration of a vernacular I-house as practiced throughout Baltimore County, and across America, at the turn of the 20th century. Lacking in decorative details, the form of the building -- a 2-1/2-story, T-shaped house with the center bay of a symmetrical facade emphasized by paired gables -- reflects the I-House form so typical of rural America in the early 20th century.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

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Section 8 Page 2

10603 Vincent Farm Lane
name of property
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The property on which 10603 Vincent Farm Road was constructed was historically associated with the Vincent family, for whom Vincent Farm Road is named. Beginning in late 19th century to the turn of the 20th century, the Vincent family began to purchase vast acres of largely unimproved agricultural land in the White Marsh area. Based on deed references recorded in the 1930s and 1940s, the family intended to subdivide the land and construct speculative housing. With the construction of the Martin Company facilities in the late 1920s, the housing requirements necessary to support the influx of workers at the company spurred subdivision and development of agricultural land throughout the area. Yet, the Vincent family was unable to completely fulfill their speculative plans, going bankrupt in the 1930s.

Improved in 1909 by the construction of a vernacular dwelling, the property at 10603 Vincent Farm Road was conveyed by Thomas A. and Helen M. Vincent to John and Mamie Fox. By 1936, however, the property had been transferred back to the Vincents. The Cowenton Permanent Building Association obtained ownership of the property in 1938, utilizing it as rental property until 1945. George and Ethel Merryman, who had purchased the dwelling in 1945, conveyed it to the present owners, Carolyn and Arnold Yox, in 1967.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. BA-2839

Section 8 Page 3

10603 Vincent Farm Lane
name of property
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county and state

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National Register Evaluation:

The house at 10603 Vincent Farm Lane 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 vernacular rural architecture, 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>11/12/97</u> |
| Reviewer, NR Program: <u>[Signature]</u> | Date: <u>3/17/00</u> |

[Signature]

MARYLAND INVENTORY OF HISTORIC PROPERTIES
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10603 Vincent Farm Lane
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Baltimore County, MD
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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
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10603 Vincent Farm Lane
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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

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| | |
|-------------------|--|
| December 19, 1928 | Nathan C. Robertson to Thomas A. and Helen M. Vincent Part of property Land Records of Baltimore County Liber 661 Folio 279 |
| October 29, 1929 | Thomas A. and Helen M. Vincent to John and Mamie Fox Part of property Land Records of Baltimore County Liber 833 Folio 442 |
| June 3, 1936 | John and Mamie Fox to Thomas A. and Helen M. Vincent Land Records of Baltimore County Liber 977 Folio 14 |
| June 6, 1938 | Thomas A. and Helen M. Vincent to Cowenton Permanent Building Association No. 1 Land Records of Baltimore County Liber 1035 Folio 145 |
| August 14, 1945: | Cowenton Permanent Building Association No. 1 to George C. and Ethel J. Merryman Land Records of Baltimore County Liber 1400 Folio 531 |
| August 28, 1967: | George C. and Ethel J. Merryman to Carolyn and Arnold Yox Land Records of Baltimore County Liber 4797 Folio 417 |

BA-2839

SKECH MAP

10603 Vincent Farm Rd.
White Marsh, MD
Baltimore County

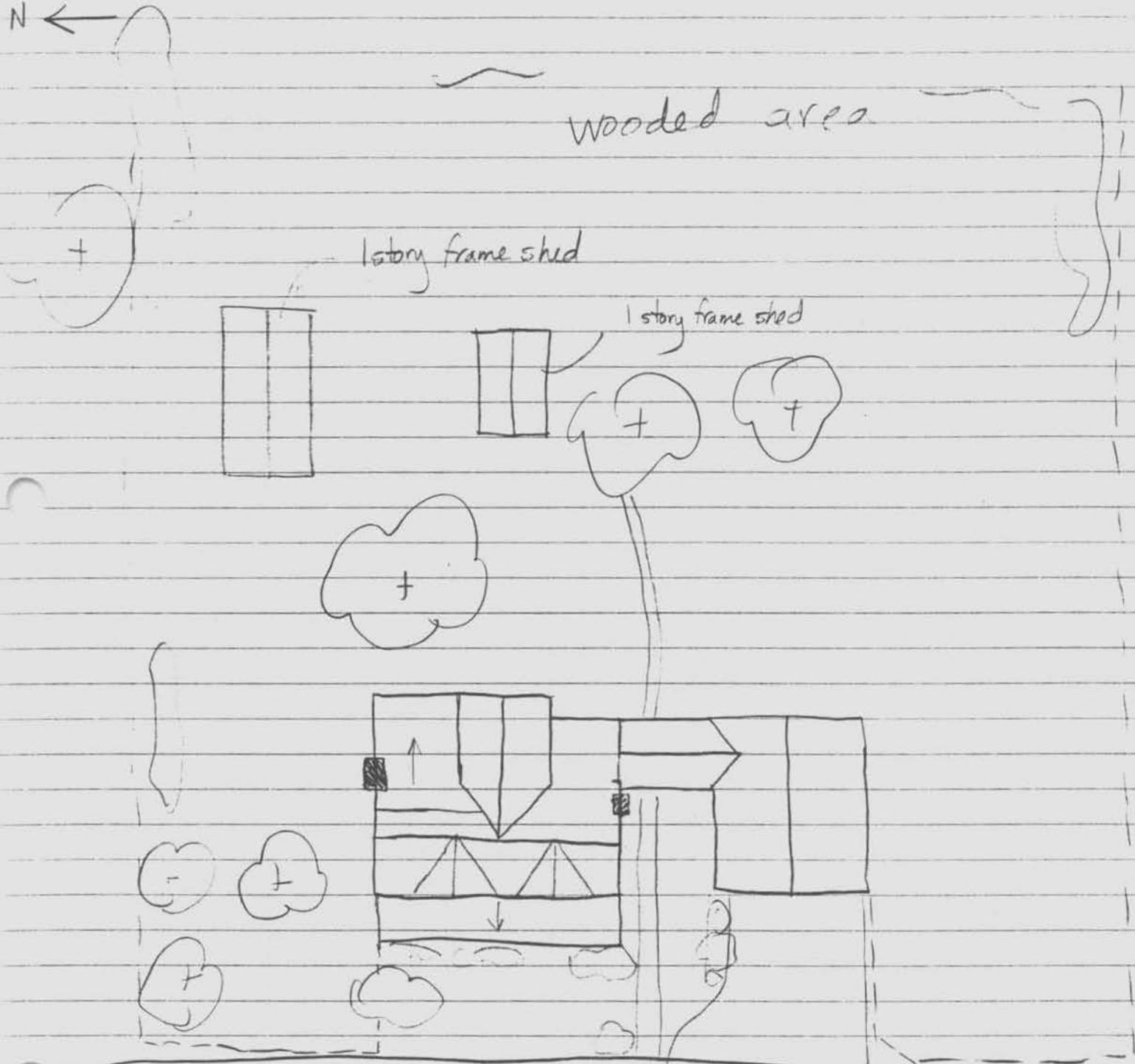
N ←



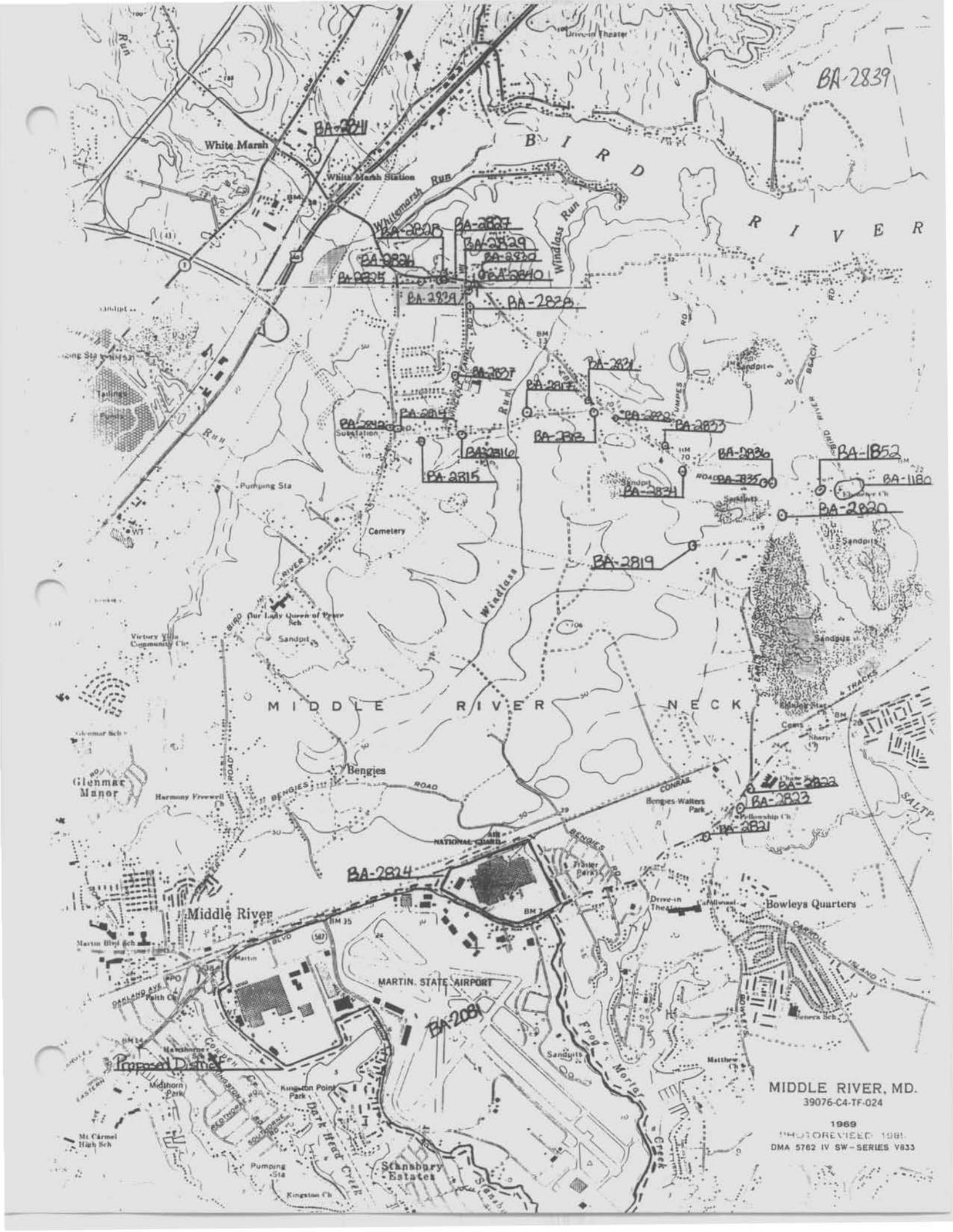
wooded area

1 story frame shed

1 story frame shed



Vincent Farm Rd.



BA-2839

BA-2821

White Marsh Station

BIRD RIVER

White Marsh Run

PA-2827

PA-2828

PA-2829

PA-2830

PA-2831

PA-2832

PA-2833

PA-2834

PA-2835

Windlass Run

PA-2824

PA-2825

PA-2826

PA-2827

PA-2828

PA-2829

PA-2830

PA-2831

PA-2832

PA-2833

PA-2834

PA-2835

PA-2810

PA-2811

PA-2812

PA-2813

PA-2814

PA-2815

PA-2819

BA-1852

BA-1180

PA-2820

MIDDLE RIVER NECK

BA-2824

BA-2822

BA-2823

BA-2821

Middle River

MARTIN STATE AIRPORT

BA-2081

Bowleys Quarters

Proposed District

Schnsbury Estates

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

1969
PHOTOREVIEWED 1981
DMA 5762 IV SW-SERIES V833



BA-2839

10603 VINCENT FARM LA.

WHITE MARSH, MD

TRACERIES

AUGUST 1997

MARYLAND SHPO

WEST ELEVATION

1 OF 5



BA-2839

10603 VINCENT FARM LA,
WHITE MARSH, MD

TRACERIES

AUGUST 1997

MARYLAND SHPO

SOUTH ELEVATION

2 OF 5



BA-2839

10603 VINCENT FARM LA.

WHITE MARSH, MD

TRACERIES

AUGUST 1997

MARYLAND SHPO

EAST ELEVATION

3 OF 5



BA-2839

10603 VINCENT FARM LA,

WHITE MARSH, MD

TRACERIES

AUGUST 1997

MARYLAND SHPO

NORTH ELEVATION

4 OF 5



BA-2839

10603 VINCENT FARM LA.

WHITE MARSH, MD

TRACERIES

AUGUST 1997

MARYLAND SHPO

GARAGE, SHED - LOOKING NE

5 OF 5