

**Capsule Summary**  
**BA-2898**  
**Tracey House**  
**19919 Cameron Mill**  
**Bentley Springs Vicinity, Baltimore County**  
**ca. 1866**  
**Private**

Christoff Kotter owned the property, known as the Tracey House, when the vernacular dwelling was constructed in 1866. Consisting of 240 acres, the farm is located approximately a mile from York Road, in a rural section of Baltimore County near Bentley Springs, between the 19th century turnpike towns of Parkton and Maryland Line. Owned by just three families, the property was purchased by Herbert C. Tracey in 1913. The Tracey family, for whom the building is named, has retained ownership for eighty-seven years.

The five-bay wide vernacular farmhouse consists of a main block and ell. As originally constructed, the wood frame building featured an L-shaped plan accessible through a central entry. The house is now clad in asbestos shingles and sits on an uncoursed fieldstone foundation that has been parged. The side gabled roof, clad in slate tiles, has a shallow pitch. The roof is accented with a molded, boxed cornice with returns, overhanging eaves and three interior end brick chimneys. The decorative vergeboard in the gable peak of the ell provides a strong tie to the Gothic Revival style, popular at this time in America. A wrap-porch supported by turned wooden posts envelops the façade and ell. The porch has been altered, but retains the original slate tile cladding on the hipped roof. The pier foundation of the porch has been infilled with cinder block. The façade, facing southwest, overlooked rolling hills and farmland. However, the northeast elevation, which presents a gable front and wing form, has become the primary elevation. There are three circa 1900 historic outbuildings, including a garage, a granary, and hay barn. A circa 1870 foundation of a bank barn, a circa 1930 shed, and a circa 1970 silo structure are also associated with the property.

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. BA-2898

## 1. Name of Property (indicate preferred name)

historic Tracey House

other

## 2. Location

street and number 19919 Cameron Mill Road \_\_ not for publication

city, town Bentley Springs X vicinity

county Baltimore

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

name Barbara Ann Nipkow, Joan and Holley Jean Axelberd

street and number 1253 Poole Road telephone 410-876-3458

city, town Westminster state MD zip code 21157-7249

## 4. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore County Courthouse tax map and parcel m. 12, p. 14

city, town Towson liber 12333 folio 201

## 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	4	1
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion	1	sites
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> social		1
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation		structures
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	5	objects
		<input type="checkbox"/> government	<input type="checkbox"/> unknown		Total
		<input type="checkbox"/> health care	<input type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> industry	<input type="checkbox"/> other:		
				<b>Number of Contributing Resources previously listed in the Inventory</b>	
				0	

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## 7. Description

Inventory No. BA-2898

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### Condition

excellent       deteriorated  
 good             ruins  
 fair               altered

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

Constructed circa 1866, the five-bay wide vernacular farmhouse at 19919 Cameron Mill Road consists of a main block and ell. As originally constructed, the wood frame building featured an L-shaped plan accessible through a central entry. The house is now clad in asbestos shingles and sits on an uncoursed fieldstone foundation that has been parged. The side gabled roof, clad in slate tiles, has a shallow pitch. The roof is accented with a molded, boxed cornice with returns, overhanging eaves and three interior end brick chimneys. The chimney in the ell and one in the main block have been rebuilt with corbeled caps. The remaining chimney, located in the main block, has a flat cap with a square chimney pot. The decorative vergeboard in the gable peak of the ell provides a strong tie to the Gothic Revival style, popular at this time in America. A wrap-porch supported by turned wooden posts envelops the façade and ell. The porch has been altered, but retains the original slate tile cladding on the hipped roof. The pier foundation of the porch has been infilled with cinder block. The house was constructed into a hill on 240 acres. The façade, facing southwest, overlooked rolling hills and farmland. However, the northeast elevation, which presents a gable front and wing form, has become the primary elevation. The house sits off the east side of Cameron Mill Road near Bentley Springs. There are three circa 1900 historic outbuildings, including a garage, a granary, and hay barn. A circa 1870 foundation of a bank barn, a circa 1930 shed, and a circa 1970 silo structure are also associated with the property.

### EXTERIOR DESCRIPTION

The original primary elevation, facing southwest, measures five bays wide and is symmetrically fenestrated. The central entry consists of a single-leaf two-panel door with a narrow, molded wood surround and an inset four-light transom. Two wooden 6/1 windows flank the door to each side. They have square-edged sills and thin molded surrounds. The second story is pierced with five wooden 6/1 windows with square-edged sills and thin molded surrounds. The turned porch posts on this façade have been replaced with new wooden square posts. In addition, two bays of the banister have been replaced with horizontal board rails. The central bay appears to have originally had stairs. The deck consists of wide floorboards, measuring approximately ten inches in width.

The southeast elevation is comprised of the main block and ell. The wrap-around porch has been enclosed along the ell. The main block is fenestrated with two small wooden 2/2-attic story windows. They have narrow molded wood surrounds and square-edged sills. The first story of the ell is composed of the enclosed end of the wrap-around porch. There is a wooden 6/1 window with a narrow molded wood surround and a 2/1 window with a square-edged molded wood surround and sill. The ell contains two 6/1 wood windows on the second story. They are detailed with square-edged molded surrounds and sills.

The original rear elevation faces northeast and now functions as the primary elevation. It is comprised of the main block and gable end of the ell, presenting gable front and wing configuration. The gabled ell is ornamented in the Gothic Revival style with decorative wood vergeboard in the gable peak. The second floor consists of two symmetrically placed 6/1 wood windows with squared-edged molded surrounds. The square-edge wooden sills rest on the half-hipped porch roof that dominates the elevation. The porch deck has a modern

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stone floor and decorative metal posts support this side. One bay of the three bay porch is enclosed on the northwest side. The first story contains a single-leaf entry to both the main block and enclosed porch portion. These entries hold wood doors, one with three-lights/three-panels and the other with a single-light/single-panel. Both have wooden sills and square-edged molded wood surrounds. Additionally, there is a 6/1 window with a square-edged molded wood surround with a slightly projecting square-edged wooden sill. The rear of the main block, which forms the wing of the southwest elevation, has two 6/1 windows with narrow molded wood surrounds and sills on the first floor. The second story has two 6/1 wood windows with narrow molded wood surrounds and sills. Additionally, there is a 6/1 window set between the first and second stories to light the interior stair. This opening also has a molded wood surround and a molded wood sill. A hipped dormer near the juncture of the main block and ell caps the roof. It is clad in asbestos shingle siding, has overhanging eaves and contains two metal 1/1 windows.

The northwest elevation presents a flush wall surface composed of the main block and ell. The main block has an off-center single-leaf opening with a wooden one-light and single panel door. The second story has a similarly placed 6/1 wood window with a narrow wood surround and sill. The attic story contains two small vertical six-light casement windows with molded wood surrounds and molded projecting sills. The first and second stories of the ell have two symmetrically placed 6/1 wood windows with narrow wood surrounds and sills. The second story windows sit beneath the eaves and rest on the roof of the porch. The wrap-around porch extends six bays along this elevation, with one bay supported by decorative metal posts and the remaining supported by Queen Anne style turned posts with square caps and bases. Three-quarters of the porch deck is constructed of tongue-and-groove boards, while the remainder has been replaced with stone flooring. A two-leaf bulkhead cellar entry is located on this elevation as well.

### INTERIOR DESCRIPTION

The interior of the building was not accessible at the time of the survey.

### OUTBUILDINGS

There are two circa 1900 historic outbuildings, including a granary and hay barn. The granary was built in two staged. The two phases, each covered by a shed roof, create a shallow gable roof. Half of the structure is clad with vertical boards, while the other half is covered with weatherboard. Interior access is provided through a large single-leaf sliding door. A grain chute is located on the side of the building. The roof is clad in standing seam metal. The foundation is poured concrete.

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The contemporary one-and-a-half story hay barn has a standing seam metal side gable roof with a one-story gable front attached garage. The entire building is clad in vertical board and sits on a poured concrete foundation. The entry is on the northeast side. The interior contains storage loft space and animal stalls. A concrete block addition with a standing-seam metal shed roof is attached to the rear.

An historic random rubble stone foundation also exists that was once a large circa 1870 bank barn. A small non-historic concrete block shed is attached to the side.

The property also has a small circa 1930 shed. It is constructed with concrete block and has an asphalt shingled gable front roof with overhanging eaves and exposed rafter tails. A single-leaf vertical board door with strap hinges is located on the northwest elevation. There is a circa 1980 garage that is constructed of concrete block with a front gabled standing seam metal roof. It has a two-leaf sliding vertical board door and a vertical board gable end. A wooden circa 1970 wooden structure appears to be a storage tower or open-air silo frame.

## 8. Significance

Inventory No. BA-2898

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input checked="" 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 checked="" 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** 1866-1950 **Architect/Builder** Unknown

**Construction dates** Circa 1866

Evaluation for:

National Register

Maryland Register

not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Christoff Kotter owned the property, known as the Tracey House, when the vernacular dwelling was constructed in 1866. Consisting of 240 acres, the farm is located approximately a mile from York Road, in a rural section of Baltimore County near Bentley Springs, between the 19<sup>th</sup> century turnpike towns of Parkton and Maryland Line. The vernacular dwelling is detailed in the Carpenter Gothic Revival style of architecture. Owned by just three families, the property was purchased by Herbert C. Tracey in 1913. The Tracey family, for whom the building is named, has retained ownership for eighty-seven years.

### HISTORY

Although the exact date of construction for the dwelling has not been determined, historic maps, deeds, and stylistic embellishments support a circa 1866 date. Deed research indicated that Christoff Kotter purchased the property from Talbot Deumead who was an estate trustee. An 1850 map shows the land belonged to the Woodruff family.<sup>1</sup> By 1877, historic maps indicate the property had been improved with William Ensor occupying the building.<sup>2</sup> In 1879, a trustee for Christoff Kotter transfers the title to the Shrewsbury Savings Institution of Pennsylvania after Kotter defaulted on the mortgage. The deeds of ownership and the notation on historic maps suggest William Ensor leased the property from Kotter. In 1889, Ensor purchased the property for \$3,718 from the bank. Title was transferred in 1904 to Noah and Peter Ensor and Annie Fishel. Nine years later, in 1913, they sold the property along with an additional parcel for \$4,000 to Herbert C. Tracey, whose name is associated with the farm. The deeds referred to the land as part of "Walker's Switch." Barbara Ann Nipkow, Joan Axelberd, and Jean Holley currently own the 240-acre property. They are the children of Mellie Keech Tracey, who owned the property until 1997

The Tracey House is located in a rural agricultural region just east of Bentley Springs. Bentley Springs served

<sup>1</sup> J.C. Sidney. *Map of the City and County of Baltimore, Maryland* (Baltimore, MD: James M. Stephens, 1850).

<sup>2</sup> *Atlas of Baltimore County Maryland*. (Philadelphia, PA: G.M. Hopkins, 1877).

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as a popular summer resort on the eastern edge of the district<sup>3</sup>. C.W. Bentley of Baltimore City developed the resort town, elevated six hundred feet above sea level, around the springs. Visiting the springs was a popular 19<sup>th</sup> century occurrence. The waters were thought to be therapeutic and their medicinal value was believed to closely resemble the springs in Lebanon, NY<sup>4</sup>. A grand hotel, which was destroyed by fire in 1868, drew numerous visitors each season. Bentley Springs also served as the area post office beginning in 1866.<sup>5</sup>

The property is located just northwest of the town of Parkton, a 19<sup>th</sup>-century town that is less than thirty miles north of Baltimore City. Situated just west of York Road and the Northern Central Railroad, Parkton was home to 50 inhabitants in 1881 and at that time, was the center of a rich agricultural and trading region. The close proximity of Parkton to York Road and the railroad rendered the area as a center of trade. The cultivation of wheat, corn, oats, fruit, dairy, and the breeding of cattle supported the residents and neighboring towns of White Hall and Wiseburg, set to the south and northwest respectively. Both major stops for the Northern Central Railway, the communities are located less than twenty-five miles north of Baltimore City. On the nearby Gunpowder Falls, just above the town of White Hall, was a Manila paper mill owned and operated by A. J. Burke. The Northern Central Railway bisected the district, which was surrounded by rural agricultural farms devoted primarily to dairy production.

Constructed of wood frame, the L-shaped vernacular building was designed with Gothic Revival style details, tying it specifically to the Carpenter Gothic Revival houses of the last half of the 19<sup>th</sup> century. Reflective of this style is a steeply pitched center gable, decorative vergeboard, scroll-sawn brackets, and wide entablature. The Tracey House represents a rural interpretation of this popular style, thereby only reveals some of the stylistic elements, which include the scroll-sawn vergeboard in the gable peak and turned post porch supports. Although introduced to the United States in the 1830s by architect Alexander Jackson Davis, the Carpenter Gothic Revival was popularized during the last half of the 19<sup>th</sup> century by Andrew Jackson Downing (1815-1852), a landscape architect and promoter of the cottage residence. Downing's *Victorian Cottage Residences*, published numerous times between 1842 and 1873, touting the advantages of the inexpensive, detached dwelling. He claimed that the English cottage style was "so generally admired for the picturesqueness evinced in its tall gables ornamented by handsome verge-boards and finials...showing how the genius of pointed or Gothic architecture may be chastened or molded into forms for domestic habitations."<sup>6</sup> Wood frame dwellings such as Tracey dominated in the Carpenter Gothic Revival style. According to Downing, the setting for cottage residences was particularly important. In keeping with the style, the Tracey House is set high on a hill, overlooking pastures and farmland. A bank barn foundation, granary, and hay barn, all surrounded by sloping farmland edged with mature trees and agricultural fields, support the rural farmhouse.

<sup>3</sup> J. Thomas Scharf, *History of Baltimore City and County From the Earliest Period to the Present Day: Including Biographical Sketches of Their Representative Men* (Philadelphia, PA: Louis H. Everts, 1881), p. 870.

<sup>4</sup> Scharf, p. 870.

<sup>5</sup> *History Trails*. Quarterly of the Baltimore County Historical Society, Autumn 1975, p. 2.

<sup>6</sup> Andrew Jackson Downing, *Victorian Cottage Residences*, (New York, NY: Dover Publications, Inc., 1981), p. 42.

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### Chain of Title:

- April 23, 1866: Talbott Deumead, Trustee, to Christoff Kotter  
Land Records of Baltimore County  
Liber 49 Folio 344
- January 5, 1880: David G. MacIntosh, Trustee for Christoff Kotter, to Shrewsbury Savings Institution of Pennsylvania  
Land Records of Baltimore County  
Liber 116 Folio 20
- March 28, 1889: Shrewsbury Savings Institution of Pennsylvania to William Ensor  
Land Records of Baltimore County  
Liber 141 Folio 388
- May 23, 1904: William Ensor to Noah F. Ensor, Peter W. Ensor, and Annie K. Fishel  
Land Records of Baltimore County  
Liber WJP 17 Folio 1
- April 26, 1913: Noah E. Ensor and Annie M. Ensor, wife, Peter W. Ensor and Lizzie E. Ensor, wife, and Annie R. Fishel and G. Frank Fishel, husband, to Herbert C. Tracey  
Land Records of Baltimore County  
Liber WPC 413 Folio 120
- April 1, 1933: Herbert C. Tracey willed to Richard Tracey, son  
Will Records of Baltimore County  
Liber JPC 38 Folio 263
- June 4, 1948: Richard W. Tracey and Mellie K. Tracey, wife, to Lillian A. Kelly  
Land Records of Baltimore County  
Liber TBS 1664 Folio 292
- June 4, 1948: Lillian A. Kelly to Richard Wilson Tracey and Mellie Keech Tracey, wife  
Land Records of Baltimore County  
Liber TBS 1664 Folio 306
- March 8, 1985: Richard Wilson Tracey and Mellie Keech Tracey, wife, to Barbara Ann Nipkow, Joan Axelberd, and Jean Holley  
Liber 6884 Folio 714
- June 28, 1997: Mellie Keech Tracey to Barbara Ann Nipkow, Joan Axelberd, and Jean Holley (daughters)  
Land Records of Baltimore County  
Liber 12333 Folio 201

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## 9. Major Bibliographical References

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Inventory No. BA 2898

- Atlas of Baltimore County Maryland*. Philadelphia, PA: G.M. Hopkins, 1877.  
Clemens, S.B. and C. E. Clemens, *From Marble Hill to Maryland Line: An Informal History of Northern Baltimore County* np: C.E. and S. B. Clemens, 1976.  
Downing, Andrew Jackson, *Victorian Cottage Residences*, New York, NY: Dover Publications, Inc., 1981.  
*History Trails*. Quarterly of the Baltimore County Historical Society, Autumn 1975.  
Hollifield, William *Difficulties Made Easy: History of the Turnpikes of Baltimore City and County*. Cockeysville, MD: The Baltimore County Historical Society, 1978.

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## 10. Geographical Data

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Acreage of surveyed property	<u>240.38 Acres</u>	
Acreage of historical setting	<u>240.38 Acres</u>	
Quadrangle name	<u>New Freedom</u>	Quadrangle scale: <u>1:24,000</u>

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### Verbal boundary description and justification

The property located at 19919 Cameron Mill Road is noted on as parcel 14 on tax map 12, grid 8 in the Baltimore County Tax Assessor's office. The property has been associated with this parcel since it was constructed circa 1866.

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## 11. Form Prepared by

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name/title	L. V. Triesmann, J. J. Bunting and A. L. McDonald, Architectural Historians		
organization	EHT Traceries, Inc.	date	8 October 2000
street & number	1121 5th Street NW	telephone	202.393.1199
city or town	Washington	state	DC

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  
DHCD/DHCP  
100 Community Place  
Crownsville, MD 21032-2023  
410-514-7600

**Maryland Historical Trust**  
**Maryland Inventory of**  
**Historic Properties Form**

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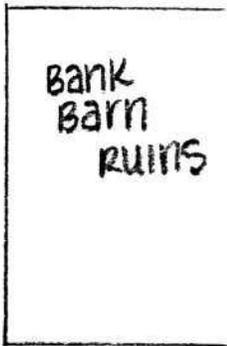
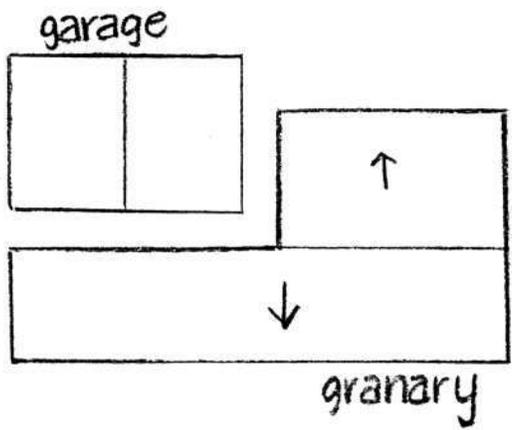
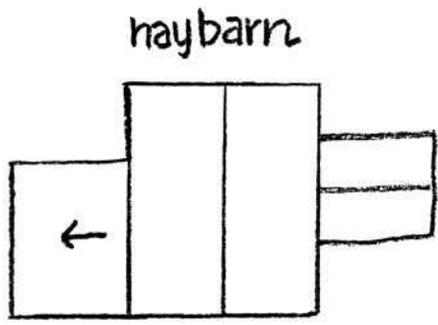
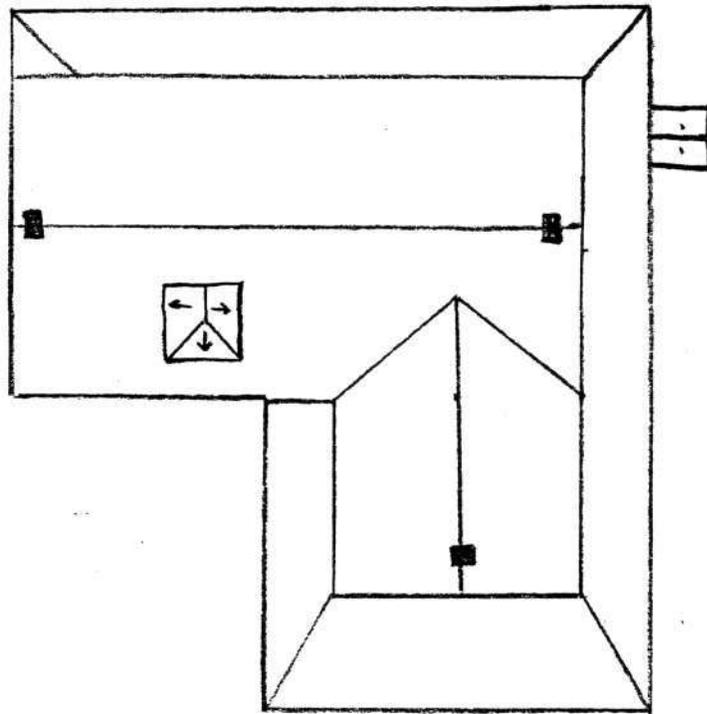
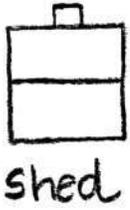
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Olson, Sherry H. *Baltimore: The Building of an American City*. Baltimore, MD: The Johns Hopkins University Press, 1997.

Scharf, J. Thomas. *History of Baltimore City and County From the Earliest Period to the Present Day: Including Biographical Sketches of Their Representative Men*. Philadelphia, PA: Louis H. Everts, 1881.

Sidney, J.C. *Map of the City and County of Baltimore, Maryland*. Baltimore, MD: James M. Stephens, 1850.

BA 2898  
Tracey House  
19919 Cameron Mill  
Bentley Springs  
Baltimore County



NOT DRAWN TO SCALE





BA 2898

19919 CAMERON MILL, BENTLEY SPRINGS

BALTIMORE COUNTY

TRACERIES 5/00

MD SHPO

SOUTHWEST ELEVATION. LOOKING NORTHEAST

1 of 7



BA 2898

19919 CAMERON MILL, BENTLEY SPRINGS

BALTIMORE COUNTY

TRACERIES 5100

MD SHPO

EASTERN CORNER LOOKING WEST

2&7



BA 2898

19919 CAMERON MILL, BENTLEY SPRINGS

BALTIMORE COUNTY

TRACERIES

5/00

MD SHPO

NORTHEAST ELEVATION, LOOKING SOUTHWEST

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BA 2898

19919 CAMERON MILL, BENTLEY SPRINGS

BALTIMORE COUNTY

TRACERIES

5/00

MO SHPO

NORTHWEST ELEVATION, LOOKING SOUTHEAST

4 of 7



BA 2898

19919 CAMERON MILL, BENTLEY SPRINGS,

BALTIMORE COUNTY

TRACERIES

5100

MD SHPO

SILO, SOUTHWEST CORNER. LOOKING NORTHEAST

50F7



BA 2898

19919 CAMERON MILL, BENTLEY SPRINGS

BALTIMORE COUNTY

TRACERIES

5/00

MD SHPO

GRANARY, GARAGE + HAYBARN: WESTERN ELEVATION,

LOOKING EAST

6 of 7



BA 2898

19919 CAMERON MILL, BENTLEY SPRINGS

BALTIMORE COUNTY

TRACERIES

5/00

MD SHPD

BARN RUINS, SOUTHERN CORNER. LOOKING NORTH

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