

BA-3010
Lucy Hynson house
1412 LaBelle Avenue
Ruxton
Private
c. 1912-1914

The Lucy Hynson house is located at 1412 LaBelle Avenue in Ruxton, Baltimore County, Maryland. The house faces southwest toward the intersection of LaBelle Avenue and Paulding Street. It is a 1 ½-story, three-bay by five-bay frame structure with a rubble stone foundation, wood shingle siding, and a hip roof with slate. On the southwest elevation, the center bay has a door with wide sidelights, and the end bays are cantilevered over the foundation wall. The house has a short center passage with a large room to the rear and a range of rooms along either side. The rear center room is a large, long space that has a large stone fireplace centered on the northwest wall, with a wood mantel and a brick hearth. Built-in bookcases with leaded glass doors flank it on each side. To the southeast of the large room was a suite of three rooms, but the walls have been moved to rearrange the spaces, with windows added and changed. The suite of rooms to the northwest of the large rear room has been reconfigured to create a modern kitchen, and the second story has also been completely reconfigured

The Lucy Hynson House at 1412 LaBelle Avenue in Ruxton is located on lots 214, 215, 216, 217, 218, and 219 of the Ruxton Heights development. This had been part of Edward Rider's "Malvern" property, which Rider sold in 1894 to become another Baltimore suburb. By 1898 there were six houses in the development, most of them built on two of the narrow lots that had been platted for the development. The pace of improvements seems to have been slow, and Stuart Olivier, the general manager of the

Baltimore News and a resident of Ruxton, began buying up lots from numerous owners at least by 1908. By 1910 he controlled a significant portion of Ruxton Heights, including the lots that would become the Hynson parcel. Olivier was apparently acting as developer. Olivier sold seven lots (214-219, and 249) to Lucy E. B. Hynson in March 1913. At this point, it is not known who was responsible for the construction of the house, but it must have been built in c. 1912-1914. It seems unlikely that Olivier would have built the house, since it would have been more profitable for him to place it on fewer lots. Hynson sold the house in 1944, at which time she had moved to Harrisburg, Pennsylvania, and she was listed as a widow at that time. The house is a bungalow, but is not the stock pattern of bungalow found throughout Baltimore suburbs. The house is a simple cube dominated by an immense hip roof, and within this cube space is manipulated by the creation of several cantilevered bays. The Hynson House has strong affinities with the Tyler House at 1401 Berwick Avenue.

7. Description

Inventory No. BA-3010

Condition

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

The Lucy Hynson house is located at 1412 LaBelle Avenue in Ruxton, Baltimore County, Maryland. The house faces southwest toward the intersection of LaBelle Avenue and Paulding Street. It is a 1 ½-story, three-bay by five-bay frame structure with a rubble stone foundation, wood shingle siding, and a hip roof with slate. On the southwest elevation, the center bay has a one-light door with wide sidelights, also of one light, that are almost as big as the door. Set just to the south is a nine-light sash. In front of the doorway is a stone porch and stone steps. The end bays are cantilevered over the foundation wall, with a new tripartite sash in each bay consisting of a wide center sash and narrow casements to each side. The end bays of the basement each have a pair of four-light casements. In the center of the roof is a hip roof dormer with two new two-light sash.

The basement of the southeast elevation has a three-light sash to the south, a door with five lying panels, and a three-light sash in the center bay. The two east bays have no openings. The first story has a one-light sash to the south and a projecting bay in the south-center that has wood shingles and is set on rubble stone piers. There are no openings here. The center bay has a one-light sash, the east-center bay has a pair of one-light casements, and the east bay has four one-light casements. There is a hip roof dormer that is identical to that on the southwest elevation.

On the northwest elevation, the north bay has four one-light casements, the north-center bay has two triple one-light casements, and the center bay has a one-light door with a one-light casement to the west. The west-center bay has no opening, and the west bay has a nine-over-one sash. There is a hip roof dormer that matches the dormer on the southwest, and there is a brick chimney above it.

The house has a short center passage with a large room to the rear and a range of rooms along either side. The passage has half wainscot consisting of vertical boards with narrow, shallow grooves between them, and this is topped with chair rail moulding. There is three-inch-wide pine flooring that runs southwest-northeast. The architrave has a fillet back band, a broken field, and a small fillet on the inner edge. There is a foliate cast-iron radiator here. The rear center room is a large, long space that has the same wainscot, architrave, and radiators as found in the center passage. There is a large stone fireplace centered on the northwest wall, with a wood mantel and a brick hearth. Built-in bookcases with leaded glass doors flank it on each side. They are apparently constructed of chestnut, and were painted at one time, but this paint has been stripped. The northeast elevation of this room has had the windows and door replaced, and now consists of large glazed wall windows with a glazed door to the center.

To the southeast of the large room was a suite of three rooms, but the walls have been moved to rearrange the spaces, with windows added and changed. The room in the south corner has the same flooring and architrave as the center passage, but the windows have been re-done. The west corner room also has typical architrave, and contains an original window at the northwest end, with the sash hung on chains. In the south corner is a cupboard with leaded glass doors at the top, two drawers below it, and two doors at the bottom that match the wainscot. The cupboard is constructed of the same wood used in the bookcases. On the northeast elevation is a five-lying-panel door that leads to the staircase to the second story. The suite of rooms to the northwest of the large rear room has been reconfigured to create a modern kitchen.

The second story has also been completely reconfigured, and has paneling, new architrave, and hollow-core doors. There is a leaded glass window that has been re-used in one of the new walls. Most of the basement has been refinished recently, but the first story framing is exposed at the southeast end. The joists have cross bracing with wire nails, and there is diagonally laid sub-floor above.

8. Significance

Inventory No. BA-3010

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"/> philospohy
<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 industry	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other:

Specific dates	Architect/Builder
n/a	n/a
Construction dates	
c. 1912-14	

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 reports, complete evaluation on a DOE Form - see manual.)

The Lucy Hynson House at 1412 LaBelle Avenue in Ruxton is located on lots 214, 215, 216, 217, 218, and 219 of the Ruxton Heights development. This had been part of Edward Rider's "Malvern" property, which Rider sold in 1894 to become another Baltimore suburb. By 1898 there were six houses in the development, most of them built on two of the narrow lots that had been platted for the development. The pace of improvements seems to have been slow, and Stuart Olivier, the general manager of the Baltimore News and a resident of Ruxton, began buying up lots from numerous owners at least by 1908. By 1910 he controlled a significant portion of Ruxton Heights, including the lots that would become the Hynson parcel. Olivier was apparently acting as developer, as in 1911 the Ruxton Heights Water Company applied for a restraining order to prevent him from digging up Locust Avenue and laying water pipes. The water company claimed it held the exclusive right to operate water pipes on Ruxton Heights, but a Baltimore County judge ruled that Olivier owned "the fee in the entire road at the point where the trench was dug" and thus was within his right to lay pipes. This apparently freed Olivier to proceed with his development, and by 1915 there were at least 22 homes on the heights, including the Hynson House. Olivier sold seven lots (214-219, and 249) to Lucy E. B. Hynson in March 1913. At this point, it is not known who was responsible for the construction of the house, but it must have been built in c. 1912-1914. It seems unlikely that Olivier would have built the house, since it would have been more profitable for him to place it on fewer lots. Hynson sold the house in 1944, at which time she had moved to Harrisburg, Pennsylvania, and she was listed as a widow at that time. Whether she was married when she first purchased the property is not known at this time, but she is most likely responsible for the house. (1)

Many of the houses built in Ruxton Heights c. 1910-20 were designed by Baltimore architects, and it is very likely that the Hynson House was, too, but no information about the building has been uncovered as yet. The house is a bungalow, but is not the stock pattern of bungalow found throughout Baltimore suburbs. The house is a simple cube dominated by an immense hip roof, and within this cube space is manipulated by the creation of several cantilevered bays. Only one of these bays extends beyond the eave line of the roof, and that is probably an addition, so the dominating roof controls the overall design, and the advancing and receding wall planes are subtle effects. The house also benefits by its unusual placement on the diagonal, which adds to the drama of the building rather than using the common, static arrangement facing one street. This orientation must have been considered from the beginning, as it required a larger number of lots than usual. The Hynson House has strong affinities with the Tyler House at 1401 Berwick Avenue, another cubic bungalow with a large hip roof that controls the planes of the cantilevered bays. The Tyler House is also set diagonally on its lot, but the floor plans of the two houses are apparently different. Nonetheless, it seems very likely that the same architect was responsible for both buildings. The Hynson House is strongly symmetrical, while the Tyler House breaks down the symmetry of the cube by placing the entry off-center, and by using more cantilevered bays.

George and Eleanor Helfrich purchased the house and all but lot 249 from Hynson in 1944, and remained there for only five

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No BA-3010

Name Lucy Hynson House

Continuation Sheet

Number 8 Page 1

years. They, in turn, sold to James and Elizabeth Karns, who owned the property until 1983, when the present owners purchased the property. As originally built, the Hynson House had a very relaxed, modern feel that is typical of the bungalow. The more formal rooms were to the front, with the dining room to the northwest side of the passage, but the large family room to the rear was clearly the focus of the whole house. The house has undergone major changes on the interior, with the moving of walls on both the first and second story, and has had most of its original windows replaced and others added. However, the house retains significant details, including the stone fireplace, the bookcases and corner cupboard, and the wainscot. Only the new windows have altered the appearance of the building from the exterior. (2)

Notes:

(1) Joseph M. Coale, III, *Middling Planters of Ruxton, 1694-1850* (Baltimore: Maryland Historical Society, 1996), p. 52. G. W. Bromley, *Atlas of Baltimore County, Maryland* (Philadelphia, 1898), pl. 20. Baltimore County Land Records, WPC 336-161, WPC 340-472, WPC 366-115, WPC 369-432, WPC 370-333, WPC 371-239, WPC 372-228. Sun, 14 November 1911, p. 5. Sun (Baltimore), 31 December 1911, p. 4. Baltimore County Land Records, WPC 404-477. G. W. Bromley, *Atlas of Baltimore County, Maryland* (Philadelphia, 1915), pl. 21.

(2) Baltimore County Land Records, RJS 1350-169, TBS 1789-197, TBS 1789-198, 6485-256.

9. Major Bibliographical References

Inventory No. BA-3010

See continuation sheet.

10. Geographical Data

Acreage of surveyed property .79 A

Acreage of historical setting .79 A

Quadrangle name Cockeyville

Quadrangle scale 1:24000

Verbal boundary description and justification

The boundaries consist of the entire parcel.

11. Form Prepared By

name/title Kenneth M. Short

organization

date

01/29/2003

street and number 610 Regester Ave.

telephone

410-377-4953

city or town

Baltimore

state MD

zip code 21212-1915

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 not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville MD 21032
410-514-7600

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. BA-3010

Name Lucy Hynson House

Continuation Sheet

Number 9 Page 1

See endnotes

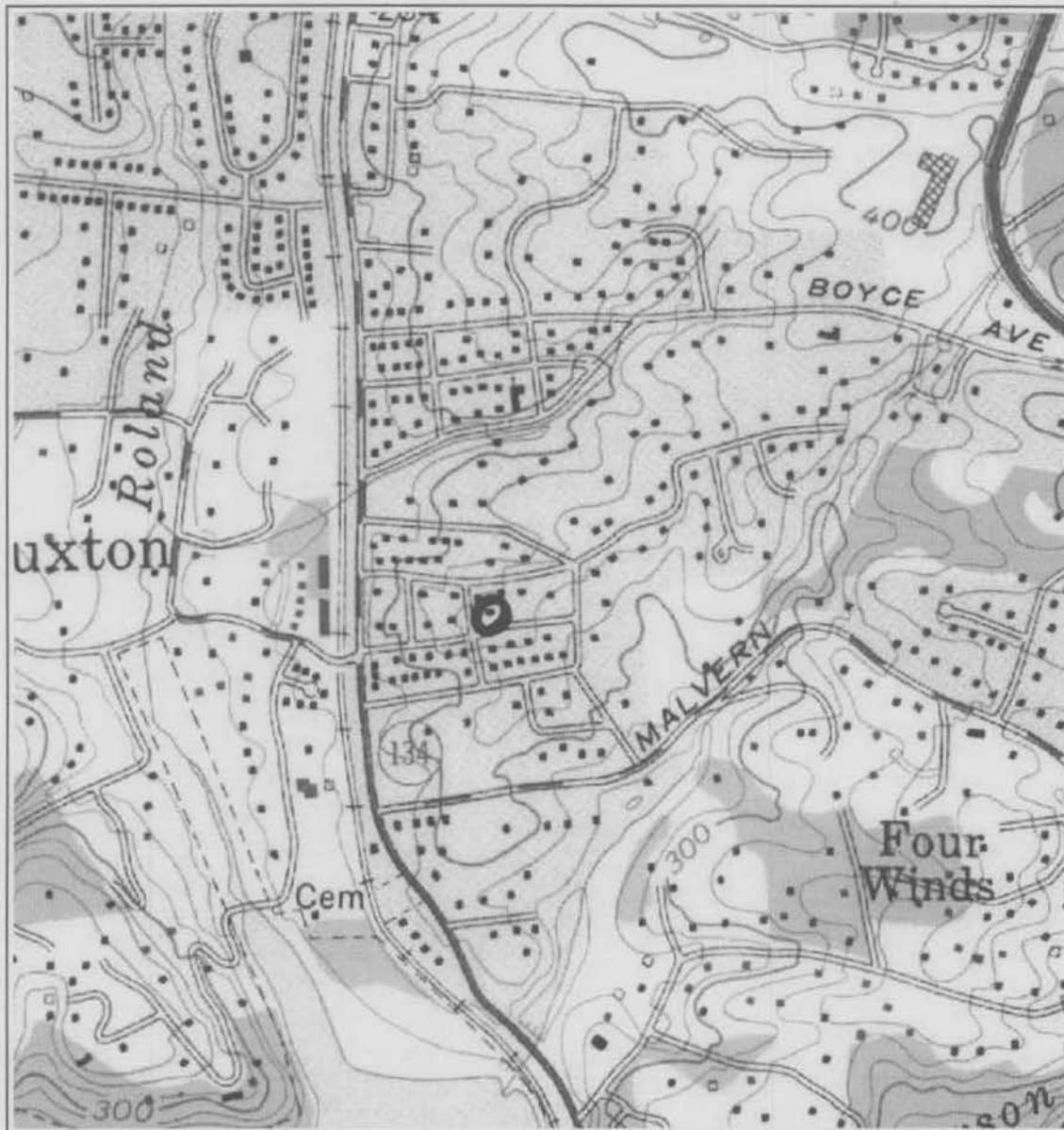
MERLIN Online Map

Base Maps

3.75' Quarter Quad
Grid



Cockeysville Quad 7.5'
Topo



N 192420.02m E 431056.47m



Coordinates at center of image in Maryland State Plane, NAD 1983 meters

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BA - 3010
Lucy Hynson House
1412 La Belle Ave

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. BA-3010

1. Name of Property (indicate preferred name)

historic Lucy Hynson House

other

2. Location

street and number 1412 LaBelle Avenue __ not for publication

city, town Ruxton __ vicinity

county Baltimore

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

name George Grose II & Amy Macht

street and number 1412 LaBelle Avenue telephone 410-321-8510

city, town Baltimore state MD zip code 21204

4. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore County Courthouse liber 6485 folio 256

city, town Towson tax map 69 tax parcel 829 tax ID number 0911000140

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	1	_____
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion	_____	_____
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> social	_____	_____
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation	_____	_____
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	1	0
		<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. BA-3010

Condition

excellent deteriorated
 good ruins
 fair altered

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

The Lucy Hynson house is located at 1412 LaBelle Avenue in Ruxton, Baltimore County, Maryland. The house faces southwest toward the intersection of LaBelle Avenue and Paulding Street. It is a 1 ½-story, three-bay by five-bay frame structure with a rubble stone foundation, wood shingle siding, and a hip roof with slate. On the southwest elevation, the center bay has a one-light door with wide sidelights, also of one light, that are almost as big as the door. Set just to the south is a nine-light sash. In front of the doorway is a stone porch and stone steps. The end bays are cantilevered over the foundation wall, with a new tripartite sash in each bay consisting of a wide center sash and narrow casements to each side. The end bays of the basement each have a pair of four-light casements. In the center of the roof is a hip roof dormer with two new two-light sash.

The basement of the southeast elevation has a three-light sash to the south, a door with five lying panels, and a three-light sash in the center bay. The two east bays have no openings. The first story has a one-light sash to the south and a projecting bay in the south-center that has wood shingles and is set on rubble stone piers. There are no openings here. The center bay has a one-light sash, the east-center bay has a pair of one-light casements, and the east bay has four one-light casements. There is a hip roof dormer that is identical to that on the southwest elevation.

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The house has a short center passage with a large room to the rear and a range of rooms along either side. The passage has half wainscot consisting of vertical boards with narrow, shallow grooves between them, and this is topped with chair rail moulding. There is three-inch-wide pine flooring that runs southwest-northeast. The architrave has a fillet back band, a broken field, and a small fillet on the inner edge. There is a foliate cast-iron radiator here. The rear center room is a large, long space that has the same wainscot, architrave, and radiators as found in the center passage. There is a large stone fireplace centered on the northwest wall, with a wood mantel and a brick hearth. Built-in bookcases with leaded glass doors flank it on each side. They are apparently constructed of chestnut, and were painted at one time, but this paint has been stripped. The northeast elevation of this room has had the windows and door replaced, and now consists of large glazed wall windows with a glazed door to the center.

To the southeast of the large room was a suite of three rooms, but the walls have been moved to rearrange the spaces, with windows added and changed. The room in the south corner has the same flooring and architrave as the center passage, but the windows have been re-done. The west corner room also has typical architrave, and contains an original window at the northwest end, with the sash hung on chains. In the south corner is a cupboard with leaded glass doors at the top, two drawers below it, and two doors at the bottom that match the wainscot. The cupboard is constructed of the same wood used in the bookcases. On the northeast elevation is a five-lying-panel door that leads to the staircase to the second story. The suite of rooms to the northwest of the large rear room has been reconfigured to create a modern kitchen.

The second story has also been completely reconfigured, and has paneling, new architrave, and hollow-core doors. There is a leaded glass window that has been re-used in one of the new walls. Most of the basement has been refinished recently, but the first story framing is exposed at the southeast end. The joists have cross bracing with wire nails, and there is diagonally laid sub-floor above.

8. Significance

Inventory No. BA-3010

Period	Areas of Significance	Check and justify below		
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<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

Architect/Builder

Construction dates c. 1912-14

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.)

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George and Eleanor Helfrich purchased the house and all but lot 249 from Hynson in 1944, and remained there for only five years. They, in turn, sold to James and Elizabeth Karns, who owned the property until 1983, when the present owners purchased the property.² As originally built, the Hynson House had a very relaxed, modern feel that is typical of the bungalow. The more formal rooms were to the front, with the dining room to the northwest side of the passage, but the large family room to the rear was clearly the focus of the whole house. The house has undergone major changes on the interior, with the moving of walls on both the first and second story, and has had most of its original windows replaced and others added. However, the house retains significant

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. BA-3010

Name Lucy Hynson House
Continuation Sheet

Number 8 Page 1

details, including the stone fireplace, the bookcases and corner cupboard, and the wainscot. Only the new windows have altered the appearance of the building from the exterior.

¹ Joseph M. Coale, III, *Middling Planters of Ruxton, 1694-1850* (Baltimore: Maryland Historical Society, 1996), p. 52. G. W. Bromley, *Atlas of Baltimore County, Maryland* (Philadelphia, 1898), pl. 20. Baltimore County Land Records, WPC 336-161, WPC 340-472, WPC 366-115, WPC 369-432, WPC 370-333, WPC 371-239, WPC 372-228. *Sun*, 14 November 1911, p. 5. *Sun*, 31 December 1911, p. 4. Baltimore County Land Records, WPC 404-477. G. W. Bromley, *Atlas of Baltimore County, Maryland* (Philadelphia, 1915), pl. 21.

² Baltimore County Land Records, RJS 1350-169, TBS 1789-197, TBS 1789-198, 6485-256.

9. Major Bibliographical References

Inventory No. BA-3010

See footnotes

10. Geographical Data

Acreage of surveyed property .79 A
Acreage of historical setting .79 A
Quadrangle name _____

Quadrangle scale: _____

Verbal boundary description and justification

Lots 214, 215, 216, 217, 218, and 219.

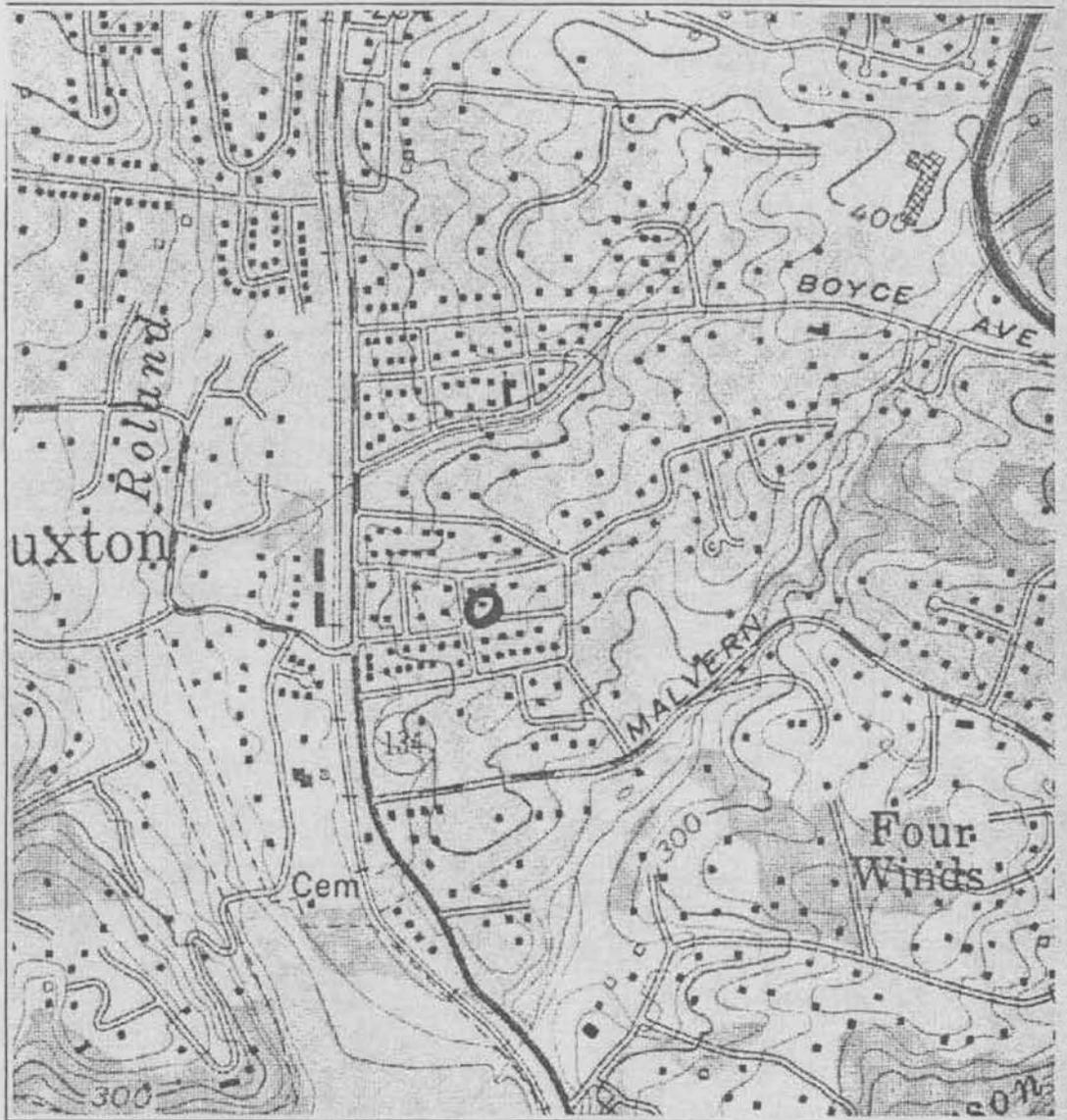
11. Form Prepared by

name/title	Ken Short		
organization		date	September 2002
street & number	610 Register Ave.	telephone	410-377-4953
city or town	Baltimore	state	MD

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



N 192420.02m E 431056.47m



Coordinates at center of image in Maryland State Plane, NAD 1983 meters

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Created with TNTs

BA-3010
Lucy Hynson
House
1412 La Belle
Ave - Ruxton
Cockeysville
USGS Quad



BA-3010

Lucy Hynson House

1412 La Belle Ave.

Balto. Co, MD

Ken Start

Sept. 2002

MD SHPO

SW elev

1/3



BA-3010

Lucy Hynson House

1412 LaBelle Ave.

Balto. Co, MD

Ken Stort

Sept. 2002

MD SHPO

SW & SG elevs

2/3



BA-3010

Lucy Hynson House

1412 LaBelle Ave.

Balto. Co, MD

Ken Short

Sept. 2002

MD SHPO

Rear center rm, NW elev.

3/3