

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes
no

Property Name: Royston Farm Inventory Number: BA-3291
 Address: 18225 Gunpowder Road Lower Beckleysville Road Historic district: yes no
 City: Hampstead Zip Code: 21074 County: Baltimore County
 USGS Quadrangle(s): Hampstead
 Property Owner: John P. Pass, Delores Pass, Ralph Pass II, et. Al. Tax Account ID Number: 05-0516000225
 Tax Map Parcel Number(s): 0032 Tax Map Number: 0015
 Project: MD 25 over George's Run Agency: Maryland State Highway Administration
 Agency Prepared By: Maryland State Highway Administration
 Preparer's Name: SHA Consultant Architectural Historian Rebecca Crew Date Prepared: 07/29/2014

Documentation is presented in: "Atlas of Baltimore County, Maryland," (Philadelphia, Pennsylvania, G. M. Hopkins, 1877);
Baltimore County Land Records.

Preparer's Eligibility Recommendation: Eligibility recommended Eligibility not recommended
 Criteria: A B C D Considerations: A B C D E F G

Complete if the property is a contributing or non-contributing resource to a NR district/property:

Name of the District/Property: _____
 Inventory Number: _____ Eligible: yes no Listed: yes no
 Site visit by MHT Staff yes no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

The Royston Farm is a large property along Gunpowder Road, east of Falls Road, in the northwest section of Baltimore County. It contains a two-story dwelling built ca. 1852, according to property tax data, and numerous agricultural buildings clustered at the northeast part of the 135-acre parcel. The address is 18225 Gunpowder Road, Hampstead, Maryland.

The Royston Farm House is an example of an adapted I-house plan typical of Pennsylvania German vernacular farmhouses: four bays wide, single pile, and two stories tall. It is clad in brown-painted shingles. A hip-roofed entry porch shelters its double front doors. The porch roof is covered in asphalt shingles. The porch foundation is poured concrete, and the rudimentary railing, comprised of square balusters is in poor condition. The posts have square wood bases, with tapering elements above the railing height, perhaps suggesting modernization during the early twentieth century. The two front doors have three-quarters glazing. A single horizontal panel occupies the bottom quarter of each door. Six lights divide the glazed portion. The façade's windows have functional louvered shutters. The first floor exterior bays contain one-over-one replacement windows. The second floor has four, evenly-spaced, six-over-six wood-sash windows. The side elevations are two bays wide, and a one-story shed-roof addition extends across the rear of the house. A concrete masonry entry, with overhanging gabled roof is at ground level on the east elevation. It has a wood door and is centered beneath a six-over-six first floor window. The rear wing has a lightly smaller window, and the

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<u>Jim Janowski</u> Reviewer, Office of Preservation Services	<u>8/20/14</u> Date
<u>[Signature]</u> Reviewer, National Register Program	<u>8/25/14</u> Date

remaining windows on the east elevation are two, four-light attic level windows. The roof is covered with corrugated metal, pierced by interior brick chimneys. The northeast chimney shows signs of deterioration.

Outbuildings are clustered close to the farm house. A large barn is located southwest of the house, with its gabled roof ridgeline paralleling Gunpowder Road. Two stories in height, with a rectangular footprint and vertical wood siding, it appears to have multiple functions, such as in the combination barn described in Pennsylvania Agricultural Building context (1). It has large vehicular-sized, drive-through openings on the gable ends. The original openings were larger and had angled top corners, now altered by the addition of siding, partially supported by a concrete masonry foundation, forming smaller, rectangular openings. Human-sized entries are placed along the sides of the gable ends, over the original stone foundations. The gable side elevations are devoid of openings. Each gable peak is pierced by a hay door capped by a decorative lunette and surrounded by rounded-arch of louvers. A louvered, pyramidal-roofed ridgeline cupola is centered on the metal-covered roof.

Immediately behind (southeast) this large combination barn is a one-story wagon-shed with rectangular footprint, vertical wood siding, and a gable roof covered it standing-seam metal. Each gable end has angled-cornered, side-hinged doors opening to create a vehicular sized entry.

Further southeast is a rectangular-footprint, three-bay shed-roofed combination shed. Each bay has a clerestory-level six-light window. The northwest bay has a south-west facing vehicular opening and a square window on the northwest elevation. The center and southeast bays have small square openings suggesting use as a chicken coop.

A southeast-facing shed is located southeast of the chicken coop. It has a rectangular footprints, vertical wood siding, and standing seam metal on a shed roof. Its southwest elevation includes a six-over-six sash window.

Three small, gable roof sheds are located north of the house. The shed closer to the road has whitewashed vertical wood siding and a corrugated metal roof, while the one mid-distant from the road has board and batten siding and a standing-seam metal roof. The third shed, furthest from the road, has a gable roof that faces towards Gunpowder Road.

A brightly-red-painted, gabled-roof, single-story shed is located south of the house. Rectangular in footprint, it has paired, four-light windows set in a single wood surround with decoratively-pointed hood. A low-pitched, gable-roofed garage is located southeast of the house.

A shed-roofed metal shed is located about half a mile southwest of the main farm cluster, close to Gunpowder Road. Its function was likely hay storage.

History

The historical documentation of the property begins in 1790, when Richard Britton received a patent for a 295-acre tract called Brittons Range. Richard Britton was the son of Nicholas Britton and Aletheia Kidd Britton. Nicholas owned several properties in Baltimore County, and in 1775, Nicholas purchased part of an estate (owned by absentee land-owner William Bladen) called Blythnia-Cambria (Baltimore County Land Records Liber M, folio 467). Shortly after this purchase, Nicholas built a large stone house, still standing and known as Cambria (MIHP # BA-108) and a grist mill (which stood until the 1912 impounding of Loch Raven Reservoir) (2). Research did not identify a birth date for Richard Britton, but he began acquiring land in Baltimore County as early as 1772, and he married Temperance Merryman Talbot on March 26, 1782, suggesting a birth date around 1750. They produced eight children between 1783 and 1798. By the 1798 Tax List of Gunpowder Upper Hundred, Richard Britton owned a house and adjoining (grist) mill on Great Gunpowder Falls, suggesting that Richard's father Nicholas had died by this date and that

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Richard had inherited Cambria. Richard's mother Aletheia survived Nicholas and married a man Thomas Finley. Richard Britton was granted the 295-acre tract of Brittons Range in 1790, and in 1798, Richard Britton received patent for an additional 109 acres called Addition to Brittons Range.

The Brittons lived at Cambria on the Gunpowder River, and Temperance and Richard Britton both died intestate in February 1818. Five of their children survived them: Priscilla who was married to Thomas Merryman (a second-cousin, once removed), Aletheia who was married to William Wilson; Nicholas; Ann who was married to William Pearce; and Edward who was married to Ariel Hutchins.

On October 10, 1818 Priscilla and Thomas Merryman purchased Brittons Range and Addition to Brittons Range from her surviving siblings, or the other heirs of Richard Britton (Aletheia K. Wilson, Ann M. Pearce, Nicholas Britton, and Edward Talbott Britton) (WG 150, folio 459). Thomas Merryman died ca. 1819, and around 1822, Priscilla married Charles R. Cooper, recorded in a family history as being from the Barrens of Baltimore County (3). The Barrens were serpentine grasslands that could not be easily farmed, leading to difficult economic conditions for those who lived there. Grazing cattle was possible, but planting crops produced low yields. The conditions changed around 1820, when industrialist Isaac Tyson began leasing the mineral rights from land-owners in this area and managed to monopolize the world's supply of chromite (4). Research revealed limited information about Charles R. Cooper's origins. No land records containing Charles R. Cooper as grantor were identified before his marriage to Priscilla, and early nineteenth-century census records did not list the names of household members to determine who his parents were. Several households with the last name Cooper lived in northwest Baltimore County in the early nineteenth century.

Priscilla's brother Nicholas married Caroline Westerman in 1820, but died in 1822, and Priscilla's brother Edward died intestate in 1823 before Richard Britton's estate was settled. Thus, with none of Richard's sons surviving, Charles R. Cooper, as husband of the eldest daughter, became the executor of Richard Britton's estate.

In 1823, Ann M. Pearce (daughter of Richard and Temperance and widow of William W. Pearce), William Wilson and his wife Aletheia K. Wilson (a daughter of Richard and Temperance), and Charles R. Cooper and Priscilla Cooper petitioned the Baltimore County Court to partition the estates of Nicholas Britton and Edward Britton. While Cooper had obtained most of the property through various transactions, William Wilson complained that Cooper was delaying final settlement of the estate (4).

In 1825, Cooper sold 6.75 acres of Brittons Range to Henry Hoover (Liber 176, folio 627). On June 25, 1827, Priscilla and Charles sold Brittons Range and the Addition to Brittons Range to Elia Matthews. Charles R. Cooper purchased the property back from Matthews on October 25, 1828 (WG 196, folio 381).

In 1827, Cooper sold 295 acres to Eli Matthews (Liber 188, folio 148). In 1829, Matthews sold the property back to Cooper, but retained a mortgage (Liber 195, folio 427; and Liber 196, folio 381). By 1830, Cooper was an insolvent debtor, and a public auction was held January 28, 1830 to sell Brittons Range and the Addition to Brittons Range. David Stewart and Robert Purviance, Jr. served as trustees for the creditors of Charles R. Cooper (primarily Eli Matthews), and conveyed on March 16, 1831, the 295 acres of Brittons Range and the 109 acres of Addition to Brittons Range to William Curtis, Sr. (Liber 210, folio 283).

William Curtis, Sr. farmed this land for several decades, the time during which several mills and mill villages developed in the surrounding area. By 1850, when J.C. Sidney mapped the area, Conrad Marshall had a paper mill upstream on a tributary to George's Run called Murphys Run, Lawson's Old Mill (a grist mill) was located on Falls Road, George Beckley had a paper mill downstream on George's Run. The village of Beckleysville grew up around Beckley's paper mill, and a short distance further north on Falls Road, Robert Morrison owned a woolen factory at Grave Run Mills (5). Most residents of the area remained farmers, though, and the Falls Road Turnpike, chartered in 1805, provided a route to Baltimore, and churches, blacksmith shops, schools,

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stores and post offices were scattered throughout the agricultural landscape.

William Curtis, Sr. had two sons: Thomas born ca. 1800 and William born ca. 1806. Thomas married a woman named Susan (born ca. 1828) and had at least one child, a son named William born ca. 1858. William Curtis, Jr. (son of William Curtis, Sr.) married a woman named Sarah (born ca. 1832) and fathered seven children, the eldest of which was born ca. 1848.

The house at 18225 Gunpowder Road was built 1858, according to property tax data, perhaps corresponding to the marriage of Thomas and Susan Curtis, who were both born in Maryland, according to Census records. The house's form, a four over four, or Pennsylvania German Two Door Farmhouse, was commonly built in the southeast and south-central part of Pennsylvania and the northern part of Maryland in the mid-nineteenth century. They were often brick or frame, which may have been an attempt at presenting a symmetrical exterior but retaining a utilitarian interior (6). The house form was also used at a neighboring property, the Holtzner-Rhoden House (MIHP # BA-3289), on land also owned by the Curtis family and assigned the construction date of 1858 in property tax records.

Research did not identify William Curtis, Sr.'s date of death. His last will and testament gave two of his sons, Thomas and William, Jr., a piece of land to own jointly. On November 2, 1863, the brothers divided the land into two lots. Lot 1, assigned to William Curtis, Jr., contained 175 and 3/4 acres. Lot 2, assigned to Thomas Curtis, contained 183 1/4 acres (Liber JHL 40, folio 82).

Then, also on November 2, 1863, Thomas Curtis conveyed 83 and 3/4 acres of Lot 2 to Edward Royston (Liber JHL 40, folio 84), retaining about 100 acres for himself. Royston paid Curtis \$1,570.31 for the 83 3/4 acres. Edward Royston was born in Maryland in 1827, most likely in northern Baltimore County. Edward married Mary Elizabeth Martin in 1851. The 1860 Census lists Edward, Mary, and four children living in Parkton, and Edward's occupation was that of a stone mason. By the 1870 Census, the family which now included seven children, had relocated to the Wiseburg Post Office area, and Edward was still working as a stone mason.

On May 13, 1874, Robert Boarman, S. Parker Bosley, and John Yellott, Trustees assigned in the Circuit Court of Baltimore County equity case of Daniel Wilhelm et al vs. Thomas Curtis et al, sold 16.5 acres additional acres of Thomas Curtis' Lot 2 of Britton's Range and Addition to Britton's Range to Edward C. Royston (Liber JHL 86, folio 560 etc.). The property, for which Royston paid \$350.62 1/2, was the same surveyed by Josias Dehoff in the case of Wilhelm et al. vs. Curtis et al and marked as Exhibit Plat (Liber 115, folio 390). The following year, on May 8, 1875, Royston completed payment for the remainder of Curtis' land, bringing the estate total to 157 acres (Liber WMI 115, folio 396). E. Royston appeared on G.M. Hopkins' 1877 Map of the Fifth District of Baltimore County at the approximate location of 18225 Gunpowder Road.

Owning a larger amount of land, Edward Royston changed occupation from stone mason to farmer, as the 1880 and 1900 Censuses show. Edward Royston died in 1907. In March 1907, at a public sale, Edward's son Charles A. Royston was the highest bidder, with \$29 dollars per acre, to buy out the other heirs of Edward Royston for the 157-acre estate (Liber WPC 319, folio 151).

On June 29, 1907, Charles Royston and his wife Georgia sold 157 acres, 12 roods and 12 square perches to Charles' brother, William E. Royston. On July 27, 1907, William and Alice Royston sold 7 acres, 2 roods, and 4 square perches to Rezin E. Tracey, a member of a family which had long farmed in the area (WPC 319, folio 151-159).

On November 21, 1916 William and Alice E. Royston and Samuel S. Miller (widower of Edward Royston's daughter Mary) conveyed about 144 acres to Charles A. Royston (William Royston's brother), as William Royston kept two parcels totaling about six acres (Liber WPC 474, folio 63).

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On April 6, 1920, Charles and his wife Georgia sold this land (about 144 acres) to Harry Tracey (Liber WPC 523, folio 350). Harry Tracey appears to have been a relative of Rezin Tracey, and eventually acquired the parcel Rezin purchased from William and Alice Royston. In 1930, Harry and Ethel Tracey sold some 0.21 acres to the Mayor and City Council of Baltimore for Prettyboy Reservoir (Liber 859, folio 544). The construction of Prettyboy Reservoir cut-off the Royston Farm from Parkton and communities on York Road. On December 6, 1930, Harry Tracey sold the land he acquired from Rezin Tracey as well as the land he purchased from the Roystons (about 151 acres) to Ralph and Katherine Pass (Liber 862, folio 526).

By 1930, the farm would have had many of its outbuildings, such as the large barn close to the road, but the Passes probably built several more outbuildings, such as chicken coops and garages. The Passes also likely made alterations to the house, such as the addition of the front porch. Ralph Pass was listed in the 1930 Census as a bridge-worker living in Baltimore City. He was born in Wisconsin around 1898, and his wife Katherine was born in Gloucester, Virginia, although her father was a native of Baltimore County (7). They had two sons, and the 1940 Census recorded Ralph Pass as a farmer in the Fifth District, Baltimore County, confirming their move to the farm. The bridge carrying MD 25 (Falls Road) over George's Run was built in 1932, so it is possible, but perhaps merely coincidental, that Ralph Pass may have been involved in the construction of bridges in this area.

On April 6, 1959, Ralph and Katherine Pass conveyed 8 acres to John and Delores Pass (Liber 3507, folio 393). In December 1985, Katherine Pass had died, and the farm transferred to her sons and their wives, John P. Pass and his wife Delores Pass, and Ralph Pass, Jr. and his wife Lois Pass (Liber 7046, folio 436). Ralph Pass, Jr. died in 1995, and Lois Pass died in 2007, and the Ralph Pass III, W. Charles Pass, and Toni Tidwell each received a one-sixth share of the property (Liber 27420, folio 93). The property remains in active agricultural use.

The Royston Farm is not eligible for listing in the National Register of Historic Places under Criteria A, B, or C. The Royston Farm is an undistinguished northern Baltimore farm that does not illustrate significant patterns of agricultural or historical trends. It has been farmed by several families for almost two centuries in the typical agricultural methods of the time. Furthermore, the farm is not associated with significant historical events, and it is therefore not eligible under Criterion A. The Royston Farm is not associated with significant persons in local, state, or national history, and thus it not eligible for listing under Criterion B. The Royston Farm includes an example of the Pennsylvania German Two Door farmhouse that is common in this region; this example is not particularly well preserved. Alterations such as the addition of shingle siding, an early twentieth-century front porch, and replacement windows constitute a loss of integrity of design, materials, and workmanship, thus minimizing the integrity of feeling and association. The agricultural outbuildings do not present a unified or significant example of a certain type of farm style. Thus, the Royston Farm is not be eligible for listing under Criterion C. The Royston Farm was not evaluated under Criterion D as part of this assessment.

The boundary for this property consists of the entire parcel of 18225 Gunpowder Road, comprising 135.168 acres.

Works Cited

- (1) "Architecture & Landscapes of Pennsylvania's Agriculture: A Field Guide." Pennsylvania Historical & Museum Commission. Available online at http://www.portal.state.pa.us/portal/server.pt/community/agricultural_field_guide/2585, accessed July 10, 2014.
- (2) "Cambria, BA-108", Maryland Inventory of Historic Places, (Annapolis, Maryland: Maryland Historic Trust, 1965).
- (3) Shirk, Ida Morrison. Descendants of Richard & Elizabeth (Ewen) Talbott of Poplar Knowle, West River, Anne Arundel County, Maryland. Baltimore; Day Publishing Company, 1927, available as Google eBook.
- (4) Baltimore County Petition 20982506, Abstracted at Digital Library on American Slavery, <http://library.uncg.edu/slavery/details.aspx?pid=17126>, accessed 6/12/2014).
- (5) John W. McGrain, Jr. "Molinography of Maryland: Allegany, Anne Arundel, Baltimore, Calvert and Caroline Counties."

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Annapolis, Maryland: Maryland State Archives, 2007.

(6) "Pennsylvania German Traditional 1700-1870," Pennsylvania Historical & Museum Commission. Available online at http://www.portal.state.pa.us/portal/server.pt/community/traditional_vernacular/2381/pennsylvania_german_traditional/292427

(7) "Gloucester Loses Oldest Resident." The Sun, October 30, 1955, pg. 38.

Works Consulted

"Atlas of Baltimore County, Maryland," (Philadelphia, Pennsylvania, G. M. Hopkins, 1877).

Baltimore County Land Records.

J.C. Sidney, "Map of the City and County of Baltimore, Maryland from Original Surveys" (Baltimore, Maryland: James M. Stephens, 1850).

United States Census Records

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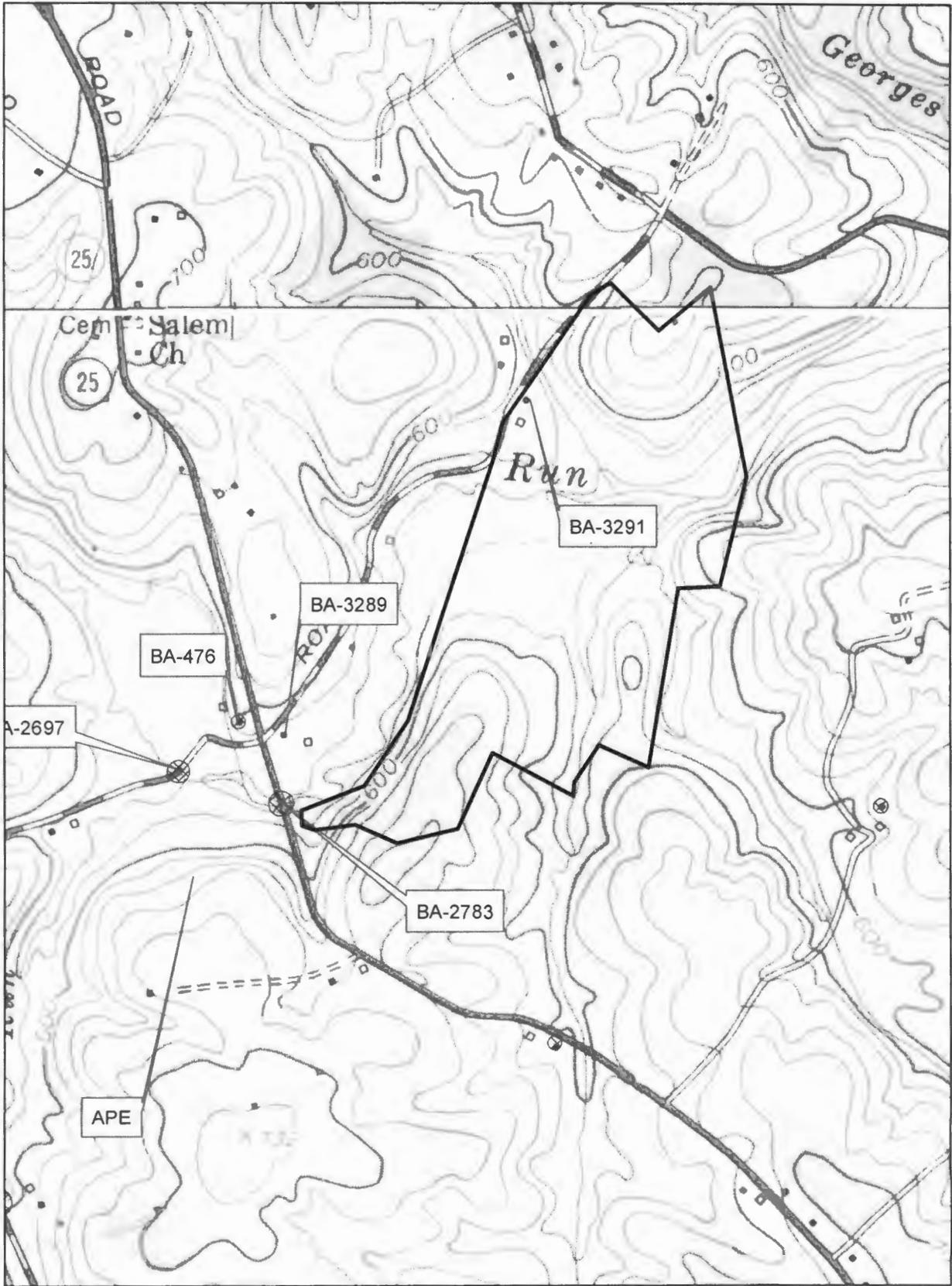
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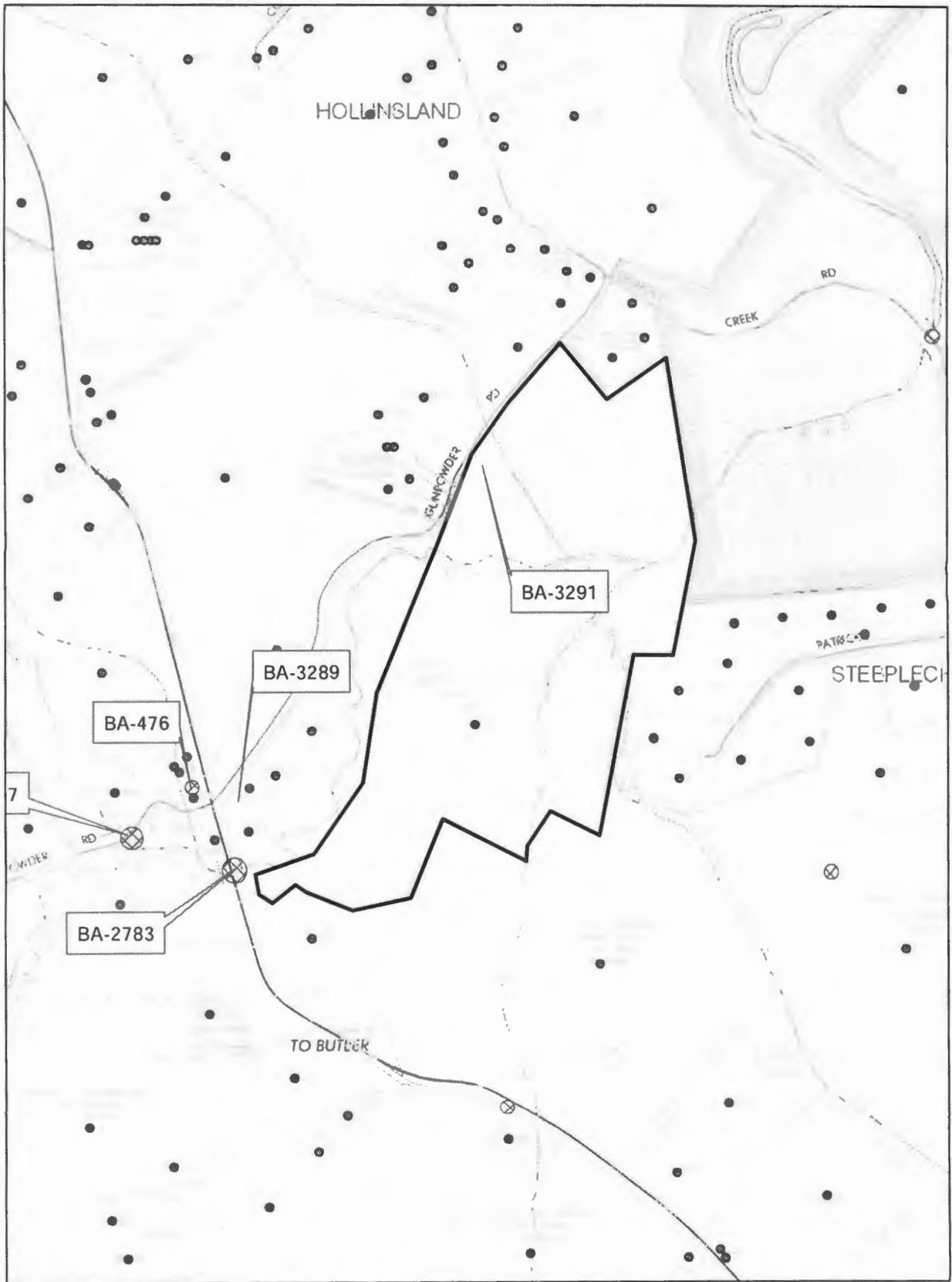
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Royston Farm, BA-3291
18225 Gunpowder Road
Hampstead, MD
(Baltimore County, Hampstead Quad)

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18225 Gunpowder Road
Hampstead, MD
(Baltimore County, Hampstead Quad)

1:12,000





BA-3291

Royston Farm

Baltimore Co., MD

R. Crew

11 March 2014

MD SHPO

View south towards house

1/6



BA-3291

Royston Farm

Baltimore Co., MD

R. Crew

11 March 2014

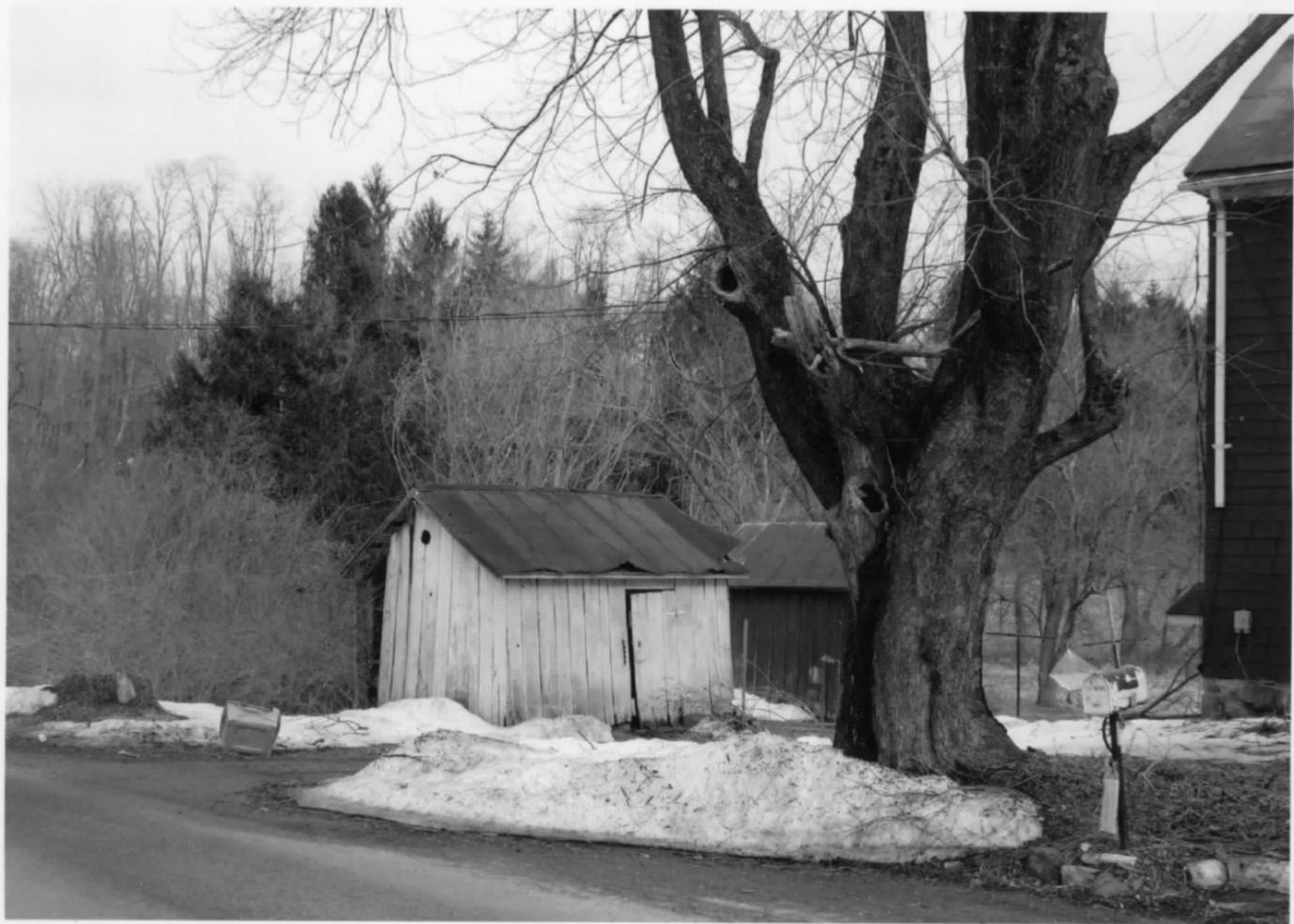
MD SHPO

View southeast from Gunpowder Road towards
front of house

2/4

EPSON

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Professional Paper



BA-3291

Rowston Farm
Baltimore Co., MD
R. Crew

11 March 2014

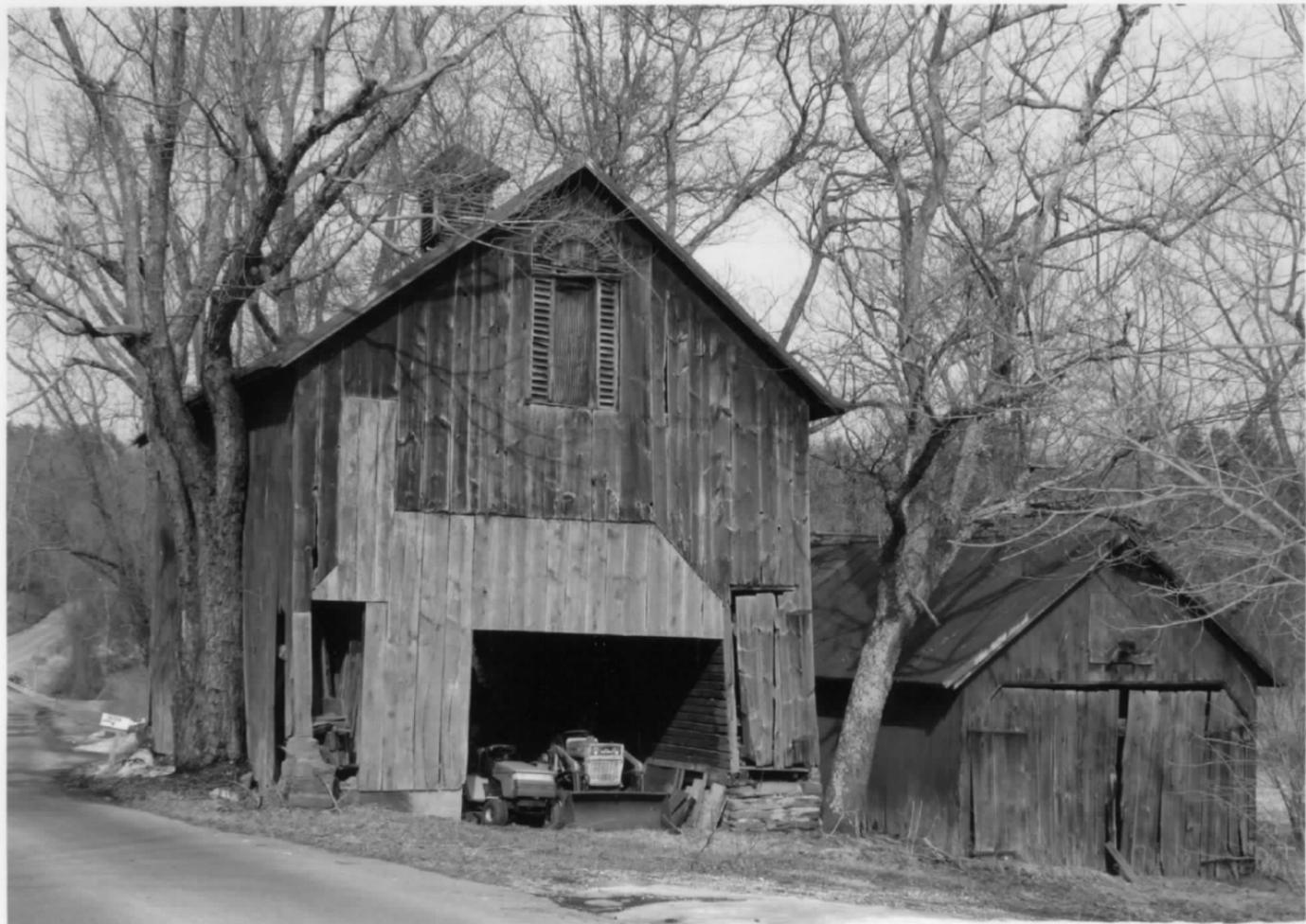
MD SHPO

View northeast towards outbuildings north of house

3/6

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BA-3291

Royston Farm

Baltimore Co., MD

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View northeast towards outbuildings n
barn and shed along Gunpowder Road
South of house

4/4



BA-3291

Royston Farm

Baltimore Co, MD

R. crew

11 March 2014

MD SHPO

View southeast from Gunpowder Road
towards front of house

3/4



BA-3291, Royston Farm

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MD SHPO

View south towards house

6/6

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