

Maryland Historical Trust State Historic Sites Inventory Form

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic Francis W. Robbins House (preferred)

and/or common Christine P. Masters House

2. Location

street & number 711 Roland Avenue not for publicationcity, town Bel Air vicinity of congressional district 1st

state Maryland county Harford

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

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

name Christine P. Masters

street & number telephone no.:

city, town state and zip code

5. Location of Legal Description

courthouse, registry of deeds, etc. Harford County Courthouse liber 1591

street & number Main Street folio 917

city, town Bel Air state Maryland

6. Representation in Existing Historical Surveys

title

date federal state county local

depository for survey records

city, town state

7. Description

Survey No. HR-1758

Condition

excellent

good

fair

deteriorated

ruins

unexposed

Check one

unaltered

altered

Check one

original site

moved date of move _____

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

8. Significance

Survey No. HA-1758

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
	<input type="checkbox"/> invention			

Specific dates **Builder/Architect**

check: Applicable Criteria: A B C D
and/or
Applicable Exception: A B C D E F G
Level of Significance: national state local

Prepare both a summary paragraph of significance and a general statement of history and support.

9. Major Bibliographical References

Survey No. HA-1758

Larew, Marilyn M. BEL AIR: The Town Through Its Buildings, the Town of Bel Air and the Maryland Historical Trust, 1981.

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

C	<input type="text"/>	<input type="text"/>	<input type="text"/>
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D	<input type="text"/>	<input type="text"/>	<input type="text"/>
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E	<input type="text"/>	<input type="text"/>	<input type="text"/>
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F	<input type="text"/>	<input type="text"/>	<input type="text"/>
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G	<input type="text"/>	<input type="text"/>	<input type="text"/>
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H	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Verbal boundary description and justification

This property occupies Parcel 51 in the town of Bel Air.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code

11. Form Prepared By

name/title Elizabeth Lampl	
organization Robinson & Associates	date 5/16/90
street & number 1710 Connecticut Avenue, NW	telephone 202-234-2333
city or town Washington	state DC

The Maryland Historic Sites Inventory 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
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

Francis W. Robbins House
711 Roland Avenue
#

Item 7, Description (continuation sheet)

This light-red brick Cape Cod cottage, built in 1950, is three bays wide, two bays deep, and 1 1/2 stories in height. A paved walkway leads from the sidewalk to the front entrance, reached by two, shallow steps.

This house, rectangular in plan with a small rear addition features a side-gable roof covered in square, composition shingles. The long roof slope features two vinyl-clad gable dormers on the facade and a shed dormer to the rear. The southeast elevation features an end-wall, brick chimney which pierces the front slope of the roof.

The overall building composition is horizontal and slightly off-center. On the principal facade (the southwest elevation), a near-central door is surrounded on the first floor by a grouping of three windows to the left and a single window to the right. The wood and glass door, surrounded by an architrave and wooden shutters, simulates a "Dutch door," with paneling on the lower half and a fixed, 3/3 window on the upper half. A screen door of aluminum frame has been installed over the wooden door.

The windows throughout the house are double-hung sash. The dormers have 6/6 sash; the right first-floor window has 8/8 sash; and the left triple window consists of an 8/8 central window flanked by 6/6, narrower windows. All windows have aluminum frames.

Francis W. Robbins House
711 Roland Avenue
#

Item 8, Significance (continuation sheet)

This Cape Cod cottage, a variant of the Colonial Revival tradition, was built in 1950.¹ Mary Dallam sold the land to R. Harry Webster on May 14, 1902 (104/300). Webster was a partner in the canning brokerage of Smith, Webster, Inc. (Webster resided at the adjacent property, the Ferry-Webster House at 703 Roland Avenue.) The land at 711 Roland Avenue remained in the Webster family until the executors of Henry Webster's estate sold it in 1940 to John A. and Frances W. Robbins (261/410), who built the house. In 1984, James C. Robbins, a descendant, purchased the property (1229/386). Its current owner is Christine P. Masters, who obtained title in November 1989 (1591/917).

This house was built in a section of town subdivided in 1885 as "Dallam's Second Addition." Dallam's Second Addition included the two square blocks north of Mary Dallam's home, Tulip Hill (located at the corner of Rock Spring Road and Howard Street). The new subdivision was bounded by Vale Road on the north and Howard Street on the south. Several Late Victorian homes were built in this area between 1885 and 1912.

Little to no building activity occurred in this subdivision during the third and fourth decades of the 20th century. In 1930, the town of Bel Air incorporated the addition into its limits.

Changes were made to Dallam's Second Addition beginning in the 1930s. The northern segment of Dallam's Second Addition, the area bounded by Hall Street on the south, Vale Road on the north, Roland Ave. on the west, and Rock Spring Avenue on the east was platted and renamed the "Rock Spring Addition." The 1931 plat for this addition shows only two houses standing in the area, a large house at the northeast corner of Roland and Hall (703 Roland Avenue) and its barn (no longer extant), located behind the house on Robinson Street. The alley between Rock Spring and Roland Avenues in the southern segment of Dallam's Second Addition corresponds to Robinson Street in the Rock Spring Addition. Lots in the renamed Rock Spring Addition were 25 feet across. The intent of the subdivider in creating such narrow lots is unclear.

In September 1940, the plat of one-half of the Rock Spring Addition, the block between Hall Street, Vale Road, Roland Avenue and Robinson Street, was further revised. The 1940 plat for this area reveals larger lots and a new lot numbering system, perhaps indicating that the 25-foot lots did not sell well. The basic 1940 configuration still exists today: the average lots on the northeast side of Roland Avenue are 60 feet across, while those on Robinson Street are 55.63 feet across. Lots 15 and 16 of Roland Avenue are 92.86 feet across. Robinson Street, like Roland Avenue, contains houses built in the 1940s and 1950s, with additional homes constructed as recently as the 1980s.

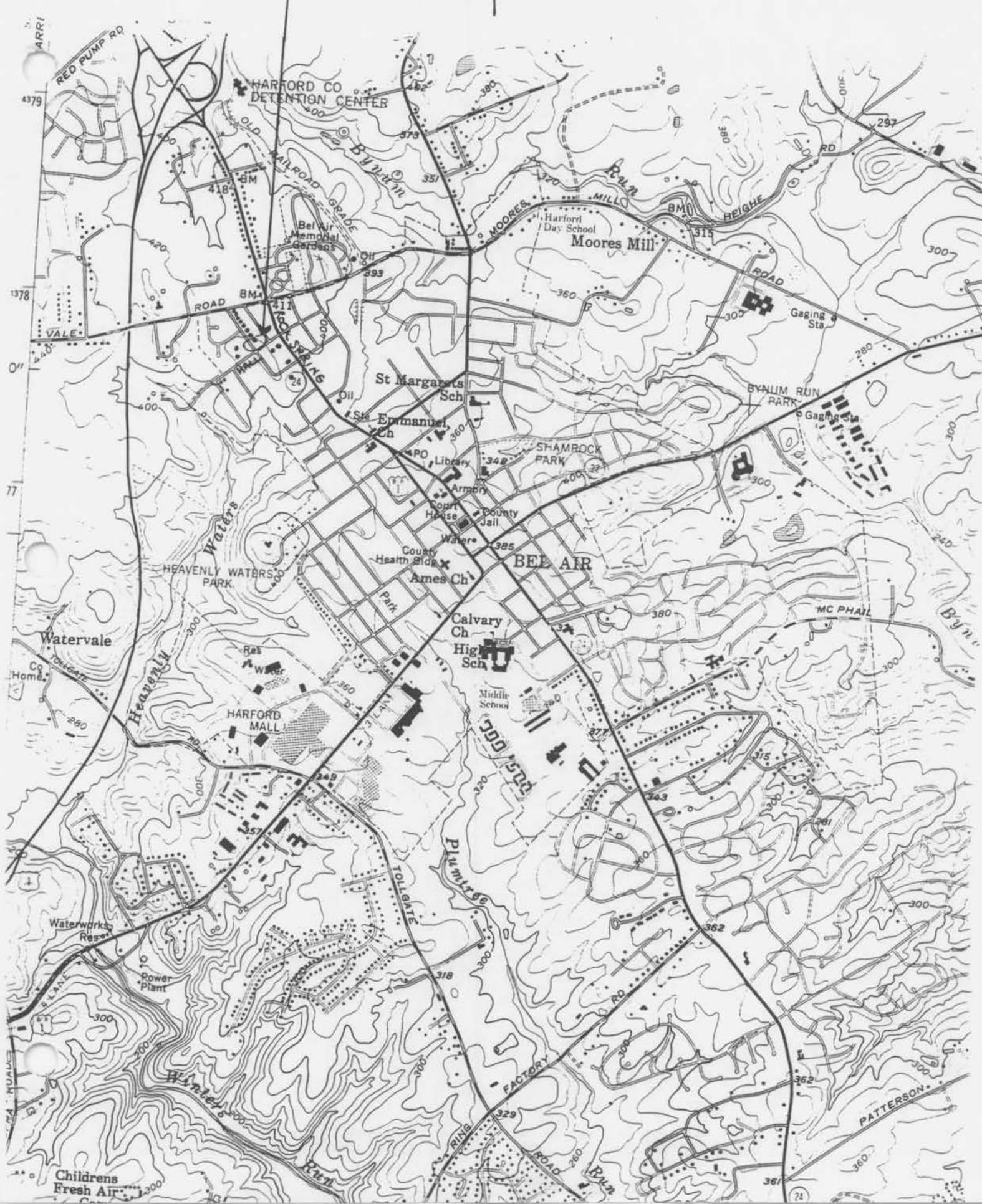
¹ The date of construction comes from the Harford County Tax Assessors Office.

Francis W. Robbins House
711 Roland Avenue
#

Item 8, Significance (continuation sheet 2)

The majority of houses are in the "minimal traditional," and Cape Cod styles. At this time, these houses have no apparent architectural significance.

HA-1758
Bel Air, MD Quad





Francis W. Robbins House

1+A-1738

711 Roland Avenue

Delia Moore

Living Room



Francis W. Robbins House

HA-1158

711 Roland Avenue

5/1/90

Quigley Mueller

Facing northeast