Start Here

Scan One Time Only

And

Copy for Multiple Numbers

BA-1594,

BA-1595, AND

BA-1596

c. 1800

BA 1594, 1595. 1596

Brooklandville Tenant Houses
Brooklandville
Maryland
Private

These important little structures, among the earliest in the district and related to the most important house in the district, are maintained as contemporary rental units, a use and physical condition wholly compatible with the original.

#1 BA 1594 X-891.810 Y-578.500
#2 1595 X-891.850 Y-578.680
#3 1596 X-891.850 Y-578.780

MARYLAND HISTORICAL TRUST

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

MAGI #0315942304
#0315952304
#0315962604

1 NAME

HISTORIC
BROOKLANDVILLE TENANT HOUSES #1, #2, & #3

AND/OR COMMON

2 LOCATION

STREET & NUMBER
800 Valley Road

CITY, TOWN
Green Spring Valley and Falls Road

CONGRESSIONAL DISTRICT
Second

STATE
Brooklandville

__ VICINITY OF

COUNTY
Baltimore

Maryland

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	__YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		X NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME
Emerson Farm, Inc. (c/O Moore Matthews, Realtor) Telephone #: 667-1900

STREET & NUMBER
Box 62

CITY, TOWN
Phoenix

__ VICINITY OF

STATE, zip code
Maryland 21131

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.
County Courts Building

Liber #: 5636, platt A & B
Folio #: 913

STREET & NUMBER
401 Bosley Avenue

CITY, TOWN
Towson,

STATE
Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

__FEDERAL __STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN

STATE

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7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
X EXCELLENT	__DETERIORATED	X UNALTERED	X ORIGINAL SITE
__GOOD	__RUINS	__ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The BROOKLANDWOOD TENANT HOUSES are three structures remotely located and separately deeded from Brooklandwood (mansion). Closely oriented to a driveway leading north off Green Spring Valley Road, the three structures face east. For convenience in description, the southerly structure, closest to the Green Spring Valley Road, here is called BROOKLANDWOOD TENANT HOUSE NUMBER 1; the middle structure is called NUMBER 2 and the northerly structure is called NUMBER 3.

NUMBER 1 is a two-storey stone structure consisting of three units: a central unit with gables to the front and rear (east and west) having lower two-storey wings, each four bays in length. NUMBER 2 is a two-storey brick and stone structure also consisting of three units, very different from Number 1 in form: a southerly two-storey brick unit with gables north and south; a similar unit to the west but with a stone shed across its rear (west) side, its eave one low storey above grade; and a one and one-half storey brick hyphen linking the east and west units. NUMBER 3 is a two storey frame house with a rear wing.

As might be expected these multiple parts were built at different times. A precise construction decade is impossible to determine due to the very simple original construction, almost wholly unaffected by style, and the extensive modern interior finishes. The oldest unit is the front or easterly part of NUMBER 2 and while it may date from the last decade of the eighteenth century it probably dates from the first decade of the nineteenth. Two storeys, brick construction, common bond, it measures approximately 16 by 22 feet. The northerly two bays of the north wing of NUMBER 1 may be its contemporary or only slightly later; of stone construction, it is approximately 17 feet square. The brick westerly unit of NUMBER 2, together with the brick hyphen, constructed simultaneously, is only slightly later than the front or easterly unit, perhaps dating from 1820-1840. Roughly contemporary are the southerly two bays of the north wing of NUMBER 1, the south wing of NUMBER 1 in its entirety, and the stone shed at the west end of NUMBER 2. Construction details of all these units are extremely simple; all have been extensively refinished as modern dwelling units; and the interior of the south wing of NUMBER 1 was not accessible for inspection. By the end of the nineteenth century NUMBER 1 was a pair of duplex tenant houses, the

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two wings of the existing three-part structure. NUMBER 2 was its present form, probably also a duplex residence. In the last decade of the nineteenth century, or very early in the twentieth, probably when Brooklandwood (mansion) was expanded so extensively, NUMBER 1 was brought to its present form by the construction of a central pavilion to link the older duplexes. NUMBER 3 was constructed as another duplex residence, each two bays in width, each sharing the rear wing.

An outline plan of these complex little structures is included to explain this sequence.

TENANT HOUSE NUMBER 1 - 1594 (BA)

Part 1 (1800-1820)

In the east or principal front of this oldest section the southerly bay originally had a door, now converted to a window. The original window opening in the northerly bay retains a 6/6 window of original size with thick frame. A stone jack arch is above each opening. Access to the cellar under Part 1 is through hatch doors beneath the original window. A brick chimney stack is flush with the original south gable of this part. A single room is in each storey, both extensively but simply refinished in modern times. A fireplace in the first storey is closed but one in the second storey is open; neither has an old mantel or surround. The enclosed and winding staircase is in the alcove west of the chimney. The second storey ceiling joists are the collar beams. The attic space is inaccessible. In the cellar an arch is beneath the fireplace of the first storey.

Part 2 (1820-1840) ~~1595 (BA)~~

Part 2 approximately doubled the length of Part 1 and a similar duplex some thirty feet south was erected in the same period. Each duplex is now a single modern residence. Entrances are in each end bay of the principal or east front and 6/6 windows with narrow frames and exposed wooden lintels are in the middle bays. A massive brick chimney rises through the roof ridge within the southerly bay of the northerly unit. A small gabled porch shelters each entrance. Interior finishes are modern, quite simple and compatible with the original. The southerly duplex was not accessible for interior inspection. No portion of Part 2 has a cellar.

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Part 3 (1890-1910)

Part 3 joined the two earlier parts to form a single three-part structure. Three bays in width with gabled roof to the front its eaves are higher than those of the earlier flanking wings and its design makes it the principal or dominant element of the three-part structure. Double doors are in the middle bay of the first storey and double 2/2 windows are in flanking bays of both storeys; by contrast a single 2/2 window is in the middle bay of the second storey. All windows have segmental arches above. A single 2/2 window is in the stoccoed gable. A one-storey porch shelters the east front.

Within is a center hall with an open stair having a moulded rail supported by square balusters and newels rising above a closed string. A single large room is to the north, two rooms are to the south; the second storey is similar but with smaller rooms throughout. The four-panel doors and the windows are trimmed with routed corner-block trim; walls and ceilings are of plain plaster; the third storey is finished in wainscotting. A small cellar is beneath the westerly portion. Exposed framing is circular sawn; cellar walls are of poured concrete.

TENANT HOUSE NUMBER 2 - 1595 (BA)

Part 1 (1800-1820)

This section is two storeys in height, three bays in width, with a gabled roof and an interior brick chimney flush with the north gable. The walls are laid in common bond, every sixth course headers. The principal entrance is centered in the east front and 9/6 windows are in flanking bays; 6/6 windows are in each bay of the second storey. A single similar window is centered in each storey of the south end and a small 4-light casement is in the attic. In the north end is a single 6/4 window in the first storey, west of the chimney, its height matching that of typical windows, its width one light less. Windows retain original wide frames joined by pegged mortise-and-tenon and some retain driven pentels for original shutters. Lintels are not visible and there are no arches above openings. The beaded fascia is probably original but it has been lengthened to create a wide rake eave at the south gable.

The single room in the first storey retains a fireplace surround which is probably original: a single-plane architrave surround with ovolo backband. The cornice shelf is modern as is the horizontal beaded wainscotting and the random-width flooring secured with modern wrought-head nails. An enclosed winding stair, formerly east of the chimney, is removed but its outline is

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apparent in the second floor.and its space is now a closet having a door with four fully-raised panels without fillets. In the second storey the chair railing is original: an ovolo cap on a beaded fascia. The plain beaded trim on doors may be original and the windows are void of trim.

In the cellar the exposed joists are straight sawn and the original flooring is beneath the modern flooring exposed above.

Part 2 (1800-1840)

The orientation of the principal section of Part 2 matches that of Part 1 and like Part 1, its brick walls are laid in common bond with every sixth course headers. The hyphen roof is a single pitch, its ridge, level with adjacent eaves, above its north wall which is flush with the north end walls of Parts 1 and 2 and it falls to a low south eave to include a porch between the two taller sections east and west. Within the porch the taller westerly portion of Part 1 has a 6/6 window in the south bay, a door in the middle bay, adjacent to the hyphen. Both units are modern and a door was originally in the south bay. A 6/6 window with wide pegged frame is centered in the south and north gables; a similar window with a narrower frame is above and a single 6-light sash is in the attic. A 6/6 window with narrow frame is in the westerly bay of the hyphen and a door is in the easterly bay, now closed with wood. A 4-light casement is above each in the second storey. A modern steel flue rises flush with the north gable, east of the ridge.

In the cellar, which is beneath the taller westerly section only, an arch against the east wall at the northeast corner indicates a former fireplace above, now removed. The exposed joists are modern as are virtually all other interior finishes. In the attic, accessible by a hatch in the ceiling at the north gable, flooring, now removed, was secured with hand-made wrought-iron nails; the joists and rafters are straight-sawn, the latter joined at the ridge with pegged mortise-and-tenon. Traces of whitewash on the brick walls beneath the former floorboards indicate that the second storey interior walls were simply whitewashed as their original finish.

Part 3 (1840-1880)

Part 3 is a shed addition across the entire rear or west facade of Part 2, its walls of rubble stone. Its roof is a continuation of the roof of Part 2 and it sweeps to a picturesquely low eave with two small shed dormers each containing 3/3 windows. A single 6/6 window is in the northerly bay. Interior finishes are all modern.

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TENANT HOUSE NUMBER 3 -1596-BA

Of frame construction, four bays in length, two storeys in height, NUMBER 3 is a very typical late nineteenth century tenant house. A one-storey porch shelters the principal or east front. The end bays each have a 6/6 window in each storey with narrow frame and louvred blinds. The principal entrance is in the northerly middle bay and a similar doorway adjacent to the south is now eliminated. A doubled window is centered above the entrances. A service wing, also two storeys in height, extends to the rear (west), a porch in the angle between it and the main section. The interior was not inspected.

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8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER
X 1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
__1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The BROOKLANDWOOD TENANT HOUSES, though now separately deeded from the mansion, were part of the vast Brooklandwood tract. The earliest sections of brick and stone are nearly contemporary with the original mansion and they were expanded very early in the nineteenth century. By the mid-nineteenth century they almost formed a little village, perhaps with other tenant houses, barns or outbuildings, now removed. The two southerly duplexes were joined ca. 1898 by a center pavilion to form an impressive tripartite structure in the same period which saw a dramatic expansion of the Brooklandwood mansion and the northerly frame structure was added to the complex at this time.

These important little structures, among the earliest in the district and related to the most important house in the district, are maintained as contemporary rental units, a use and physical condition wholly compatible with the original.

CONTINUE ON SEPARATE SHEET IF NECESSARY

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9 MAJOR BIBLIOGRAPHICAL REFERENCES

Baltimore County Land Records, Towson, Maryland

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 27 acres total

VERBAL BOUNDARY DESCRIPTION

Northeast corner of Falls Rd. and Green Spring Valley Road

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE COUNTY

STATE COUNTY

11 FORM PREPARED BY

NAME / TITLE
James T. Wollon, Jr., A.I.A./ Joan E. Buck, Research Historian

ORGANIZATION
Valleys Planning Council

DATE
2-20-80

STREET & NUMBER

TELEPHONE
828-7807

CITY OR TOWN
Towson

STATE
Maryland

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
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

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These houses were lived in by the farm hands and the farmer of Brooklandwood. The original driveway to the Brooklandwood mansion passed between these two complexes. Complex #1 housed the main farmer.[1] When these were bought by Brookland wood, Inc., Foster Fenton, owner and also owner of neighboring Brooklandwood, rented them.[2] The present owners have renovated these houses for rental.

Footnotes

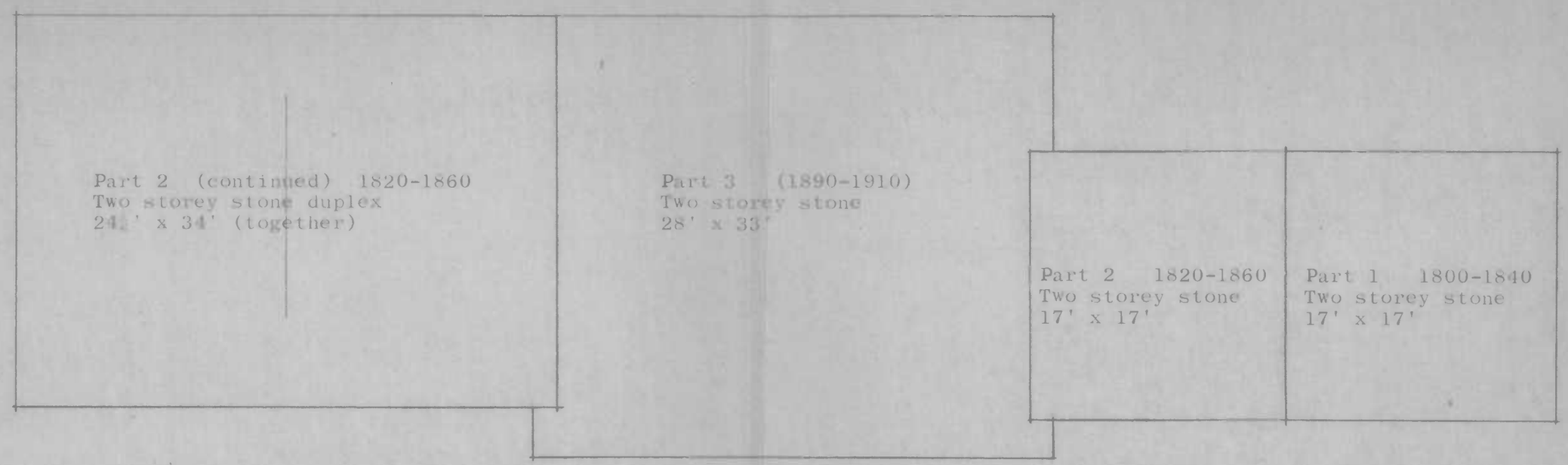
[1] Conversation with Mrs. H. Benthall Marshall.

[2] Recollection of researcher.

Deed Search Baltimore County Land Records

1976 Liber 5636, Folio 913 Brooklandwood Assoc. to Emerson Farms
1975 Liber 5596, Folio 591 Mercantile Trust for Brooklandwood, Inc. to Brooklandwood Association.
1951 Liber 1998, Folio 45 E. Looram to Brooklandwood, Inc.

E. Looram inherited from her mother A. P. Emerson, Registar of Wills, J.P.C. 40/370
Ann Peterson Emerson inherited from Isaac, her husband , Register of Wills, JPC 27/30
Deeds from Carroll (1790) to Emerson (1916) See Historical Site #87 Brooklandwood.



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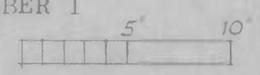
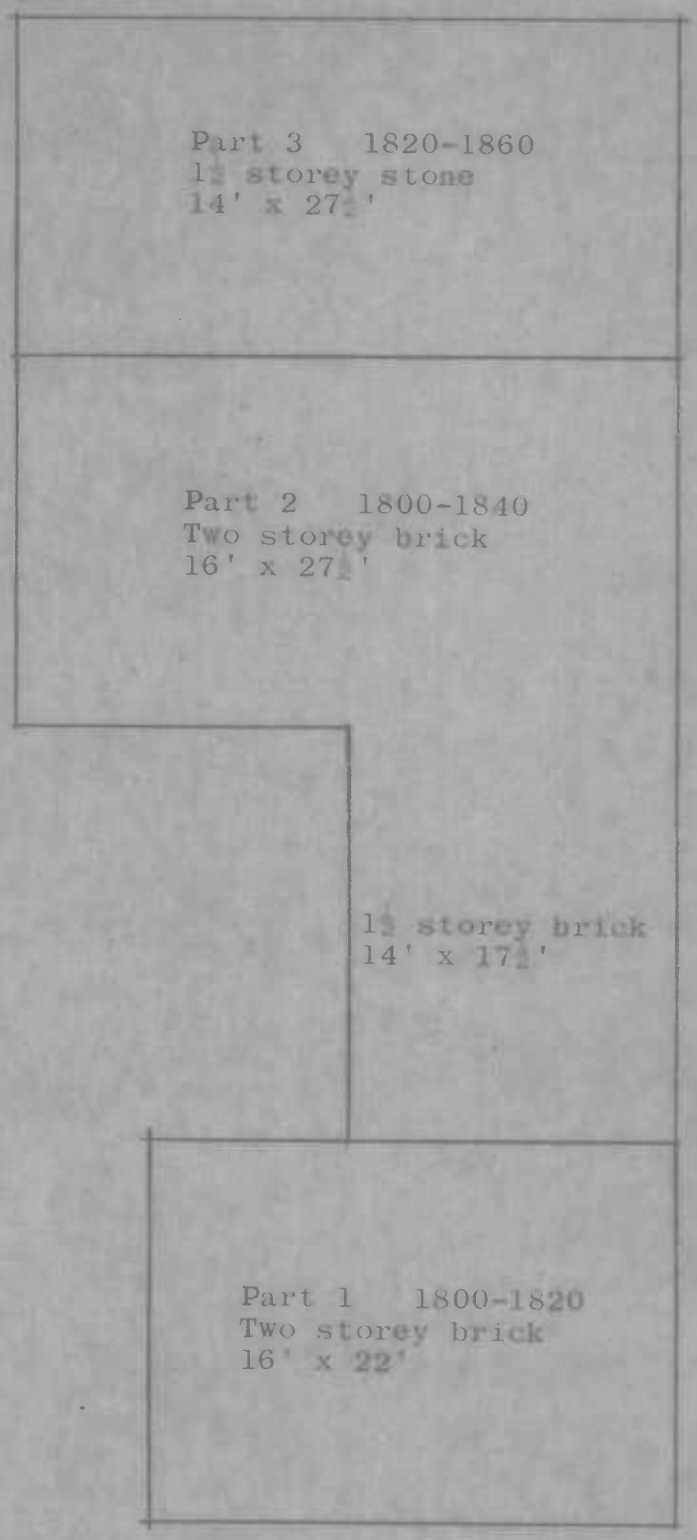
BROOKLANDWOOD TENANT HOUSE NUMBER 1

Scale: 1/8" = 1'-0"





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BROOKLANDWOOD TENANT HOUSE NUMBER 2

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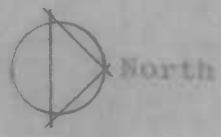

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Villa Julia Jr College
Green Spring Valley
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Canterbury Estates
Slaughterhouse
Long Meadows Estates
Dumbarton
Wellwood
Valley Stream
Summit Park
Ranchleigh
Rockland
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BA 1596#3
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