MARYLAND HISTORICAL TRUST
NR-ELIGIBILITY REVIEW FORM

NR Eligible: yes ___
no ___

Property Name: Leight House Inventory Number: BA-2940

Address: ~~15920~~ 16229 York Road City: ~~Sparks, MD~~ Monkton, Md. vic. Zip Code: 21111

County: Baltimore USGS Topographic Map: Hereford

Owner: Audrey Gerber & John R. O'Brien II

Tax Parcel Number: 31 Tax Map Number: 28 Tax Account ID Number: 1600002971

Project: _____ Agency: _____

Site visit by MHT Staff: X no ___yes Name: _____ Date: _____

Eligibility recommended X Eligibility **not** recommended ____

Criteria: ___A ___B X C ___D Considerations: ___A ___B ___C ___D ___E ___F ___G ___None

Is the property located within a historic district? X no ____yes Name of district: _____

Is district listed? ___no ___yes Determined eligible? ___no ___yes District Inventory Number: _____

Documentation on the property/district is presented in: MIHP form

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

The 1925 Leight House is a typical two–story shingled Craftsman–style bungalow with a deep front porch supported by tapered piers and front and rear shed dormers. Unadorned braced stick brackets punctuate the underside of the eaves of the end gables. The building retains its original fenestration, glazing, and hardware with true divided 6–light casements and true divided 6/1 light double–hung sashes framed by plain board molding. The southeast rear porch entry has been enclosed, while that of the northeast remains open and retains a pyramidal pier, and the building shows several signs of poor maintenance and water damage, especially around the front porch and the second story siding. In general, the Leight House retains its original exterior fabric and the organization of elements typical of Craftsman–inspired bungalows. The current owner reports no changes to the interior layout. The north façade was damaged by tree–fall soon after initial recording, crushing a portion of the eave, damaging the roof, and knocking off one of the brackets. The house was built into a cut hillside, possibly by Emory C. Leight who, according to the current owner, built several identical houses in the area. Only one poorly preserved shed with shake siding survives on the lot.

Although it shows signs of poor maintenance in recent years and extensive deterioration, the Leight House retains much of its original exterior fabric and it is an excellent example of Craftsman–inspired

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ____ **Eligibility not recommended** X

Criteria: ___A ___B ___C ___D **Considerations:** ___A ___B ___C ___D ___E ___F ___G ___None

Comments: ~~FOR~~ WHAT DOESN'T AGREE WITH ELIGIBILITY DETERMINATION BY AGA — property lacks sufficient distinction for individual eligibility

Reviewer, Office of Preservation Services 3/20/2007 **Date**

Reviewer, NR program 6/21/07 **Date**

bungalow architecture of the early 20th century. The interior was not accessible for inspection, but is reportedly little changed. The original landscaping plan is not readily discernable beneath the unkempt lawn and foundation plantings, but there is no evidence of extensive land modification. The dwelling was built into a scooped out portion of the hillside. Remedial work and scheduled maintenance should insure the long–term preservation and use of this dwelling. Neither events nor persons significant in national, state, or local history appear to be associated with the Leight House (Criteria A and B). Interior modifications could not be evaluated and the landscaping is unremarkable, there being little evidence of extensive landscaping and reworking the houselot that might yield important information on local history (Criterion D). The Leight House is an excellent, reasonably well–preserved example of later expressions of the Craftsman–style of architecture, successfully using the vocabulary and concepts of that style, especially in its deep front and rear porches (one rear porch now enclosed) that helped to bring the outdoors in. That feel is further expressed in the use of casement and 6/1 double–hung sashes that could be 'thrown open' to the outside. The use of natural materials (wood frame and shakes) and the exposure of dormer roof rafters and stick brackets under wide eaves also are typical Craftsman traits. The Leight House may be a kit house; if not, it certainly was built from published plans and is reportedly one of several built by Emory C. Leight in the area. The dwelling meets Criterion C for inclusion into the National Register of Historic Places.

Prepared by: James G. Gibb Date Prepared: 22 December 2000

Capsule Summary

Property Name: Leight House
MIHP: BA-2940
Location: 16229 York Road
Town: Monkton
Date of Construction: 1925
Access: Private
Prepared by: James G. Gibb

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Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. BA-2940

1. Name of Property (indicate preferred name)

historic Leight House

other Gerber-O'Brien House

2. Location

street and number 16229 York Road _ not for publication

city, town Monkton X vicinity

county Baltimore

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

name Audrey Gerber and John O'Brien II

street and number 16229 York Road telephone unknown

city, town Monkton state MD zip code 21111

4. Location of Legal Description

courthouse, registry of deeds, etc. Dept of Assessments and Taxation liber 10607 folio 553

city, town Monkton tax map 28 tax parcel 31 tax ID number 1600002971

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
_____district
__X__building(s)
_____structure
_____site
_____object

Ownership
_____public
__X__private
_____both

Current Function
_____agriculture
_____commerce/trade
_____defense
__X__domestic
_____education
_____funerary
_____government
_____health care
_____industry
_____landscape
_____recreation/culture
_____religion
_____social
_____transportation
_____work in progress
_____unknown
_____vacant/not in use
_____other:

Resource Count

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	1	structures
0	0	objects
1	1	Total

Number of Contributing Resources previously listed in the Inventory
0

7. Description

Inventory No. BA-2940

Condition

___ excellent
___ good
___ fair
_X_ deteriorated
___ ruins
___ altered

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

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The front porch has been infilled beneath with concrete block, in contrast to the original fieldstone foundation. The beaded board porch soffit has been damaged by water and it appears unlikely that a permanent repair of the leak has been effected. The base of one tapered and paneled porch pier is rotten and the pier is askew, although the capital, restrained in its decoration, appears to be in good condition. The southwest pier is missing. Plantings around the porch have not been maintained: they obscure much of the front façade and contribute to the deterioration of the porch and siding.

A full complement of stick brackets (6), painted white, survive beneath the eave on the south side of the building. The north façade has one pair of six light casements and one separate casement on the first floor and one double hung sash on the second floor. There are attic vents, presumably recent additions, at the apices of both gables. The shake siding may replace the original material, also likely to have been shakes. Those on the upper story, particularly around the shed dormers, are in need of treatment. Poor gutter maintenance also contributes to the deterioration of the siding and windows.

The rear shed dormer retains two abutting 6/1 light double–hung sashes. The wider front shed dormer has three, and both dormers have projecting rafters. The chimney, difficult to view due to field limitations imposed on the surveyors, appears to be rusticated block projecting from the center of the ridgeline. A bulkhead entranceway on the south façade may be an addition.

The Leight House undoubtedly was constructed from published plans, if not kit built, by local builders.

8. Significance

Inventory No. BA-2940

Period	Areas of Significance	Check and justify below		
_1600-1699	_agriculture	_economics	_health/medicine	_performing arts
_1700-1799	_archeology	_education	_industry	_philosophy
_1800-1899	_architecture	_engineering	_invention	_politics/government
X 1900-1999	_art	_entertainment/ recreation	_landscape architecture	_religion
_2000-	_commerce		_law	_science
	_communications	_ethnic heritage	_literature	_social history
	_community planning	_exploration/ settlement	_maritime history	_transportation
	_conservation		_military	_other:

Specific dates	1925–2000	**Architect/Builder**	unknown
Construction dates	1925		

Evaluation for:

__X__ 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.)

Although it shows signs of poor maintenance in recent years and extensive deterioration, the Leight House retains much of its original exterior fabric and it is an excellent example of Craftsman–inspired bungalow architecture of the early 20th century. The interior was not accessible for inspection, but is reportedly little changed. The original landscaping plan is not readily discernable beneath the unkempt lawn and foundation plantings, but there is no evidence of extensive land modification. The dwelling was built into a scooped out portion of the hillside. Remedial work and scheduled maintenance should insure the long–term preservation and use of this dwelling. Neither events nor persons significant in national, state, or local history appear to be associated with the Leight House (Criteria A and B). Interior modifications could not be evaluated and the landscaping is unremarkable, there being little evidence of extensive landscaping and reworking the houselot that might yield important information on local history (Criterion D). The Leight House is an excellent, reasonably well–preserved example of later expressions of the Craftsman–style of architecture, successfully using the vocabulary and concepts of that style, especially in its deep front and rear porches (one rear porch now enclosed) that helped to bring the outdoors in. That feel is further expressed in the use of casement and 6/1 double–hung sashes that could be 'thrown open' to the outside. The use of natural materials (wood frame and shakes) and the exposure of dormer roof rafters and stick brackets under wide eaves also are typical Craftsman traits. The Leight House may be a kit house; if not, it certainly was built from published plans and is reportedly one of several built by Emory C. Leight in the area. The dwelling meets Criterion C for inclusion into the National Register of Historic Places.

John G. and Pearl I Leight acquired the 1.09-acre parcel in June of 1924 and retained ownership until Audrey Gerber purchased it in 1962. Her nephew currently owns and resides in the Leight house.

Maryland Historical Trust
Maryland Inventory of Historic Properties Form

Inventory No. BA-2940

Name
Continuation Sheet

Number 8 Page 1

Table. Chain of title, Leight House.

Grantor	Grantee	Acres	Date	Instrument
Audrey Gerber	Audrey Gerber & nephew John O'Brien	1.09	05 May 1994	Deed 10607/553
Audrey Gerber	Virginia Novier & Audrey Gerber	1.09	04 Oct 1993	Deed 10396/244
Audrey Gerber	Virginia Novier & Audrey Gerber	1.09	27 July 1974	Deed 5466/26
Elisabeth Y. Brooks	Virginia Novier & Audrey Gerber & Antoinette Gerber	?	23 Mar 1971	Deed 5184/658
Audrey Gerber	Elisabeth Y. Brooks	?	23 Mar 1971	Deed 5184/656
M. Jaqueline McCurdy	John Leight & A. Gerber		16 Sept 1962	Deed 4031/590
John G. Leight	A. Gerber & M. J. McCurdy		16 Sept 1962	Deed 4031/590
Emory C. & Pearl I. Leight	John G. & Pearl I. Leight		27 June 1924	Deed 655/225

9. Major Bibliographical References

Inventory No. BA-2940

Land Records of Baltimore County, Baltimore County Courthouse, Towson, Maryland.

10. Geographical Data

Acreage of surveyed property 1.09
Acreage of historical setting 1.09
Quadrangle name Hereford, MD Quadrangle scale: 1:2400

Verbal boundary description and justification

The Leight House occupies its original 1.09 acre lot overlooking the valley to the west from the east side of York Road.

11. Form Prepared by

name/title	James G. Gibb		
organization	Andrew Garte & Associates	date	22 December 2000
street & number	6285 Shady Side Road	telephone	410.867.4600
city or town	Shady Side	state	MD 20764

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

Inventory No. BA-2940

Name
Continuation Sheet

Number 9 Page 1

Figure 1. Rear of Gerber–O'Brien House.

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Name
Continuation Sheet

Number 9 Page 2

Figure 2. South façade of the Gerber–Obrien House. Note first floor casemate windows, 6/1 light double–hung sashes, brackets beneath the eaves, and enclosed rear entry porch.

Figure 3. Partial view of vegetation shrouded front façade of the Gerber–O'Brien House. Note water damaged porch soffit and decayed base of pier.

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. BA-2940

Name
Continuation Sheet

Number 9 Page 4

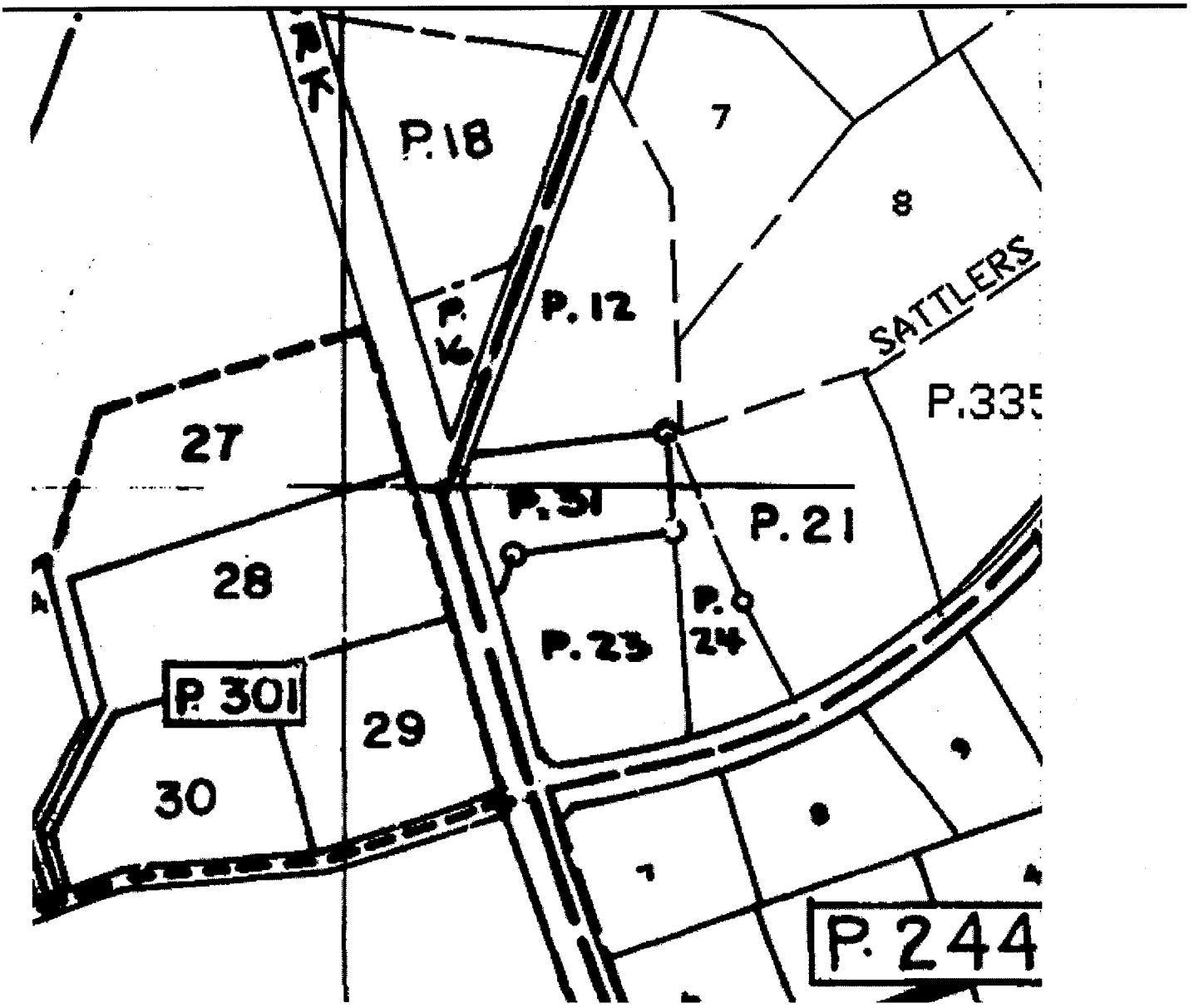
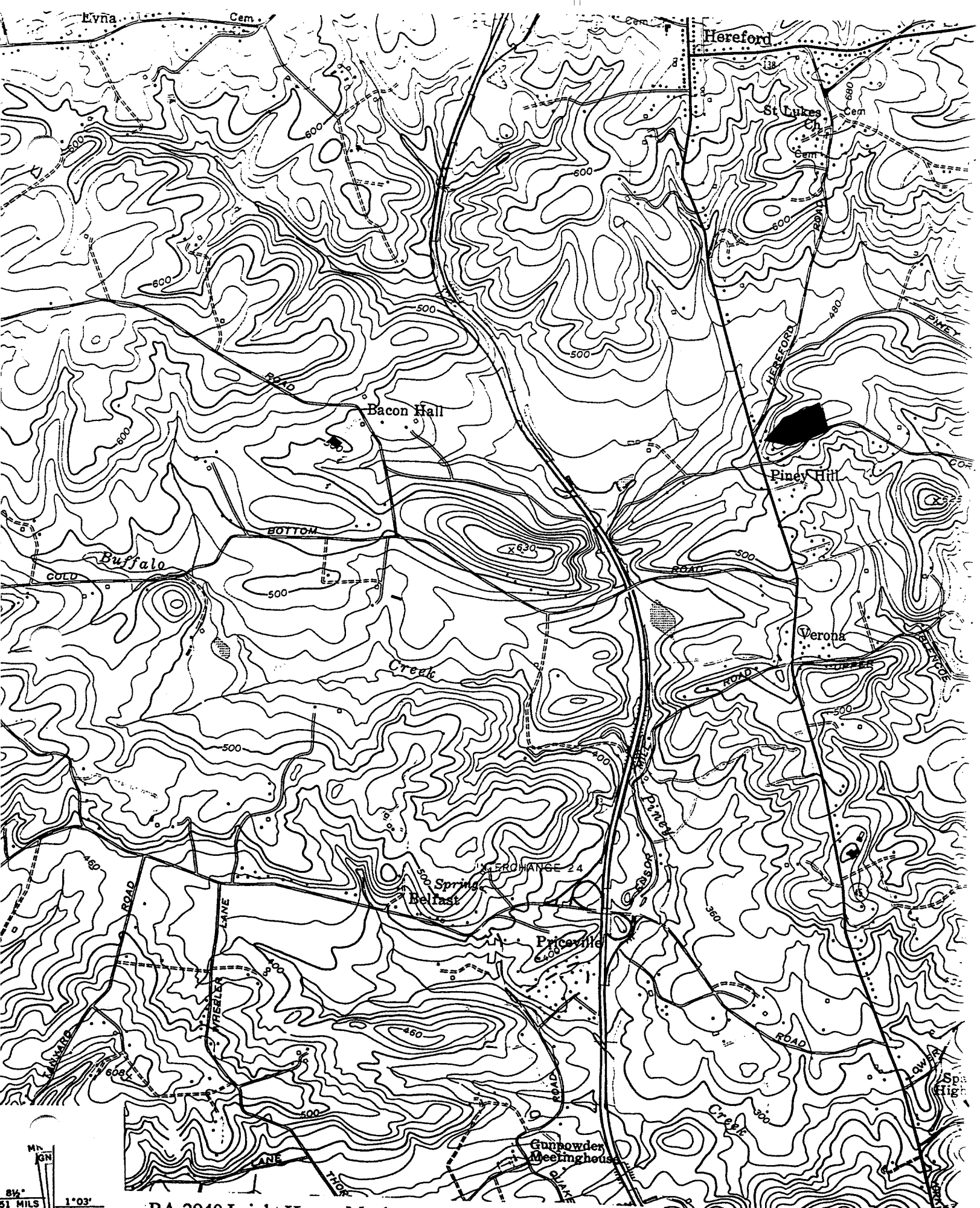


Figure 3. Leight House, tax map.



BA-2940 Leight House, Monkton, Baltimore County
USGS Quad: Hereford, MD

BA-2940

Leight House

Baltimore County, MD

J. G. Gibb

MD SHPO - negative

View of Leight House from York Rd. facing northeast.

December 28, 2000

BA-2940
Leight House
Baltimore County, MD
J.G. Gibb
MD SHPO - negative
View of Leight House from yard, facing southwest.

December 28, 2000

BA-2940

Leight House

Baltimore County, MD

J.G. Gibb

MD SHPO - negative

View of outbuilding on Leight House property

December 28, 2000

BA-2940

4/6

Leight House

Baltimore County, MD

JG 6.66

MD SHPO - negative

Leight House, south facade

December 28, 2000

BA-2940

Light House

Baltimore County, MD

J. G. Cobb

MD SHPO - negative

Light House, west facade

December 28, 2000

6/6

BR-2940

Leight House

Baltimore County, MD

J. G. Gibb

MC Supp - negative

Leight House, view from York Road facing east.

December 28, 2000