

**MARYLAND HISTORICAL TRUST  
NR-ELIGIBILITY REVIEW FORM**

NR Eligible: yes \_\_\_  
no \_\_\_

Property Name: Phelps Farmstead Inventory Number: BA-2941

Address: 16500 York Road City: Monkton, MD Zip Code: 2111-1015

County: Baltimore USGS Topographic Map: Hereford

Owner: John H. & Joanne M. Phelps

Tax Parcel Number: 30 Tax Map Number: 28 Tax Account ID Number: 0716000760

Project: \_\_\_\_\_ Agency: \_\_\_\_\_

Site visit by MHT Staff:  no  yes Name: \_\_\_\_\_ Date: \_\_\_\_\_

Eligibility recommended  Eligibility not recommended

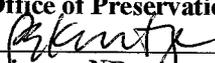
Criteria:  A  B  C  D Considerations:  A  B  C  D  E  F  G  None

Is the property located within a historic district?  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)*  
 This late 19<sup>th</sup>-century farmhouse, part of a working farm with three outbuildings, is L-shaped in original plan, 2-stories, and is clad in German siding with imbricated shingle in the gable pediments, all of which have pronounced cornice returns. Fenestration includes: a reproduction front door with colored glass toplight and sidelights, 2/2 double hung windows on both floors, and working shutters replete with hardware. The front porch appears to have been renovated and the piers moved from their original locations. Beaded board covers the porch soffit. Chimneystacks and their modestly corbelled caps appear to be intact and recently repointed. Large, squarish dormers with hipped roofs have been added to the north façade, creating an additional half story. A large garage addition extends off of the north façade, and a very large 2-story addition extends off of the rear (west) façade. Both additions date to the 1990s. Overall the building and its additions maintain a single character through the matching of vinyl siding nearly identical to the German siding on the original dwelling, the use of raised seam metal roofing throughout, and the recreation and repetition of design elements; viz., the gables with imbricated shingle infill and the choice and placement of windows. A sunroom on the south façade, a brick end wall on the west façade, and the garage addition on the north façade stand as significant anomalies.

<b>MARYLAND HISTORICAL TRUST REVIEW</b>	
Eligibility recommended <input type="checkbox"/>	Eligibility not recommended <input checked="" type="checkbox"/>
Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D	Considerations: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> None
Comments: _____	
 Reviewer, Office of Preservation Services	 Date
 Reviewer, NR program	6/21/01 Date

MARYLAND HISTORICAL TRUST  
NR-ELIBILITY REVIEW FORM

BA-2941

Continuation Sheet No. 1

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The Phelps House, although beautifully renovated and exhibiting some of the flavor of late English Renaissance revivalism, has been irrevocably altered. The garage addition is inconsistent with the overall original plan and massing, and the rear addition—with the exception of the bridging sunroom—is indistinguishable at a distance from the original. Since it assumes an equal rather than subordinate position to the original, the addition misrepresents the initial layout and massing of this handsome farmhouse, suggesting opulence and social prominence unexpressed, and perhaps unimagined, by the original builders and occupants. Two of the outbuildings, in contrast, appear to retain much of their original fabric, but have a distinctly modern appearance due to the choice of asphalt roofing. The carriage barn at the rear of the house lot appears to retain much of its original fabric, although it now houses mechanized farm equipment rather than horse-drawn vehicles, tack, and fodder, and there is an addition of uncertain date projecting off of its south façade. It retains its original context: a house lot outbuilding in a larger agricultural setting, from which an observer can view both the house lot and open pasture.

A break in the chain of title for the property for the years prior to 1919 make a detailed assessment of the history of this farm difficult. It was, however, a part of Merryman's Farms, a 96-acre subdivision of a large, prosperous farm. There appear to have been no significant historical events or persons directly associated with the property (Criteria A and B). Neither the dwelling nor two of the outbuildings retain sufficient character, original workmanship, or choice of materials to meet Criterion C for National Register status and the highly 'gentrified' character of the dwelling and house lot misinterpret the wealth and aspirations of the farm families occupying the site at least since 1919: the Johnsons (1919–1950), the Parks (1950–1959), and the Pattersons (1959–1996). For identical reasons, the site, the dwelling and two of the three buildings hold little potential for revealing local patterns in history (Criterion D).

The carriage barn, for reasons listed above, meets neither Criterion A nor B. The south addition diminishes the overall character and massing of the building: although restorable, the building does not meet National Register Criterion C, an otherwise excellent example of a carriage barn on a modest late 19th/early 20th-century farm. The construction and alterations to this building, however, have the potential to reveal patterns in the development of the local agricultural economy and the changing fortunes of the farm's series of occupants. The surveyors could not gain direct access to the carriage barn to more fully assess its potential, but it may be eligible for the National Register, retaining its original fabric, design, and massing, and representing a once common feature of modest to prosperous farms that housed wheeled vehicles, carriage horses, fodder, and tack.

Prepared by: James G. Gibb

Date Prepared: 22 December 2000

## Capsule Summary

Property Name: Phelps Farmstead

MIHP: BA-2941

Location: 16500 York Road

Town: Monkton, MD

Date of Construction: 1871

Access: Private

Prepared by: James G. Gibb

The Phelps House, although beautifully renovated and exhibiting some of the flavor of late English Renaissance revivalism, has been irrevocably altered. The garage addition is inconsistent with the overall original plan and massing, and the rear addition—with the exception of the bridging sunroom—is indistinguishable at a distance from the original. Since it assumes an equal rather than subordinate position to the original, the addition misrepresents the initial layout and massing of this handsome farmhouse, suggesting opulence and social prominence unexpressed, and perhaps unimagined, by the original builders and occupants. Two of the outbuildings, in contrast, appear to retain much of their original fabric, but have a distinctly modern appearance due to the choice of asphalt roofing. The carriage barn at the rear of the houselot appears to retain much of its original fabric, although it now houses mechanized farm equipment rather than horse-drawn vehicles, tack, and fodder, and there is an addition of uncertain date projecting off of its south façade. It retains its original context: a houselot outbuilding in a larger agricultural setting, from which an observer can view both the houselot and open pasture.

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The carriage barn, for reasons listed above, meets neither Criterion A nor B. The south addition diminishes the overall character and massing of the building: although restorable, the building does not meet National Register Criterion C, an otherwise excellent example of a carriage barn on a modest late 19th/early 20th-century farm. The construction and alterations to this building, however, have the potential to reveal patterns in the development of the local agricultural economy and the changing fortunes of the farm's series of occupants. The surveyors could not gain direct access to the carriage barn to more fully assess its potential, but it may be eligible for the National Register, retaining its original fabric, design, and massing, and representing a once common feature of modest to prosperous farms that housed wheeled vehicles, carriage horses, fodder, and tack.

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

This late 19<sup>th</sup>-century farmhouse, part of a working farm with three outbuildings, is L-shaped in original plan, 2-stories, and is clad in German siding with imbricated shingle in the gable pediments, all of which have pronounced cornice returns. Fenestration includes: a reproduction front door with colored glass toplight and sidelights, 2/2 double hung windows on both floors, and working shutters replete with hardware. The front porch appears to have been renovated and the piers moved from their original locations. Beaded board covers the porch soffit. Chimneystacks and their modestly corbelled caps appear to be intact and recently repointed. Large, squarish dormers with hipped roofs have been added to the north façade, creating an additional half story. A large garage addition extends off of the north façade, and a very large 2-story addition extends off of the rear (west) façade. Both additions date to the 1990s. Overall the building and its additions maintain a single character through the matching of vinyl siding nearly identical to the German siding on the original dwelling, the use of raised seam metal roofing throughout, and the recreation and repetition of design elements; viz., the gables with imbricated shingle infill and the choice and placement of windows. A sunroom on the south façade, a brick end wall on the west façade, and the garage addition on the north façade stand as significant anomalies.

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. BA-2941

## 1. Name of Property (indicate preferred name)

historic uncertain  
other Phelps Farmstead

## 2. Location

street and number 16500 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 John and Joanne Phelps  
street and number 16500 York Road telephone unknown  
city, town Monkton state MD zip code 21111-1015

## 4. Location of Legal Description

courthouse, registry of deeds, etc. Dept of Assessments and Taxation liber 11726 folio 415  
city, town Monkton tax map 28 tax parcel 30 tax ID number 0716000760

## 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 checked="" type="checkbox"/> agriculture	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<u>1</u>	<u>3</u> buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<u>0</u>	<u>0</u> structures
<input type="checkbox"/> object		<input type="checkbox"/> education	<u>0</u>	<u>0</u> objects
		<input type="checkbox"/> funerary	<u>1</u>	<u>3</u> Total
		<input type="checkbox"/> government		
		<input type="checkbox"/> health care		
		<input type="checkbox"/> industry		
		<input type="checkbox"/> landscape		
		<input type="checkbox"/> recreation/culture		
		<input type="checkbox"/> religion		
		<input type="checkbox"/> social		
		<input type="checkbox"/> transportation		
		<input type="checkbox"/> work in progress		
		<input type="checkbox"/> unknown		
		<input type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> other:		
			<b>Number of Contributing Resources previously listed in the Inventory</b>	
			_____	

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## 7. Description

Inventory No. BA-2941

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### Condition

excellent       deteriorated  
 good             ruins  
 fair               altered

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

This late 19<sup>th</sup>-century farmhouse, part of a working farm with three outbuildings, is L-shaped in original plan, 2-stories, and is clad in German siding with imbricated shingle in the gable pediments, all of which have pronounced cornice returns. Fenestration includes: a reproduction front door with colored glass toplight and sidelights, 2/2 double hung windows on both floors, and working shutters replete with hardware. The front porch appears to have been renovated and the piers moved from their original locations. Beaded board covers the porch soffit. Chimneystacks and their modestly corbelled caps appear to be intact and recently repointed. Large, squarish dormers with hipped roofs have been added to the north façade, creating an additional half story. A large garage addition extends off of the north façade, and a very large 2-story addition extends off of the rear (west) façade. Both additions date to the 1990s. Overall the building and its additions maintain a single character through the matching of vinyl siding nearly identical to the German siding on the original dwelling, the use of raised seam metal roofing throughout, and the recreation and repetition of design elements; viz., the gables with imbricated shingle infill and the choice and placement of windows. A sunroom on the south façade, a brick end wall on the west façade, and the garage addition on the north façade stand as significant anomalies.

A sunroom on the south façade with extensive glazing forms a bridge between the original building and the later construction. The intent—well executed—however, was to create an integrated whole and the addition is not subordinate to the main structure. From a distance, the new and old components are virtually indistinguishable (by virtue of consistent application of siding, gable shingling, the raised seam metal roof, and the overall design and massing). The original L-plan has been altered beyond ready recognition.

In the rear yard is a 20th century telescoping one-story outbuilding, likely for firewood and equipment storage, with vertical siding and new asphalt roofing shingles. There is another building, one-story and rectangular in plan, with board and batten siding and asphalt roofing that appears to have been for general storage. The choice of roofing material is curious given the very considerable effort expended in maintaining the late 19th-century look of the house. Both structures were built, or reseeded, on poured concrete foundations.

The largest outbuilding is a carriage barn with a loft above and a 20<sup>th</sup>-century corncrib addition and stalls below. The projecting first and second floors on the west façade of the building provide an overhang for farm vehicles to pass through between the main barn and the crib addition. A smaller 20th century addition projects from the south façade. The roof is corrugated tin. All three outbuildings are within the rear workyard, which extends just beyond the carriage barn and abuts open pasture.

## 8. Significance

Inventory No. BA-2941

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input checked="" 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"/> philosophy
<input checked="" 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** late 19th–mid 20th century **Architect/Builder** unknown

**Construction dates** 1871

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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A break in the chain of title for the property for the years prior to 1919 make a detailed assessment of the history of this farm difficult. It was, however, a part of Merryman's Farms, a 96-acre subdivision of a large, prosperous farm. There appear to have been no significant historical events or persons directly associated with the property (Criteria A and B). Neither the dwelling nor two of the outbuildings retain sufficient character, original workmanship, or choice of materials to meet Criterion C for National Register status and the highly 'gentrified' character of the dwelling and house lot misinterpret the wealth and aspirations of the farm families occupying the site at least since 1919: the Johnsons (1919–1950), the Parks (1950–1959), and the Pattersons (1959–1996). For identical reasons, the site and its buildings hold little potential for revealing local patterns in history (Criterion D).

The carriage barn, for reasons listed above, meets neither Criterion A nor B. The south addition diminishes the overall character and massing of the building: although restorable, the building does not meet National Register Criterion C, an otherwise excellent example of a carriage barn on a modest late 19th/early 20th-century farm. The construction and alterations to this building, however, have the potential to reveal patterns in the development of the local agricultural economy and the changing fortunes of the farm's series of occupants. The surveyors could not gain direct access to the carriage barn to more fully assess its potential, but it may be eligible

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

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Continuation Sheet

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for the National Register, retaining its original fabric, design, and massing, and representing a once common feature of modest to prosperous farms that housed wheeled vehicles, carriage horses, fodder, and tack.

Table. Chain of title, Phelps House.

Grantor	Grantee	Acres	Date	Instrument
Sam. H. & Dorothy F. Patterson	John H. & Joanne M. Phelps	96	23 July 1996	Deed 11726/415
J. R. & Anna C. Parks	Sam. H. & Dorothy F. Patterson	96; part of Merryman's Farms	13 Mar 1959	Deed 3498/189
Walt. E. Johnson, wid.	J. R. & Anna C. Parks	96	21 June 1950	Deed 1840/454
Geo. Wm Parker	Walt. E. Johnson et ux	96	16 Feb 1933	Deed 906/313
Walt. E. & Cecilia L. Johnson	G. W. Parker	96	16 Feb 1933	Deed 906/312
Wm C. Fisher et ux	Walt. E. & Cecilia L. Johnson	96	15 Dec 1919	Deed 519/341

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## 9. Major Bibliographical References

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Inventory No. BA-2941

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

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## 10. Geographical Data

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Acreage of surveyed property 1  
Acreage of historical setting 96  
Quadrangle name Hereford, MD Quadrangle scale: 1:2400

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### Verbal boundary description and justification

The Phelps House occupies a 1+ acre houselot on a 96 acre working farm on the west side of York Road, just a mile south of Hereford, Maryland. Only the carriage barn may be eligible for the National Register and any such designation should be confined to the building and a suitable buffer.

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## 11. Form Prepared by

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name/title	James G. Gibb		
organization	Andrew Garte & Associates	date	06 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**

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Figure 1. Phelps House, east (principal) façade—the original portion of the late 19th-century dwelling.

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Figure 2. Principal entrance to the Phelps House. Transom and side lights are colored glass.

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Figure 3. Phelps House, west and south facades. A portion of the original building is in the right background. The remainder was constructed in the 1990s.

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Figure 4. Carriage barn.

**Maryland Historical Trust  
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Name  
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Figure 5. Outbuilding, uncertain function.

**Maryland Historical Trust  
Maryland Inventory of  
Historic Properties Form**

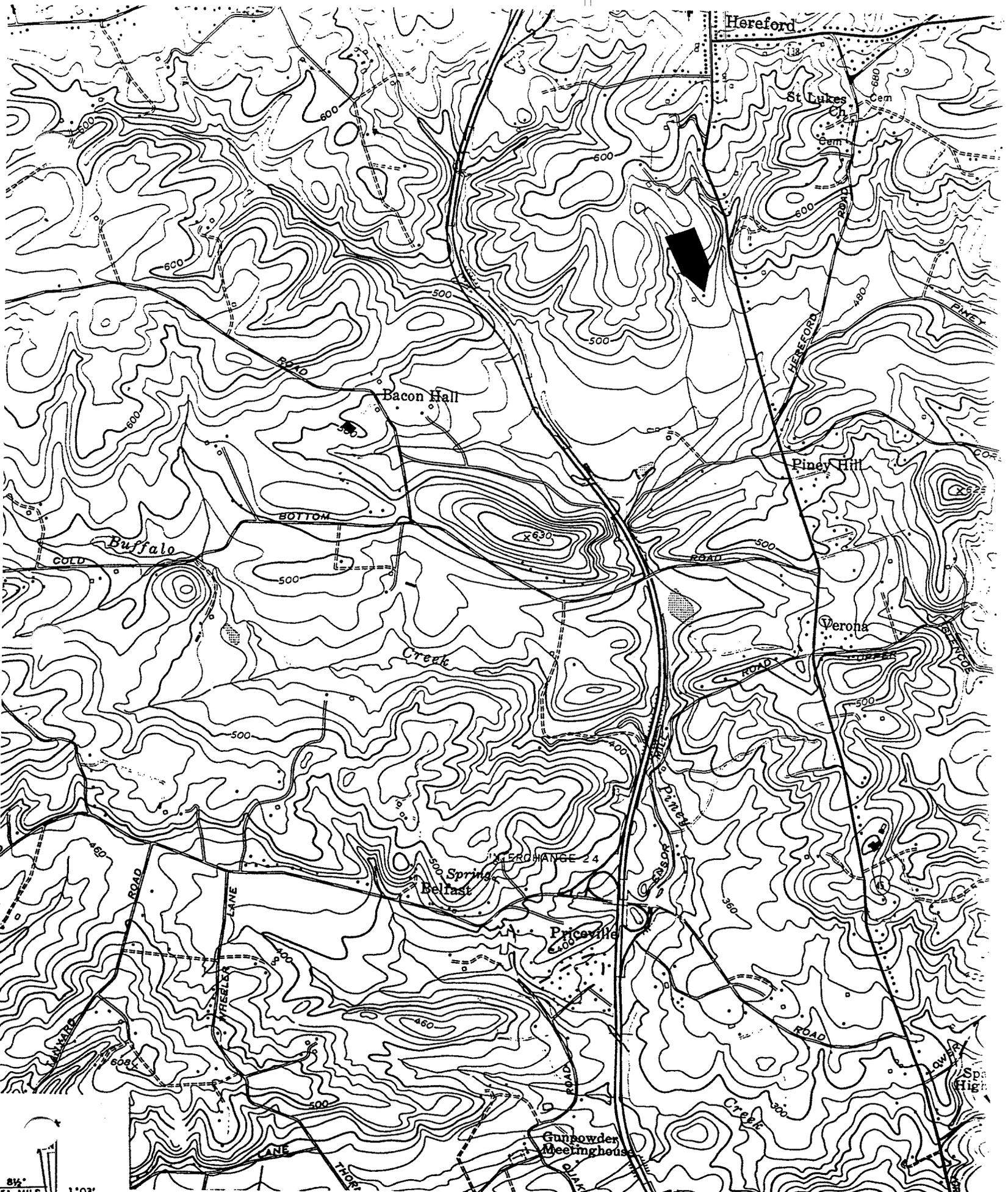
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Figure 6. Outbuilding, possibly a laundry.



BA-2941 Phelps Farmstead, Monkton, Baltimore County  
USGS Quad: Hereford, MD



BA 294:

111

Phelps Farmstead

Baltimore County, MD

J. G. Gibbs

MD SHPO - negative

View of Phelps Farmstead from BA 2940 - Right Horse.  
The Farmstead is on the left (west) side of York  
Road at the center of the picture

December 28, 2000



BA 2941

2/11

Phelps Farmstead

Baltimore County, MD

J. G. G. 66

MD SHPO - negative

View of eastern face of Phelps Farmhouse.

December 28, 2000



BA 2941

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Phelps Farmstead  
Baltimore County MD  
J. G. Gibbs  
MD SHPO - Negative

View of south face of Phelps Farmhouse,

December 28, 2000



BA 2941

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Phelps Farmstead

Baltimore County, MD

I. G. Gibbs

MD SHPO - Negative

View of west facade of Phelps Farmhouse

December 28, 2000



BA 2941

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Phelps Farmstead

Baltimore County, MD

J. G. Gibb

MD SHPO - Negative

View of outbuildings.

December 28, 2000



BA 2941

6/11

Phelps Farmstead

Baltimore County, MD

J. C. C. C.

ME SHPO - negative

Views of outbuildings.

December 28, 2000



BA-2941

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Phelps Farmstead

Baltimore County, MD

I. G. Gibb

MD SHPO - Negative

Views of carriage barn, facing northwest.

December 28, 2000



BA-2941

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Phelps Farmstead

Baltimore County, MD

J. G. Gibb

MD SHPO - negative

View of carriage barn, facing west

December 28, 2000



BA-29411

9/11

Phelps Farmstead  
Baltimore County, MD  
J. G. Gibb  
MD SHPO - negative

View of farmhouse from carriage barn.

December 28, 2000



BA-2941

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Phelps Farmstead

Baltimore County, MD

J. G. Gibb

MD SHPO - negative

View of small storage shed, facing northwest

December 28, 2000



BA-2941

11/11

Phelps Farmstead

Baltimore County, MD

I.G.C. 6b

MD SHPO - negative

View of carriage barn, facing southwest.

December 28, 2000