MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes ___

JUL 25 2003

Property Name: Lutz House Inventory Number: HO-625

Address: 3978 Old Columbia Pike City: Ellicott City Zip Code: 21043

County: Howard USGS Topographic Map: Ellicott City, MD Quad

Owner: Thomas More MacLellan and Ann Merck MacLellan T/E Is the property being evaluated a district? No yes

Tax Parcel Number: 845 Tax Map Number: 24 Tax Account ID Number: 02-226901

Project: Nelson Property/The Woods of Tiber Branch Agency: ___

Site visit by MHT Staff: ___ no ___ yes Name: ___ Date: ___

Is the property located within a historic district? ___ yes X no

If the property is within a district District Inventory Number: ___

NR-listed district ___ yes Eligible district ___ yes District Name: ___

Preparer's Recommendation: Contributing resource ___ yes ___ no Non-contributing but eligible in another context ___

If the property is not within a district (or the property is a district)

Preparer's Recommendation: Eligible ___ yes X no

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

Documentation on the property/district is presented in: MIHP Form, Howard County Historical Society, Land Records & Voting Records

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

Located on the north side of Old Columbia Pike, about 50 feet from the right-of-way, this one-story plus basement dwelling stands on about an acre of ground. The1920s Craftsman bungalow is actually rectangular in its footprint, but its roofline gives an L-shaped appearance with the gable ends facing the street. Simple Craftsman style brackets support the wide eaves. The front of the house has two groups of three narrow 4/4 windows, with the depth of the house on the north side being six bays of individual windows of similar proportions. The SE corner of the house has a combination of the lower roof of the front gable ell with an even lower cross-gabled roof. This cross-gable covers the entrance with an unusual a brick bow window projection on the south side. Most of the house is clad in wood shingles patterned with alternating narrow and average size rows. The brick addition at the SE corner is painted with the same color as the shingles in an effort to tie the two materials together visually. The brick addition appears to be a replacement or an enclosure of an earlier open porch, as evidenced by the siding matching the exterior on what are now interior walls of the sunroom.[1] It compromises the architectural integrity of the pure bungalow form.

[1] Interview with Tom MacLellan.

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: ___

Reviewer, Office of Preservation Services — Date 8/1/03

Reviewer, NR Program — Date 8/7/03

The house is banked into a hill with the land falling down away from the semi-circular driveway in front. At the front of the house the rusticated concrete block foundation is barely visible, but it is completely exposed at the rear for a walk-out basement. A pergola and deck extend off the SW corner of the house. The rear of the house now has a projecting pantry that was once a back entrance to the dwelling.

A separate, more recent shed is located north of the house, but offers no evidence of adding to the architectural character of the property.

The current owners, Thomas More MacLellan and Ann Merck MacLellan purchased their lot, almost an acre, from Coleman and Patricia Bazelon in 1999. Previously, the Personal Representatives of Donald and Phyllis Lutz had sold the home in 1996.[2] This parcel was part of the land purchased by John D. and Mary E. Mitchell (Mitchell family farmhouse had been on the Nelson House foundation immediately to the SW) from Wesley B. and Mary W. Bennett[3] in 1923. Apparently in 1924 the land was sold to James H. Mitchell[4], one of the unmarried sons.[5] James Harold and Marion E. Mitchell sold the property to Elmer Cavey in 1928, approximately concurrent with the fire and sale of the adjacent Mitchell home (now the Nelson House property). The exact date of construction of the house is unkown, although it is assumed the house was built for James H. Mitchell, as he and his wife took out a $4,000 mortgage in 1924.

This progression of land transfers seems typical of this stretch of Old Columbia Pike. As it emerged from the 19th Century primarily a farming community and turned into a suburban corridor during the 20th Century, portions of the farms were subdivided into small lots and sold off. While there are a number of early 20th Century houses along the corridor, the grouping does not appear cohesive enough to be eligible for historic district listing.

On the one hand, houses like this one would be considered contributing to the Ellicott City National Register District for their architectural character and historical associations **IF** the district extended out Old Columbia Pike that far. <u>It does not</u>, however, and with good reason. There are substantial gaps in the mile-long streetscape of the Pike outside the current boundaries of the Ellicott City Historic District, and even more now than there were back in the late 1970s when the district was nominated to the National Register. These gaps are filled with too many modern or significantly altered dwellings to offer a consistent feeling; the intrusions break apart cohesive interpretation of an historic district. On the other hand, local planners might consider implementing a conservation district, such as the one in Eastport, outside Annapolis, to help maintain the character of the area and structures, such as this house, that do offer architectural interest, but do not necessarily merit individual listing on the National Register.

This property is neither individually eligible for National Register listing under Criteria A, B or C, nor contributing to a readily recognizable historic district.

Prepared by: Lisa Jensen Wingate Date Prepared: 7/9/2003

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[2] Liber 3732, Folio 711. This deed references this parcel as being part of the land sold from the Bennetts to the Mitchells in 1923. The Lutzes had bought the land from Florence B. Dorsey, widow, in 1962 (Liber 383, Folio 173).

[3] Historically, William Bennett had been a property owner (farmer) north of the creek running behind the parcels along the north side of Columbia Pike.

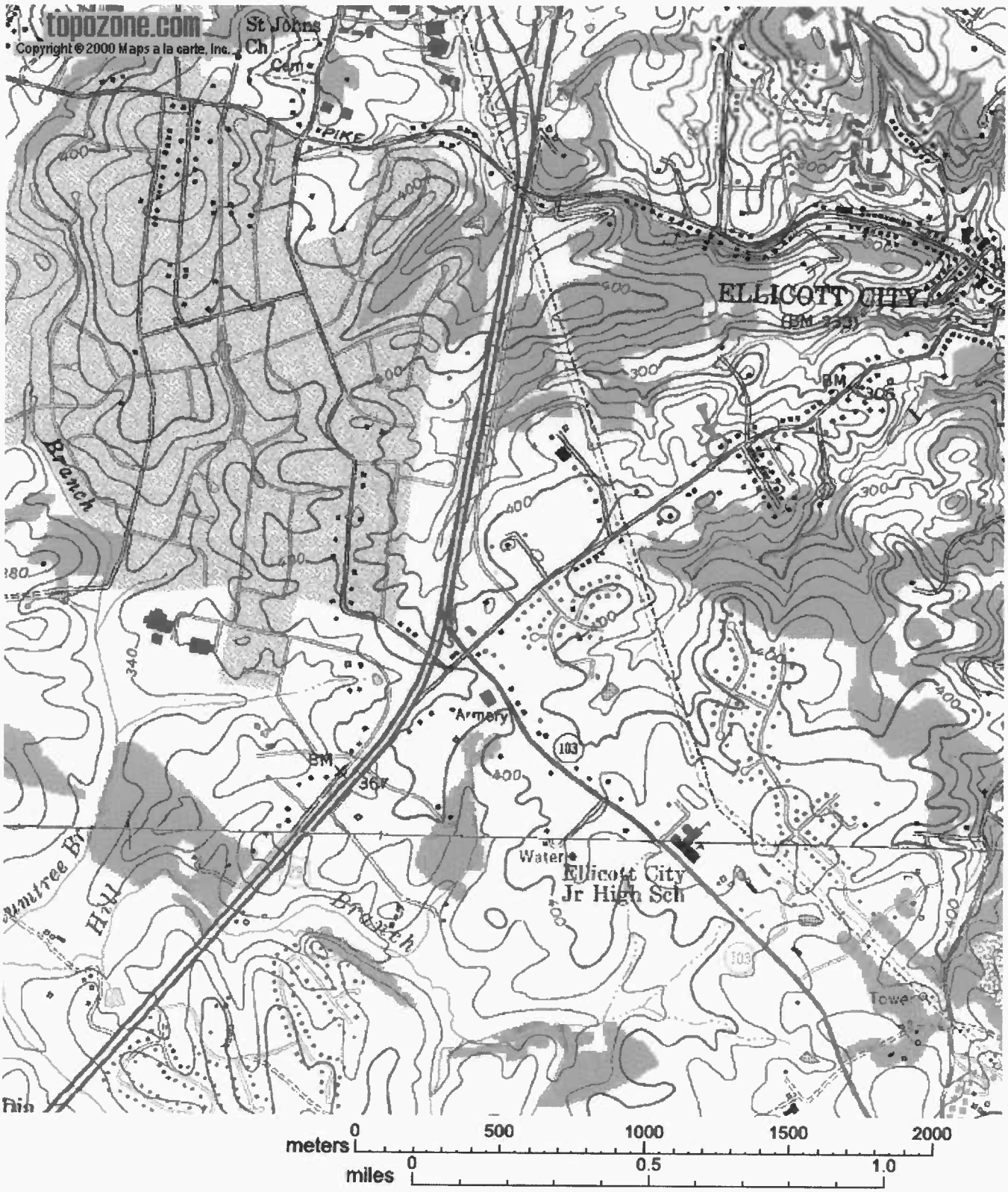
[4] See genealogy, land records, and voting histories in DOE form for Nelson House, HO-623. Deed transfer from John D. and Mary E. Mitchell AND Wesley Bennett and Mary W. Bennett, his wife, (Bennetts had provided a mortgage on the 1923 parcel to John D. Mitchell and wife) to James Harold Mitchell, April 1924, Liber 120, Folio 185, 42,640 sq. ft. In 1928, James H. and Marion E. Mitchell sold the land to Elmer Cavey, Liber 133, Folio 425.

[5] Interview with Norman Jay Martin, owner of the Farmer/Kittner House (HO-626).

Lutz House HO-625
3978 Old Columbia Pike

TopoZone.com

Map center is UTM 18 343732E 4347154N - **ELLICOTT CITY** quad [Quad Info



140-625

Lutz House
Old Columbia Pike
Ellicott City, Howard Co, MD

L Jensen Wingate

6/03

MD SHPO

East corner and shed

HO-625

Lutz House
Old Columbia Pike
Ellicott City, Howard County, MD
L Jensen Klingate
6/03
MD SHPO

South corner

HO-625

Lutz House
Old Columbia Pike
Ellicott City, Howard Co, MD
L Jensen Wingate
6/03
MD SHPO

SW facade facing Nelson House

Lutz House
3978 Old Columbia Pike
HO-625

Located on the north side of Old Columbia Pike about 50 feet from the right-of-way, this one story bungalow was built in 1926. It stands on about one acre. It is an L-shaped house with the main gabled section facing the front adjoining a single bay, the entry vestibule. The house is banked in the hillside so that the foundation, barely visible in the front, is completely exposed at the rear.

This house represents an important shift from the agrarian dominated landscape with large estates set back from the road to a more suburban streetscape with modest houses on small lots, facing the street. During the 1920s, when this house was built, Old Columbia Pike experienced rapid growth with houses cropping up in the pastures that divided the mid-19th century estates. Much of the early 20th century development was directly linked to the arrival of the streetcar line to Baltimore in 1898. Within walking distance of the rail station, this new development meant that middle class families who had once lived in the city could now purchase houses on manageable lots in the country.

HISTORIC PERIOD CONTEXT:

Region:	Piedmont
Period:	Modern Period
Theme:	Architecture, Landscape Architecture and Community Planning
Resource Type:	Residence/rural vernacular
Site Types:	Standing structures

MARYLAND INVENTORY OF HISTORIC PROPERTIES

Survey No. HO-625

Magi No.

DOE ___yes ___no

Maryland Historical Trust State Historic Sites Inventory Form

1. Name (indicate preferred name) Lutz House

historic

and/or common Lutz House

2. Location

street & number 3978 Old Columbia Pike (MD 987) ___ not for publication

city, town Ellicott City ___ vicinity of congressional district Sixth

state Maryland county Howard

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	X occupied	___ agriculture	___ museum
X building(s)	___ private	___ unoccupied	___ commercial	___ park
___ structure	X 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 not applicable	X no	___ military	___ other:

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

name Donald Lutz

street & number 3978 Old Columbia Pike telephone no.: (410) 465-4658

city, town Ellicott City state and zip code Maryland 21043

5. Location of Legal Description

courthouse, registry of deeds, etc. Howard County liber 383

street & number 8360 Court Avenue folio 173

city, town Ellicott City 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. HO-625

Condition		Check one	Check one
___ excellent	___ deteriorated	X unaltered	X original site
X good	___ ruins	___ altered	___ moved date of move _____
___ fair	___ unexposed		

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

Located on the north side of Old Columbia Pike about 50 feet from the right-of-way, this one story bungalow built in 1926 stands on about 1 acre. It is an L-shaped house with the main gabled section facing the front adjoining a single bay the entry vestibule. The house is banked in the hillside so that the foundation, barely visible in the front, is completely exposed at the rear.

The main block is rectangular and includes two sections of about the same length, making it twice as long as it is wide. At the point where the two sections meet, the primary gable-roof of the rear section rises about a foot higher than the front secondary roof. The entry wing is brick and gabled-roofed, but the wall extends beyond the gable and is rounded at the west corner. This rounded bay contains three sets of paired 8/8 casement windows. The doorway is flanked by casement windows. In the main block there are two banks of three windows in the gable front and six symmetrically placed windows run along the east and west sides. The eaves are flared and supported by unadorned rectangular brackets. There is also a door and a small wood porch on cinder blocks near the north end of the west side, and a small shed roofed addition on the north side.

The building has narrow rectangular shingle siding and a rusticated concrete block foundation. The house has a rolled asphalt roof and two narrow brick chimneys, one located on the slope of the roof near the center of the ridge and one on the ridge at the north side. There is a gambrel roofed shed located north east of the house.

8. Significance

Survey No. HO-625

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
___ 1800–1899	___ commerce	___ exploration/settlement	___ philosophy	___ transportation
X 1900–	___ communications	___ industry	___ politics/government	___ other (specify)
		___ invention		

Specific dates **Builder/Architect**

check: Applicable Criteria: ___A ___B ___C ___D
and/or
Applicable Exception: ___A ___B X C ___D ___E ___F ___G

Level of Significance: ___national ___state X local

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

SIGNIFICANCE

The house is an important and unique example of vernacular bungalow architecture in Howard County and is in good condition.

The house is significant as an example of early suburban development in Howard County. It is part of an important intact corridor on the outskirts of Ellicott City lined with early 20th century houses.

This house represents an important shift from the agrarian dominated landscape with large estates set back from the road to the more developed suburban streetscape with modest houses on small lots facing the street. During the 1920s, when this house was built, Old Columbia Pike experienced rapid growth with houses cropping up in the pastures that divided the mid-19th century estates. Much of the early 20th century development was linked directly to the arrival of the streetcar line to Baltimore in 1898. Within walking distance of the Ellicott City station, this new development meant that middle class families who had once lived in the city could now purchase houses on manageable lots in the country.

This lot was part of a 37 acre tract sold by Wesley Bennett to John Mitchell in 1923. Mitchell immediately subdivided the property into at least three lots for members of this family (probably his children). During the mid-19th century the property was part of David Fulton's large estate.

Unlike some of its neighbors, which were probably built from catalogues like so many suburban houses of the period, this bungalow is unique, but nevertheless embodies characteristics popular in the early 20th century style.

9. Major Bibliographical References

Survey No. HO-625

Howard County Land Records
Interview with August Stigler, Jr. (son of developer)

10. Geographical Data

Acreage of nominated property .98

Quadrangle name Ellicott City, MD **Quadrangle scale** 1:24000

UTM **References** do NOT complete UTM references

	Zone	Easting	Northing		Zone	Easting	Northing
A				B			
C				D			
E				F			
G				H			

Verbal boundary description and justification

Tax Map 24
Block 18
Parcel 845

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

state	code	county	code
state	code	county	code

11. Form Prepared By

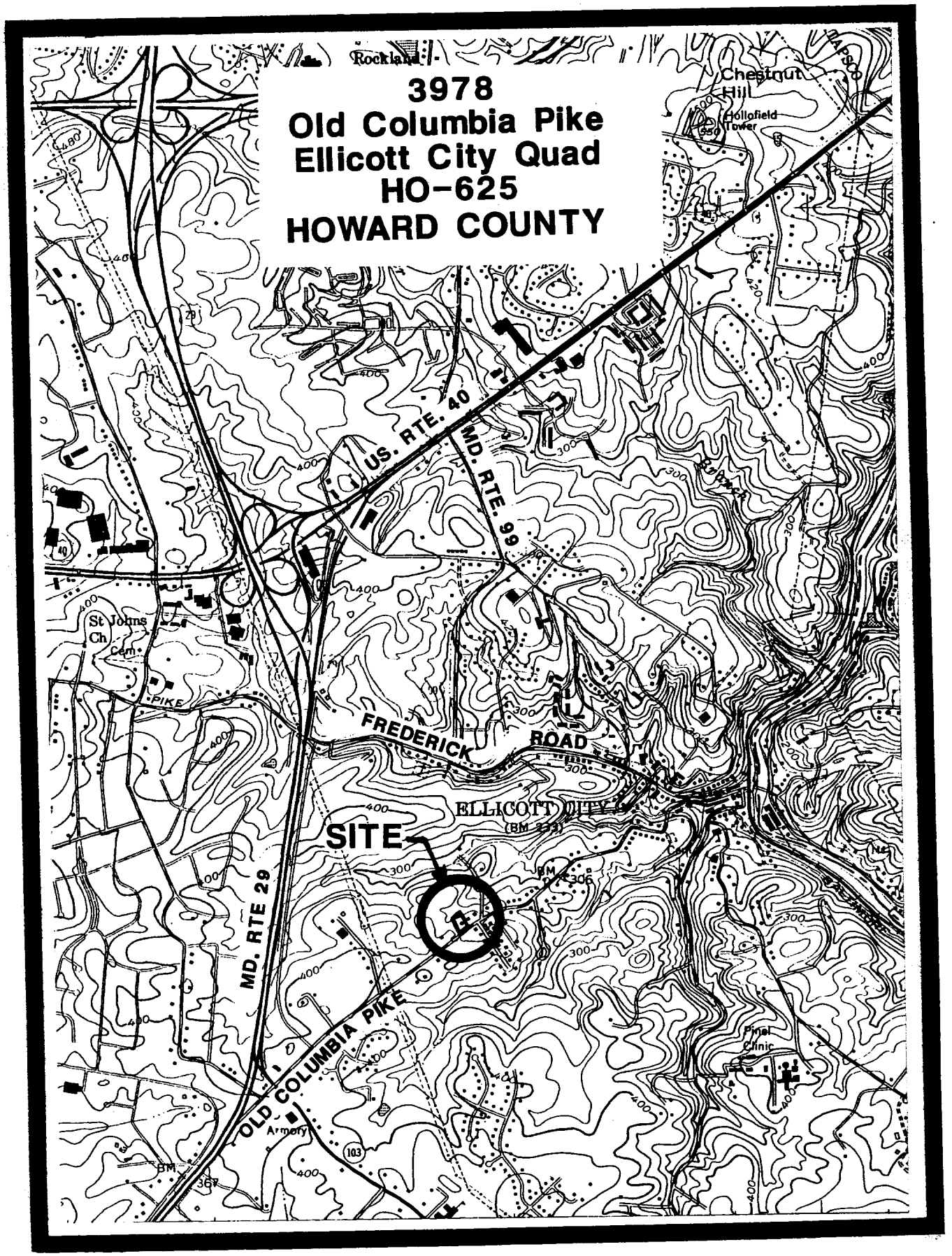
name/title	Amy Worden, Historic Sites Surveyor		
organization	Howard County Department of Planning and Zoning	**date**	November 1991
street & number	3430 Courthouse Drive	**telephone**	(410) 313-2037
city or town	Ellicott City	**state**	Maryland

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
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST
DHCP/DHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2000
301-514-7600


3978
Old Columbia Pike
Ellicott City Quad
HO-625
HOWARD COUNTY
Rockland
Chestnut Hill
Hollofield Tower
US. RTE. 40
MD. RTE. 99
St Johns Ch
Cem
PIKE
FREDERICK ROAD
ELLICOTT CITY
(BM 233)
SITE
BM 306
MD. RTE 29
OLD COLUMBIA PIKE
Pinel Clinic
Armory
BM
367
103