

**Maryland Historical Trust**  
**Maryland Inventory of Historic Properties Form**  
**Intercounty Connector Project**

DOE  yes  no

**Name:** (indicate preferred name)

historic William Kisner Property

and/or common Sally Jenkins Property

**2. Location:**street & number 1828 Bonifant Road  not for publicationcity, town Layhill  vicinity of congressional district

state Maryland county Montgomery

**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"/> education <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input 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"/> other:
	<input checked="" type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> transportation

**Owner of Property:** (give names and mailing addresses of all owners)

name Sally L. Jenkins et al

street &amp; number 12616 Two Farm Drive

telephone no.:

city,town Silver Spring

state and zip code MD 20904

**5. Location of Legal Description**

Land Records Office of Montgomery County

liber 13613

street &amp; number 50 Maryland Avenue

folio 18

city,town Rockville

state MD

**6. Representation in Existing Historical Surveys**

title

date  federal  state  county  local

depository for survey records

ty,town

state

# 7. Description

Survey No. M:27-24(PACS C3.7)

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Resource Count: 2

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

The William Kisner Property is a 2-story, 4-bay I-house on the south side of Bonifant Road in Layhill, Montgomery County. Constructed circa 1890, the building has a 1-story, hipped roof porch on the front elevation, and a 1-story, shed roof addition on the rear elevation.

The structure has a side-gable, metal roof and a centrally located, interior brick chimney. It is of wood-frame construction with modern, wood shingle siding and it has a stone foundation. The windows are all vinyl replacement units. The 1-story porch on the front elevation has square wood posts, a wood floor, and the roof is covered in asphalt shingles.

The front, or north facade has an off-center entrance with a panelled, wood door. There are three, 1/1 double-hung windows on the first story, and three, smaller, 2-light sliding windows on the second story.

The east elevation has one, 1/1 double-hung window on the first story and no fenestration on the second story. There is a small arched window in the gable-end.

The rear, or south elevation has a 1-story, shed roof, concrete block addition which conceals the entire first story of the I-house. The addition has sliding glass doors which lead to a wood deck. The second story has two, 1/1 double-hung windows.

The west elevation of the I-house has no fenestration.

There is one outbuilding associated with this property. It is a wood-frame structure, constructed circa 1970. A portion of the structure has an overhead garage door, while the remainder has windows and a door, which appear to be associated with an office use. The outbuilding is located west of the house.

The property is located on the south side of Bonifant Road, with residential property to the east, west and south. The setting is suburban, with a heavily traveled road located close to the front of the property.

# 8. Significance

Survey No. M:27-24(PACS C3.7)

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archaeology-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/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communication	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates	circa 1890	Builder/Architect
check:	Applicable Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D	
	and/or	
	Applicable Exceptions: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G	
	Level of Significance: <input type="checkbox"/> national <input type="checkbox"/> state <input type="checkbox"/> local	

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

The William Kisner Property is located on land owned by William Parsley in 1881. Parsley sold a .40 hectare (1 acre) parcel to Kisner in 1889, at which time the extant house was constructed. Kisner reduced the size of the parcel to .30 hectares (.75 acres), and sold the property to Charles Parker in 1903. The property was transferred multiple times in the twentieth century, and was eventually reduced to its current .22 hectare (.55 acre) parcel. The current property owners, Sally and John Jenkins, purchased the property in 1995.

The Kisner Property is located at the historic crossroads area known as Layhill. Layhill was created in 1718 by a land patent of 1,298 acres to be known as "Lahill", given to James Beall by His Majesty Charles the Second. Over time, the spelling of the name changed, appearing on several nineteenth century deeds in the area as "Lay Hill", and on the 1879 Atlas of Montgomery County, the area appears only as an unnamed crossroads. The area was traversed by the Norwood Turnpike (Layhill Road) and the road from Layhill to Colesville through George Bonifant's land (Bonifant Road) in 1879. Structures at the crossroads included a schoolhouse, a store, and several residences.

The William Kisner house is an example of a standard I-house; one room deep and two stories tall with three to five openings on each story. From the front, an I-house is often indistinguishable from a Georgian house. The gable view, however, reveals the greater depth of the Georgian house. Chimneys are located on the interior of the gable ends, however, external chimneys are characteristic in the Chesapeake region. Usually, an I-house has a one-story porch running the length or nearly the length of the long side. On the interior, a central hall separates the two rooms on the first floor; the second floor contains either two or four sleeping chambers. Due to the narrowness of the main core, many I-houses have kitchen wings to the rear. Initially, stone masonry construction was used but by the mid-nineteenth century, as pre-cut lumber became increasingly available, frame construction became the norm. During the Victorian period, pre-cut detailing or a two-tiered porch was commonly grafted onto the traditional I-house. The I-form was popular into the early twentieth century, with examples appearing in catalogs of mass-produced suburban houses (Gowans 1992, 55-6).

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: William Kisner Property

SURVEY NO.: M: 27-24 (PACS C3.7)

ADDRESS: 1828 Bonifant Road, Layhill, Montgomery County, Maryland

8. Significance (Continued)

NATIONAL REGISTER EVALUATION:

The William Kisner Property, a circa 1890 I-house, is not eligible for the National Register of Historic Places. The property is not eligible under Criterion A, as research conducted indicates no association with any historic events or trends significant in the development of national, state or local history. Historic research indicates that the property has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. The property does not meet Criterion C, as the integrity of the structure has been compromised through the replacement of windows, installation of wood shingle siding, and the construction of a concrete block addition. The property has no known potential to yield important information, and therefore, is not eligible under Criterion D.

MARYLAND HISTORICAL TRUST

Eligibility recommended \_\_\_\_\_ Eligibility Not Recommended   X  

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Reviewer, OPS: Andrew Lewis Date: 01/02/02

Reviewer, NR Program: Crantz Date: 3/4/02

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## 9. Major Bibliographical References Survey No. M:27-24(PACS C3.7)

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See Continuation Sheet

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## 10. Geographical Data

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Acreage of nominated property .22 hectare (.55 acres)

Quadrangle name Kensington, MD

Quadrangle scale 1:24,000

Verbal boundary description and justification

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

state	code	county	code
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state	code	county	code
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## 11. Form Prepared By

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name/title Caroline Hall

organization P.A.C. Spero & Company

date December 1996

street & number 40 W. Chesapeake Avenue, Suite 412

telephone (410) 296-1635

city or town Baltimore

state Maryland

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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 purposed only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
DHCP/DHCD  
100 Community Place  
Crownsville, MD 21032-2023  
(410) 514-7600

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: William Kisner Property

SURVEY NO.: M: 27-24 (PACS C3.7)

ADDRESS: 1828 Bonifant Road, Layhill, Montgomery County, Maryland

**9. Major Bibliographical References** (Continued)

- Boyd, T.H.S. The History of Montgomery County, Maryland, From its Earliest Settlement in 1650 to 1879. Baltimore: Regional Publishing Company, 1968.
- Brugger, Robert A. Maryland, A Middle Temperament 1634-1980. Baltimore and London: Johns Hopkins University Press, 1988.
- Coleman, Margaret Marshall. Montgomery County: A Pictorial History. Norfolk and Virginia Beach: The Donning Company Publishers, 1984, rev. 1990.
- Farquhar, Roger Brooke. Old Homes and History of Montgomery County, Maryland. Washington: Judd and Detweiller, Inc., 1962.
- Gowans, Alan. Styles and Types of North American Architecture. New York: Harper Collins, 1992.
- Hiebert, Ray Eldon, and Richard K. MacMaster. A Grateful Remembrance: the Story of Montgomery County, Maryland. Rockville, Maryland: Montgomery County Government and the Montgomery County Historical Society, 1976.
- Hopkins, G.M. Atlas of 15 Miles Around Washington including County of Montgomery, Maryland. Philadelphia: G.M. Hopkins, 1879; reprint, Rockville, Maryland: Montgomery County Historical Society, 1975.
- Land Records of Montgomery County, Maryland.
- Martenet, Simon J. Martenet and Bond's Map of Montgomery County, Maryland. Baltimore, Maryland: Simon J. Martenet, 1865; reprint, Rockville, Maryland: Montgomery County Historical Society.
- Tindall, George Brown. America: A Narrative History. 2 vols. New York: W.W. Norton & Company, Inc., 1984.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

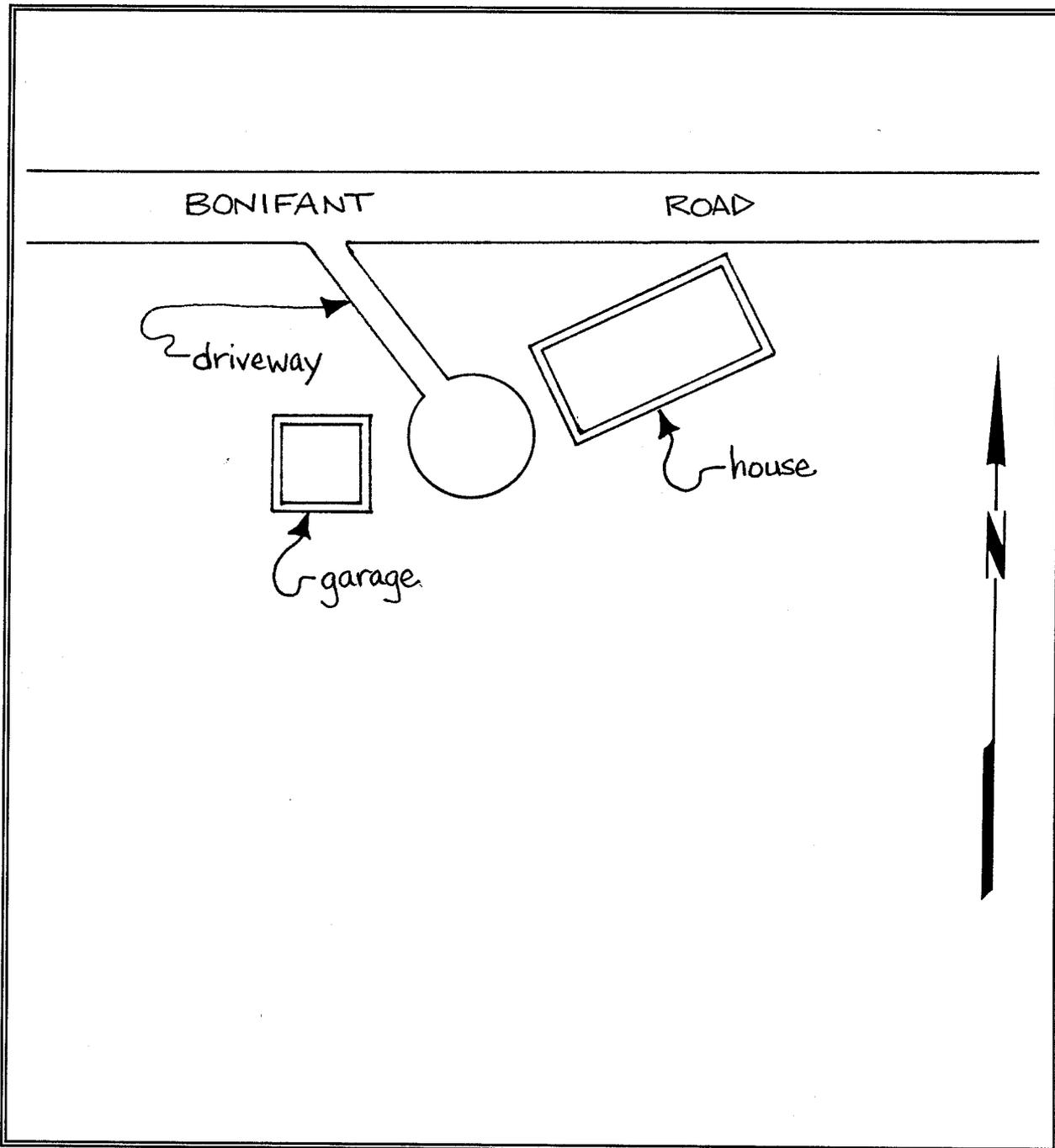
RESOURCE NAME: William Kisner Property

SURVEY NO.: M: 27-24 (PACS C3.7)

ADDRESS: 1828 Bonifant Road, Layhill, Montgomery County, Maryland

10. Geographical Data (Continued)

Resource Sketch Map:



CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: William Kisner Property

SURVEY NO.: M:27-24 (PACS C3.7)

ADDRESS: 1828 Bonifant Road, Layhill, Montgomery County, Maryland

Maryland Comprehensive Historic Preservation Plan Data Sheet

Historic Context:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization:

Piedmont

Chronological/Developmental Period Theme (s):

Industrial/Urban Dominance A.D. 1870-1930

Prehistoric/Historic Period Theme(s):

Architecture

RESOURCE TYPE:

Category (see Section 3 of survey form):

Building

Historic Environment (urban, suburban, village, or rural):

Suburban

Historic Function(s) and Use(s):

Private Residence

Known Design Source (write none if unknown):

None

Preparer:

P.A.C. Spero & Company

December 1996

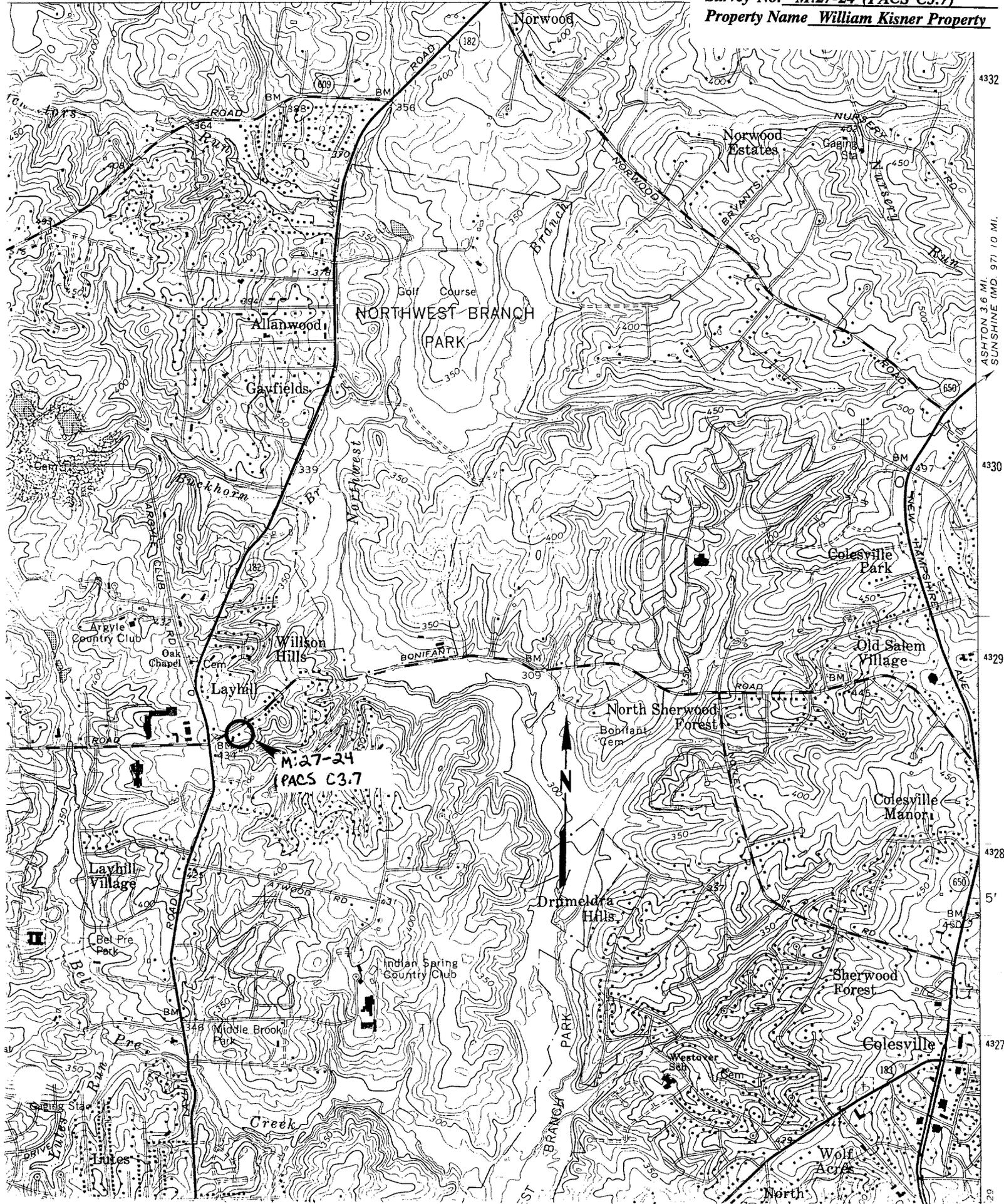
7.5 M

**Intercounty Connector Project  
Upgrade Existing Roads Alternative  
Quad Kensington**

**Survey No. M:27-24 (PACS C3.7)**

**Property Name William Kisner Property**

323 2'30" 324 790 000 FEET SANDY SPRING 1.9 MI.



4332  
4330  
4329  
4328  
5'  
4327  
29



1. M: 27-24

2. William Kiser Property

3. Montgomery

4. Caroline Hall

5. July 1996

6. PAT Spers & Company, 40 W. Chesapeake  
Ave, Suite 412, Towson 21284

7. 1828 Bonifant Rd, North elevation

8. 1 of 5



1. M: 27-24

2. William Kiser Property

3. Montgomery

4. Caroline Hall

5. July 1996

6. P.A.C. Spero & Company, 40 W. Chesapeake  
Ave, Suite 412, Towson MD 21204

7. 1828 Bonifant Rd, west elevation

8. 2 of 5



1. M: 27-24
2. William Kissner Property
3. Montgomery
4. Caroline Hall
5. July 1996
6. P. A. C. Spoo & Company 40 W. Chesapeake  
Ave, Suite 412, Towson MD 21284
7. 1828 Bonifant Rd, south elevation
8. 3 of 5



1. M: 27-24
2. William Kisses Property
3. Montgomery
4. Caroline Hall
5. July 1996
6. P.A.C. Spco & Company, 40 W. Chesapeake Ave, Suite 412, Towson MD 21204
7. 1828 Bonifant Road, east elevation
8. 4 of 5



1. M: 27-24
2. William Kiser Property
3. Montgomery
4. Caroline Hall
5. July 1996
6. P.A.C. Spero & Company 40 W. Chesapeake Ave., Suite 412, Towson, MD 21204
7. 1828 Benifant Rd., outbuilding
8. 5 of 5