

Kinlein Family Houses

~~HO-363~~ HO-901

Howard County

3995, 3999, 4011, 4021, and 4029 College Avenue, Ellicott City

ca. 1840-1955

Private

The Kinlein Family Houses (ca. 1940-1955) are located on the east side of College Avenue, just south of the Ellicott City Historic District in Howard County, Maryland. The houses are set along the road on small lots that range from less than 1/4 acre to about 1 acre. The land behind the houses, which is now associated with 4011 College Avenue, is wooded. The houses are situated across the street from the Kinlein family estate, Maple Cliffe (HO-587), and were built by Julius Kinlein. The Kinlein Family Houses consist of a group of three 1 1/2-story Cape Cod cottages and two 2-story Colonial Revival houses. Two Cape Cod cottages are brick-faced and one is wood-clad (now covered with vinyl siding). One of the 2-story Colonial Revival houses is brick-clad and the other is wood-clad (now covered with aluminum siding).

The Kinlein Family Houses, located at 3995, 3999, 4011, 4021, and 4029 College Avenue, embody the effect of national housing trends on the greater Ellicott City area in the mid-20th century. Constructed on small "country lots" across the street from the Kinlein estate, the Kinlein Family Houses demonstrate the pervasiveness of the small house movement and Cape Cod and Colonial Revival style houses in America in the 1940s and early 1950s. Between 1940 and 1955, Julius Kinlein, a prominent local builder, built a brick Cape Cod cottage as a retirement house for himself and his wife and four additional Cape Cod and Colonial Revival style houses for his daughters and their families. Although Julius Kinlein bought over 20 acres across from Maple Cliffe, he sited the new houses on small lots ranging from less than a quarter of an acre to about an acre. The houses are located along the road and are set right next to each other. They back up to the remainder of the land, which remains wooded.

7. Description

Inventory No. ~~HO-363~~ HO-901

Condition

excellent ___ deteriorated
 good ___ ruins
___ fair altered

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

Summary

The Kinlein Family Houses (ca. 1940-1955) are located on the east side of College Avenue, just south of the Ellicott City Historic District in Howard County, Maryland. The houses are set along the road on small lots that range from less than 1/4 acre to about 1 acre. The land behind the houses, which is now associated with 4011 College Avenue, is wooded. The houses are located across the street from the Kinlein family estate, Maple Cliffe (HO-587), and were built by Julius Kinlein. The Kinlein Family Houses consist of a group of three 1 1/2-story Cape Cod cottages and two 2-story Colonial Revival houses. Two Cape Cod cottages are brick-faced and one is wood-clad (now covered with vinyl siding). One of the 2-story Colonial Revival houses is brick-clad and the other is wood-clad (now covered with aluminum siding).

3999 College Avenue (first McGloin House)

The earliest of the houses, the Francis and Doris McGloin house (3999 College Avenue), is a ca. 1940, 1 1/2 -story, 3-bay, end-gable Cape Cod cottage. Constructed of wood-frame on a concrete foundation, the house has vinyl siding, replacement windows, non-operable shutters, and an asphalt shingle roof. 3999 College Avenue, which faces west, is symmetrical about its entry bay. The front door has a simple wood Colonial Revival style enframing composed of wood pilasters and entablature. A small wood porch with a brick and concrete stair, metal railing shelters the front door. A brick, external exhaust chimney is located on the north facade. A recent wood deck projects from the back (east) facade.

The *west* (primary) facade has two window openings at each the basement and 1st floors, and 2nd floor dormer windows, all of which are vertically aligned. The *north* elevation has two basement and two 1st floor window openings, which are vertically aligned. A third small window, which presumably lights the bathroom, is located between the two 1st floor window openings, but is east of the ridge line. One 2nd story window is centered in the gable end. The *east* (back) facade has a small kitchen window and back door with a transom in the southern half of the elevation and one window in the northern half of the elevation. The *south* elevation has two vertically aligned basement and 1st story windows. The 1st floor has a centered third window. The 2nd floor has one window centered under the gable end.

The house is set in a lawn on a small rise above the street. A front walk leads straight up to the house and a paved drive runs past the north side of the house. One specimen tree is located north of the house. The back yard is fenced.

4011 College Avenue (Hogg House)

The Charles and Alberta Hogg house is a ca. 1942, 2 -story, 3-bay, end-gable, side-hall Colonial Revival style house. 4011 College Avenue was surveyed from the public way and, therefore, not all facades and features are described. Constructed of wood-frame on a brick-faced concrete foundation, the house has aluminum siding, an asphalt shingle roof, and six-over-six windows. The primary facade faces west. The 2nd story projects slightly. The front door is located in the northern bay of the 1st story. A small, wood porch shelters the front door.

Window openings on the front (*west*) facade are vertically aligned. On the 1st story, two windows are located in the southern two bays. The 2nd story has three evenly spaced window openings. Two windows light the basement.

On the *north* (side) elevation, the 1st story has a side door flanked by two windows. A small, wood porch shelters the side door. One the 2nd story, one window is centered in the elevation. A vent is centered in the gable end of the attic.

The house is set in a lawn on a small rise above the street. A front walk leads straight up to the house and a black-topped drive, edged with a stone retaining wall, runs past the north facade of the house. One specimen tree is located north of the house. The back yard is fenced.

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3995 College Avenue (Kinlein House)

The Julius Kinlein house is a ca. 1950, 1 ½ -story, 3-bay, end-gable Cape Cod style house. Constructed of brick on a concrete basement, the house has a recent asphalt shingle roof and vinyl replacement windows. The house, which faces west, is symmetrical about its entry bay. A small, wood porch shelters the front door. A wood screened porch projects from the south facade. A brick exterior fireplace chimney is located on the south facade.

Window openings on the front (*west*) façade are vertically aligned. On the 1st floor, paired window openings flank the front door on the front (west) façade. Two dormers pierce the roof. Paired windows light the basement.

The *north* elevation has two 1st floor windows and two basement windows, which are vertically aligned. A 2nd floor window is centered in the gable end.

The arrangement of window openings on the *east* (rear) elevation corresponds to the floor plan. Moving north to south, the first window lights the rear 1st floor bedroom, the small second window opening lights the bathroom, the third paired window opening lit the dining nook (now combined with the kitchen), the fourth window lit the kitchen (now combined with the dining nook). The 1st floor door opening enters the kitchen and is located for convenient access from the freestanding garage. A basement window is vertically aligned with the double window opening and a basement door is vertically aligned with the bedroom window. The current owners have recently added a skylight on the rear roof slope that lights the 2nd floor hall.

The 1st floor of the *south* facade has a door opening leading between the screened porch and the living room to the west and a small kitchen window to the east. A basement window is vertically aligned with the kitchen window. A 2nd-story window is centered in the gable end.

Interior

The interior of 3995 College Avenue was originally arranged with a living room, dining nook, galley kitchen, back hall, bathroom, master bedroom, and second bedroom on the 1st floor and two large bedrooms on the 2nd floor. The front door opens onto a miniscule, utilitarian vestibule with three doors: one opening onto the 2nd floor stair, one leading to the living room, and one leading to a hall closet. The house was clearly designed for the kitchen to be the primary family entry. The wall between the kitchen and dining room has been removed and the opening between the living room and kitchen has been enlarged. Charles Hogg, the Kinlein's grandson, noted that the Kinlein's spent most of their time in the kitchen and dining room, slept on the 1st floor and that a daughter who lived and worked in Washington, DC often stayed over on the weekends and slept in the extra bedroom on the 1st floor.

Garage

A parged 2-car garage with a loft is located behind the house. The garage has a rectangular footprint, gable end roof, and is constructed of parged CMU with brick lintels, and wood clapboards in the gable ends. The garage retains its original wood paneled garage door, paneled entry door, and wood six-over-six and six-over one windows.

Site

The house's site is landscaped with foundation plantings and mature trees. The drive runs north of the house and curves around behind the house to a paved court between the house and garage. The house is set on a small rise and the property slopes upward behind the house (the garage is set into a small slope). A recent deck extends beyond the screened porch and small pond has been installed behind the deck.

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4021 College Avenue (McCormack House)

The McCormack House is a ca. 1954, 1 1/2-story, 5-bay, end-gable Cape Cod style house. Constructed of brick on a concrete basement, the house has an asphalt shingle roof and wood six-over-six windows. 4021 College Avenue was surveyed from the public way and, therefore, not all facades and features are described. The house, which faces west, is symmetrical about its entry bay. A small, wood porch shelters the front door. A wood screened porch projects from the south facade. A brick fireplace chimney is located on the north facade.

Window openings on the front (*west*) façade are vertically aligned. On the 1st floor, two window openings flank the front door on the front (west) façade. Two dormers pierce the roof.

A 1-story screened porch and a 1-story gable-end brick wing project from the 1st story of the *south* facade. The 1st story has a door opening leading to the screened porch. The gable end wing has one window opening in the 1st story and a circular vent in the gable. The 2nd story of the main house, which is sided in wood clapboards, has one centered window opening and a rectangular vent in the gable.

Site

The house is set near the street on a small rise. A drive runs past the south side of the house. A concrete walk leads from the drive to the front door. The lawn is dotted with a few specimen trees and the house is surrounded by foundation plantings.

4029 College Avenue (second McGloin House)

The second McGloin House (4029 College Avenue) is a brick, 5-bay, 2-story, side-gable Colonial Revival style house. The brick house is set on a concrete foundation, has an asphalt shingle roof, and wood trim. The house retains wood six-over-one windows and wood louvered shutters. The original entry porch projects from the west facade, a wood side porch (originally screened) projects from the north facade, and a recent deck projects from the east facade. A garage, which is not original to the property, is located behind the house.

The primary facade faces *west* onto College Avenue. The front facade is symmetrical about its entry bay. The front door is wood six-panel door with sidelights flanked by a pair of 9-light circular windows that light the entry hall. A wood hipped-roof porch with a painted metal roof and a concrete base covers the entry.

The *north* facade has an external fireplace chimney centered on the gable end. On the 1st floor, a wood porch, which was historically enclosed with screens, with a concrete base and a painted metal roof projects from the north facade. A wood six panel door, leading to the porch, is located east of the chimney. A window, which lights the living room, is located west of the chimney. On the 2nd floor, two windows flank the chimney. In the attic, a pair of quarter round vents flank the chimney.

The *east* (rear) facade has five window openings and a door opening on the 1st floor and five window openings on the 2nd floor. The irregular arrangement reflects the layout of the original floor plan. On the 1st floor, the northern two windows light the living room, the center two windows originally lit the family room and dining nook, and the southern door and window led to the kitchen. The door to the kitchen was widened (ca. 1970).

The *south* facade has two window openings on each the 1st and 2nd floor. The windows are vertically aligned. The kitchen window opening holds a recent replacement window. A half round attic vent opening with a wood louvered vent is centered within the gable.

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Interior

The interior of the second McGloin House is arranged as a modified center hall Colonial. The 1st floor has a center hall with stair, flanked by the living room and dining room. The living room crosses the entire north end of the house, while the south end of the house is divided between the dining room and kitchen. A family room and dining nook were originally located behind the hall. The partition walls between the kitchen, dining nook, and family room have now been removed to create an open-plan space. The 2nd floor has a center hall with two bathrooms and four bedrooms.

Site

The house's site is landscaped with foundation plantings and mature trees. The house has a semi-circular drive and a drive that runs past the south side of the house and curves around back to the garage. Ron Hogg noted that the semi-circular drive was meant to echo that of Maple Cliffe across the street, which was beloved by Doris McGloin. A recent deck extends beyond the screened porch and small pond has been installed behind the deck.

8. Significance

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Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input 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 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 checked="" 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 1941, 1942, ca. 1950, 1954, 1955 **Architect/Builder** Julius Kinlein (builder)

Construction dates 1941, 1942, ca. 1950, 1954, 1955

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.)

Introduction

The Kinlein Family Houses, located at 3995, 3999, 4011, 4021, and 4029 College Avenue, embody the effect of national housing trends on the greater Ellicott City area in the mid-20th century. Constructed on small "country lots" across the street from the Kinlein estate, Maple Cliffe (HO-587), the Kinlein Family Houses include three 1 1/2-story Cape Cod cottages (3995, 3999 and 4021 College Avenue) and two 2-story Colonial Revival style houses (4011 and 4029 College Avenue).

The Kinlein Family Houses demonstrate the pervasiveness of the small house movement and Cape Cod and Colonial Revival style houses in America in the 1940s and early 1950s. Between 1940 and 1955, Julius Kinlein, a prominent local builder, built a brick Cape Cod cottage as a retirement house for himself and his wife and four additional Cape Cod and Colonial Revival style houses for his daughters and their families. Although Julius Kinlein bought over 20 acres across from Maple Cliffe, he sited the new houses on small lots ranging from less than a quarter of an acre to about an acre. The houses are located along the road and are set right next to each other. They back up to the remainder of the land, which remains wooded.

Ownership and Occupancy

3999 College Avenue

In 1940, Kinlein purchased 22.5 acres of land that was part of the Hazlehurst estate until the early 20th century. Kinlein constructed 3999 College Avenue first, in 1941, for Doris McGloin (nee Kinlein), her husband Francis (Frank) and their family. By 1954, the McGloins had children (they would eventually have eight) and had outgrown their house at 3999 College. In 1954, they sold the house to Hugh Burgess (who went on to be the Lt. Governor of Maryland) and his wife Doris and moved to 4029 College Avenue, which was also built by Kinlein. The Burgesses owned the house until 1990 and four additional families have lived there since 1990.

4011 College Avenue

In 1942, Kinlein completed 4011 College Avenue for his daughter Alberta Hogg, her husband Charles, and their family. The Hoggs also outgrew their small house and in ca. 1950, Kinlein built a small Cape Cod for himself and his wife at 3995 College Avenue to allow the Hogg family to move across the street to Maple Cliffe. Charles and Alberta then sold 4011 College Avenue to Jack and Cecilia Squiggins in 1952. The current owners, Richard and Pauline Kidwell have owned the house since 1970.

3995 College Avenue

In 1950, Julius Kinlein built a Cape Cod for himself and his wife, Teresa, when the Hoggs moved into Maple Cliffe. Teresa died in 1969. Julius sold the house in 1971. Two generations of the Sewell family owned the house from 1971 to 1988 and three additional families have owned the house since 1988.

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4021 College Avenue

In 1954, Kinlein completed a house for Alma McCormack (nee Kinlein) and her husband William. Alma passed away in 2004, and a McCormack daughter still lives in the house.

4029 College Avenue

In ca. 1955, Julius Kinlein built 4029 College Avenue for the growing McGloin family, who moved into the house from 3999 College Avenue. Frank McGloin died in November 1986 and Doris McGloin sold the house to Robert Smith and Kile Baker in December 1986. Smith and Baker owned the house until 1999 when the current owners, Corbett and Deborah Freeman, bought the house. The Freemans subdivided the property and one additional house was built south of 4029 College Avenue soon thereafter.

Cape Cod Cottages

Ca. 1936-1955 Cape Cod cottages are the most common building type in the greater Ellicott City area (outside the historic district).¹ This reflects the nation at large; the Cape Cod cottage was the most prevalent American house type of the period. As stated in the **Architectural Forum** in 1949, "The Cape Cod Cottage is perhaps the most familiar building style in all of twentieth century America. Since the 1930's, when the modern version of this design began appearing regularly in the home magazines, it has become almost a national institution."²

The defining characteristics of the Cape Cod cottage are described thus by Royal Barry Wills, an architect who wrote prolifically about and designed award-winning Cape Cods:

[The Cape Cod cottage] may be described as a smaller and simpler version of the early New England colonial house. The Cape Cod cottage was either a one-story or a story-and-a-half house, with a plain gable roof. Siding or shingle covered the walls. Usually, the front of the house was formally balanced, with the door in the center and one or two windows on each side. The doorway detail varied from the simplest sort of frame to a quiet and restrained use of pilasters and moldings taken from classical ornament. A row of windowpanes above the door or up and down each side was sometimes used. Small-paned, double-hung windows with wooden shutters were typical.

For all its small size and lack of pretentiousness, the Cape Cod cottage has a dignified sedate personality. A more satisfactory model for a small house can scarcely be found.³

The popularity of the Cape Cod cottage was a product of promotion by Federal Government, the popular media, and the builders, which aligned with the conservative tastes of the American consumer. The Federal government endorsed the construction of small houses and set construction and subdivision standards in the years following the Great Depression. The Cape Cod cottage was regularly featured in the house designs published in FHA's **Principles of Planning Small Houses** beginning in 1936.⁴ The FHA insured mortgages that allowed Americans to buy houses with only 10-20% down payments. Thus, the standards they set transformed the typical American house.

¹ Of just over 700 buildings in the survey area, about 300 were built between 1935 and 1955. Most of these are variations of the Cape Cod cottage.

² "The Cape Cod Cottage," **Architectural Forum**, v. 90 #3 (March 1949): 10.

³ Royal Barry Wills, **Houses for Good Living**, p. 182.

⁴ David L. Ames and Linda Flint McClelland, "National Register Bulletin: Historic Residential Suburbs," 61.

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Developers felt secure providing Cape Cod cottages because they knew they would be approved for FHA mortgage insurance and traditional buyers would seek them out. As stated by Alfred Levitt, who built thousands of Cape Cods in Levittown, "The Cape Cod was and still is the most efficient house ever developed in America."⁵

As the economy recovered after the Depression there was an enormous demand for new houses. During the Depression, housing starts dwindled and young couples typically either remained in the homes of their parents or moved into rental units. Between 1907 and the depression, Americans built 400,000 new dwelling units per year.⁶ In 1934, only 50,000 single family and two family houses were built nationwide.⁷ The American population had lost confidence in their economic stability and new house buyers sought inexpensive homes that they felt sure they could hold onto even in the face of uncertain financial futures. The insecurity of the era is summed up in the introduction of **Better Houses for Budgeteers**:

We have clung to our basic living standards during the last decade of social and economic mutation: but we are changed men and women nonetheless. We find ourselves stripped of old securities and facing a world in rapid motion toward a new and unpredictable state of equilibrium. This poses a problem in conservative, defensive living.⁸

Furthermore, changes in American lifestyles meant that middle class families were spending less time in their homes and that working class families wanted to build houses that looked similar to middle class houses. These trends both reinforced the popularity of small Cape Cod cottage.

Homeownership was intended to be a powerful economic engine. It was also a subtle means of social control. The Depression destabilized not only the American economy, but also American wage-earning culture in general. Homeownership was promoted as a means of fighting radical political movements:

Socialism and communism do not take root in the ranks of those who have their feet firmly embedded in the sod of America through home ownership.⁹

Veterans' housing, regulated by the FHA, reinforced these values in the years immediately after World War II.

⁵ "The Cape Cod Cottage," *Architectural Forum*, v. 90 #3 (March 1949): 10.

⁶ Royal Barry Wills, *Better Houses for Budgeteers*: 5.

⁷ Stewart McDonald, "The Federal Housing Administration," *The Architectural Forum: 1938 Book of Small Houses*, xxi.

⁸ Royal Barry Wills, *Better Houses for Budgeteers*: 5.

⁹ A.S. Freed, "Home Building by Private Enterprise," address before the Cambridge, Massachusetts, League of Women Voters (26 February 1936): mimeograph, 3. Cited in John P. Dean, *Homeownership; Is It Sound?* (New York: Harper and Brothers, 1945): 4. Cited in Barbara M. Kelly, Ph.D., *The Houses of Levittown in the Context of Postwar American Culture*.

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Popular women's and architectural magazines also promulgated the small house movement. As stated in the 1937 House Beautiful Building Manual:

Great changes have taken place in the sphere of small house building during these past two years. They were the inevitable, as everyone knew as soon as the darkest depression days were succeeded by lighter ones. There is a wholly new approach to house building....

The aesthetics of the Cape Cod cottage, and the return to the Colonial style in general, reflect the American turn to more austere national styles in the post-Depression and World War II eras.

Although periodicals and government publications strongly encouraged construction of "minimum" houses, the publications acknowledged that larger families would likely require a two-story house. This was also acknowledged within the Kinlein family. Ron Hogg, Kinlein's grandson, noted that Julius Kinlein arranged the interior floor plans within the Cape Cods so that the primary rooms of the house, living room, dining room, galley kitchen, bathroom, master bedroom, and additional bedroom were located on the first floor (he noted that the galley kitchens installed in the houses were a specific preference of his grandmother, Teresa Kinlein). The second floors were composed of large bedrooms that served as dorm-style sleeping quarters for children. The Hogs and the McGloins, however, each had several children and each of these families lived in a 2-story house with four bedrooms on the 2nd floor. Locating the bedrooms and baths on the 2nd floor allowed for additional amenities on the 1st floor, such as a family room, entry hall, and interior basement access.

9. Major Bibliographical References

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Ames, David L. and Linda Flint McClelland. **National Register Bulletin: Historic Residential Suburbs.** Washington D.C.: U.S. Department of the Interior, National Park Service, National Register of Historic Places, 2002.

Architectural Forum. **Book of Small Houses**, 1938.

Department of Commerce – Bureau of the Census. **Census of United States: Population Schedule, 1930.**

House Beautiful. **Building Manual**, Spring 1937.

Howard County Land Records, Dorsey Building, Columbia. See attached chain of title for specific libers and folios.

Goold, Jennifer. Interviews with Ron Hogg, Anne Roy, and Deborah Freeman.

10. Geographical Data

Acreage of surveyed property approx. 22.5 acres

Acreage of historical setting approx. 22.5 acres

Quadrangle name Ellicott City

Quadrangle scale: 1:24,000

Verbal boundary description and justification

The boundary of the Kinlein Family Houses is comprised of the five house lots: Map 25, Grid 14, Parcels 296, 57, 233, 181, and 281, which comprise the building's current legel lots.

11. Form Prepared by

name/title	Jennifer Goold, Historic Sites Surveyor		
organization	Howard County Department of Planning & Zoning	date	October 11, 2004
street & number	3430 Courthouse Drive	telephone	410-313-4335
city or town	Ellicott City	state	MD

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

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Kelly, Barbara M. "The Houses of Levittown in the Context of Postwar American Culture,"
<http://www.cr.nps.gov/nr/publications/bulletins/suburbs/Kelly.pdf>.

Sharp, Henry, K. **The Patapsco Valley: Cradle of the Industrial Revolution**. Baltimore: Maryland Historical Society, 2001.

Wills, Royal Barry. **Better Houses for Budgeteers**. New York: Architectural Book Publishing Co., Inc., 1941.

Wills, Royal Barry. **Houses for Good Living**. New York: Architectural Book Publishing Co., Inc., ca. 1940.

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Richard and Alexandra Gonzalez
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Ellicott City, MD 21043
Liber 4841, folio 521
#02-228874

Richard and Pauline Kidwell
4011 College Avenue
Ellicott City, MD 21043
Liber 542, folio 639
#02-222388

William and Alma McCormack
4021 College Avenue
Ellicott City, MD 21043
Liber 4841, folio 521
#02-228874

Corbett and Deborah Freeman
4029 College Avenue
Ellicott City, MD 21043
Liber 5657, liber 239
#02-229307

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 Julius Kinlein House
 3995 College Avenue

CHAIN OF TITLE

GRANTOR	GRANTEE	DATE	LIBER	FOLIO	TRANS.	PRICE	ACREAGE	COMMENTS
Christopher L. Conroy and Miriam M. Conroy	Edward A. Roy and Anne E. Roy	01-21-2000	5000	329	Deed	199,000	.485	
James A. Moss and Diane M. Moss and Elaine E. Moss, their Attorney-in-Fact	Christopher L. Conroy and Miriam M. Conroy	04-30-1995	3480	90	Deed	182,000	.485	
Shelton E. Sewell, III and Karen M. Sewell	James A. Moss and Diane M. Moss	04-25-1988	1821	418	Deed	132,500	.485	Being a part of the property recorded in Liber 1086, folio 572.
C. Oliver Goldsmith	Shelton E. Sewell, III and Karen M. Sewell	12-28-1981	1086	572	Deed	0.00	1.396	
Shelton E. Sewell, III, Gerald P. Sewell and Gloria H. Sewell	C. Oliver Goldsmith	12-27-1981	1086	570	Deed	0.00	1.396	
Wheeler Holding, nc.	Shelton E. Sewell, III, Gerald P. Sewell, and Gloria H. Sewell	03-27-1978	876	212	Deed	5.00	1.396	
Shelton E. Sewell, Jr. and Gloria H. Sewell	Wheeler Holding, Inc.	03-27-1978	876	210	Deed	5.00	1.396	
Julius Kinlein	Shelton E. Sewell, Jr. and Gloria H. Sewell	08-30-1971	569	675	Deed	5.00	1.396	Being the same property which by Deed Liber No. 169, folio 22, was granted and conveyed by Philip T. Sybert to Julius A. Kinlein and Teresa M. Kinlein. Teresa died January 5th 1969.
Philip T. Sybert	Julius A. Kinlein and Teresa M. Kinlein	12-31-1940	169	122	Deed	5.00	22.5 acres	
Julius A. Kinlein and Teresa M. Kinlein (Howard County)	Philip T. Sybert (Howard County)	12-31-1940	169	121	Deed	5.00	22.5 acres	
Joshua N. Warfield and Jacob S. New, trustees	Julius A. Kinlein	08-14-1929	137	55	Deed	2,250	22.5 acres	By decree of the Circuit Court of Howard County, in Equity, dated the 17th of July, 1928, in a cause in said Court depending wherein Adelaide C. Maginnis was Plaintiff and Bertha V. Wolfe, et al, were Defendants, the above named Joshua N. Warfield and Jacob S. New, were appointed Trustees with authority to sell the real estate in said proceedings.
Rosa C. Howard, Executrix	John C. Maginnis	06-09-1923	118	52	Deed	20,000	50 acres	Albert H. Weld died on May 5th 1922 (Wills Liber R.D. No. 6, folio 227)
Grand Lodge of Maryland of the Independent Order of Odd Fellows	Albert H. Weld (Baltimore City)	09-10-1906	82	495	Deed	5.00	50 acres	

~~HO-363~~

HO-901

Julius Kinlein House
3995 College Avenue

CHAIN OF TITLE

The Home Association of the Independent Order of Odd Fellows of Maryland	Grand Lodge of Maryland of the Independent Order of Odd Fellows	10-27-1904	79	267	Deed	17,500	50 acres	
The Home of the Independent Order of Odd Fellows of Maryland	The Home Association of the Independent Order of Odd Fellows of Maryland	07-09-1902	75	484	Deed	17,500	50 acres	Being and comprising all the land conveyed to Elizabeth V. McK. Hazelhurst by three deeds: 1) from William D. Thomas and wife dated September 23rd 1856 (Liber 17, Folio 410), 2) from Eliza D. Thomas, dated October 3, 1856 (Liber 17, Folio 413), and 3) William D. Thomas and wife dated October 14, 1857 (Liber 18, Folio 411) and part of the land conveyed by Alexander H. Hobbs and Michael Bannon, trustees, to Henry R. Hazelhurst by deed dated September 2, 1865 (liber 24, folio 377). Being also the same lot or parcel of ground which was conveyed to the Home of the Independent Order of Odd Fellows of Maryland by deed from the Mercantile Trust and Deposit Company of Baltimore, trustee, dated November 19th , 1900 (Liber 71, folio 570)

HO-363 HO-901

first McGloin House
3999 College Avenue

CHAIN OF TITLE

GRANTOR	GRANTEE	DATE	LIBER	FOLIO	TRANS.	PRICE	ACREAGE	COMMENTS
Elisa Anne Krupa and David J. Vivian	Richard C. Gonzalez and Alexandra S. Gonzalez	09-27-2002	6555	448	Deed	255,000	(1) .192 acres and (2) 4,082.5 square feet	
Terri Bocklund McLean	Elisa Anne Krupa and David J. Vivian	03-05-96	3672	410	Deed	169,000	(1) .192 acres and (2) 4,082.5 square feet	
Adam Peter Geatz	Terri L Bocklund	09-29-1993	3024	245	Deed	159,900	(1) .192 acres and (2) 4,082.5 square feet	
Hugh Burgess and Doris R. Burgess	Adam Peter Geatz	04-29-1990	2189	117	Deed	92,500	(1) .192 acres and (2) 4,082.5 square feet	
Francis J. McGloin and Doris M McGloin (Howard County)	Hugh Burgess and Doris R. Burgess	11-10-1954	262	298	Deed	5.00	(1) .192 acres and (2) 4,082.5 square feet	
Julius A. Kinlein and Teresa M. Kinlein (Howard County)	Francis J. McGloin and Doris M. McGloin (Howard County)	03-28-1941	169	567	Deed	5.00	1.92 acres	
Philip T. Sybert	Julius A. Kinlein and Teresa M. Kinlein	12-31-1940	169	122	Deed	5.00	22.5 acres	
Julius A. Kinlein and Teresa M. Kinlein (Howard County)	Philip T. Sybert (Howard County)	12-31-1940	169	121	Deed	5.00	22.5 acres	
Joshua N. Warfield and Jacob S. New, trustees	Julius A. Kinlein	08-14-1929	137	55	Deed	2,250	22.5 acres	By decree of the Circuit Court of Howard County, in Equity, dated the 17th of July, 1928, in a cause in said Court depending wherein Adelaide C. Maginnis was Plaintiff and Bertha V. Wolfe, et al, were Defendants, the above named Joshua N. Warfield and Jacob S. New, were appointed Trustees with authority to sell the real estate in said proceedings.
Rosa C. Howard, Executrix	John C. Maginnis	06-09-1923	118	52	Deed	20,000	50 acres	Albert H. Weld died on May 5th 1922 (Wills Liber R.D. No. 6, folio 227)
Grand Lodge of Maryland of the Independent Order of Odd Fellows	Albert H. Weld (Baltimore City)	09-10-1906	82	495	Deed	5.00	50 acres	
The Home Association of the Independent Order of Odd Fellows of Maryland	Grand Lodge of Maryland of the Independent Order of Odd Fellows	10-27-1904	79	267	Deed	17,500	50 acres	

~~HO-363~~

HO-901

first McGloin House
3999 College Avenue

CHAIN OF TITLE

The Home of the Independent Order of Odd Fellows of Maryland	The Home Association of the Independent Order of Odd Fellows of Maryland	07-09-1902	75	484	Deed	17,500	50 acres	Being and comprising all the land conveyed to Elizabeth V. McK. Hazelhurst by three deeds: 1) from William D. Thomas and wife dated September 23rd 1856 (Liber 17, Folio 410), 2) from Eliza D. Thomas, dated October 3, 1856 (Liber 17, Folio 413), and 3) William D. Thomas and wife dated October 14, 1857 (Liber 18, Folio 411) and part of the land conveyed by Alexander H. Hobbs and Michael Bannon, trustees, to Henry R. Hazelhurst by deed dated September 2, 1865 (liber 24, folio 377). Being also the same lot or parcel of ground which was conveyed to the Home of the Independent Order of Odd Fellows of Maryland by deed from the Mercantile Trust and Deposit Company of Baltimore, trustee, dated November 19th, 1900 (Liber 71, folio 570)
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Alberta K. and Charles E. Hogg House
4011 College Avenue
Ellicott City, Howard County

CHAIN OF TITLE

GRANTOR	GRANTEE	DATE	LIBER	FOLIO	TRANS.	PRICE	ACREAGE	COMMENTS
John C. Walters and Aleda E. Walters	Richard F. Kidwell and Pauline L. Kidwell (Howard County)	10-16-1970	542	639	Deed	5.00	.297	
Jack D. Squiggins and Cecilia A. Squiggins (Howard County)	John C. Walters and Aleda E. Walters	07-17-1958	317	22	Deed	5.00	.297	
Charles E. Hogg and Alberta K. Hogg (Howard County)	Jack D. Squiggins and Cecilia A. Squiggins (Baltimore County)	08-06-1952	234	447	Deed	5.00	.297	
Julius A. Kinlein and Teresa M. Kinlein	Charles E. Hogg and Alberta K. Hogg	06-11-1942	175	27	Deed	5.00	.297	
Philip T. Sybert	Julius A. Kinlein and Teresa M. Kinlein	12-31-1940	169	122	Deed	5.00	22.5	
Julius A. Kinlein and Teresa M. Kinlein	Philip T. Sybert	12-31-1940	169	121	Deed	5.00	22.5	
Joshua N. Warfield and Jacob S. New	Julius A. Kinlein	08-14-1929	137	55	Deed	2250.00	22.5	
Rosa C. Howard, Executrix	John C. Maginnis	06-09-1923	118	52	Deed	20,000	50 acres	Albert H. Weld died on May 5th 1922 (Wills Liber R.D. No. 6, folio 227)
Grand Lodge of Maryland of the Independent Order of Odd Fellows	Albert H. Weld (Baltimore City)	09-10-1906	82	495	Deed	5.00	50 acres	
The Home Association of the Independent Order of Odd Fellows of Maryland	Grand Lodge of Maryland of the Independent Order of Odd Fellows	10-27-1904	79	267	Deed	17,500	50 acres	

~~HO-363~~ HO-901

Alberta K. and Charles E. Hogg House
4011 College Avenue
Ellicott City, Howard County

CHAIN OF TITLE

The Home of the Independent Order of Odd Fellows of Maryland	The Home Association of the Independent Order of Odd Fellows of Maryland	07-09-1902	75	484	Deed	17,500	50 acres	Being and comprising all the land conveyed to Elizabeth V. McK. Hazelhurst by three deeds: 1) from William D. Thomas and wife dated September 23rd 1856 (Liber 17, Folio 410), 2) from Eliza D. Thomas, dated October 3, 1856 (Liber 17, Folio 413), and 3) William D. Thomas and wife dated October 14, 1857 (Liber 18, Folio 411) and part of the land conveyed by Alexander H. Hobbs and Michael Bannon, trustees, to Henry R. Hazelhurst by deed dated September 2, 1865 (liber 24, folio 377). Being also the same lot or parcel of ground which was conveyed to the Home of the Independent Order of Odd Fellows of Maryland by deed from the Mercantile Trust and Deposit Company of Baltimore, trustee, dated November 19th, 1900 (Liber 71, folio 570)
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H0-901

William and Alma McCormack House
4021 College Avenue
Ellicott City, Howard County

CHAIN OF TITLE

GRANTOR	GRANTEE	DATE	LIBER	FOLIO	TRANS.	PRICE	ACREAGE	COMMENTS
Julius A. Kinlein and Teresa M. Kinlein	William R. McCormack and Alma M. McCormack	10-19-1954	261	495	Deed	5.00	.482	
Philip T. Sybert	Julius A. Kinlein and Teresa M. Kinlein	12-31-1940	169	122	Deed	5.00	22.5	
Julius A. Kinlein and Teresa M. Kinlein	Philip T. Sybert	12-31-1940	169	121	Deed	5.00	22.5	
Joshua N. Warfield and Jacob S. New	Julius A. Kinlein	08-14-1929	137	55	Deed	2250.00	22.5	
Rosa C. Howard, Executrix	John C. Maginnis	06-09-1923	118	52	Deed	20,000	50 acres	Albert H. Weld died on May 5th 1922 (Wills Liber R.D. No. 6, folio 227)
Grand Lodge of Maryland of the Independent Order of Odd Fellows	Albert H. Weld (Baltimore City)	09-10-1906	82	495	Deed	5.00	50 acres	
The Home Association of the Independent Order of Odd Fellows of Maryland	Grand Lodge of Maryland of the Independent Order of Odd Fellows	10-27-1904	79	267	Deed	17,500	50 acres	
The Home of the Independent Order of Odd Fellows of Maryland	The Home Association of the Independent Order of Odd Fellows of Maryland	07-09-1902	75	484	Deed	17,500	50 acres	Being and comprising all the land conveyed to Elizabeth V. McK. Hazelhurst by three deeds: 1) from William D. Thomas and wife dated September 23rd 1856 (Liber 17, Folio 410), 2) from Eliza D. Thomas, dated October 3, 1856 (Liber 17, Folio 413), and 3) William D. Thomas and wife dated October 14, 1857 (Liber 18, Folio 411) and part of the land conveyed by Alexander H. Hobbs and Michael Bannon, trustees, to Henry R. Hazelhurst by deed dated September 2, 1865 (liber 24, folio 377). Being also the same lot or parcel of ground which was conveyed to the Home of the Independent Order of Odd Fellows of Maryland by deed from the Mercantile Trust and Deposit Company of Baltimore, trustee, dated November 19th, 1900 (Liber 71, folio 570)

~~HO-363~~ HO-901

second McGloin House
4029 College Avenue
Ellicott City, Howard County

CHAIN OF TITLE

GRANTOR	GRANTEE	DATE	LIBER	FOLIO	TRANS.	PRICE	ACREAGE	COMMENTS
Corbett L. Freeman, Deborah T. Freeman, and Dorothy Levy (her mother)	Corbett L. Freeman and Deborah T. Freeman	08-14-2001	5657	239	Deed	0.00	.702 acres + 13,857 square feet	
Robert Lee Smith and Kile B. Baker	Corbett L. Freeman, Deborah T. Freeman, and Dorothy Levy	09-15-1999	4895	289	Deed	\$322,500	.702 acres + 13,857 square feet	
Doris M. McGloin	Robert Lee Smith and Kile B. Baker	12-31-1986	1590	28	Deed	\$182,000	.702 acres + 13,857 square feet	Doris McGloin was the surviving tenant because Francis McGloin died in November 1986
Julius A. Kinlein and Teresa M. Kinlein	Doris M. McGloin and Frances J. McGloin							
Philip T. Sybert	Julius A. Kinlein and Teresa M. Kinlein	12-31-1940	169	122	Deed	5.00	22.5	
Julius A. Kinlein and Teresa M. Kinlein	Philip T. Sybert	12-31-1940	169	121	Deed	5.00	22.5	
Joshua N. Warfield and Jacob S. New	Julius A. Kinlein	08-14-1929	137	55	Deed	2250.00	22.5	
Rosa C. Howard, Executrix	John C. Maginnis	06-09-1923	118	52	Deed	20,000	50 acres	Albert H. Weld died on May 5th 1922 (Wills Liber R.D. No. 6, folio 227)
Grand Lodge of Maryland of the Independent Order of Odd Fellows	Albert H. Weld (Baltimore City)	09-10-1906	82	495	Deed	5.00	50 acres	
The Home Association of the Independent Order of Odd Fellows of Maryland	Grand Lodge of Maryland of the Independent Order of Odd Fellows	10-27-1904	79	267	Deed	17,500	50 acres	

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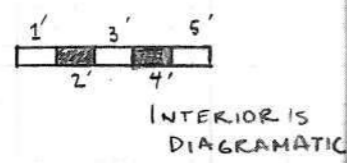
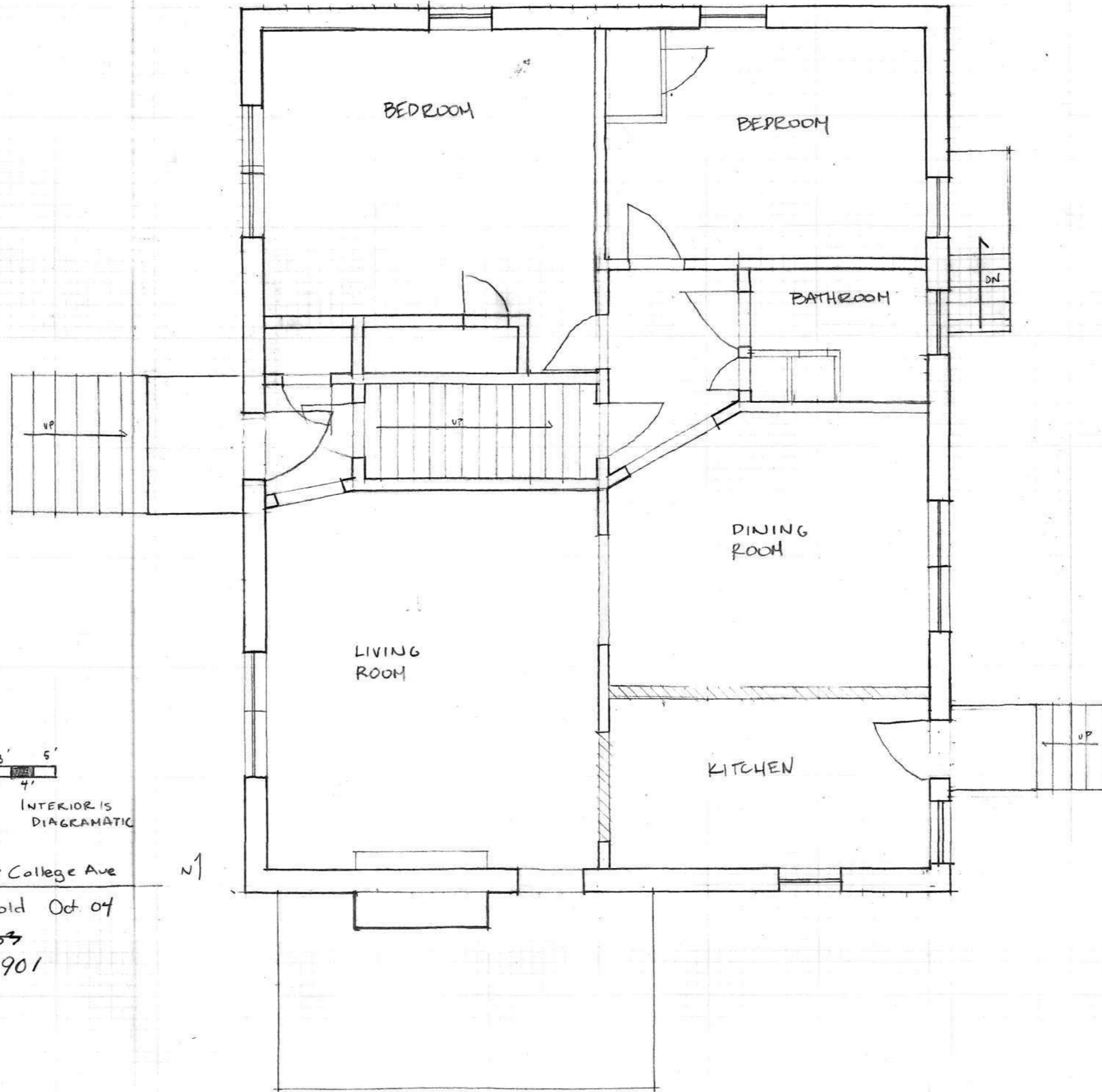
HO-901

second McGloin House
4029 College Avenue
Ellicott City, Howard County

CHAIN OF TITLE

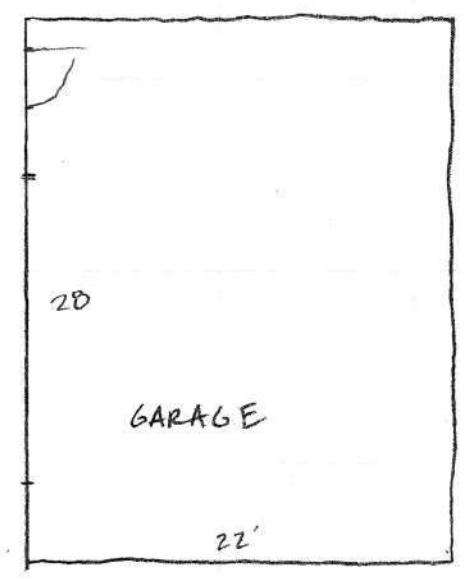
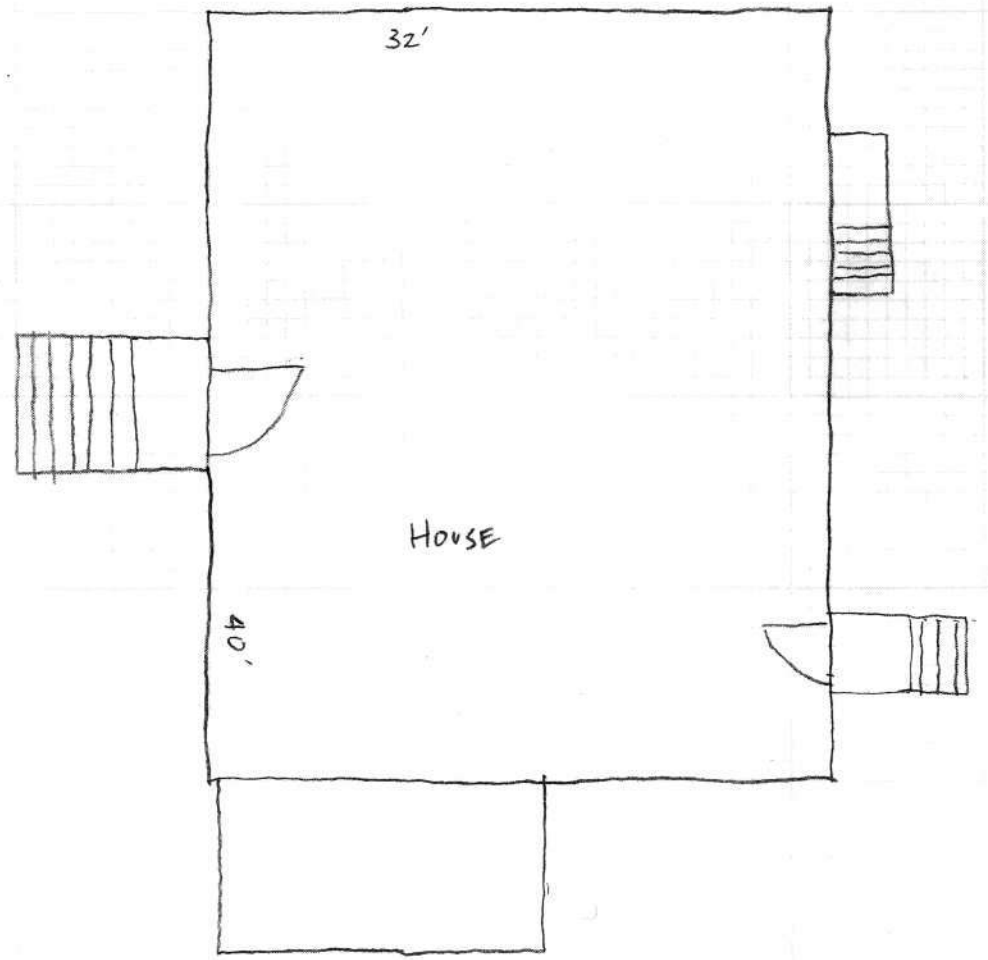
The Home of the Independent Order of Odd Fellows of Maryland	The Home Association of the Independent Order of Odd Fellows of Maryland	07-09-1902	75	484	Deed	17,500	50 acres	Being and comprising all the land conveyed to Elizabeth V. McK. Hazelhurst by three deeds: 1) from William D. Thomas and wife dated September 23rd 1856 (Liber 17, Folio 410), 2) from Eliza D. Thomas, dated October 3, 1856 (Liber 17, Folio 413), and 3) William D. Thomas and wife dated October 14, 1857 (Liber 18, Folio 411) and part of the land conveyed by Alexander H. Hobbs and Michael Bannon, trustees, to Henry R. Hazelhurst by deed dated September 2, 1865 (liber 24, folio 377). Being also the same lot or parcel of ground which was conveyed to the Home of the Independent Order of Odd Fellows of Maryland by deed from the Mercantile Trust and Deposit Company of Baltimore, trustee, dated November 19th, 1900 (Liber 71, folio 570)
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HO-901



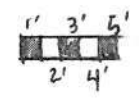
3995 College Ave N1
J. Gould Oct 04
~~HO-303~~
HO-901

H0-901



3995 COLLEGE AVE.
Jennifer Gould Oct. 04
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H0-901

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Kinle Family Houses
3995, 3999, 4011, 4021, and 4029 College Avenue (~~HO-363~~) HO-901
Ellicott City, Howard County Maryland
Site Plan/Aerial

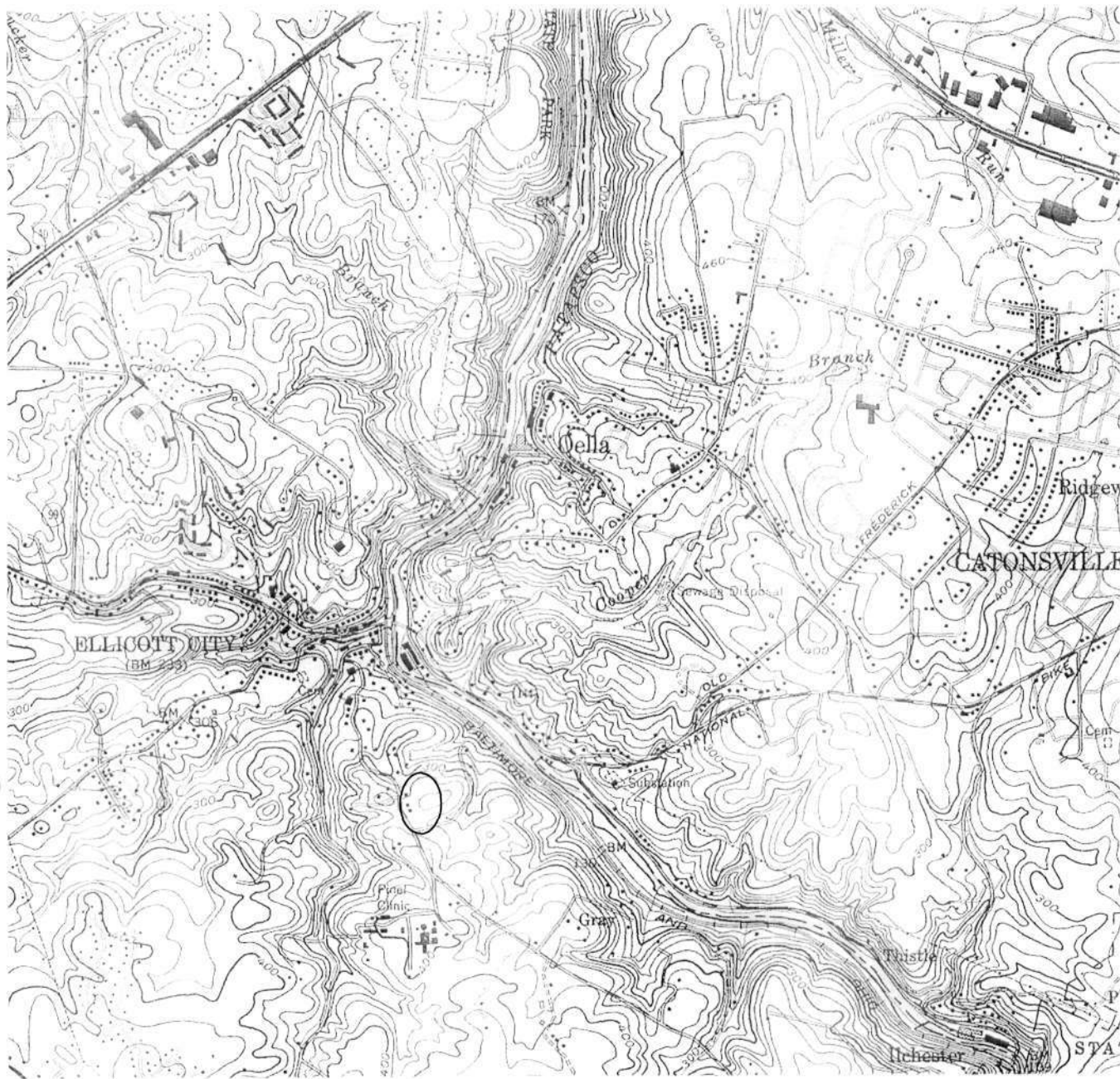


Kinlein Family Houses

3995, 3999, 4011, 4021, and 4029 College Avenue (~~HO-363~~) HO-901

Ellicott City, Howard County Maryland

Site Plan/Aerial



Kinlein Family Houses
3995, 3999, 4011, 4021, and 4029 College Avenue (~~HO-363~~) HO-901
Ellicott City, Howard County Maryland
USGS Ellicott City Quad 1:24,000



HO-901

Finlein Family Houses, 4021+4029 College Avenue

Howard County, MD

Jennifer Gould

November 11, 2004

MD SHPO

ART-2611 <NO. 4 >007
591 1212 -1 N N-5 23 <044>©

View northwest shows streetscape. Note
U-shaped drive at 4029 College Avenue.

1 of 19



HO- 901,

Klein Daughters' Houses, 3995, 3999, 4011 College Avenue

Howard County, MD

Jennifer Goold

October 4, 2004

MD SHPO

View north. Shows houses facing College Avenue.

ART-2611 <NO. 10 >003
827 1212 -1 N N 1 -1 N N-2 57 <044>©

2 of 19

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PARTIAL PARTIAL



MD-901

Kintels Daughters' Houses, 3995 College Avenue
Howard County, MD

Jennifer Gould

Oct. 4, 2004

MD HPO

View north. Shows 3995 College Avenue in setting.

30619

ART-2611 <No. 28 >023
827 1717 -1 N N 3 11 <044>©



H0-901

Krein Daughters' Houses, 3995 College Avenue

Howard County, MD

Jennifer Gould

October 4, 2004

MD SHPO

view east. Shows north + west elevations.

40619

ART-2611 <NO. 22 >027
827 1717 -1 N N-7 39 (044)©



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Kinkin Daughters' Houses, 3995 College Ave

Howard County, MD

Jennifer Gould

October 4, 2004

MD SHPO

View southwest. Shows north + east elevations.

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ART-2611 <NO. 23 >029
827 1717 -1 N N 7 39 <044>©



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Kinlein Daughters' Houses, 3995 College Avenue

Howard County, MD

Jennifer Gould

October 4, 2004

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View northwest. Shows south-east elevations.

ART-2611 <NO. 24 >031
827 1217 -1 N N 1 -1 N N-5 25 (044) ©

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Professional
Surveyors
PAUL & PAUL



5995

5995

HO-901

Kintin daughters' Houses, 3995 College Avenue

Howard County, MD

Jennifer Gould

October 4, 2004

View east. Shows detail of wood entry porch.

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ART-2611 <NO.19>021
827 1717 -1 N N-2-34 <044>0



Hb- 901

Kinlein Daughters' Houses, 3995 College Avenue

Howard County, MD

Jennifer Gould

October 4, 2004

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View north. Shows detail of screened side porch.

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ART-2611 <NO. 18 >019
-1 N N-4 20 <044>©
827 1217

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HO- 901

Kintlen Daughters' Houses, 3995 College Avenue

Howard County, MD

Jennifer Good

October 4, 2004

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view South. Shows detail of fireplace in living Room.

ART-2611 <No. 16 >016
827 1717 -1 N N-9 43 <044>©

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Survey & Mapping

PAGE 9

PAGE 9



HO-901

Kinlern Daughters' Houses, 3995 College Avenue

Howard County, MD

Jennifer Gould

October 4, 2004

MD 8400

View south. Shows downstairs back hall.

ART-2611 <No. 15 >013
827 1717 -1 N N-6 NN (044)0

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HO-901

Krielen Daughters' House, 3999 College Avenue

Howard County, MD

Jennifer Booth

October 4, 2004

MD SHPO

View southeast, shows north + west elevations

10 of 19

ART-2611 <No. 12 >007
827 1217 -1 N N-4 11 <044>©



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Krein daughters' houses, 3999 College Avenue

Howard County, MD

Jennifer Goold

October 4, 2004

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View northeast. Shows south+west elevations

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827 1217 -1 N N-4 39 (044) ©

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HO-901

Krueger daughters' houses, 4011 College Avenue

Howard County, MD

Jennifer Gould

October 4, 2004

MD SHPO

View southeast. Shows north + west elevations.

ART-2611 <NO. 11 >005
827 1212 -1 N N-3 14 (044) ©

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HO-901

Kirklin Family Houses, 4021 College Avenue

Howard County, MD

Jennifer Gould

November 11, 2004

MD SHPO

view northeast. Shows south & west elevations.

140619

ART-2611 <NO. 1 >002
591 1212 -1 N N-4 38 <044>@



HO-901

Kinkin Family Houses, 4029 College Avenue

Howard County, MD

Jennifer Good

November 11, 2004

MD SHPO

ART-2611 <No. 5 >010
591 1212 -1 N N-3 02 <044>©

View northeast. Shows south + west elevations.

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HO-901

Kinlern Family Houses, 4029 College Avenue
Howard County, MD

Jennifer Gould

November 11, 2004

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view southeast. Shows north + west elevations

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591 1212 -1 N-4 04 <044>0

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Kinkin Family Houses, 4029 College Avenue

Howard County, MD

Jennifer Gould

November 11, 2007

MD SHPO

View west. Shows east elevation, garage, and back yard.

ART-2611 <NO. 3 >005
591 1212 -1 N-7 30 <044>@

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HO-901

Klein Family Houses, 4029 College Avenue

Howard County, MD

Jennifer Gould

MD 8470

November 11, 2004

View southwest. Shows entry hall + dining room.

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ART-2611 <NO. 2 >013
591 1717 -1 N N 1- 212 165
(044)@



HO-901

Kinlern Family Houses, 4029 College Avenue

Howard County, MD

Jennifer Gould

November 11, 2004

MD SHPO

ART-2611 <NO. 6 >011
591 1212 -1 N N-3 14 (044)0

View northwest. Shows living room, including original Federal-Revival mantle

19 of 19