

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ___
no ___

Property Name: Rose Hill Inventory Number: HO-933
 Address: 3311 Rogers Avenue City: Ellicott City Zip Code: 21041
 County: Howard USGS Topographic Map: Ellicott City
 Owner: Century Holding LLC Is the property being evaluated a district? ___yes
 Tax Parcel Number: 25 Tax Map Number: 1 Tax Account ID Number: 02-241706
 Project: Alta at Regency Crest Agency: U.S. Dept. of Housing & Urban Development
 Site visit by MHT Staff: X 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 HO-933; DOE

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

Summary Significance

Rose Hill (3311 Rogers Avenue) is a 2-1/2 story frame I-house with a cross-gable and side bay that was modernized in two separate building campaigns in the early 20th century. The house, which was probably constructed between 1885 and 1895, received new shingle cladding and a bungalow-type front porch around 1910 and was converted into a duplex around 1940. The original house was constructed by James H. Gaither, who operated an express service in Howard County. The extended Moxley family, which continues to own the house through a partnership, acquired it in 1908 and altered it to suit their needs. Various Moxley family members occupied the house through the 1980s.

Eligibility Determination

The property does not meet National Register Criterion A because it has not been associated with any events or historic pattern of events. As a single family dwelling converted to a duplex, it has been associated only with the families that have owned and occupied it through the years. Rose Hill does not meet National Register Criterion B because none of its occupants of the house have made demonstrably important contributions to our past. The house does not meet National Register Criterion C.

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: _____

Jonathan Sags
 Reviewer, Office of Preservation Services

10/6/09
 Date

NA
 Reviewer, NR Program

Date

200903788

MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM

Continuation Sheet No. 1

Ho-933

The quality of its design and construction is not that of a master builder nor does it represent high artistic value. Because of its late 19th century date of construction and the degree to which it has been altered, the house does not embody distinctive characteristics of a type period, or method of construction. The property does not meet Criterion D. Maryland Historical Trust has determined that the property has not yielded or may be likely to yield information important in prehistory or history.

Description

3311 Rogers Avenue is a 6.75 acre property on the east side of Rogers Avenue just off Route 40 in a terrain of rolling hills associated with the Patapsco River valley. While Rogers Avenue has long connected Ellicott City with Jonestown and the Old Frederick Road, late 20th century commercial development and suburban houses form the immediate context for the property. The house and its two outbuildings are situated at the top of the rise on the east end of the property. In addition to the late 19th century house, there is a mid-20th century two car garage and a small shed adjacent to the garage. The buildings are accessed from a drive that winds up to the house from Oak West Drive. The landscape associated with the house consists of a wide lawn with a few mature trees and shrubs in the immediate vicinity of the structures at the top of the hill.

Dwelling

The house is a 2-1/2 story shingled structure that faces west. The house, which sits on a brick basement, has a cross-gabled roof, a 1-story semi-hexagonal side bay on the south, and a wide front porch. Entrances are situated on the east and west sides of the house; a bulkhead on the north provides access to the basement. A mid-20th century exterior stair leads to an entrance to the 2nd floor on the east side of the building. The porch has the battered, square columns and solid balustrade associated with Craftsman bungalows popular in the early 20th century. Wide concrete steps, constructed in the late 20th century, extend down from the center of the porch. There are internal chimneys (only the one on the north is still visible) and a mid-20th century brick flue stack on the north side of the building. The footprint of the house is roughly square with a small addition, which probably enclosed an earlier sleeping porch, projecting from the east side of the building on the south.

For the most part, the house has 2/2 wood windows. Jib windows open onto the front porch; there are 1/1 windows within the projecting bay and above the bay on the 2nd floor on the south side of the house. Various window configurations including 6/6 and 3/1 appear in the projecting rear addition. An arched wood louvre occupies the gable at the front of the house; a rectilinear louvre, the gable on the east. The original entry frontispiece survives. Paneled side lights and a three-light transom surround the original door. The four-panel door displays wide rails, and deeply molded arches above rectangular panels. One of the original stained glass transom lights remains; other lights have been replaced with more recent fabric. The present exterior window trim, which was applied over the asbestos shingles, dates from the mid to late 20th century. Any surviving cornice trim at the roof has been encased with metal siding.

The present appearance of the house is the result of at least three different building campaigns that can be read on both the interior and the exterior of the dwelling. These distinct building campaigns are set forth below:

1. I-house (1885-1895) – The original house was a two-story I-house, one room deep. The house had an ell-shaped plan with a kitchen wing extending east beyond the dining room with its semi-octagonal bay. The original house had drop siding, visible under the present shingles. The house would have had a front porch and a side porch on the north side of the kitchen wing.
2. Bungalow porch remodeling (1908-1912) – Sometime after 1908, the current porch was constructed and the house was sheathed with brown shingles attached with cut nails. It is likely that a sleeping porch was added to the rear of the original kitchen wing at this time.
3. Duplex period – ca. 1940. Sometime in the late 1930s or early 1940s, the house was converted into a two-level duplex. The earlier ell-shaped footprint of the house was filled in on the first and second floor to create the present square footprint. The 2nd floor sleeping porch and open porch at the 1st floor level below were enclosed to create the present rear addition. The house was sheathed with the present green asbestos shingles at this time. The brick foundation of the house was probably reworked during this building campaign.

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Continuation Sheet No. 2

Ho 933

On the interior, the house is a duplex with units on the 1st and 2nd floor. Both units have center hall plans two rooms deep. The central stair serves both units; the 2nd floor unit is also accessed from the exterior stair east of the rear addition. The bathroom and kitchen for both units are stacked within the rear addition. While original fabric survives, the interior trim and finish of the house has been completely reworked over the years. The house has a "lobby entrance;" the stair is positioned close to the entry, set back enough to accommodate the swing of the front door. The original stair, newel post, balusters and stair trim survive. The front door, which is original to the house, retains its original hardware. There is an original painted slate mantel on the east wall of the front room in the SW corner of the house. A shadow and clips indicate that there was an arched slate mantel, now gone, under dry wall on the south wall of the front room on the NW. Simple, rectilinear radiators, that likely date to the early 20th century, now provide heat for the house. There is a recessed cabinet on the wall to the south of the remaining mantel. Only the bottom paneled doors remain; the upper doors were relocated to the room behind it to the east. Original window trim survives on the perimeter of the original, ell-shaped structure. An exterior door frame and transom on the north wall of the room at the SE corner of the house indicate that the rear ell extended east from the south end of the house. Some original doors survive; the door to the kitchen and rear stair entry on the 2nd floor is original and retains its original hardware. There is no access to the attic; the stair extends down to the basement. Floor boards are narrow in width.

On the 1st floor, the two rooms on the south side of the house were adapted for living room and dining room use. The walls of the front SW room were completely replastered with new plaster over expandable metal lath. The present deeply molded plaster cornice dates to this mid-20th century remodeling. On the north side of the 1st floor the original fire place on the south wall of the front room was encased and the room unified with a cove cornice. The south rooms on the 2nd floor also appear to have been used as a living room and dining room. Glazed French doors separate the SW room from the SE room. There are no cornices on the 2nd floor. Closets have been added on both floors; on the 1st floor the area behind the stair has been partitioned into a closet so that the hall does not extend beyond the stair.

Outbuildings

There are two outbuildings on the property. There is a shingled, two-car garage likely constructed in the 1940s immediately northeast of the house. There is also a small board and batten square shed immediately north of the garage. The shed appears to be adapted from a 19th century structure, possibly a smoke house. The interior framing appears considerably older than the exterior framing. Cut nails, which were also used for the early 20th century alteration of the house, appear in the exterior walls. The building rests on wood sills and has heavy down bracing. The door features a wrought iron closure that is probably original to the structure.

Narrative History

James H. Gaither (1858-1921)¹

James H. Gaither, who purchased the 98 acre property in July 1884, appears to have constructed the house in the late 19th century. Lois Sauter, a Moxley descendent who grew up in the house, stated that Gaither named the property Rose Hill after his daughter. (Both his wife and daughter were named Mary Rose; his daughter was born in 1896.) Gaither bought the property from Richard Merrick, who retained a \$4500 Deed of Trust. This land was part of the larger 400 acre Lynwood Farm that Merrick purchased from George Peter for \$18,750 in 1877.²

Deed records, court cases, and oral history indicate that Gaither was involved in a variety of enterprises and to have been overextended financially.³ His financial situation, the result of the vagaries of his livery business combined with leveraged land purchases, explains the modest size and scale of the original house. In 1880, Gaither and his widowed mother lived with

¹ Gaither's date of death was taken from family trees posted in Ancestry.com. While the information is not sourced, it is consistent with the U.S. Manuscript Census. Gaither appears in the 1920 census but not in 1930.

² Merrick to Gaither, 18 July 1884 (LJW 48, 144-145) and Deed of Trust (LJW 48, 146; JHD 100, 68); Peter to Merrick, 6 April 1877 (LJW 37, 565-567).

³ According to Lois Sauter, the Moxley family acquired the property when Gaither fell on hard times as his livery business was supplanted by the automobile.

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his grandmother, Ann Sunderland, and his bachelor uncle. Gaither married in 1885, shortly after he bought the property. The U.S. Census lists his occupation as "Expressman."

Gaither lost the property through a series of reversals. The decline of his express delivery business was accelerated by a court decision that affected his business strategy. From about 1895 to 1901, Gaither's livery business included a rail car that the United Electric Railway hauled along its tracks on the Baltimore and Fredericktown Turnpike between Catonsville and Ellicott City. An earlier horse railway company with a right of way on the Turnpike had the right to carry "articles as were carried on passenger railway cars," anything but "heavy freight" – a reasonable stipulation when horse power limited the number of passengers and cars a horse railway could carry. Horse-drawn wagons hauled bulky and heavy goods over the turnpike. This situation changed completely when electricity became the motive power source for passenger railways. Under rules developed for horse railways, Gaither and had enormous leeway on what he could transport from Catonsville to Ellicott City on his rail car attached to the passenger railway:

Mr. Spring, general agent of the United States Express Company, carried over the Baltimore & Ohio Railroad, ... testified that such articles as lots of cement in barrels, flour and whisky in barrel lots, rolls of wire fencing of 100 pounds to the roll, ice by the ton, lumber, land plaster in bag lots as high as 100 bags in a lot, iron piping, dressed hogs, etc. were not "heavy freights" in the trade sense of the term, no matter what the weight or number of such articles, unless shipped in carload lots.⁴

Since the Turnpike lost revenue as the passenger railway hauled an increasing amount of freight formerly transported on the turnpike, they sued to stop the practice. The court found:

As to this portion of the line [running west of the Patapsco], all the articles we have mentioned heretofore are constantly carried over the road into Ellicott City, and that before the establishment of Gaither's Electric Express these articles were carried to Ellicott City both by Gaither's express wagons, of which he had eight or ten in daily use over the turnpike...⁵

At its height, Gaither's livery business had been large enough that the Deed of Trust for his 98 acre home site specified that the grantor retained rights to manure from his livery stables for fertilizer in the event of default.

Equally damaging to Gaither's fortunes was what appears to have been an ill-conceived attempt to cash in on water rights in the early days of hydro-electric power.⁶ He purchased land with streams draining into the Patapsco through highly leveraged transactions that ultimately went sour. In November 1899, Gaither acquired an option to purchase Gray's Mills from John M. Bone for \$14,000 payable by January 1, 1900. Thistle Mills of Baltimore County coveted the site and promptly sued Bone for failure to honor what they thought was their contract to purchase it. The court upheld the rights Gaither held with his option and Gaither purchased the land, mortgaging considerable property to do so.

In 1901, the Maryland Court of Appeals ruled that Gaither could no longer run his freight car from Catonsville to Ellicott City. By 1905 the shift from horse-powered vehicles to gasoline-powered trucks and cars was well-underway. Gaither's fortunes declined precipitously and he lost Rose Hill.

Moxley family ownership

⁴ Baltimore & Fredericktown Turnpike Road v. United Railways & Electric Company, Maryland Court of Appeals, 93 Md. 138, 48 A. 723, p. 5.

⁵ *Ibid.*, p. 6.

⁶ Sorting out Gaither's involvement goes beyond the scope of this DOE. The well-capitalized interests assembling water rights typically acted through third parties, seldom revealing their involvement until dams or plants were constructed. It is not known whether Gaither was himself directly engaged in these never-built enterprises, whether he was speculating on future land plays, or whether he was making purchases on behalf of others. The U.S. Dam Act of 1906 put an abrupt halt to the fever in land speculation and may have contributed to the timing of the foreclosure on Rose Hill.

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In 1908, Ezekiel Robert Moxley (1857-1944) acquired the property for \$10,000 from trustees appointed to settle Gaither's debts.⁷ According to a family history, Moxley owned four farms. Moxley's land holdings eventually became the foundation of the family-owned Normandy Development, founded by his sons and grandsons. While the U.S. Census lists Ezekiel Moxley as a farmer, he was involved in other endeavors as well. In 1891, he managed and operated the first electric company in Ellicott City. After that, he served as overseer for Mt. Hebron, a 700 acre farm owned by Henry McShane of Baltimore.⁸

It is not known whether Ezekiel Moxley resided on the Gaither property or on one of his other farms. His family circumstances, Gaither's financial troubles, and the major early 20th century alterations to the house argue that he remodeled the house for his blended family shortly after he purchased the property. Moxley's first wife, Emma Jane Mellor, died after 1900, leaving him with four children who ranged in age from around 4 to 18. In 1903, he remarried Cora W.C. Snyder Moxley (1869-1942). They had five children, three of whom were born by the date Moxley acquired the Gaither property. In 1910, the Moxley household included six of Ezekiel's children ranging in age from 2 to 26.

Moxley remodeled the traditional 19th century form of Gaither's modest I-house. The brown shingles under the present green shingles and the closed balustrade bungalow porch would have been fashionable in the early 20th century. The layer of wood shingles beneath the present asbestos shingles is attached with cut nails. This late use of a 19th century practice that suggests that the drop siding was covered no later than the first decade of the 20th century. The present appearance of the house with its bungalow-type porch and the wood shingles applied over earlier drop siding are consistent with what would have been a fashionable modernization of the traditional I-house in the first decade of the 20th century. Moxley family photographs dating from the mid-1930s document the appearance of the house as it would have appeared after this first, major remodeling.

Moxley family members occupied the house through the end of the 20th century. Around 1940, the house was converted into a two-level duplex. Marshall Frank Sauter and Mary Catherine Moxley Sauter shared the house with Catherine's maiden sister, Mildred Moxley. The Sauters inserted new kitchens and bathrooms into the space that was an open porch on the 1st floor and a sleeping porch on the 2nd. They also added the addition at the northeast corner of the house that changed the ell-shaped footprint into a square, applying asbestos shingles to mask these changes. They also made major changes to the appearance of the interior of the house. Sauter, who was a plasterer, applied new plaster over expandable metal lath and created the present cornices in the two front rooms of the house. The garage was probably also constructed during the Sauter occupancy. In recent years, the house has been rented to tenants.

Bibliography

Ancestry.com

Buxton, Allie Mae Moxley. *Nehemiah Moxley, his Clagettsville Sons and their Decedents*. Chelsea, Michigan: BookCrafters, 1989.

Court of Appeals of Maryland. President, etc. of Baltimore & F. Turnpike Road v. United Railways & Electric Co. of Baltimore City et al. (March 7, 1901) 93 Md. 138, 48 A.723.

Court of Appeals of Maryland. Thistle Mills Co. of Baltimore County v. Bone et al. (December 7, 1900), 92 Md. 47, 48 A.37.

G.M. Hopkins Map of Howard County, 2nd District, 1878.

Howard County Land Records.

Interviews with Moxley family members (Lois Sauter) conducted by Steven Breeden.

Interview with Kenneth Short, Howard County Historic Sites Surveyor, about his site investigation (September 3, 2009).

⁷ Garnett Y. Clark and Robert Biggs to Ezekiel Moxley, 20 November 1908 (WWLC, 86, 382). Moxley received five other parcels of land in addition to the 98 acre property where the house is located.

⁸ Allie Mae Moxley Buxton, *Nehemiah Moxley, his Clagettsville Sons and their Decedents*, p. 114.

MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM

Continuation Sheet No. 5

Ho-933

Manual of American Waterworks. Engineering News Publishing Co., 1888.

Moxley family photographs (courtesy Eleanor Moxley Breeden).

Simon Martinet Atlas of Maryland, 1866.

Maryland Geological Survey Maps.

Peirce, James Walter. *A Guide to Patapsco Valley Mill Sites.* Bloomington, Indiana: AuthorHouse, 2004.

U.S. Geological Survey Maps.

U.S. Manuscript Census, 1880, 1900, 1910, 1920, and 1930.

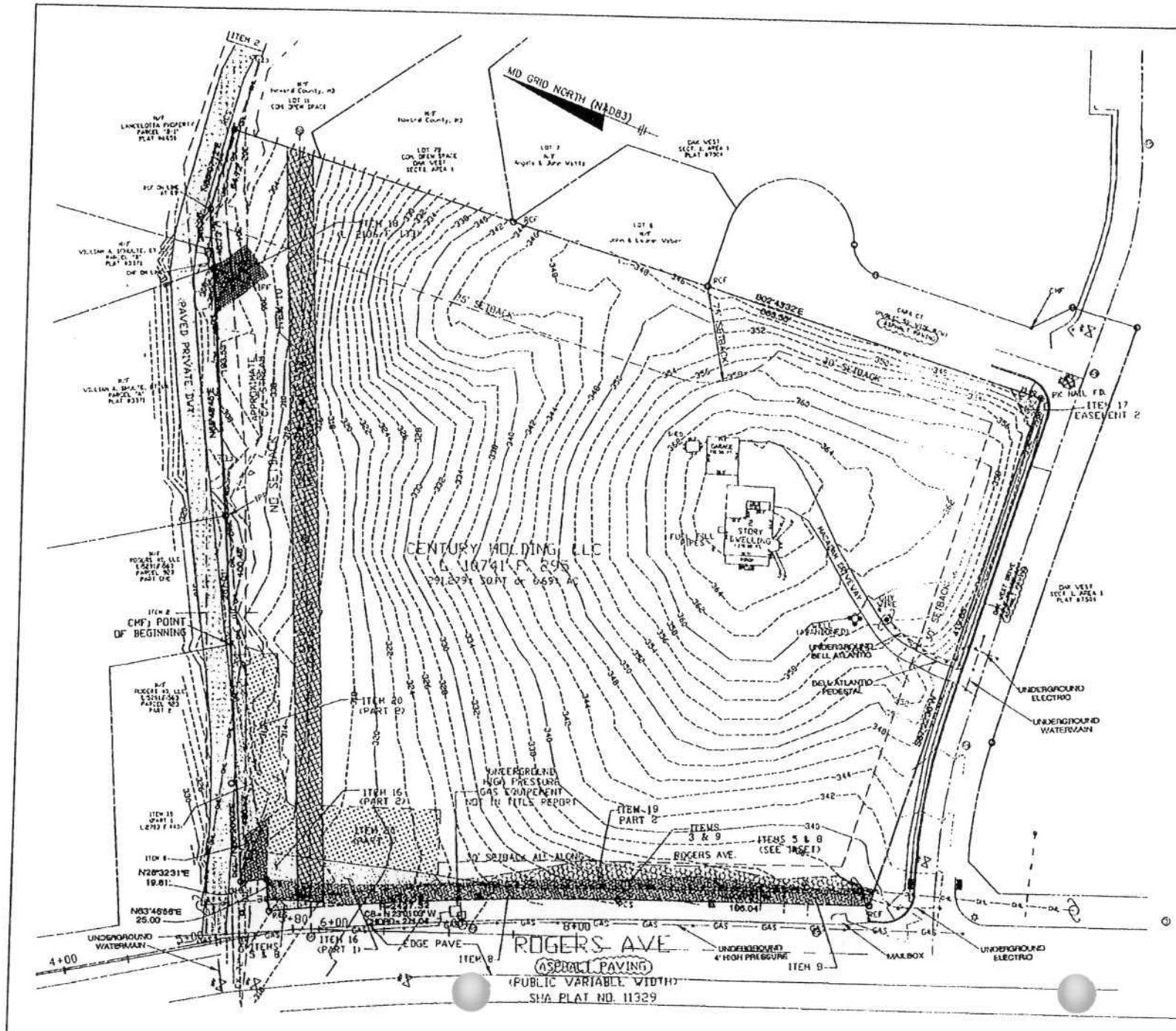
Prepared by:

Betty Bird
Betty Bird & Associates LLC
2607 24th Street, NW, Suite 3
Washington, D.C. 20008

Date Prepared: September 23, 2009

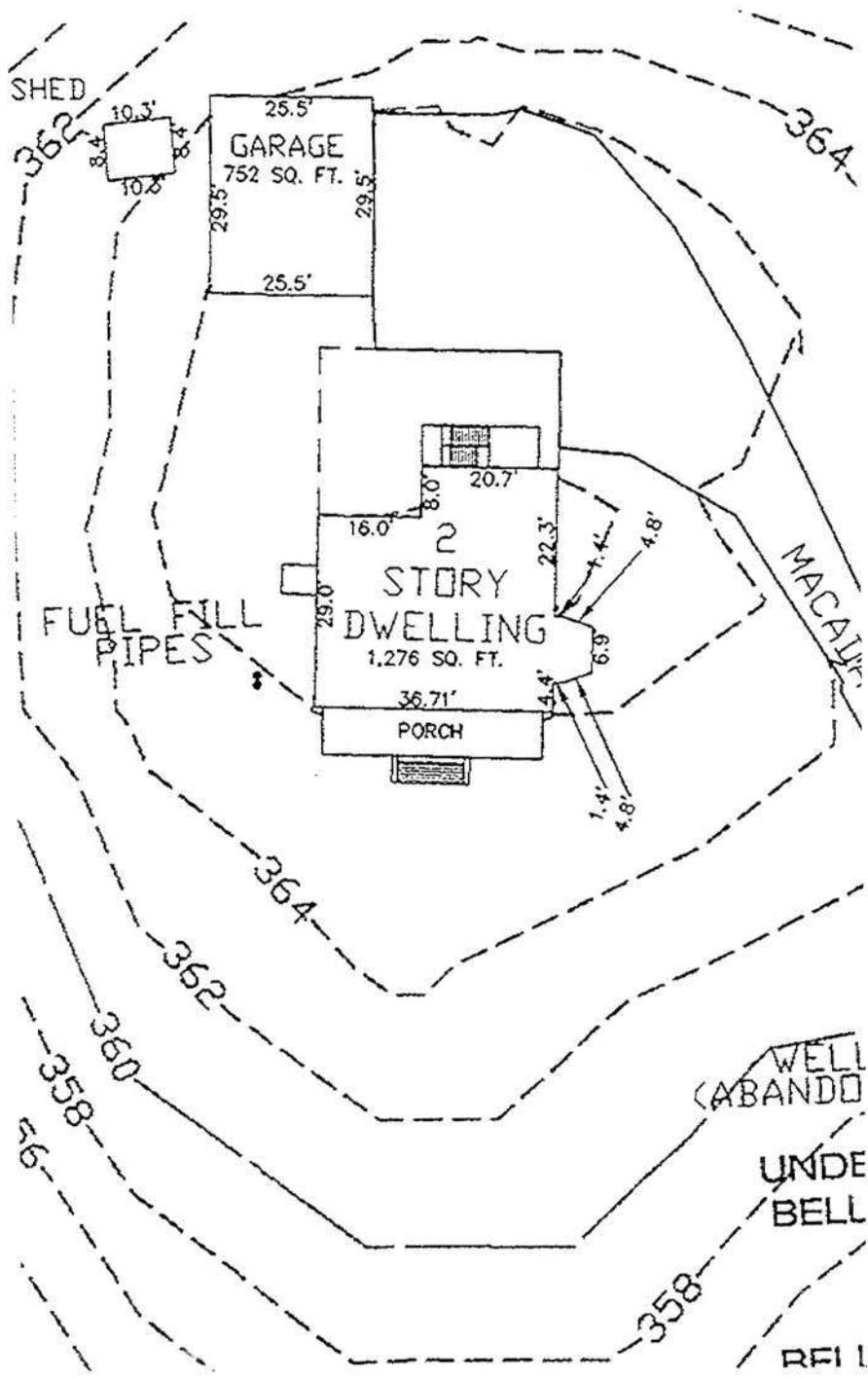
HO-933 - Site Plan

Rose Hill
Ellicott City, MD



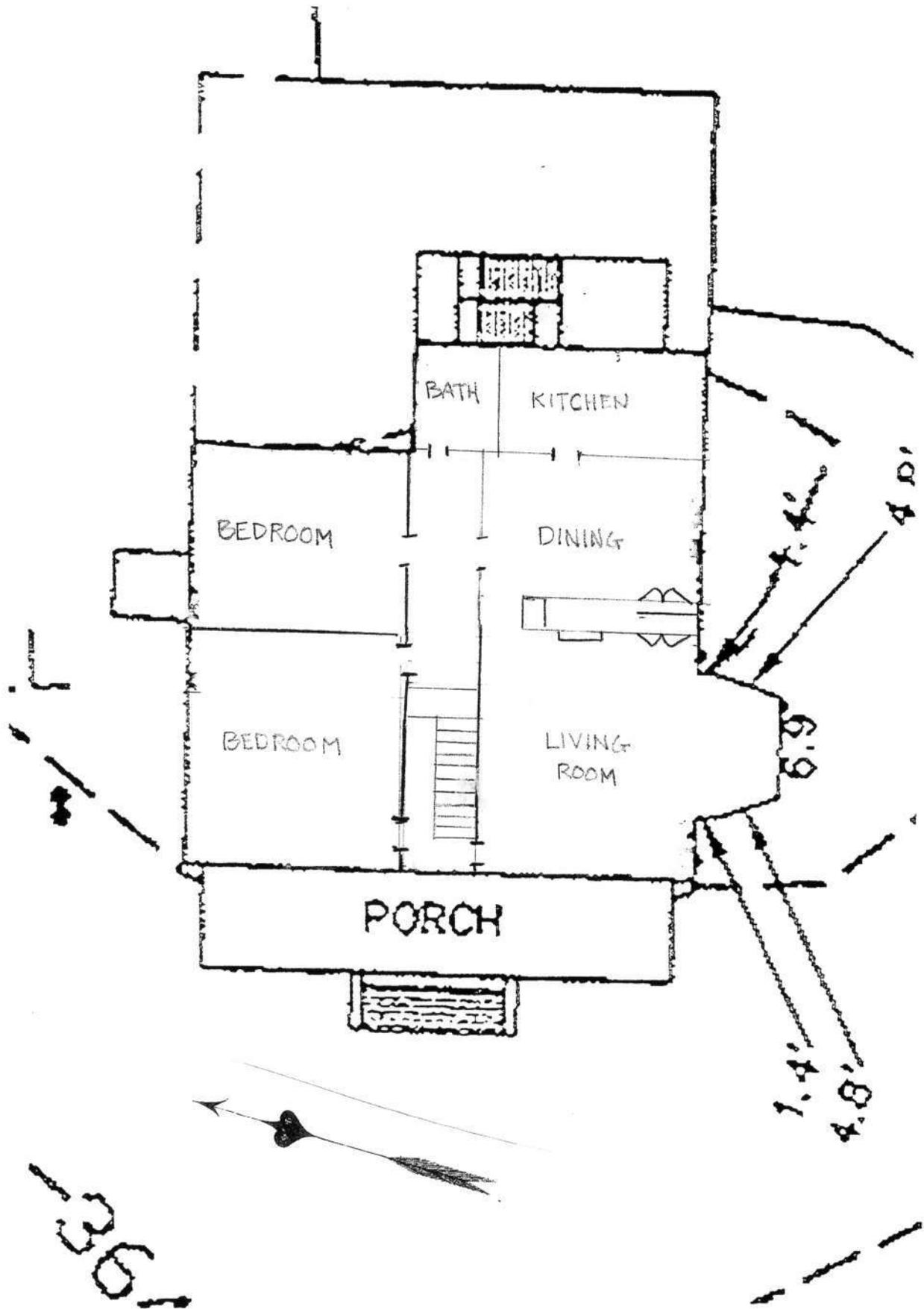
HO-933 - Site Plan showing buildings

Rose Hill
Ellicott City, MD



HO-933 - Schematic Floor Plan
(Room names reflect current use)

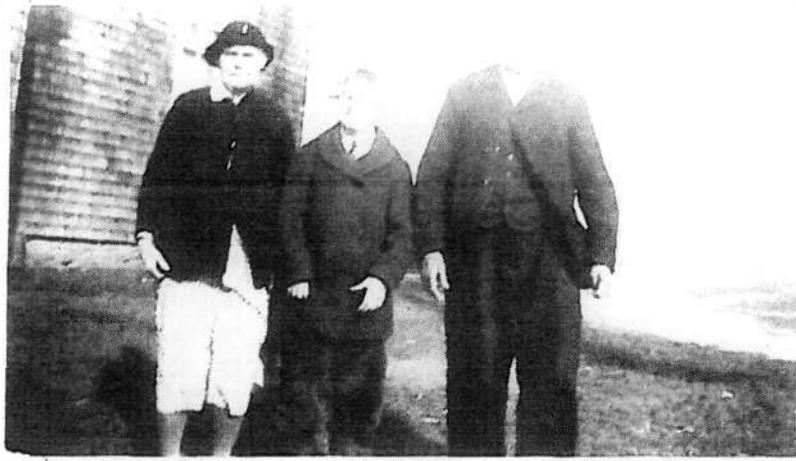
Rose Hill
Ellicott City, MD



HO-933 – Moxley Family photographs (ca. 1935)
(courtesy Eleanor Moxley Breeden)

Rose Hill
Pullicott City, MD



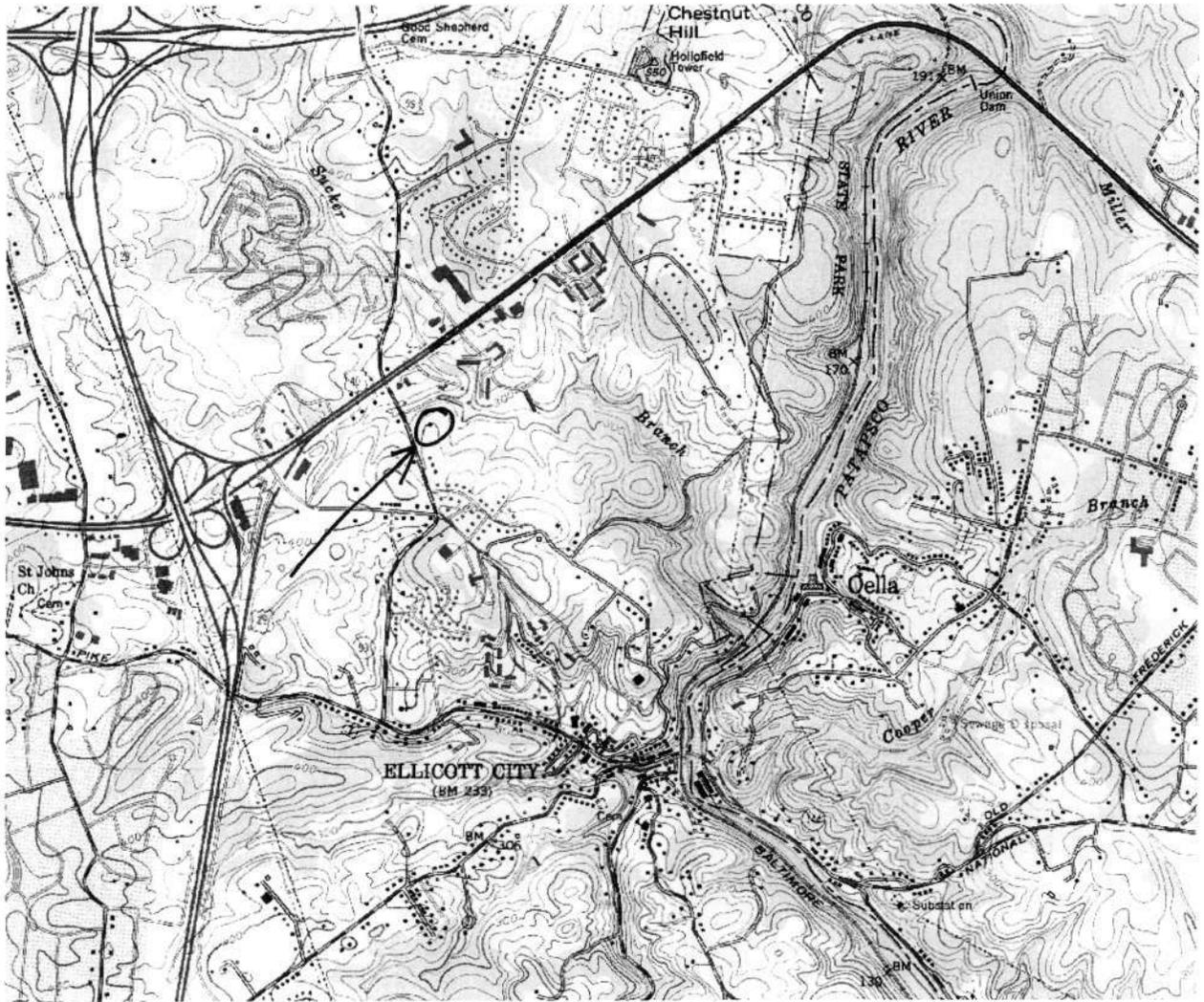


HO-933 – Moxley Family photographs (ca. 1935)

(courtesy Eleanor Moxley Breeden)

Rose Hill
Ellicott City, MD

HO-933
Ellicott City Quad





HO-933

ROSE HILL

HOWARD CO., MD

BETTY BIRD

SEPT. 2009

MD SHPO

VIEW FROM NW SHOWING CONTEXT

1 OF 19



HO-933

ROSE HILL

HOWARD CO., MD

BETTY BIRD

SEPT. 2009

MD SHPO

WEST FACADE

2 OF 19



HO-933

ROSE HILL

HOWARD CO., MD

BETTY BIRD

SEPT. 2009

MD SHPO

VIEW FROM SW

3 OF 19



HO-933

ROSE HILL

HOWARD CO., MD

BETTY BIRD

SEPT. 2009

MD SHPO

SOUTH FACADE

4 OF 19



HO-933

ROSE HILL

HOWARD CO., MD

BETTY BIRD

SEPT. 2009

MD SHPO

GARAGE - VIEW FROM SE

5 OF 19



HO-933

ROSE HILL

HOWARD CO., MD

BETTY BIRD

SEPT. 2009

MD SHPO

SOUTH & EAST FACADES

6 OF 19



HO-933

ROSE HILL

HOWARD CO., M.D.

BETTY BIRD

SEPT. 2009

MD SHPO

NORTH FACADE

7 OF 19



HO-933

ROSE HILL

HOWARD CO., MD

BETTY BIRD

SEPT. 2009

MD SHPO

ENTRY - WEST FACADE

8 OF 19



HO-933

ROSE HILL

HOWARD CO., MD

BETTY BIRD

SEPT. 2009

MD SHPO

SHED - NORTH & WEST FACADES FROM NW

9 OF 19



HO-933

ROSE HILL

HOWARD CO., MD

BETTY BIRD

SEPT. 2009

MD SHPO

HINGE & CUT NAIL - SHED DOOR - W FACADE

10 OF 19



HO-933.

ROSE HILL

HOWARD CO., MD

BETTY BIRD

SEPT. 2009

MD SHPO

SHED - VIEW TO SE CORNER SHOWING SILL &
DIAGONAL BRACING

11 OF 19



HO-933

ROSE HILL

HOWARD CO., MD

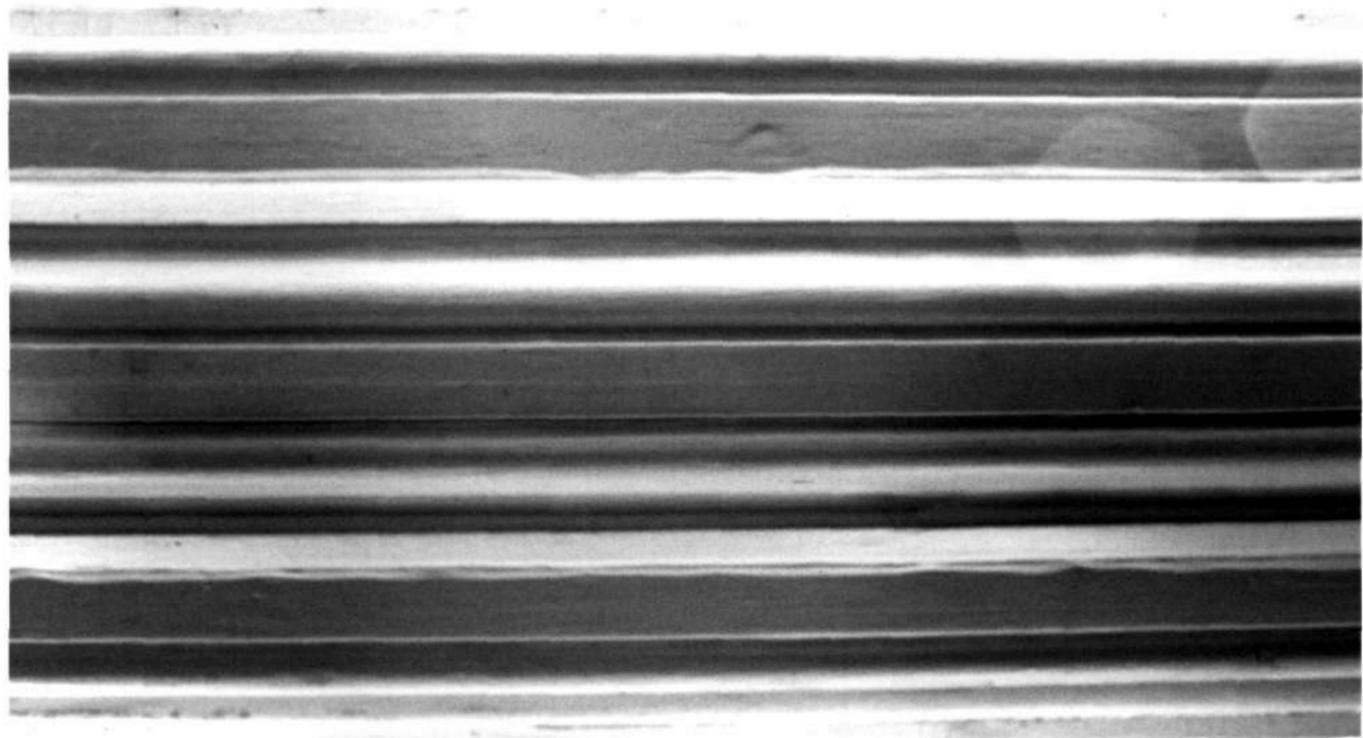
BETTY BIRD

SEPT. 2009

MD SHPO

FRONT ROOM - S SIDE OF HOUSE SHOWING
MANTEL & CUPBOARD WITH REMAINING
LOWER DOORS

12 OF 19



HO-933

ROSE HILL

HOWARD CO., MD

BETTY BIRD

SEPT. 2009

MD SHPO

WINDOW MOLDING - 1ST FLOOR BAY - SOUTH WALL

13 OF 19



HO-933

ROSE HILL

HOWARD CO., MD

BETTY BIRD

SEPT. 2009

MD SHPO

RELOCATED CUPBOARD DOORS - WEST WALL IN
SE 1ST FLOOR ROOM - VIEW TO SW

14 OF 19



HO-933

ROSE HILL

HOWARD CO., MD

BETTY BIRD

SEPT. 2009

MD SHPO

FORMER EXTERIOR DOOR - VIEW TO SW WITHIN

REAR 1ST FLOOR HALL

15 OF 19



HD-933

ROSE HILL

HOWARD CO., MD

BETTY BIRD

SEPT. 2009

MD SHPO

STAIR-VIEW SOUTH

16 OF 19



H0-933

ROSE HILL

HOWARD CO., MD

BETTY BIRD

SEPT. 2009

MD SHPO

FRONT ROOM - N SIDE OF HOUSE - VIEW SW SHOWING

COVERED CHIMNEY, RECENT COVE MOLDING 2

JTB WINDOW

17 OF 19



HO-933

ROSE HILL

HOWARD CO., MD

BETTY BIRD

SEPT. 2009

MD SHPO

2ND FLOOR - VIEW TO SE IN FRONT ROOM (SW
CORNER OF HOUSE

18 OF 18



HO-933

ROSE HILL

HOWARD CO., MD

BETTY BIRD

SEPT. 2009

MD SHPO

2ND FLOOR - ORIGINAL DOOR HINGE

19 OF 19

HO-933

"Rosemont"

3311 Rogers Avenue, Ellicott City

Private

Description:

"Rosemont" is a 2 ½-story, three-bay by one-bay frame structure with a two-story ell that is two bays by two bays. The foundation is parged, and the walls have asbestos shingles over top of wood shingles fastened with cut nails, and these are placed over top of German siding that has a yellow ochre paint over top of a pale gray-green paint. The house has a gable roof with a north-south ridge on the main block and an east-west ridge on the ell, and has asphalt shingles. There is an addition on the north side of the ell that is two stories and two bays by one bay, and it has a shed roof with asbestos shingles. The south elevation of the main block, on the first story, has a three-sided bay window. The interior has a center-passage single-pile plan with an ell on the rear, and an added room next to the ell with a passage that divides the ell from the addition. The ell is now divided into two rooms. The front passage has a straight-run open-stringer stair with sawn brackets in a vine pattern, turned oak balusters, and a turned walnut newel post in an urn pattern. The south room has a mantel that is probably slate. To the south of the fireplace is a built-in cupboard. The west elevation windows have a pocket in the ceiling for the lower sash to pass up into the wall above.

Significance:

"Rosemont" was originally part of the Peter family's large farm "Linwood" (HO-193). Richard T. Merrick sold off 98 acres to James H. Gaither in 1884. Gaither reportedly started an express business in 1876 and had a livery stable in Ellicott City. Gaither's interest in this farm, which may not have contained any buildings at the time, was probably to provide hay for his stables. Gaither built a dam on his farm and piped water from Sucker Branch to Fels Avenue, where he constructed a reservoir, then piped water into town. In 1890 he was assessed for new improvements on his 98-acre farm worth \$1000. This must have been the "Rosemont" house, which was probably completed c. 1889 and must have been named for his wife, Rosa. The house that Gaither built was a fairly standard single-pile, center-passage plan with a kitchen ell. The pocket windows on the front façade, which open into the ceiling above, allowing the occupants to step out onto the front porch, were unusual. Gaither ran into financial trouble and turned his property over to a trustee in 1908. "Rosemont" was purchased by Ezekiel Moxley. An interesting period of the house's history began with the sale of the farm to Moxley's daughter, Mary Catherine Sauter. At an unknown date her older, unmarried sister, Mildred, moved into the house and it was divided into two separate apartments, one on each floor. "Rosemont" remained in the Sauter family until 2002 and is scheduled to be demolished in late 2009 or early 2010 for an assisted-living development.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. HO-933

1. Name of Property (indicate preferred name)

historic "Rosemont"

other Rose Hill

2. Location

street and number 3311 Rogers Avenue __ not for publication

city, town Ellicott City __ vicinity

county Howard

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

name Security Development LLC

street and number P. O. Box 417 telephone 410-465-4244

city, town Ellicott City state MD zip code 21041

4. Location of Legal Description

courthouse, registry of deeds, etc. Howard County Courthouse liber 6703 folio 184

city, town Ellicott City tax map 25 tax parcel 1 tax ID number

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 type="checkbox"/> agriculture	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	2	1
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	0	0
<input type="checkbox"/> site		<input type="checkbox"/> domestic	0	0
<input type="checkbox"/> object		<input type="checkbox"/> education	0	0
		<input type="checkbox"/> funerary	2	1
		<input type="checkbox"/> government		Total
		<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 checked="" type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> other:		
			Number of Contributing Resources previously listed in the Inventory	
			1	

7. Description

Inventory No. HO-933

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:

"Rosemont" is a 2 ½-story, three-bay by one-bay frame structure with a two-story ell that is two bays by two bays. The foundation is parged, and the walls have asbestos shingles over top of wood shingles fastened with cut nails, and these are placed over top of German siding that has a yellow ochre paint over top of a pale gray-green paint. The house has a gable roof with a north-south ridge on the main block and an east-west ridge on the ell, and has asphalt shingles. There is an addition on the north side of the ell that is two stories and two bays by one bay, and it has a shed roof with asbestos shingles. The south elevation of the main block, on the first story, has a three-sided bay window. The interior has a center-passage single-pile plan with an ell on the rear, and an added room next to the ell with a passage that divides the ell from the addition. The ell is now divided into two rooms. The front passage has a straight-run open-stringer stair with sawn brackets in a vine pattern, turned oak balusters, and a turned walnut newel post in an urn pattern. The south room has a mantel that is probably slate. To the south of the fireplace is a built-in cupboard. The west elevation windows have a pocket in the ceiling for the lower sash to pass up into the wall above.

Description:

"Rosemont" is located at 3311 Rogers Avenue in Ellicott City, in northeastern Howard County, Maryland. The house faces west toward the road and is set at the top of a small hill, back from the road.

Exterior:

"Rosemont" is a 2 ½-story, three-bay by one-bay frame structure with a two-story ell that is two bays by two bays. The foundation is parged, and the walls have asbestos shingles over top of wood shingles fastened with cut nails, and these are placed over top of German siding that has a yellow ochre paint over top of a pale gray-green paint. The house has a gable roof with a north-south ridge on the main block and an east-west ridge on the ell, and has asphalt shingles. There is an addition on the north side of the ell that is two stories and two bays by one bay, and it has a shed roof with asbestos shingles.

The west elevation has four concrete steps with cheek walls in the center of the porch. The first story has a center door with four bolection-moulded panels, the top two having round arches. The door has a mineral knob. There are sidelights with two lights over one bolection-moulded panel. The center light of the three-light transom is wider. The architrave has a beaded interior edge, and the outside edge of the architrave is covered by the siding, but appears not to have ever had a backband. There is a single two-over-four double-hung sash on each side of the door, and they extend down to just about the porch floor. The porch is one story and three bays long, with segmental arches between battered posts, with a solid balustrade also between the posts. The porch decking is random-width tongue-and-grooved boards, and the soffit has beaded-edge boards that are also of random width. The porch has a hipped roof with asphalt shingles. The second story has three two-over-two double-hung sash. There is a

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cross-gable dormer that has a semi-circular-arched opening with a closed blind. There is an interior brick chimney just north of center.

The south elevation of the main block, on the first story, has a three-sided bay window with paired one-over-one sash on the south side of the bay and single one-over-one sash on the southwest and southeast sides. The bay window has a hipped roof with asphalt shingles. The second story of the main block has paired one-over-one sash, and there is no opening in the gable end. The south elevation of the ell has a two-over-two double-hung sash in the center of both the first and second stories. The first story also has a smaller six-over-one sash set to the east. The east elevation of the ell, on the first story, has a door with four lights over two lying panels in the south bay. The north bay is recessed several inches back from the plane of both the south bay and the second story, and has no opening. There are steel stairs in front of the first story that lead to the second story. There is a two-story porch in the south bay that has square wood posts and a gable roof with an east-west ridge and asphalt shingles. The second-story south bay has a door that matches that in the first story, and the north bay has a small six-over-one double-hung sash. The north elevation of the ell has a four-light sash to the east on the first story and a six-over-six double-hung sash in the center of the second story.

The east elevation of the addition has two one-over-one double-hung sash on the first story. The second-story south bay has a small four-light sash, and the north bay has a one-over-one double-hung sash. The north elevation of the addition has a two-over-two double-hung sash on both the first and second stories. There is an exterior brick chimney to the west of these windows. The main block has a two-over-two double-hung sash on both the first and second stories. The foundation has a cellar bulkhead with a plywood door in the east bay and a six-light sash in the west bay. There is a one-light window in the porch foundation on both the north and south sides, set into a parged wall. The porch is set on brick piers at the west corners.

Interior, basement:

There is a cellar under the main block of the house, only. The first-story joists are circular-sawn, are 2 $\frac{3}{4}$ to 3 $\frac{1}{4}$ inches wide by 11 to 12 $\frac{1}{4}$ inches deep, are spaced 24-25 inches on centers, and run east-west. There is no cross bracing between the joists. The foundation is rubble stone, most of which has been plastered. There are chimney bases on the east elevation, set to the south, and just north of the stairs. Both of these are broad, are brick that is parged, and have hearth supports. The bottom of the newel post is narrowed and passes through the floor, and is cut with a slot that a wedge passes through. The wedge is up against the floor above and is against a joist, and is nailed to the joist to keep it from coming loose. The end of the newel is not fastened to the joist, but the top of the joist is notched to take part of the newel.

Interior, first story:

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The interior has a center-passage single-pile plan with an ell on the rear and an added room next to the ell with a passage and bathroom at the end of the passage; the passage divides the ell from the addition. The ell is now divided into two rooms.

On the first story the front passage has 3 1/2- to 4-inch pine tongue-and-grooved flooring that runs north-south and is blind-nailed. The baseboard has a quirked ogee and bevel, and the architrave has a quirked ogee and bevel backband and a beaded interior edge. The front, or west, door has four panels that are square, have sunken fields, and have quirked ogee-and-bevel panel moulds. The door is not pegged, and is hung on cast iron foliate butt hinges with finials. It has a cast iron rim lock with a vertical band of decorative imbrication, and has a mineral knob. There are two sidelights over one panel that matches the door panels. The transom has pressed glass in the center and frosted glass in the ends that has two sizes of patera. The south door has four panels that are not pinned and have sunken fields and ovolo panel moulds. They are hung on butt hinges with ball finials and have a brass mortise lock with glass knobs. The north door has four panels with sunken double fields and ogee panel moulds, and the rails and stiles are mortised and tenoned and pinned. The hinges and rim lock are now missing. There is a straight-run open-stringer stair with sawn brackets in a vine pattern, and they have a combed finish. The stair has turned oak balusters, an ovoid handrail, and a turned newel post in an urn pattern, with a dark finish; it appears to be walnut. The stair risers are also combed, and it appears that this combed finish is the only one on the stringer and risers. The stringer brackets are fastened with cut sprigs, and the nosing is fastened with cut nails. The balusters are dovetailed on both sides of the bottom, with one cut nail through each dovetail to hold them in place. The handrail is bolted to the newel with a threaded rod, with a nut that screws onto it. The passage has been closed off at the east end to create a closet, and this has wide clamshell moulding.

The south room has 2 1/2-inch pine tongue-and-groove flooring added on top of the earlier flooring, and it runs east-west. The baseboard has a quirked ogee on it, and there is a run plaster cornice that has a large ogee at the top with a small ogee below it and an ogee bedmould. The architrave matches that of the passage. There is a fireplace centered on the east elevation, with a slate hearth that may have been raised when the floor was laid. The mantel has been painted and is probably slate. It has plain pilaster strips and a plain frieze, and no bedmould. The fireplace has splayed brick jambs with brick added at the back of the firebox, and there is brick at the front of the firebox that makes the opening narrower. The brick jack arch behind the mantel has been partially broken out. The mantel was fastened with wires bent and stuck into holes in the top of each piece, and was backed with some plaster with newspaper in it that was dated December 1944. The fireplace projects into the room, and on the north wall of the fireplace is a cupboard set high on the wall, with a one-panel door that has a sunken field and no panel mould. The cupboard has head-cut trim with a beaded interior edge, and the door is hung on stamped-plate butt hinges. To the north of the fireplace is a doorway that has typical architrave, but the door has been replaced with a bi-fold louvered door. To the south of the fireplace is a built-in cupboard

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with typical architrave. The top doors have been removed, and there are two shelves in the cupboard. The bottom doors have one panel each, with sunken fields and no panel moulds. The hinges are identical to the north jamb fireplace cupboard door.

There is a three-sided bay window on the south elevation, with typical architrave on these windows. The sash are mortised and tenoned and pinned, have parting beads, and are hung on cords with small pulleys in the jambs that are about an inch in diameter. The west elevation window extends down to about 3 inches above the floor. The sash have wide vertical muntins that are pinned, with ovolo muntins, and the sash are mortised and tenoned and pinned at the corners, too. They have the same pulleys as found on the bay window. There is a pocket in the ceiling for the lower sash to pass up into the wall above. The pocket is 2 feet, 11 inches deep and is lined with horizontal boards on both sides. The southwest corner of this room was opened up and revealed plaster on expanded metal lath over top of circular-sawn lath fastened with cut nails. There were two corner posts that were 3 inches by 4 inches and had diagonal saw marks that appear to be straight, not circular-sawn. There is a sawn down-brace in the west wall that is 2 feet, 7 inches above the floor, at the top of the brace, and it is toe-nailed to the corner post with cut nails. The corner posts are offset in order to create an ell profile to have a nailing area for the lath.

The north room has Masonite® nailed to the floor, the baseboard has a quirked ogee and bevel, and there is typical architrave. The room has a simple plaster cove cornice. The sash match those in the south room, and the west elevation sash has a pocket in the ceiling. The south wall was studded out with drywall to create a closet at the west end. In the center behind the wall is a closed-off fireplace with the ghost of a marble or slate mantel with a round-arched opening. The wires are still fastened into the wall where they attached to the pieces of stone. The fireplace has brick at either side of the firebox that is built out, and is in-filled. The round-arched center of this infill is very thick plaster. The bricks at the top of the built-out section are set on pieces of scrap stone that appears to be marble, and one edge is made of a sequence of what appears to be even drill holes. Behind the built-out section is a brick firebox with splayed jambs. The firebox is divided in half by a CMU wall to create a flue for the furnace. There is a splayed brick jack-arch that was partly broken out at the north end. To the east of the fireplace is a doorway with a four-panel door that matches the passage south door and appears to date to the 1920s. There is new trim and drywall here, and the doorway appears to have been added. The trim on the passage side of this doorway is plain and mitered, and is 4 ¾ inches wide.

The ell room has carpeting, baseboard with a quirked ogee, and new chair rail. The cornice matches that of the south room, and there is typical architrave and sash. The north door is missing, but there is a two-light transom above the opening, and it appears that the north side of this doorway was originally the exterior of the house. On the west wall, to the south, is a built-in cupboard with two doors that have two panels each and match the south room cupboard doors; these doors appear to have been moved to

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this cupboard from the south room cupboard when this room was converted to a dining room. The east wall was added and has a doorway in the center of it that never had a door. This opening has plain mitered trim that is 4 ¾ inches wide, and the wall is drywall. The east half of the ell room is now a kitchen. The east door has four lights over two lying panels and is hung on butt hinges with ball finials. The south window is a six-over-one sash with metal weather stripping.

The rear passage floor is 2 ⅜-inch pine that runs north-south. The baseboard has a quirked ogee. The architrave has an ogee-and-bevel backband that is small and does not match the passage, and there is a beaded interior edge. The west door has four panels with sunken double fields and ogee panel moulds. It has cast iron butt hinges that match the front door, and the lock is gone. The west side of this doorway has typical architrave. The east door in the rear passage is a typical four-panel 1920s-era door, and it leads to a bathroom in the east end that has a new toilet, but a sink and bathtub that appear to date to the 1920s or 1930s.

The addition room has carpeting, quirked ogee-and-bevel baseboard, with a patch in the center of the east and west walls that suggest that it may have been taken from another room and reused. There is plain mitered architrave and a typical two-over-two sash on the north elevation. The east windows are shorter 20th-century one-over-one sash.

Interior, second story:

The second story has a center-passage single-pile plan with a cross-passage on the east side, to the north, with two rooms in the addition and two rooms in the ell. The center-passage stairway is now closed off, with a door at the top of it that is a typical 20th-century four-panel door and has plain mitered trim. This added wall and the cross passage wall have a quirked-ogee baseboard, while the other original walls have quirked ogee-and-bevel baseboard. The flooring is 2 ½-inch pine that runs east-west, and there is typical architrave and a typical two-over-two sash on the west elevation. The stair opening has a sawn apron with a vine pattern. The north and south doors have four panels with sunken double fields and foliate butt hinges. There are plain cast iron rim locks with porcelain knobs. The east door is missing but has architrave that matches the first-story passage.

The south chamber flooring matches the passage and the baseboard has a quirked ogee and bevel. The architrave and sash match the first story main block rooms. A closet has been added to the east next to the narrow chimney, on the south side of the chimney. On the east elevation are French doors that lead to the ell chamber, and both have 15 lights, butt hinges with ball finials, and modern architrave.

The north chamber flooring, baseboard, architrave, and sash match that of the south chamber. There is a narrow chimney on the south elevation. A wall was added at the east end of the chamber to create the cross passage, and it has a circa 1920s four-panel door and architrave in the center of the wall. To the

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northwest of this doorway is a closet with plain mitered architrave, and a four-panel door with sunken double fields and butt hinges with ball finials. The floor inside the closet matches that of the first-story passage. The floor breaks at the doorway and is not continued into the cross passage.

The ell west chamber has 2 ½-inch pine floor that runs north-south. The baseboard has a quirked ogee and bevel and there is typical architrave, except on the west wall French doors, which is modern architrave. There are three doors on the west elevation; the north one is a circa 1920s four-panel door with cast iron foliate butt hinges. The center door and the south door both have four panels with sunken double fields and cast iron foliate butt hinges. The south window is a typical two-over-two sash. The east door, at the south end, leads into a closet. The center door on the east elevation leads to a small passage or vestibule with a back door that leads to an exterior porch and stairway. The exterior door has four lights over two lying panels, and is hung on butt hinges with ball finials. This passage or vestibule has baseboard on the south wall that has a quirked ogee and bevel, while the baseboard on the north wall simply has a quirked ogee. The center doorway has typical architrave on both sides. The east elevation north doorway leads into a small kitchen, and this door has plain mitered architrave. The same architrave is found on the windows in the kitchen. The north window in this kitchen is a six-over-six sash that is mortised and tenoned, and pinned at the corners, while the east window is a six-over-one sash that is identical to the window in the first-story kitchen. This window is short and is set high above the sink. The sink is cast iron with an integral drain board, and has metal cabinets beneath it.

The second story of the addition is divided into two rooms by a partition wall that runs east-west, and both of these chambers are accessed from the cross-passage. The south chamber in the addition is a bathroom, and is one step down from the level of the main block floor. It has a typical circa 1920s four-panel door, and the architrave is plain and mitered. The bathroom has a small four-light sash at the east end. The north chamber in the addition is a small bedroom that is also set one step below the floor level, and it has the same door and architrave as the south chamber in the addition. This bedroom has a typical two-over-two sash on the north elevation, while the east elevation window is a 20th-century sash.

Interior, attic:

The attic was floored and the boards attached with cut nails, but the flooring was taken up and only several were re-laid. The rafters are re-used material that is both sash-sawn and circular-sawn, is of various sizes, and some of which is notched and some whitewashed. The rafters are mitered and butted at the ridge and have a birds-mouth cut at the foot, with cut nails into a small false plate. The sheathing is re-used tongue-and-groove flooring and the gable end sheathing is also re-used.

Shed

About 30 feet northeast of the house is a one-story, one-bay square frame shed with board and batten siding and a gable roof with corrugated metal roofing and a north-south ridge. The ground level is now

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above the bottom of the sills, obscuring any foundation that may exist and causing the sills to have rotted. The west elevation has a door that matches the siding, set to the south. There are no other openings on the other elevations. The building is constructed of a heavy timber frame that appears to have been re-used lumber.

There is a modern garage built of CMUs to the east of the house.

The front door, newel post, several balusters, a section of handrail, the south room mantel, and a section of the south room cornice were salvaged by the Historical Society of Howard County for their collections.

8. Significance

Inventory No. HO-933

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 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 N/A **Architect/Builder** N/A

Construction dates c. 1889

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.)

Summary:

“Rosemont” was originally part of the Peter family’s large farm “Linwood” (HO-193). Richard T. Merrick sold off 98 acres to James H. Gaither in 1884. Gaither reportedly started an express business in 1876 and had a livery stable in Ellicott City. Gaither’s interest in this farm, which may not have contained any buildings at the time, was probably to provide hay for his stables. Gaither built a dam on his farm and piped water from Sucker Branch to Fels Avenue, where he constructed a reservoir, then piped water into town. In 1890 he was assessed for new improvements on his 98-acre farm worth \$1000. This must have been the “Rosemont” house, which was probably completed c. 1889 and must have been named for his wife, Rosa. The house that Gaither built was a fairly standard single-pile, center-passage plan with a kitchen ell. The pocket windows on the front façade, which open into the ceiling above, allowing the occupants to step out onto the front porch, were unusual. Gaither ran into financial trouble and turned his property over to a trustee in 1908. “Rosemont” was purchased by Ezekiel Moxley. An interesting period of the house’s history began with the sale of the farm to Moxley’s daughter, Mary Catherine Sauter. At an unknown date her older, unmarried sister, Mildred, moved into the house and it was divided into two separate apartments, one on each floor. “Rosemont” remained in the Sauter family until 2002 and is scheduled to be demolished in late 2009 or early 2010 for an assisted-living development.

Significance:

“Rosemont” was originally part of the Peter family’s large farm “Linwood” (HO-193), which the family sold to Richard T. Merrick in 1877. Merrick, in turn, sold off 98 acres to James H. Gaither (1858-1921) in 1884. Gaither reportedly started an express business in 1876, taking orders from the residents of Howard County, picking up the goods from the Baltimore department stores, and delivering them to his customers. There were offices in Baltimore, Catonsville, and Ellicott City. In connection with this business, which required numerous horses, he had a livery stable in Ellicott City, where anyone coming to town on the train could hire a horse and buggy or wagon. Gaither married Rosa Brian (1857-1957) in 1885. Gaither’s interest in this farm, which may not have contained any buildings at the time (nothing is

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shown on the 1878 Hopkins atlas), was probably to provide hay for his stables. Other uses for the farm shortly became evident. In 1888 Ellicott City acquired new fire-fighting equipment, but they were precluded from getting an up-to-date steam engine because there was no water service in the town. It was noted that "the proposition to provide the town with a suitable reservoir and water mains has met with much favor of late, and a number of prominent citizens have expressed a willingness to contribute freely towards the enterprise." Gaither built a dam on his farm and piped water from Sucker Branch to Fels Avenue, where he constructed a reservoir, then piped water into town. He reportedly piped it first to his livery, which may have been the primary reason for the system's creation, but in time many others were connected to his lines. Gaither also was instrumental in founding the local telephone company, which was headquartered above his stable. This business was likely also driven by his express company, since good communication with Baltimore was vital to his success.¹

The tax assessments for the period 1876-96 list Gaither, in an undated entry, with this farm and no improvements on it. He also had a 20-foot by 62-foot lot with improvements valued at \$400 that must have been his livery, plus eight horses worth \$500 and an undisclosed number of wagons and carriages also worth \$500. There were two other parcels of land, one of which had improvements worth \$1000, and presumably this was where he was living after his marriage. In 1890 he was assessed for six more horses, farm utensils worth \$500, and new improvements on his 98-acre farm worth \$1000. This must have been the "Rosemont" house, which was probably completed c. 1889 and must have been named for his wife, Rosa. In 1896 the assessment valued the improvements on the farm at \$2,110. Though it is not noted what these were, they could have included the dam, and almost certainly included a barn for any livestock working the farm, and to store surplus hay before hauling it to the livery.²

The house that Gaither built was a fairly standard single-pile, center-passage plan with a kitchen ell. The large bay window on the south room, which must have served as the dining room, was a nice added feature that was not especially common in farmhouses in Howard County in the last quarter of the nineteenth century. The pocket windows on the front façade that open into the ceiling above, allowing the occupants to step out onto the front porch, were more unusual. The kitchen ell had a side door that opened onto a porch on the north side that was beneath the wider second story of the ell. This porch arrangement is also unusual. If there were decorative items, such as porch brackets and balusters on the front of the house, they have since been removed.

¹ Howard County Genealogical Society, comp., *Howard County Maryland Records*, vol. 7 (Columbia, MD: Author, 1991), p. 37. Rev. Dr. Page, typescript copy of WCAO Radio broadcast, 31 January 1942, Howard County Historical Society. Howard County Historical Society records, <http://www.hchsm.org/GroomGa.htm>. *Baltimore Sun*, 16 July 1888, Supplement p. 2, col. 1.

² Howard County Commissioners of the Tax, Assessment, District 2, 1876-96, 1896-1910, Maryland State Archives.

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Gaither ran into financial trouble and turned his property over to a trustee in 1908. As reported at that time, "Mr. Gaither for many years has been one of the most energetic men in the county. He carried on a large farm, a livery stable, an express business, the Citizens Telephone Co. and the Ellicott City Waterworks. The immediate cause of Mr. Gaither's financial troubles is the present panic [sic] time when it is difficult to raise money for any business purposes." Gaither was clearly a progressive businessman, with his eye on improvements and technological advancements that would give him a competitive edge. Betty Bird has noted that from about 1895 to 1901 Gaither's express business was shipping goods in cars pulled by the United Electric Railway, which was able to haul substantially more freight than the horse-drawn wagons, lowering Gaither's expenses. This took business away from the Baltimore and Fredericktown Turnpike, where Gaither had formerly shipped goods on his wagons, and they sued to stop Gaither's new practice. Gaither lost the suit, which no doubt led in part to his financial trouble. Gaither's express business was probably at a crossroads, and if he could not get financing to begin investing in motorized equipment it could have put him in further trouble. Other potential problems, according to Betty Bird, were Gaither's apparent attempt to acquire water rights along streams draining into the Patapsco as part of the early development of hydro-electric power. The collapse of real estate values after the 1906 passage of the U. S. Dam Act, according to Bird, may have contributed to his financial difficulties.³

In February 1908 the reservoir and waterworks, plus two six-room frame houses on Fells Avenue, were advertised for sale. The farm was to be auctioned in May, but was withdrawn because the bid of \$5,500 was considered too low. The farm, "known as Rosemont," was described as being "improved by a large frame dwelling and by a barn and all necessary out-buildings." The advertisement further explained: "There is a pipe line across this property running from Sucker Branch to the reservoir of the water works of James H. Gaither, known as the Ellicott City Water Works and the farm will be sold subject to the right of the said James H. Gaither his heirs or assigns to maintain this pipe line and of a right to enter upon the farm from time to time as may be necessary for the purpose of altering repairing, relaying or enlarging the pipes or mains and the dams, wells, pumps, engines and appurtenance attached to said pipe line and also subject to the right to use the water of Sucker Branch at such times and in such quantities as may be necessary to furnish Ellicott City with a full and ample supply of water." The livery stable, blacksmith shop, and telephone exchange, all on one lot in town, were also offered for sale.⁴

³ *Ellicott City (Maryland) Times*, 15 February 1908, p. 5, col. 3. Betty Bird, HO-933, "Rose Hill," *Maryland Historical Trust Determination of Eligibility Form*, 2009. Note: The name given was based on the recollection of Moxley family members, which I believe was in slight error, based on the 1908 newspaper advertisement below.

⁴ *Ellicott City (Maryland) Times*, 29 February 1908, p. 2, col. 5. *Ellicott City (Maryland) Times*, 16 May 1908, p. 5, col. 1. *Ellicott City (Maryland) Times*, 22 August 1908, p. 2, col. 5.

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“Rosemont” was purchased by Ezekiel Moxley (8-19-1857 – 1-20-1944), a contemporary of Gaither’s who had been the manager and operator of the first electric company in Ellicott City, had been overseer of “Mt Hebron” farm, and who already owned several farms. One of his sons, Mark Moxley, reportedly ran the Maryland Water Works from one farm, and this was probably the “Rosemont” property. Two other sons were responsible for the Normandy Heights development, on part of Ezekiel’s other farms. Most likely, Ezekiel Moxley never lived at “Rosemont,” since he was likely already well established at one of his other farms. However, his son, Mark, may have, and this may have been who was responsible for the installation of the brown shingles and the alterations to the front porch. The use of cut nails (which attach these shingles) is rare, but not unknown, after 1900, and likely would not have been used too much after Moxley’s acquisition of the farm. The porch is a type found on shingled bungalows and foursquares, and would have been much more common in the 1920s or ’30s, but it is certainly possible that it could have been used in the first decade of the twentieth century.⁵

An interesting period of the house’s history began with the sale of the farm to Moxley’s daughter, Mary Catherine Sauter. She apparently married Marshall Sauter in 1930, the same year that she acquired the farm. At an unknown date her older, unmarried sister, Mildred (born 1908?), moved into the house and it was divided into two separate apartments, one on each floor. On the first story the ell was divided in two and the east half made a kitchen, while the west half probably became the dining room. A cupboard was built into the west wall, taking the doors from the top of the cupboard in the southwest room. This room then likely served as the living room. The ell porch was enclosed and became a passage and bathroom, and the addition provided an extra bedroom. On the second story a door was placed at the top of the stairs allowing privacy, but also communication among family members. A new stairway was added to the rear of the house for separate access to the second floor apartment. The southwest chamber became a living room, with French doors into the large ell chamber, now a dining room. The east end of the ell was closed off to create a kitchen and entry for the apartment. The northwest chamber was subdivided to create a cross-passage that gave access to the bathroom and a small second chamber in the addition.⁶

Several notable decorative changes were made to the first story, which must have been where the Sauters lived, some time after the division of the house. Most of the walls were re-plastered, and the southwest room and the new dining room in the ell were given new run plaster classical cornices. The mantels in the two front rooms were removed and slate mantels (probably originally marbleized) were installed. These were stylistically in keeping with the old house and must have been salvaged from

⁵ Allie Mae Moxley Buxton, *Nehemiah Moxley, his Clagettsville Sons and their Descendents*. Chelsea, MI: BookCrafters, 1989, p. 114.

⁶ U. S. Bureau of the Census, District 2, Howard County, Maryland, 1910. U. S. Bureau of the Census, District 2, Howard County, Maryland, 1920. U. S. Bureau of the Census, Baltimore County, 1930. Bird, HO-933, “Rose Hill.”

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. HO-933

Name
Continuation Sheet

Number 8 Page 4

another house. The northwest room mantel does not survive, but the southwest one does, and was backed by large chunks of plaster that were added while wet sometime after the mantel was installed. Mixed in with the plaster was old newspaper dated December 1944, presumably when the plaster was put in, and likely when the mantel was done since the mantel shelf had to be removed to add the plaster. This could date all of the changes, or may simply date the addition of the mantels, since much of the building fabric related to the division of the house, such as doors and hardware, are consistent with the 1920s and '30s. Marshall Sauter was a plasterer, which explains much of the work done on the house, and he easily could have acquired old material being removed from a house he was working on elsewhere, and done work periodically when business was slow over the 1930s, '40s, and later. On the exterior, after the additions were made, the house was covered with asbestos shingles. This siding became very popular after World War II, when asbestos companies needed to find new, non-military applications for their product, but they were apparently available before the war, as well. Another question is whether Mildred Sauter moved in during the depression because there was little affordable housing, or later, for some other reason. All of these unresolved questions potentially confuse what should be a fairly straightforward building history.⁷

“Rosemont” remained in the Sauter family until 2002 and is scheduled to be demolished in late 2009 or early 2010 for an assisted-living development. The front door, newel post, several balusters, a section of handrail, the south room mantel, and a section of the south room cornice were salvaged by the Historical Society of Howard County for their collections.

⁷ Bird, HO-933, “Rose Hill.”

9. Major Bibliographical References

Inventory No. HO-933

See footnotes

10. Geographical Data

Acreage of surveyed property 6.002 A
Acreage of historical setting 98 A
Quadrangle name Ellicott City

Quadrangle scale: 1:24000

Verbal boundary description and justification

The boundaries consist of the property lines for tax map 25, parcel 1, which includes all of the historic resources on the site.

11. Form Prepared by

name/title	Ken Short		
organization	Howard County Department of Planning & Zoning	date	November 2009
street & number	3430 Courthouse Drive	telephone	410-313-4335
city or town	Ellicott City	state	Maryland

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.

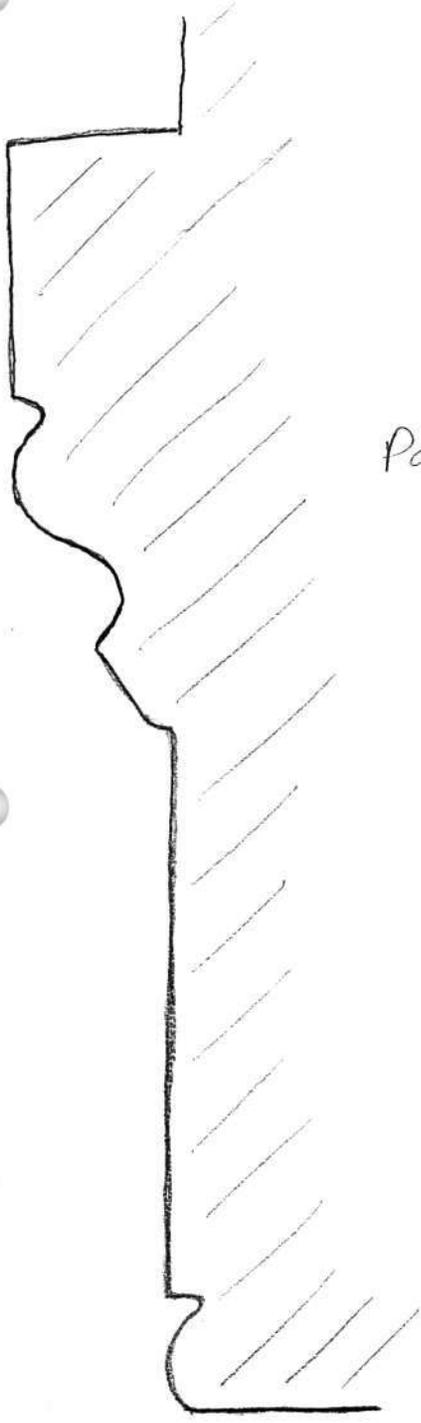
return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

1/3

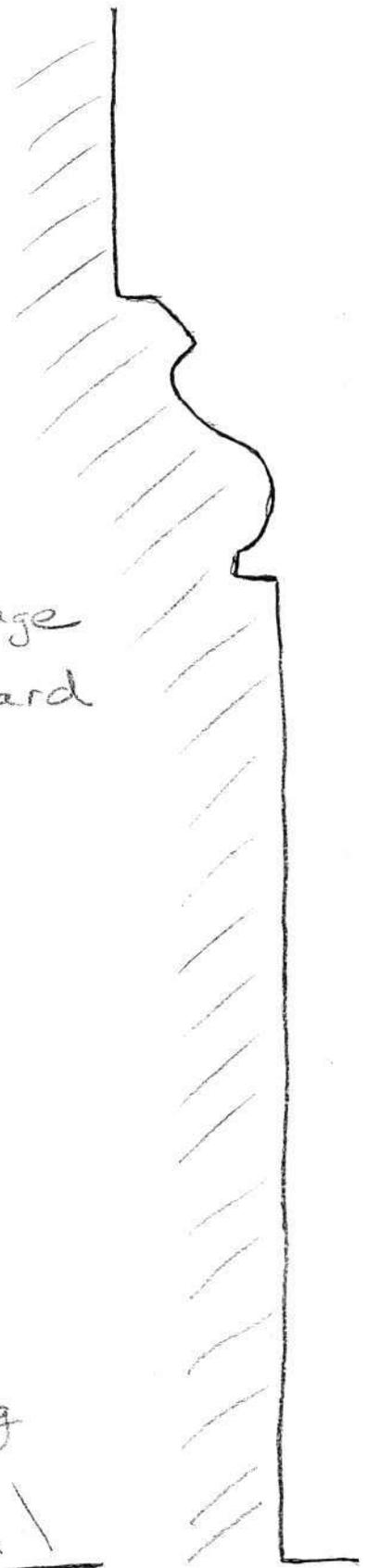
3211 Rogers Ave
Moulding Profiles

HO-933

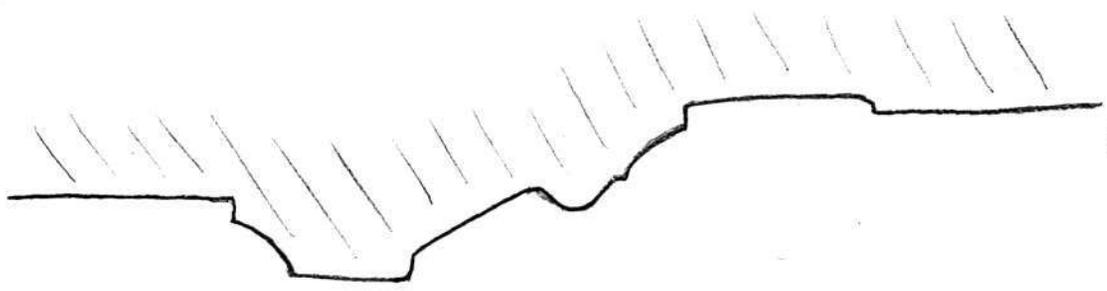
KMS
3 Sept. '09



Passage
Architrave



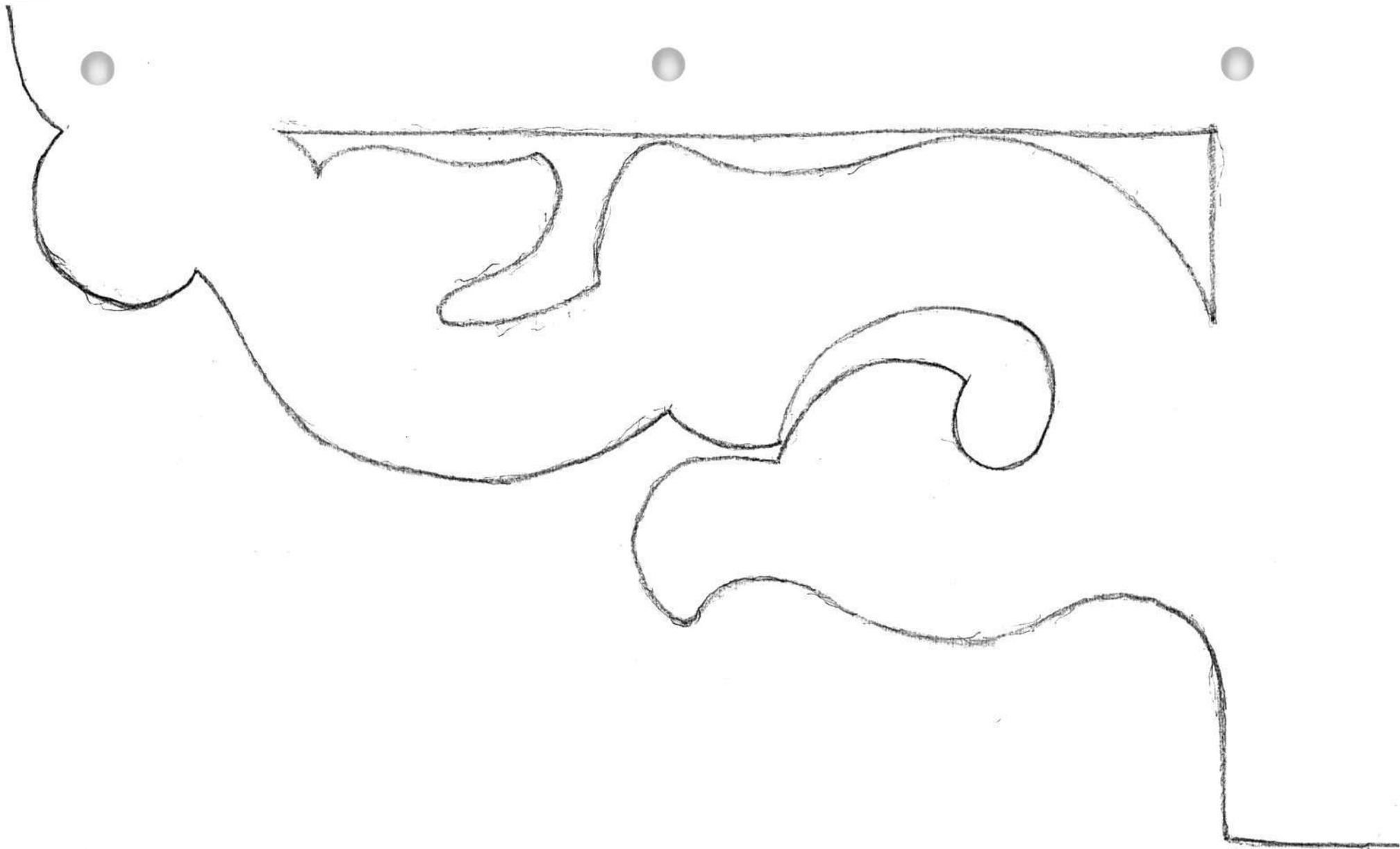
Passage
Baseboard



Front Door
Bolection Moulding

Stile

Panel

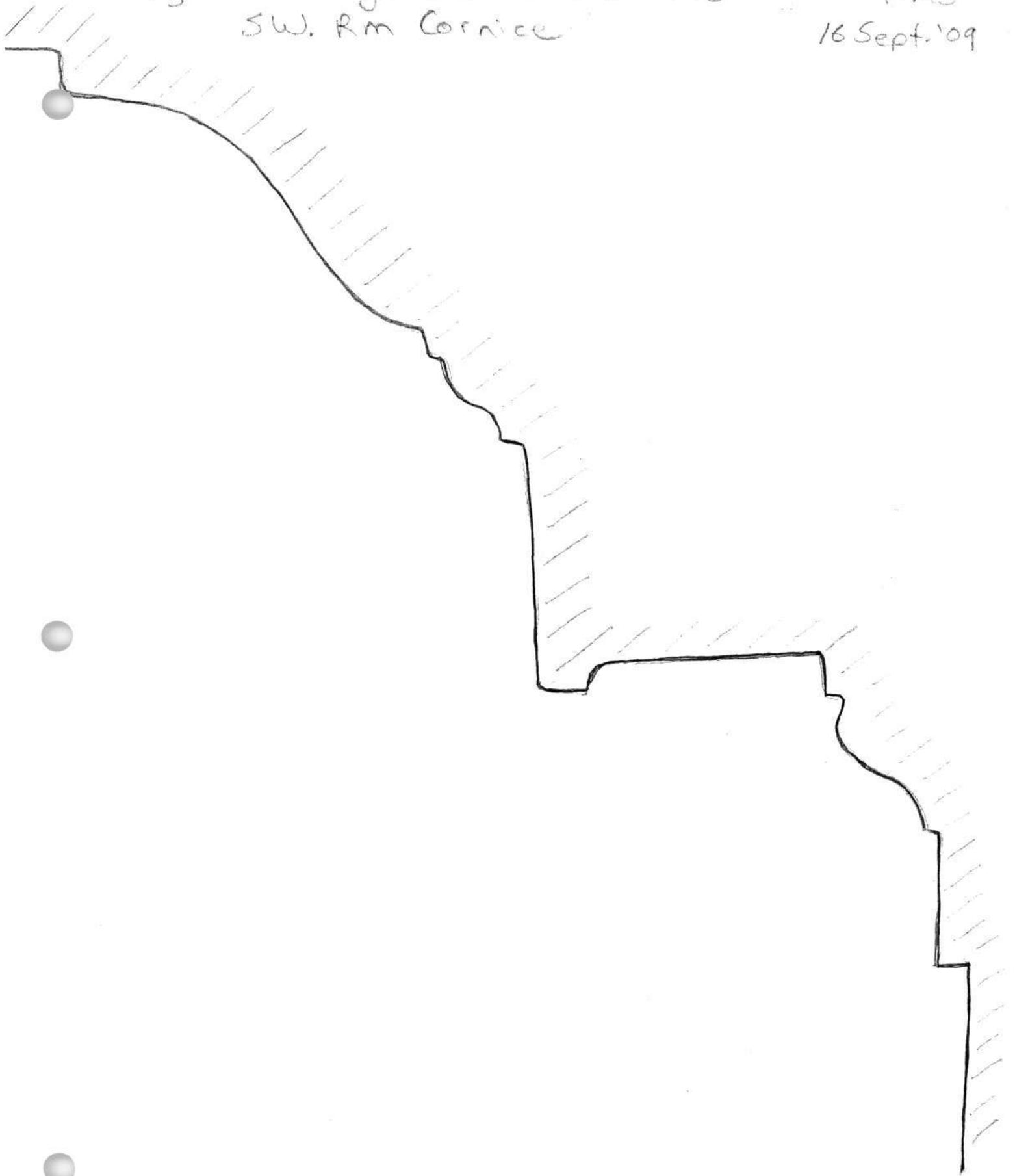


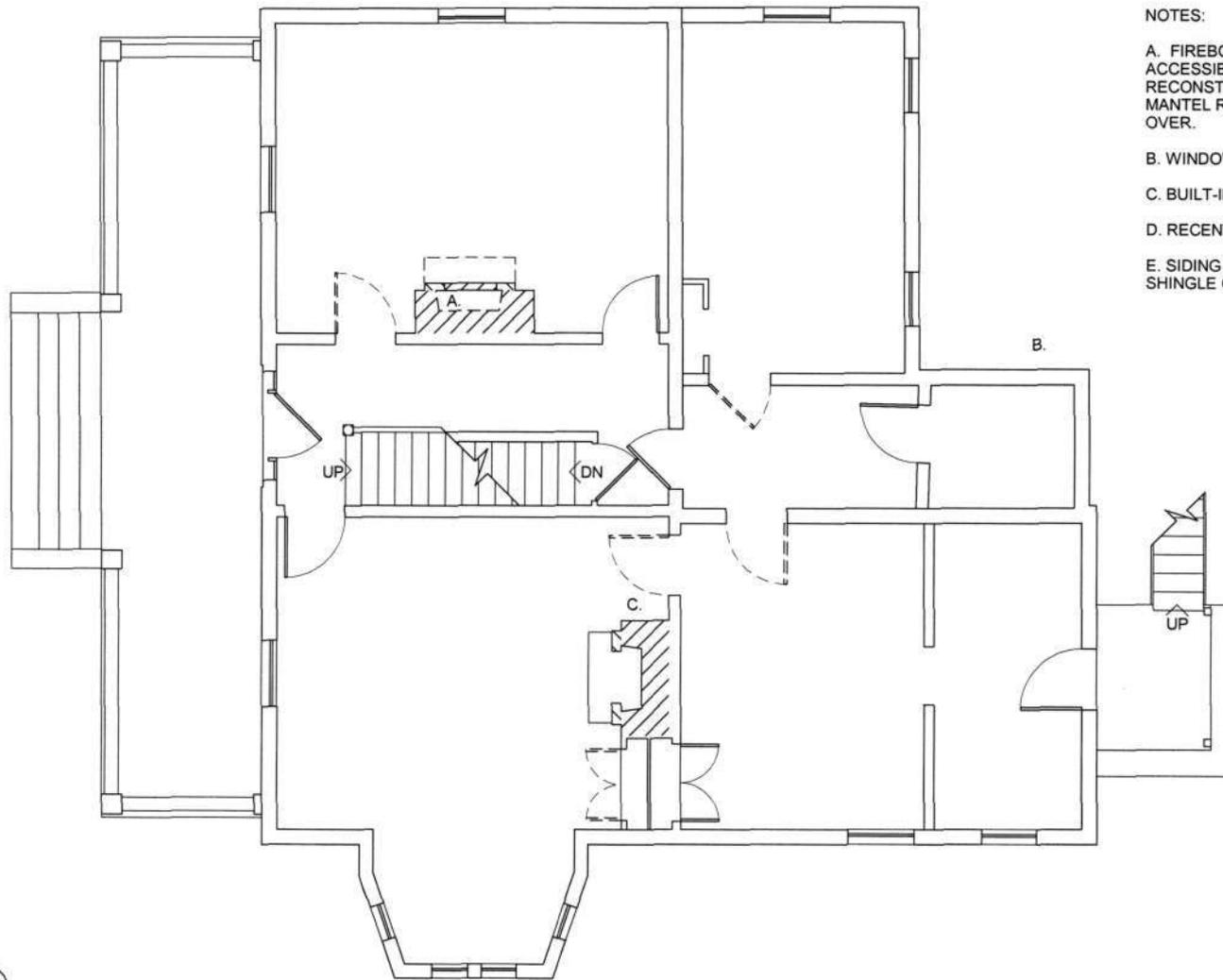
2/3 3311 Rogers Ave. HO-933
Stair bracket

KMS
3 Sept. '09

3/3 3311 Rogers Ave HO-933
SW. Rm Cornice

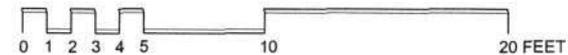
KMS
16 Sept. '09





NOTES:

- A. FIREBOX BRICKED OVER AND NOT ACCESSIBLE FOR MEASURING; RECONSTRUCTED BASED ON OBSERVATION. MANTEL REMOVED AND FIREPLACE WALLED OVER.
- B. WINDOW ABOVE CUT LINE.
- C. BUILT-IN CUPBOARD ABOVE CUT LINE.
- D. RECENT CLOSET ADDITIONS NOT SHOWN.
- E. SIDING IS ASBESTOS SHINGLE OVER WOOD SHINGLE OVER GERMAN SIDING.



HO-933 "ROSEMONT" 3311 ROGERS AVENUE

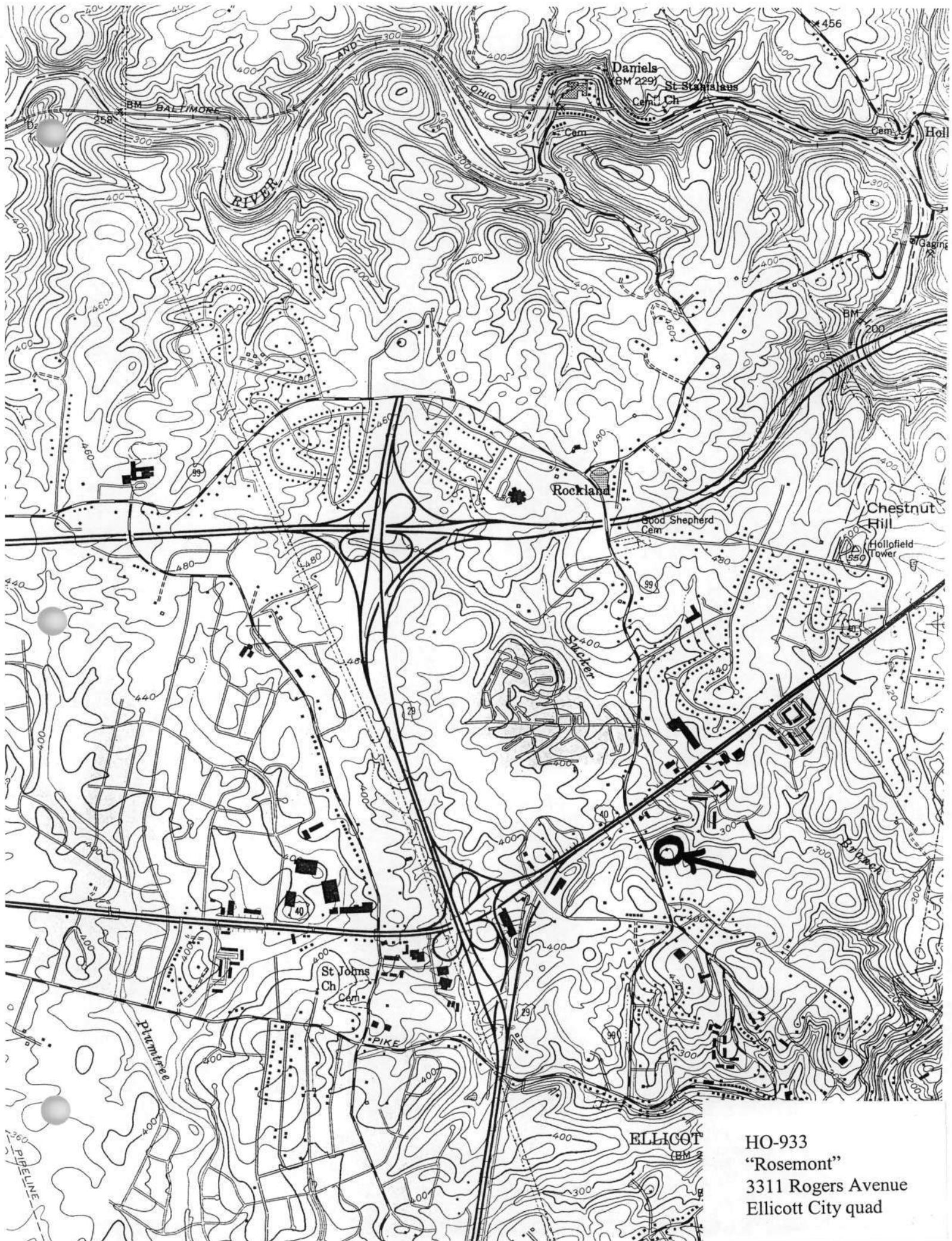
FIRST FLOOR PLAN -- MEASURED AND DRAWN BY KEN SHORT -- SEPTEMBER 2009

"Roseme (HO-933)
3311 Rogers Avenue
CHAIN OF TITLE

GRANTOR/HOME	GRANTEE/HOME	DATE	LIBER/ FOLIO	INSTRU- MENT	CONSIDER- ATION	ACREAGE	NOTES
Catherine L. Yeager William S. Sauter Personal reps. of Mary Catherine Sauter/?	Security Development, LLC/MD Co.	17 Dec. 2002	MDR 6703-184	Deed-fee simple	\$650,000	6.7 A	Estate #14412 MFS d. September 1976?
Hilda L. Curran/Howard	Mary Catherine Sauter & husband Marshall F./ Howard	6 June 1940	BM, Jr. 167-176	Deed-fee simple	\$5.00	?	
Mary Catherine Sauter & husband Marshall F./Howard	Hilda L. Curran/Howard	6 June 1940	BM, Jr. 167-170	Deed-fee simple	\$5.00	1. 74.717 A 2. ?	1. Minus 2 tracts to State Roads Commission 2. 3 tracts
Ezekiel R. Moxley & wf. Cora W. C. /Howard	Mary Catherine Sauter/Howard	21 Nov. 1930	HSK 140-88	Deed-fee simple	\$5.00	? 1 st parcel in 86- 302	Life estate to ERM to land on N. side of Rogers Branch & portion "wherein is located the dam and pump house in use in connection with the water works" 1
Ezekiel R. Moxley & wf. Cora W. C. /Howard	Mary Catherine Sauter/ Howard	24 May 1937	BM, Jr. 157-151	Deed-fee simple	\$5.00	?	A. Lies on south side of Sucker Branch 3 tracts 2
Garnett Y. Clark Robert Biggs, trustees/Balto. City Rosa Gaither, wf. of James H. Gaither/Howard	Ezekiel R. Moxley/ Howard	20 Nov. 1908	WWLC 86-382	Deed-fee simple	\$10,000	98-2-0 ARP	Equity 14 April 1908 Private sale 24 Sept. 1908 p/o "Lynwood" 1
Martin Rodey & wf. Catherine Christian F. Rappanier/Howard	Ezekiel R. Moxley/ Howard	6 March 1893	JHO 59-445	Deed-fee simple	\$2,500	115-2-14 ARP	Rodey mortgage to James Garretson. Orphans ct. assigned it to CFR See LJW 44-281, 12-22-1881 CFR joining to release mortgage 21 A sold to James Tyson 1891 A
Gerhard Butke & wf. Elizabeth	Ezekiel R. Moxley	4 Feb. 1899	JHO 69-541				B
Norman E. & Evelyn R. Moxley (H/W)	Ezekiel R. Moxley	11 Jun. 1932	BM Jr. 143-466				C

"Rosemo" (HO-933)
 3311 Rogers Avenue
 CHAIN OF TITLE

GRANTOR/HOME	GRANTEE/HOME	DATE	LIBER/ FOLIO	INSTRU- MENT	CONSIDER- ATION	ACREAGE	NOTES
Mary R. Archer	Martin Rodey	22 Dec. 1881	LJW 44-278				A
James H. Gaither/Howard	Garnett Y. Clark Robert Biggs, trustees ?	8 Feb. 1908	WWLC 85-132	Deed of Trust	\$5.00	?	In debt – can't pay in full – for benefit of creditors [no previous reference] 1
Richard T. Merrick & wf. Nannie/Howard	James H. Gaither/Howard	18 July 1884	LJW 48-144	Deed – fee simple	\$4,500	98-2-0 ARP	p/o Lynwood Farm, beginning on road from Ellicott City to Elysville
George W. Peter & wf.	Richard T. Merrick	6 April 1877	LJW 37-565				



HO-933
"Rosemont"
3311 Rogers Avenue
Ellicott City quad

HO-933
"Rosemont"
3311 Rogers Avenue
Howard County, Maryland
Ken Short, photographer

Photo Log

Nikon D-70 camera
HP Premium Plus paper
HP Gray Photo print cartridge

HO-0933_2009-09-03_01
House, west elevation

HO-0933_2009-09-03_02
House, west elevation, door

HO-0933_2009-09-03_03
House, south elevation

HO-0933_2009-09-03_04
House, east elevation

HO-0933_2009-09-03_05
House, north elevation

HO-0933_2009-09-03_06
House, southwest room, view southeast

HO-0933_2009-09-03_07
House, stairway

HO-0933_2009-09-03_08
Shed, west elevation



H0-933

"Rosemont"

3311 Rogers Ave.

Howard County, MD

Ken Short

Sept. 3, 2009

MD SHPO

House, West Elevation

1/8



HO-933

"Rosemont"

3311 Rogers Ave.

Howard County, MD

Ken Short

Sept. 3, 2009

MD SHPO

House, West Elevation, door

2/9





HO-933

"Rosemont"

3311 Rogers Ave.

Howard County, MD

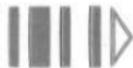
Ken Short

Sept. 3, 2009

MD SHPO

House, South Elevation

3/8





HO-933

"Rosemont"

3311 Rogers Ave.

Howard County, MD

Ken Short

Sept. 3, 2009

MD SHPO

House, East Elevation

4/8



HO-933

"Rosemont"

3311 Rogers Ave.

Howard County, MD

Ken Short

Sept. 3, 2009

MD SHPO

House, North Elevation

5/8



HO-933

"Rosemont"

3311 Rogers Ave.

Howard County, MD

Ken Short

Sept. 3, 2009

MD SHPO

House, Southwest Room, View Southeast

6/8



HO-933

"Rosemont"

3311 Rogers Ave.
Howard County, MD

Ken Short

Sept. 3, 2009

MD SHPC

House, stairway

7/8



HO-933

"Rosemont"

3311 Rogers Ave.

Howard County, MD

Ken Short

Sept. 3, 2009

MD SHPO

Sheet, West Elevation

8/8

HO-933

3311 Rogers Avenue, Ellicott City
Howard County, Maryland

The house at 3311 Rogers Avenue in Ellicott City, in northeastern Howard County, Maryland, is located at the top of a hill on the east side of the road, and is set well back from the road. It is a 2 1/2-story, three-bay by one-bay frame structure with asbestos shingle siding and a gable roof with asphalt shingles and a north-south ridge. There is a one-story, three-bay porch with a hip roof and asphalt shingles. It has four posts covered in siding, and the railings and frieze are also covered in this siding. The south elevation has a projecting bay in the west bay on the first story, with paired two-over-two sash and a hip roof. There is a two-story ell on the east, set to the south. The east elevation contains a two-story porch on the ell.

The house at 3311 Rogers Avenue is an I-house with a cross gable, a type popular locally in the post-Civil War period up to about 1910. The cross gable was popularized by A. J. Downing and others in the 1840s, but did not really enter into common usage in Maryland until after c. 1875. Many examples of the I-house in Howard County date to c. 1885-1910. They typically have a lobby entry with an enclosed center stairway, with a parlor to one side, a dining room to the other, and kitchen in an ell behind the dining room. This example probably had decorative sawn or turned woodwork in a frieze on the front porch, and this may survive under the later siding. The house has otherwise undergone little change, apparently retaining its original two-over-two sash, and is a good example of a rapidly disappearing type.

7. Description

Inventory No. HO-933

Condition

- | | |
|--|---------------------------------------|
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated |
| <input checked="" type="checkbox"/> good | <input type="checkbox"/> ruins |
| <input type="checkbox"/> fair | <input type="checkbox"/> altered |

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

The house at 3311 Rogers Avenue in Ellicott City, in northeastern Howard County, Maryland, is located at the top of a hill on the east side of the road, and is set well back from the road. It is a 2 1/2-story, three-bay by one-bay frame structure with asbestos shingle siding and a gable roof with asphalt shingles and a north-south ridge. The first story of the west elevation has a center doorway with sidelights and transom, and the end bays have a two-over-two sash. There is a one-story, three-bay porch with a hip roof and asphalt shingles. It has four posts covered in siding, and the railings and frieze are also covered in this siding. The second story has three two-over-two sash. There is a cross-gabled dormer in the center that has a semi-circular arched window with closed blinds covering the sash. Just north of center on the ridge is an interior brick chimney. The south elevation has a projecting bay in the west bay on the first story, with paired two-over-two sash and a hip roof. There is a two-story ell on the east, set to the south. The west bay of the ell, on the first story, has a two-over-two sash and the east bay contains a six-over-six sash that is set lower on the wall and appears to be added. The east elevation contains a two-story porch on the ell.

8. Significance

Inventory No. HO-933

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 checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input 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 industry	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other:

Specific dates

n/a

Architect/Builder

n/a

Construction dates

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 reports, complete evaluation on a DOE Form - see manual.)

The house at 3311 Rogers Avenue is an I-house with a cross gable, a type popular locally in the post-Civil War period up to about 1910. The cross gable was popularized by A. J. Downing and others in the 1840s, but did not really enter into common usage in Maryland until after c. 1875. Many examples of the I-house in Howard County date to c. 1885-1910. They typically have a lobby entry with an enclosed center stairway, with a parlor to one side, a dining room to the other, and kitchen in an ell behind the dining room. This example probably had decorative sawn or turned woodwork in a frieze on the front porch, and this may survive under the later siding. The house has otherwise undergone little change, apparently retaining its original two-over-two sash, and is a good example of a rapidly disappearing type.

9. Major Bibliographical References

Inventory No. HO-933

10. Geographical Data

Acreage of surveyed property 6 A

Acreage of historical setting _____

Quadrangle name Ellicott City

Quadrangle scale 1:24000

Verbal boundary description and justification

The boundary is the property lines.

11. Form Prepared By

name/title Ken Short

organization Howard County Dept. of Planning & Zoning

date 7/23/2007

street and number 3430 Courthouse Drive

telephone 410-313-4335

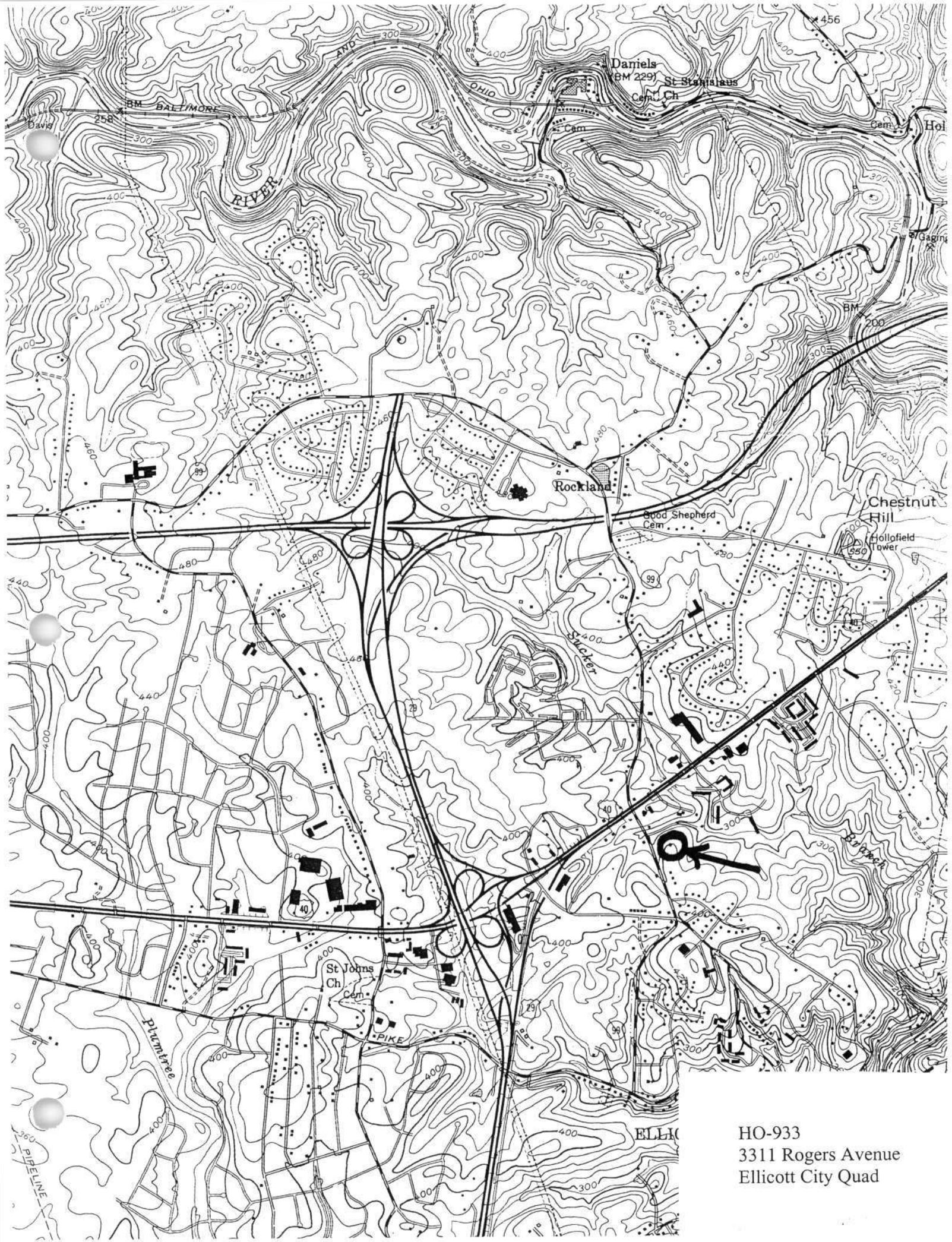
city or town Ellicott City

state MD zip code 21043

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



HO-933
3311 Rogers Avenue
Ellicott City Quad



HO-933 3311 Rogers Avenue West elevation
Ken Short, July 2007 1/2



HO-933 3311 Rogers Avenue West & south elevations
Ken Short, July 2007 2/2

HO-0933_20070716_01
3311 Rogers Avenue
Howard County, Maryland
West elevation
Ken Short
July 2007
1/2

HO-0933_20070716_02
3311 Rogers Avenue
Howard County, Maryland
West & south elevations
Ken Short
July 2007
2/2