

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ___
08/11/25 2003

Property Name: Lutz House Inventory Number: HO-625
 Address: 3978 Old Columbia Pike City: Ellicott City Zip Code: 21043
 County: Howard USGS Topographic Map: Ellicott City, MD Quad
 Owner: Thomas More MacLellan and Ann Merck MacLellan T/E Is the property being evaluated a district? No yes
 Tax Parcel Number: 845 Tax Map Number: 24 Tax Account ID Number: 02-226901
 Project: Nelson Property/The Woods of Tiber Branch Agency: _____
 Site visit by MHT Staff: ___no ___yes Name: _____ Date: _____
 Is the property located within a historic district? ___yes X no

If the property is within a district District Inventory Number: _____
 NR-listed district ___yes Eligible district ___yes District Name: _____
 Preparer's Recommendation: Contributing resource ___yes ___no Non-contributing but eligible in another context ___

If the property is not within a district (or the property is a district)
 Preparer's Recommendation: Eligible ___yes X no

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

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

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

Located on the north side of Old Columbia Pike, about 50 feet from the right-of-way, this one-story plus basement dwelling stands on about an acre of ground. The 1920s Craftsman bungalow is actually rectangular in its footprint, but its roofline gives an L-shaped appearance with the gable ends facing the street. Simple Craftsman style brackets support the wide eaves. The front of the house has two groups of three narrow 4/4 windows, with the depth of the house on the north side being six bays of individual windows of similar proportions. The SE corner of the house has a combination of the lower roof of the front gable ell with an even lower cross-gabled roof. This cross-gable covers the entrance with an unusual a brick bow window projection on the south side. Most of the house is clad in wood shingles patterned with alternating narrow and average size rows. The brick addition at the SE corner is painted with the same color as the shingles in an effort to tie the two materials together visually. The brick addition appears to be a replacement or an enclosure of an earlier open porch, as evidenced by the siding matching the exterior on what are now interior walls of the sunroom.¹ It compromises the architectural integrity of the pure bungalow form.

¹ Interview with Tom MacLellan.

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended ___	Eligibility not recommended <u>X</u>
Criteria: ___A ___B ___C ___D	Considerations: ___A ___B ___C ___D ___E ___F ___G ___None
Comments: _____	
_____ Reviewer, Office of Preservation Services	_____ Date 8/10/03
_____ Reviewer, NR Program	_____ Date 8/7/03

MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM

Continuation Sheet No. 1

HO-625

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

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

The current owners, Thomas More MacLellan and Ann Merck MacLellan purchased their lot, almost an acre, from Coleman and Patricia Bazelon in 1999. Previously, the Personal Representatives of Donald and Phyllis Lutz had sold the home in 1996.² This parcel was part of the land purchased by John D. and Mary E. Mitchell (Mitchell family farmhouse had been on the Nelson House foundation immediately to the SW) from Wesley B. and Mary W. Bennett³ in 1923. Apparently in 1924 the land was sold to James H. Mitchell⁴, one of the unmarried sons.⁵ James Harold and Marion E. Mitchell sold the property to Elmer Cavey in 1928, approximately concurrent with the fire and sale of the adjacent Mitchell home (now the Nelson House property). The exact date of construction of the house is unknown, although it is assumed the house was built for James H. Mitchell, as he and his wife took out a \$4,000 mortgage in 1924.

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

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

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

Prepared by: Lisa Jensen Wingate

Date Prepared: 7/9/2003

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

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

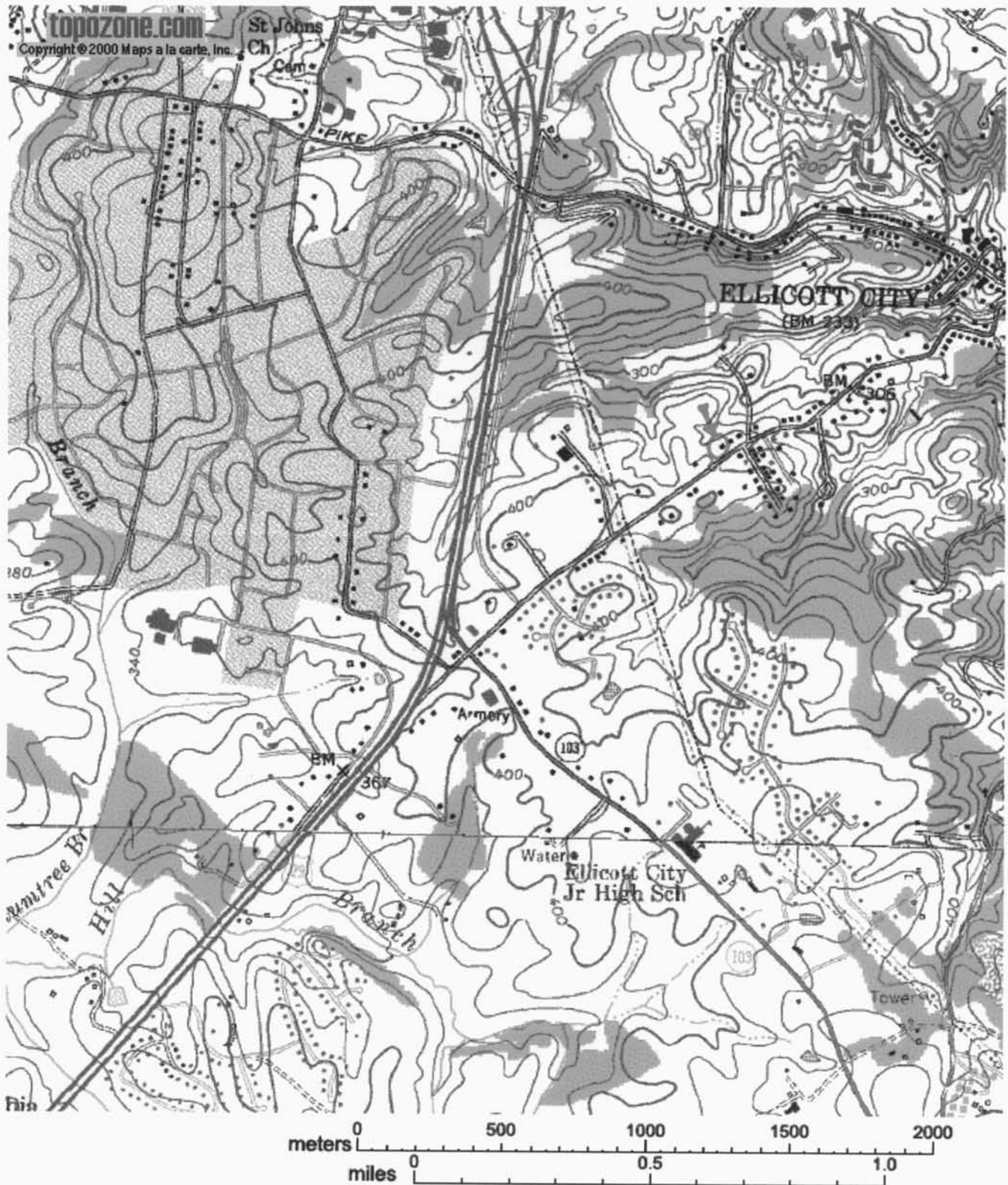
⁴ See genealogy, land records, and voting histories in DOE form for Nelson House, HO-623. Deed transfer from John D. and Mary E. Mitchell AND Wesley Bennett and Mary W. Bennett, his wife, (Bennetts had provided a mortgage on the 1923 parcel to John D. Mitchell and wife) to James Harold Mitchell, April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

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

Lutz House HO-625
3978 Old Columbia Pike



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





140-625

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

East corner and shed



140-625

Lutz House

Old Columbia Pike

Ellicott City, Howard County, MD

L Jensen Wlingate

6103

MD SH PO

South corner



Lutz House
Old Columbia Pike
Ellicott City, Howard Co, MD
E Jensen Wingate
6103
MD SHPO

HO-625

SW facade facing Nelson House

Lutz House
3978 Old Columbia Pike
HO-625

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

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

Lutz House
3978 Old Columbia Pike
HO-625

HISTORIC PERIOD CONTEXT:

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

Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. HO-625

Magi No.

DOE yes no

1. Name (indicate preferred name) Lutz House

historic

and/or common Lutz House

2. Location

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

city, town Ellicott City vicinity of congressional district Sixth

state Maryland county Howard

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property

 (give names and mailing addresses of all owners)

name Donald Lutz

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

city, town Ellicott City state and zip code Maryland 21043

5. Location of Legal Description

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

street & number 8360 Court Avenue folio 173

city, town Ellicott City state Maryland

6. Representation in Existing Historical Surveys

title

date federal state county local

depository for survey records

city, town state

7. Description

Survey No. HO-625

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

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

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

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

The building has narrow rectangular shingle siding and a rusticated concrete block foundation. The house has a rolled asphalt roof and 10 narrow brick chimneys, one located on the slope of the roof near the center of the ridge and one on the ridge at the north side. There is a gambrel roofed shed located north east of the house.

8. Significance

Survey No. HO-625

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

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

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

SIGNIFICANCE

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

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

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

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

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

9. Major Bibliographical References

Survey No. HO-625

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

10. Geographical Data

Acreeage of nominated property .98

Quadrangle name Ellicott City, MD

Quadrangle scale 1:24000

UTM References do NOT complete UTM references

A	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

C	<input type="text"/>	<input type="text"/>	<input type="text"/>
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D	<input type="text"/>	<input type="text"/>	<input type="text"/>
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E	<input type="text"/>	<input type="text"/>	<input type="text"/>
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F	<input type="text"/>	<input type="text"/>	<input type="text"/>
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G	<input type="text"/>	<input type="text"/>	<input type="text"/>
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H	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Verbal boundary description and justification

Tax Map 24
Block 18
Parcel 845

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

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

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

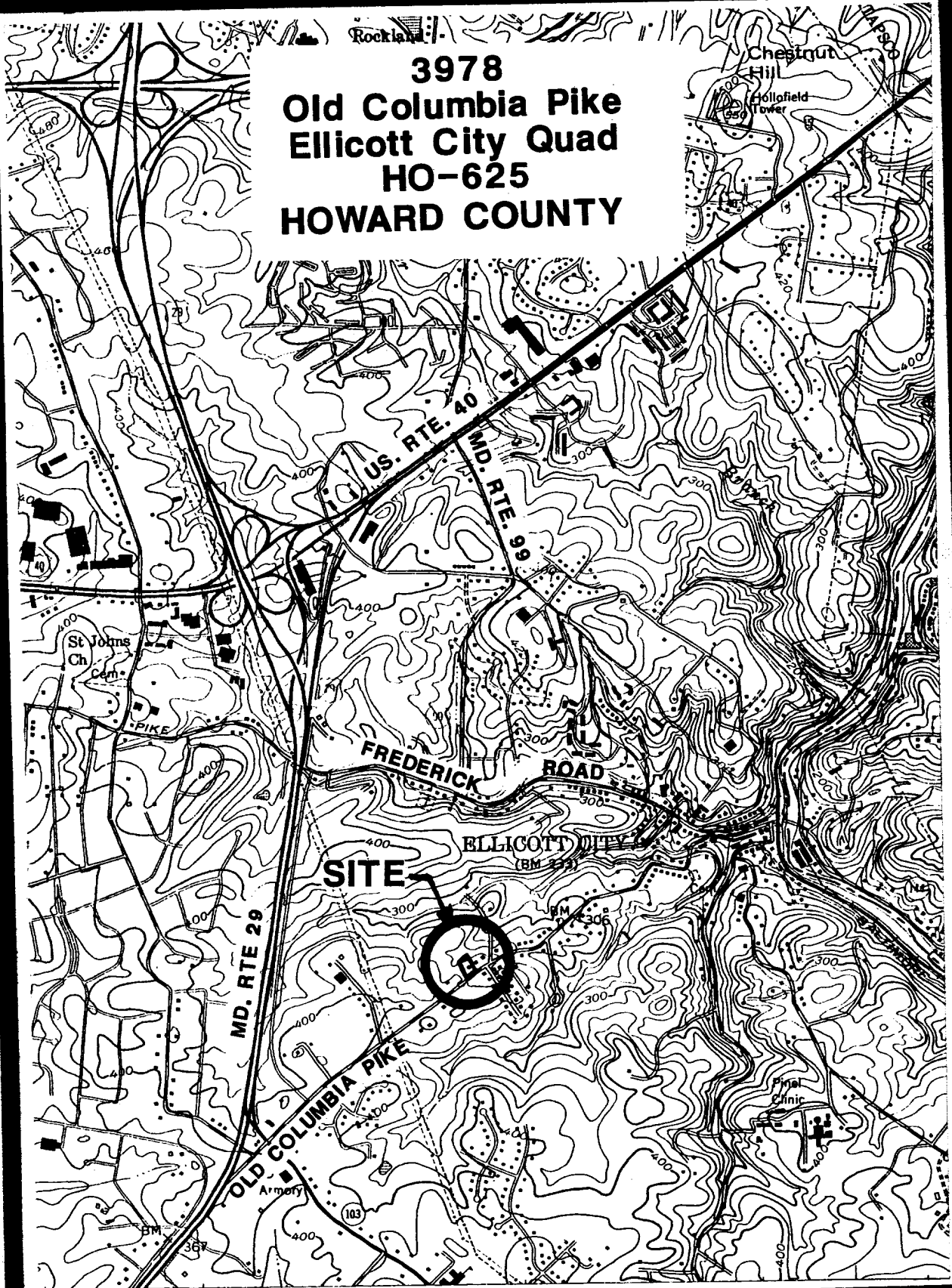
The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

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

3978
Old Columbia Pike
Ellicott City Quad
HO-625
HOWARD COUNTY





Fr. 100

... BUL. C...

... A...

Ann...

... 100 ...