Carlton Sykes House HO-853 3497 Rogers Avenue, Ellicott City Howard County Ca. 1926 Private

The Carlton Sykes House (ca. 1926) is an intact 1 1/2-story, wood-frame, side-gable, Sears, Roebuck and Company bungalow in excellent condition. The house is set on a steep hillside above Rogers Avenue adjacent to Howard County Government buildings and parking lots. The 41,294 square foot lot has a front yard with a lawn dotted with mature oak trees. The back yard is steeply sloped with rocky outcroppings and the property behind the house is densely wooded with trees and undergrowth. Constructed as a two-family home, the house is now used as a single-family house. The house is set on a stone cellar, has wood shingle siding, an asphalt roof, and retains its original wood six-over-one windows and wood doors. The house also retains most of its interior features, including original wood doors, trim, lighting fixtures, bathroom fixtures, built-ins, and 2nd floor kitchen fixtures.

3497 Rogers Avenue, the Carlton Sykes House, is significant as an unusually intact ca. 1926 Sears house. The house is the La Salle model two-family bungalow, which was constructed by Carlton Sykes and his son Guy Sykes. The two-generation family shared the house until Guy constructed his own house next door in the early 1930s.

Inventory No.

HO-853

Maryland Historical Trust Maryland Inventory of Historic Properties Form

other La Salle Mod 2. Location street and number 3497 Rogers city, town Ellicott City county Howard 3. Owner of Property name Donald Baier street and number 3497 Rogers city, town Ellicott City 4. Location of Legal courthouse, registry of deeds, etc. city, town Columbia 5. Primary Location (Contributing Resource Contributing Resource Contributing Resource Determined Eligible for Determined Ineligible Recorded by HABS/H Historic Structure Rep Other:	(give names and mailing a Avenue Description Howard County Land Records tax map 24 of Additional Data in National Register District in Local Historic District of the National Register/Maryland	state MD	telephone zip code		-
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0.01!6!!	or the National Register/Maryla AER ort or Research Report at MHT				
6. Classification					
Category Ownership district public	Current Function agriculture	landscape	Resourc Contributi		tributing
X building(s) X private	commerce/trade	recreation/cu	ulture <u>1</u>	0	buildin
structureboth	defense _	religion	0		sites
site	X domestic _ education	social		0	structu
object	education _ funerary _	transportatio work in progr			objects Total
			1033		
	uovennien				
	government _ health care	unknown vacant/not in	n use Number	of Contributing	

7. Description		
Condition		
X excellent good	deteriorated ruins	

Inventory No. HO 952

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

The Carlton Sykes House (ca. 1926) is an intact 1 1/2-story Sears, Roebuck and Company, bungalow located northwest of the Ellicott City Historic District in Howard County, Maryland. Constructed as a two-family home, the house is now used as a single-family house. The house is set on a steep hillside above Rogers Avenue adjacent to Howard County Government buildings and parking lots. The 41,294 square foot lot has a front yard with a lawn dotted with mature oak trees. The back yard is steeply sloped with rocky outcroppings and the property behind the house is densely wooded with trees and undergrowth.

House

Description

fair

altered

Exterior

The Carlton Sykes House (ca. 1926) is an intact 1 1/2-story, wood-frame, side-gable, Sears, Roebuck and Company, two-family bungalow in excellent condition. The house is set on a stone cellar, has wood shingle siding, an asphalt roof, and retains its original wood six-over-one windows and wood doors.

The front facade of the Carlton Sykes House faces west. The fenestration pattern of the 1st floor consists of the main entry and a triple window. The main entry is composed of a wood front door with a fanlight over two panels flanked by three-light sidelights. A dormer with three window openings projects from the front roof slope. The cellar has three window openings, which are vertically aligned with the 1st story triple window. A front porch, with a brick foundation and steps, wood structure, and shed roof covers the main entry.

The south (side) elevation is built into the hillside with a garage entry at the cellar story. The 1st story has three window openings. The western opening lights the entry hall, the center opening is a double window that lights the kitchen. The eastern opening lit a bedroom (now part of the kitchen). The 2nd story has three irregular window openings that correspond to the interior floor plan. The western opening holds a single light window that lights the stair landing. The center opening holds a one-over-one stained glass window that lights the bathroom. The eastern opening lights the 2nd floor dining room (now a bedroom). A semi-circular vent is located in the peak of the gable. The cellar story has one window opening, which is vertically aligned with 1st story western window opening. A cellar door opening, which is vertically aligned with the 2nd story stair landing window opening, holds a wood door with four lights over three panels. The eastern half of the cellar has two garage door openings, which each hold a pair of swinging wood paneled garage doors in a six-light over three-panel configuration.

The east (rear) elevation has a 1-story, ca. 1940s wood screened porch on stone piers across the facade. The 1st floor fenestration pattern consists of a small bathroom window flanked by two back doors. The southern door opening holds a fifteen-light glazed door and leads to a space that was once a bedroom, now part of the kitchen. The northern door opening holds a fifteen-light glazed door and leads to a 1st floor bedroom. A dormer with three window openings and a door opening projects from the rear roof slope. The door opening holds a four light over three panel wood door that leads to the 2nd story kitchen. This door probably originally lead to an exterior stair that provided a separate entrance to the 2nd story unit. An exterior brick stove chimney is located on the northeast corner of the house.

The north (side) elevation has a 1-story bay that projects from the east two-thirds of the facade. The 1st-story bay has two paired window openings. The western bay of the 1st story has two small window openings that hold one-light windows. The 2nd story has one centered double window opening. A small window opening with a two-light window is located east of the double opening. A semi-circular vent is located in the peak of the gable.

Interior

The interior of the Carlton Sykes House remains remarkably intact. The floor plan is identical to that shown with the La Salle model in the 1926 Sears catalog with the exception that the published stair is cased within a separate entry hall. The Carlton Sykes House, on the other hand, has an open stair. Because the house was used originally by two generations of the same family, the need for separation was likely decreased. The only visible change to the floor plan since the house was built is that the demising wall between the kitchen and a back bedroom on the 1st floor has been removed and the kitchen enlarged. The house retains all of its original, unpainted, pine trim, doors, stair, and built-ins. Wood floors and plaster walls remain throughout. The bathrooms, including tile floors

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. HO-853

Name Continuation Sheet

Number 7 Page 1

and walls, and original porcelain fixtures remain unaltered, as does the 2nd floor kitchen with original sink, cabinet, and built-in ironing board. The house also retains some original light fixtures.

Site

Dramatic topography and mature trees distinguish the site of the Carlton Sykes House. The lot slopes steeply up from the street and the house is set on a plateau that is carved from the rocky slope behind the house. The drive is located south of the house and runs from the street to the garage. The stone for the foundation was likely harvested from the site. The lot is landscaped with a front lawn and small back lawn. Massive oak trees line the drive and roadway and the yard is dotted with additional specimen trees. The house has a house name sign along the drive that reads "Fair Oaks". Rock outcroppings break the sharp slope behind the house, which is overgrown with trees and brush. The Howard County property between the house and the parking lot behind the house is heavily wooded.

8. Signific	ance			Inventory No. HO-853
Period	Areas of Significance	Check and j	ustify below	
1600-1699 1700-1799 1800-1899 X_ 1900-1999 2000-	agriculture archeology X_ architecture art commerce communications community planning conservation	 economics education engineering entertainment/ recreation ethnic heritage exploration/ settlement 	health/medicine industry invention landscape archit law literature maritime history military	philosophy politics/government tecture religion science X_ social history
Specific dates	ca. 1926		Architect/Builder	Sears and Roebuck Company
Construction da	ca. 1926			
Evaluation for:				
	National Register	N	laryland Register	Xnot 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.)

3497 Rogers Avenue, the Carlton Sykes House, is significant as an unusually intact ca. 1926 Sears house. The house is the La Salle model two-family bungalow, which was constructed by Carlton Sykes and his son Guy Sykes. The two-generation family shared the house until Guy constructed his own house next door in the early 1930s. The house retains most of its historic exterior and interior features, including original wood doors and windows, interior trim, lighting fixtures, bathroom fixtures, built-ins, and 2nd floor kitchen fixtures.

Between 1908 and 1940, Sears, Roebuck and Company sold complete houses, which were delivered as a kit of parts. The houses could be purchased through catalogs or in regional sales offices and were delivered to customers via rail. Sears marketed almost 450 models over the course of its "Modern Homes" program in the most popular styles, ranging from four-squares to bungalows to tiny cottages. Bungalows, such as the Carlton Sykes House, were the most enduring and popular typology. 1

Sears sold houses in a variety of price ranges. The most expensive houses, including the La Salle model, were in the "Honor-Bilt" range. Honor-Bilt houses included pre-cut high-grade lumber and all the materials needed to complete the house, save the masonry foundation and interior plaster. The range of items integrated in the Sears house package included all the framing lumber, exterior sheathing, interior wood trim, built-in furnishings, plumbing fixtures, windows and doors, hardware, paint and stain, and even nails and fasteners. The average number of pieces, not including nails and screws, was 30,000.²

Sears published the La Salle Model in the 1926, 1928, 1929, and 1932 catalogs. Beginning in the 1920s, most of the Sears houses were designed by in-house architects, who designed houses from scratch, adapted popular models, or adapted published designs. Styles and plans were of the most accepted, rather than the most innovative, types. In 1926, Sears sold the La Salle for \$2,746. The two-family arrangement was unusual for Sears houses. The catalog noted that the "La Salle readily wins approval because of its classical and practical lines. It has conveniences generally found in higher priced bungalows. To a passerby The La Salle appears like an exclusive one-family residence."

Sears also offered financing and promoted home-ownership. The catalog marketing clearly defines the pastoral American ideal that has historically been linked with suburban living. The 1926 Catalog states:

To get the full share of Good Health, Long Life, and Happiness for yourself and kiddies, to get the most out of life as our Creator intended it should be, A HOME OF YOUR OWN is an absolute necessity.

¹ Katherine Cole Stevenson and H. Ward Jandl. Houses by Mail: A Guide to Houses from Sears, Roebuck and Company, p. 19-32.

² Stevenson and Jandl, p. 29-32.

³ Stevenson and Jandl, p. 32, 138; Sears, Roebuck and Company. Small Houses of the Twenties: The Sears, Roebuck 1926 House Catalog, p. 39.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. HO-853

Name Continuation Sheet

Number 8 Page 1

It promotes happiness and contentment, for it is the most pleasant and natural way to live. It has the correct environment made up of the natural instead of the artificial.

Green grass, trees, shrubbery, flower and vegetable gardens all your own, provide a pleasant pastime, and an abundance of the things we all crave. It is the real life that leads to happiness for you, and those you love.⁴

The bucolic character described in the Sears sales literature is well aligned with the surroundings that early 20th century suburban lots would have enjoyed in Howard County.

Ownership and occupancy

In 1924, Carlton and Mayanna Sykes purchased 12 acres along Rogers Avenue and constructed the La Salle model Sears house for themselves, their son, and his family. Carlton Sykes had previously owned a farm and dairy. In 1900, the household consisted of Carlton (aged 37), Mayanna (aged 35), their son Guy C. (aged 11) and their two African-American servants, Sarah Hill (aged 40) - their cook, and James Hall (aged 60) - their farm hand. By 1910, Carlton (aged 47) had changed careers and was working as the Secretary of a Trust Company. Guy (aged 21) was a Civil Engineer's apprentice. In 1930, the two-family house on Rogers Avnue was inhabitted by Carlton (aged 67) - who worked as a bank cashier, Mayanna (aged 66), Guy C. (aged 41) - a civil engineer, his wife Grace (aged 37), their son G. Carlton (aged 15), their daughter Frances G. (aged 7), and Mayanna's brother, Walter (aged 76). The Sykes subdivided the property over time and the Guy Sykes family moved out and built a house next door in the 1930s. The Carlton Sykes House remained in the family until 1946. Seven owners have owned the house since 1946. The current owner, Don Baier, has owned the house since 1993.

⁴ Dover, p.1.

⁵ Department of Commerce – Bureau of the Census, Twelfth Census of United States: 1900, Population Schedule, E.D. 81, Sheet 9B.

⁶ Department of Commerce – Bureau of the Census, **Thirteenth Census of United States: 1910, Population Schedule**, E.D. 50, Sheet 7B. ⁷ Department of Commerce – Bureau of the Census, **Fifteenth Census of United States: 1930, Population Schedule**, E.D. 14-4, Sheet 1B.

9. Major Bibliographical References

Inventory No. HO-853

Department of Commerce – Bureau of the Census. Census of United States: Population Schedule, 1900, 1910, 1930. Howard County Land Records, Dorsey Building, Columbia. See attached chain of title for specific libers and folios.

Sears, Roebuck and Company. Small Houses of the Twenties: The Sears, Roebuck 1926 House Catalog. Mineola, New York: Dover Publications, 1991.

Stevenson, Katherine Cole and H. Ward Jandl. Houses by Mail: A Guide to Houses from Sears, Roebuck and Company. New York: John Wiley & Sons, 1995.

10. Geographical Data

Verbal boundary description and justification

The boundary of the Carlton Sykes House corresponds to Howard County Map 24, Grid 3, Parcel 457, which is the building's current legal lot.

11. Form Prepared by

name/title	Jennifer Goold, Historic Sites Survey		
organization	Howard County Department of Planning & Zoning	date	December 16, 2004
street & number	3430 Courthouse Drive	telephone	410-313-4335
city or town	Ellicott City	state	MD

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

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

return to:

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

HO-853

Carlton Sykes House 3497 Rogers Avenue, Ellicott City Howard County

CHAIN OF TITLE

GRANTOR	GRANTEE	DATE	LIBER	FOLIO	TRANS.	PRICE	ACREAGE	COMMENTS
Edwin Donald Miller and Carol Marie Frey	Donald Everett Baier and Virginia Baier	01-04- 1993	2786	538	Deed	160,000	.948	
Willis W. Thompson and Mary B. Thompson	Edwin Donald Miller and Carol Marie Frey	06-14- 1985	1361	180	Deed	115,000	.948	
Mary B. Thompson (formerly Mary B. Affeldt)	Willis W. Thompson and Mary B. Thompson	01-18- 1972	583	163	Deed	5.00	.948	
C. Orman Manahan and Dorothy W. Manahan	Mary B. Affledt	11-26- 1968	500	297	Deed	5.00	.948	
August H. Affeldt, Jr. and Mary B. Affeldt	C. Orman Manahan	11-26- 1968	500	296	Deed	5.00	.948	
Violet B. Noll	August H. Affeldt, Jr. and Mary B. Affeldt	04-13- 1956	280	474	Deed	5.00	.948	
Ralph L. Parlett and Lucy Parlett	Violet B. Noll	05-17- 1954	257	453	Deed	5.00	.948	Being 1) all of the land which by deed dated May 25, 1940 Liber 167, folio 141 was conveyed by J. Norman Hobbs and wife to Ralph L. Parlett and wife and 2) part of the land whih by deed dated August 22, 1946 Liber 192, folio 26 was conveyed by Guy C. Sykes and wife to Ralph L. Parlett and wife
Guy C. Sykes and Grace M. Sykes	Ralph L. Parlett and Lucy Parlett	08-22- 1946	192	26	Deed	5.00	1.226	Lot 2) Carlton Sykes died and left the property to Guy Sykes.
J. Norman Hobbs and Beatrice R. Hobbs	Ralph L. Parlett and Lucy Parlett	05-25- 1940	167	141	Deed	5.00	18,499 square feet	Lot 1) and premises

HO-853

Carlton Sykes House 3497 Rogers Avenue, Ellicott City Howard County

CHAIN OF TITLE

Daniel M. Murray,	Carlton R. Sykes and	11-12-	153	88	Deed	1.00	Includes all tracts delineated below. Guy
Jr.	Guy C. Sykes	1935					Sykes was Carlton Sykes' son.
(Howard County)	(Howard County)						E
Carlton R. Sykes (Howard County)	Daniel M. Murray, Jr.	11-12- 1935	153	86	Deed	1.00	1) all those tracts of land which were granted unto Rachel Sykes, the mother of the grantor, by the two following deeds: (a) deed from Caroline Baynes dated 17th May 1877, Liber 38, folio 43 and (b) from Sarah B.F. Mayo dated 9th July 1881 and which were devised to Carlton Sykes by Rachel Sykes by her last will and testament dated 28th February, 1887 Wills Liber 2, folio 645 and 2) all that property described in and conveyed by a deed from John G. Rogers, Jr, and others to Carlton R. Sykes and Mayanna T. Sykes, dated 14th March, 1924 Liber 119, folio 573, saving and excepting therefrom (a) all that piece or parcel thereof, containing 30312 square feet of land, more or less, which was granted and conveyed by Carlton R. Sykes and wife unto Guy C. Sykes and wife, by deed dated 10th July 1931, Liber 141, folio 486 and (b) all that piece or parcel thereof containing 18499 square feet of land, more or less, which was granted and conveyed unto J. Norman Hobbs and wife by Carlton R. Sykes and wife by deed dated 1st December, 1932 Liber 144, folio 551. Mayanna T. Sykes died
				L	I		and left Carlton as the surviving tenant.

HO-853

Carlton Sykes House 3497 Rogers Avenue, Ellicott City Howard County

CHAIN OF TITLE

Carlton R. Sykes and Mayanna T. Sykes, his wife	J. Norman Hobbs and Beatrice R. Hobbs	12-1- 1932	144	551	Deed	5.00	18,499 square feet	Being part of the land described in deed from John G. Rogers, Junior, and others to Carlton R. Sykes and wife, dated March 14th, 1924 and recorded in Liber 199, folio 573.
John G. Rogers, Jr. and Alice H. Rogers Mortgagee; William R. Dorsey, Mortgagee	Carlton R. Sykes and Mayanna T. Sykes	03-14- 1924	119	573	Deed	5.00	12 acres	

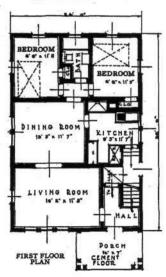
NINE ROOMS AND BATH—FOR TWO FAMILIES



THE LA SALLE, colonial duplex or income bungalow, makes a worth while and high grade investment. It provides: (1) A home for the owner; (2) A steady income from rent of the other apartment. In the long run the owner finds such rental actually pays for the investment. That's why the income bungalow is such a decided success.

The La Salle readily wins approval because of its classical and practical lines. It has conveniences generally found in higher priced bungalows.

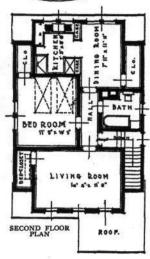
The Exterior has a colonial front porch, a sloping roof that continues over the porch, colonial groof that continues over the porch, colonial



For Our Easy Payment Plan See Page 144.

Honor Bill

The La Salle
No. P3243 "Already Cut" and Fitted \$2,74600

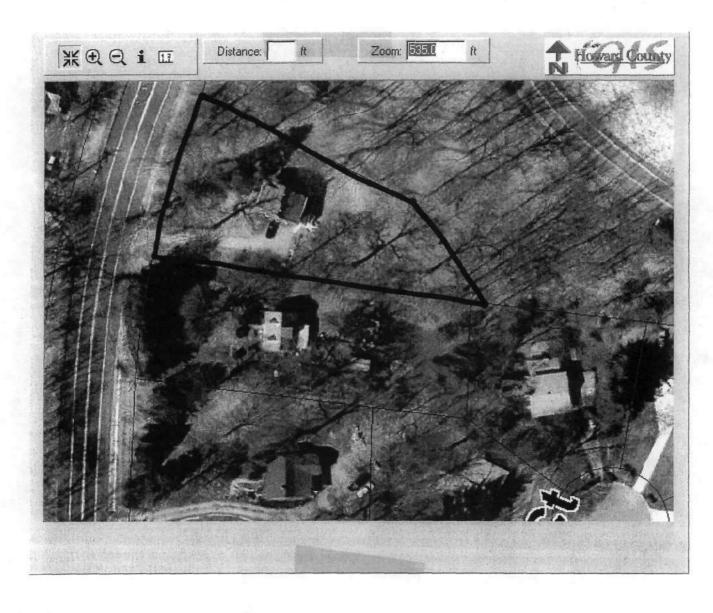


xira, miai State Surfaced Shingles, in place of wood hingles, \$33.00 extra. or prices of Plumbing, Heating, Wiring Elec-Fixtures and Shades see pages 130 and 131.

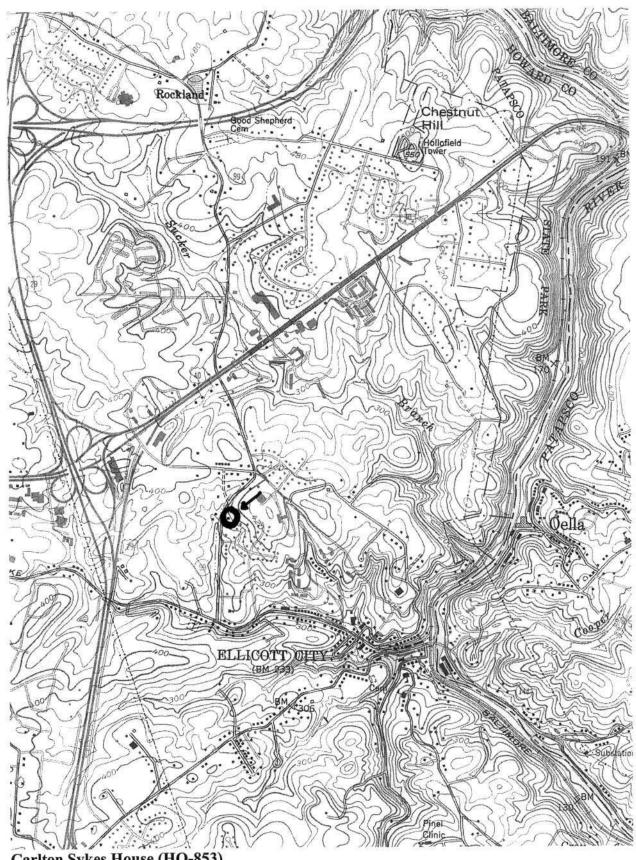
SEARS, ROEBUCK AND CO.

Pane 39

Carlton Sykes House (HO-853) 3497 Rogers Avenue, Ellicott City **Howard County** Reproduction of 1926 Sears Catalog



Carlton Sykes House (HO-853) 3497 Rogers Avenue, Ellicott City, MD Howard County Site Plan/Aerial Photo



Carlton Sykes House (HO-853) 3497 Rogers Avenue, Ellicott City Howard County USGS Ellicott City Quad



40-853 Carlton Sykes House Howard County, MD Jennier Goold December 2004 MPSHPO View NE. Shows house in setting. 10514



Carlton Sykes House Howard County. MD Jennifer Godd December 2004 UD SHPO View SW, Shows house in settingicted 21-5-NN 1- 2121 BGZ 205 14



HO-853 Carlton Sykes House Howard County, MD Jennifer Goold December 2004 ND SHPO View NE. Shows primary(w) and side facader. 30614



40-853 - Carlton Sykes House Howard County, MD Jenniser Goold December 2004 MD SHPO View St. Shows primary (w) - Clob farades 40614



40-853 Carlton Sykes House Howard County, UD Jennifer Goold December 2004 MD SHPO @(44@) SZ S-N N I- SISI 86S View SW. Shows sideand back facades 506 14



HO-853 Carlton Sukes Llouse Howard County, MD Jennifer Goold December 2004 MD SHPO View NW. Shows back+ old ochoo 62 5-NN 1- 2121 862 elevations



HO-853 · Jarlton Sykes House Howard County, MD Jennifer Goold December 2004 MD SHPO View S. Shows stair. 298 1212 -1 N N-4-08 (044)@ 70614



HO-853 Carlton Sykes House Howard County, MD Jenni Per Goold December 2004 MD SHPO @(\$\$@) 8Z \$-N N I- ZIZI 86Z View N. Shows living room. 9ZRKUSZ * OND - 119Z-18U 8 06 14



HO-500 Carlton Sylves House Howard County, MD Jennifer Goold December 2004 MD SHPO Niem F. Bhome DIVING NOONG(++0) SO-4-N N I- SISI BES



HO-853 Carlton Sykes House Howard County, MD Jennifer Goold December 2004 MD SHPO View E. Shows 1st floor @(++0) 60 +-N N I- 2121 862 back hall + bathroom. 100614



40-853 - Carlton Sykes fouse Howard County, MD Jennifer Goold December 2004 MD SHPO VIEW SW. Shows 2nd floor kitchen ZZOKOTZ-ON> TTOZZ BGZ



40-853 Carlton Sykes House Howard County, MD Jennifer Goold December 2004 MD SHPO Hiew NW. Shows 2nd floor entry 12000000 120614



HD-853 Carlton Sukar House Howard County. Mo Jenn Fer Goold December 2054 MD CIPO View SW. Shows 2nd floor room with built-in bookshelf.



HO-853 Carlton Sykes House Howard County, ND Jennifer Goold December 2004 MD SHPO VIEW C. Shows 2nd floor by room Gracust ons Ties-180 14 06 14