

Choyce House
HO-857
3928 Hunter Street, Ellicott City
Howard County
Ca. 1949
Private

The Choyce House (ca. 1949) is a small, intact post-WWII ranch house located southwest of the Ellicott City Historic District in a small suburban development off of Old Columbia Pike in Howard County, Maryland. The house is set on a .114-acre lot that slopes upward from the street. The house is the only building on the property.

The Choyce House is a 1-story-plus-basement, 5-bay ranch house with an L-shaped footprint and a shallow hipped roof. The house is constructed of parged CMU, retains its original wood windows and doors and painted metal gutters, and has an asphalt roof. Doors are half-glass 3 lights over 3 panels. First story windows are 2-over-2 with horizontal muntins. Basement windows are 2-light metal sash. The house is built into the sloped lot for ground-floor garage entry.

The Choyce House is significant as an intact small, mid 20th-century ranch house constructed by local builder Lawrence Choyce as his own home. The house represents trends in post World War II suburban house design, including use of modern materials and efficiency in small floor plan layout. The house is built of concrete masonry units that are coated with concrete stucco. Interior walls are finished in plasterboard. While in no way radical in exterior design, the house embraces some modernist principles including emphasis on horizontal lines, absence of exterior ornamentation, use of smooth plain surfaces, and use of metal industrial windows. Similarly, the interior is laid out for maximum efficiency in minimal square footage. Formal living room and dining room are eliminated. Instead, the house has an eat-in kitchen and a family room. Interior corridors are nearly eradicated.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. HO-857

1. Name of Property (indicate preferred name)

historic Choyce House (preferred)
other "Patapsco View" development

2. Location

street and number 3928 Hunter Street not for publication
city, town Ellicott City vicinity
county Howard

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

name James DeArmey
street and number 3928 Hunter Street telephone n/a
city, town Ellicott City state MD zip code 21043

4. Location of Legal Description

courthouse, registry of deeds, etc. Howard County Land Records liber 2381 folio 249
city, town Ellicott City tax map 25 tax parcel 35 tax ID number 02-200619

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

7. Description

Inventory No. HO-857

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.

The Choyce House (ca. 1949) is a small, intact post-WWII ranch house located southwest of the Ellicott City Historic District in a small suburban development off of Old Columbia Pike in Howard County, Maryland. The house is set on a .114-acre lot that slopes upward from the street. The house is the only building on the property.

The Choyce House (ca. 1949) is a 1-story-plus-basement, 5-bay ranch house with an L-shaped footprint and a shallow hipped roof. The house is constructed of parged CMU, retains its original wood windows and doors and painted metal gutters, and has an asphalt roof. Doors are half-glass 3 lights over 3 panels. First story windows are 2-over-2 with horizontal muntins. Basement windows are 2-light metal sash. The house is built into the sloped lot for ground-floor garage entry.

Exterior

The front facade of the Choyce House faces northeast. The 1st story of the house is symmetrical about its entry bay. A pair of windows, which light the living room, flank the front door. The northern window lights the kitchen and the southern window lights the front bedroom.

Although the 1st story is symmetrical, the house has an asymmetrical appearance because the house is set into the sloping lot and the garage entry is located on northern section of the basement story of the northeast facade. The garage door opening holds a recent paneled garage door. One basement window, which is vertically aligned with the southern-most 1st story window, is also located on the northeast facade.

A steep run of 14 concrete steps leads from the street-level drive to the front door. The first run of steps are edged by a concrete and brick retaining walls. The second run of steps and stoop have a simple metal rail.

The northwest (side) facade of the Choyce House has one centered 1st story window, located over the kitchen sink in the interior. There is also one basement window, which is offset to the west. The northwest (side) facade of the rear ell has one window opening, which lights the bathroom.

A covered back porch is located behind the house in the nook created by the L-shaped footprint. The porch has a concrete floor, wood posts, and a wood paneled ceiling. The porch covers the back doors leading to the kitchen, living room, and basement.

The 1st story of the southwest (rear) facade of the house has three windows and two doors. From north to south, the northern most opening is a window opening that lights the kitchen. The next opening is a door opening that leads to the kitchen. The next opening is a door opening that leads to the living room. The next opening is a window opening that lights the living room. The southern most window opening is located on the southwest facade of the rear ell - it lights the back bedroom.

The basement story of the southwest (rear) facade has one door opening and one window opening, both of which are located below grade. The basement door opening is vertically aligned with the living room window opening. The basement window opening is centered in the southwest rear ell facade.

The southeast (side) facade is symmetrical and has two window openings on both the 1st and basement stories. The 1st story openings light the two bedrooms. The basement windows are offset from the 1st story openings.

Interior

At less than 800 square feet, the interior of the Choyce House consists of family room, eat-in kitchen, and two small bedrooms and a bathroom, which open off a small back hall. The front door opens into the family room. The house retains most of its original interior features and finishes, including kitchen cabinets, wood doors, bathroom fittings, and light fixtures. Walls are plasterboard and floors are wood veneer. The back bedroom, which was the children's room, has ca. 1970 wood paneling.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. HO-857

Name
Continuation Sheet

Number 7 Page 1

Site

Although the house is located on a suburban street, the rolling topography and verdant character of the Patapsco River Valley remains present in this older neighborhood. The house is well sited to take advantage of its small, sloped lot. The lot has been terraced so that the house is set above the street level with a basement level garage. The long flights of curving stairs leading to the front door and back yard provide a transition from exterior to interior and create structure for ample perennial gardens that frame the house in the summer. Tall evergreen trees surround the house and enhance the setting.

8. Significance

Inventory No. HO-857

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input checked="" type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Specific dates ca. 1949 **Architect/Builder** Lawrence Choyce, builder

Construction dates ca. 1949

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.)

The Choyce House is significant as an intact small, mid 20th-century ranch house constructed by local builder Lawrence Choyce as his own home. The house represents trends in post World War II suburban house design, including use of modern materials and efficiency in small floor plan layout. The house is built of concrete masonry units that are coated with concrete stucco. Interior walls are finished in plasterboard. While in no way radical in exterior design, the house embraces some modernist principles including emphasis on horizontal lines, absence of exterior ornamentation, use of smooth plain surfaces, and use of metal industrial windows. Similarly, the interior is laid out for maximum efficiency in minimal square footage. Formal living room and dining room are eliminated. Instead, the house has an eat-in kitchen and a family room. Interior corridors are nearly eradicated.

Ownership history

The Choyce house has had only two owners. Lawrence and Helen Choyce bought the lot in the Patapsco View from Samuel J. Yates and Lucy Yates, downtown Ellicott City merchants. Lawrence Choyce was a house builder, who was the eldest son of a house carpenter, and who was raised in Woodlawn, Maryland.¹ Lawrence built the house for his family. Helen and Lawrence brought up two sons, Richard and Gerald, on Hunter Street. Lawrence Choyce passed away and Helen Choyce sold the house to James DeArmey in 1991. DeArmey is a librarian at the main branch of the Baltimore County Public Library.

¹ Department of Commerce – Bureau of the Census, **Fifteenth Census of United States: 1930, Population Schedule**, Baltimore County, E.D. 3-6, Sheet 5A.

9. Major Bibliographical References

Inventory No. HO-857

- Department of Commerce – Bureau of the Census. **Census of United States: Population Schedule 1930.**
Foster, Gerald. **American Houses.** Boston: Houghton Mifflin Company, 2004.
Howard County Land Records, Dorsey Building, Columbia. See attached chain of title for specific libers and folios.
Goold, Jennifer. Interview with James DeArmey, January 28, 2005.

10. Geographical Data

Acreage of surveyed property .114 acres (Lots 23 and 25)
Acreage of historical setting Lots 23, 25, 27, 29, and 31
Quadrangle name Ellicott City Quadrangle scale: 1:24,000

Verbal boundary description and justification

The boundary of the Choyce House corresponds to Howard County Map 25, Grid 13, Parcel 35, which is the house's current legal lot.

11. Form Prepared by

name/title	Jennifer Goold, Historic Sites Surveyor		
organization	Howard County Department of Planning & Zoning	date	February 7, 2005
street & number	3430 Couthouse 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-857
 Choyce House
 3928 Hunter, Ellicott City
 Howard County

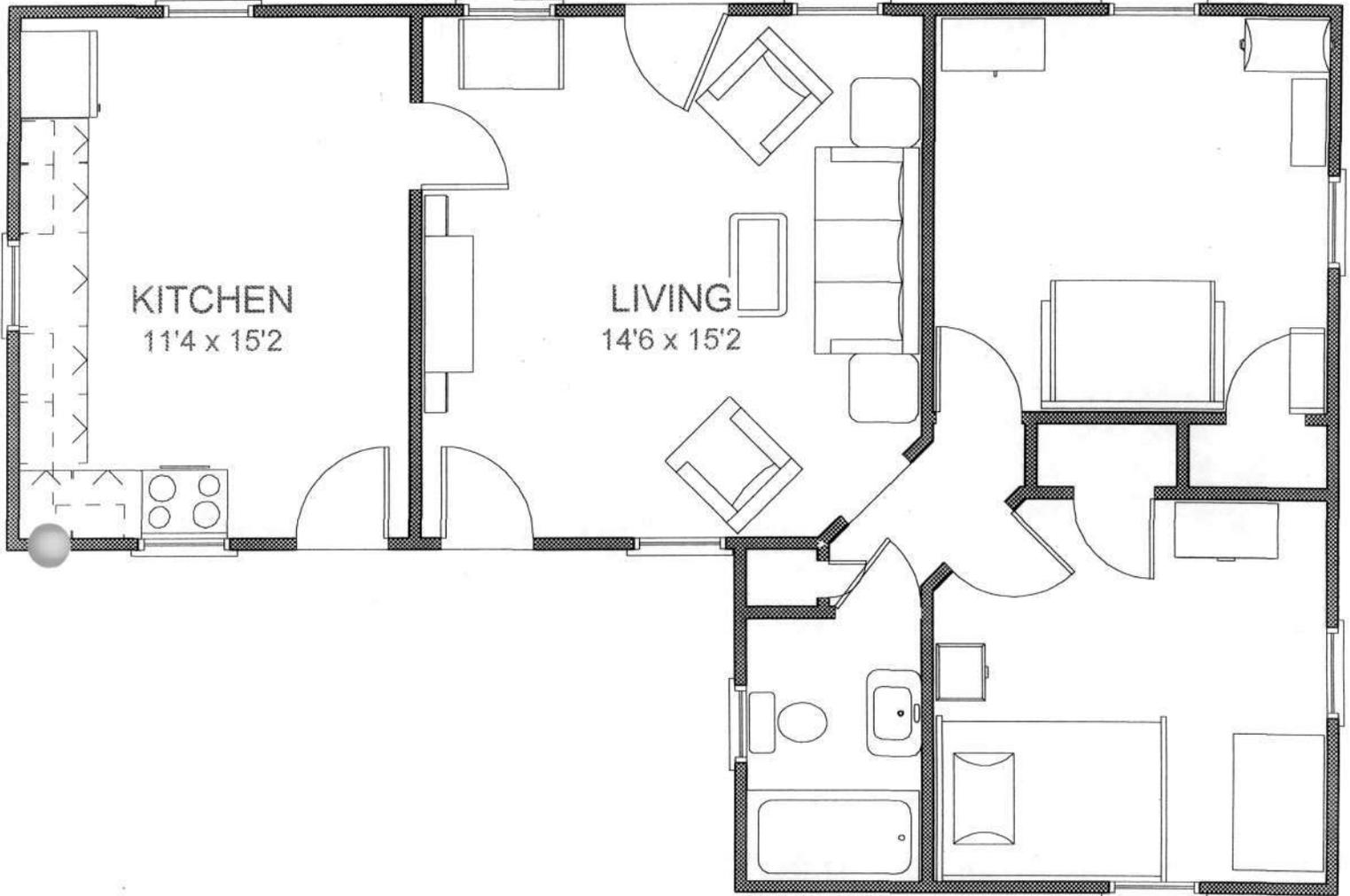
CHAIN OF TITLE

GRANTOR	GRANTEE	DATE	LIBER	FOLIO	TRANS.	PRICE	ACREAGE	COMMENTS
Helen M. Choyce by Gerald J. Choyce, her Attorney-in-Fact	James M. DeArmey	07-31- 1991	2381	249	Deed	95,000	4,965 square feet	Lot Nos. 23 and 25 of "Patapsco View".
Richard L. Choyce and Gerald J. Choyce	Helen M. Choyce	05-25- 1990	2183	406	Deed	0.00		Lots 23, 25, 27, 29, and 31, as shown on the Plat of Patapsco View.
Helen M. Choyce	Richard L. Choyce and Gerald J. Choyce	05-02- 1989	2002	16	Deed	0.00		Lots 23, 25, 27, 29, and 31, as shown on the Plat of Patapsco View.
Lawrence M. Choyce and Helen M. Choyce	Helen M. Choyce	02-07- 1972	585	55	Deed	5.00		Lots 23, 25, 27, 29, and 31, as shown on the Plat of Patapsco View. Life tenancy deeded to Helen Choyce, then to Richard and Gerald Choyce as joint tenants.
Samuel J. Yates and Lucy G. Yates, his wife	Lawrence M. Choyce and Helen M. Choyce	09-28- 1948	206	217	Deed	5.00		Lots 23 and 25 on the plat of Patapsco View made by G. Hunter Sykes, Civil Engineer, on June 7th, 1915 and recorded among the Land Records of Howard County in Liber 99, folio 424. Being part of the land and premises described in a deed dated 29th July 1915 and recorded in Liber 100, folio 82 granted and conveyed by the Thrift Land Company to Samuel J. Yates. Subject to the covenants and restrictions as mentioned in said deed from the Thrift Land Company, Inc and Garnett Y. Clark and Robert Biggs, Trustees, Mortgagees, to Samuel J. Yates.

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 Howard County

CHAIN OF TITLE

Thrift Land Co., Inc.	Samuel J. Yates	07-29- 1915	100	82	Deed	968.00	<p>Lots 14, 15, 21, 23, 25, 27, 29, 38, 48, 50 on the Plat of Patapsco View.</p> <p>Fifty years covenant: "Negroes and Chinese shall not be permitted to own or reside on the property hereby conveyed, except in the capacity of family servants; No manufacturing plant of any kind, no slaughtering of animals, no public laundries or saloons shall be permitted; no improvements shall be constructed on Lots Numbered 14, 15 and 38 to cost less than \$2000.00, exclusive of foundations and outbuildings; the same applies to lots 21, 23, 25, 27, and 29, except that the cost as specified shall not be less than \$1500.00; and on Lots 48, and 50 the cost of improvements exclusive of foundations and outbuildings must not be less than \$1000.00. No buildings shall be constructed on any of the Lots hereby conveyed the foundation of which is closer than 20 feet to the front street line, and no principal building shall be erected to front contrary to the Principal Street, Columbia Avenue, Hunter, Woodrow, and Howard Street"</p>
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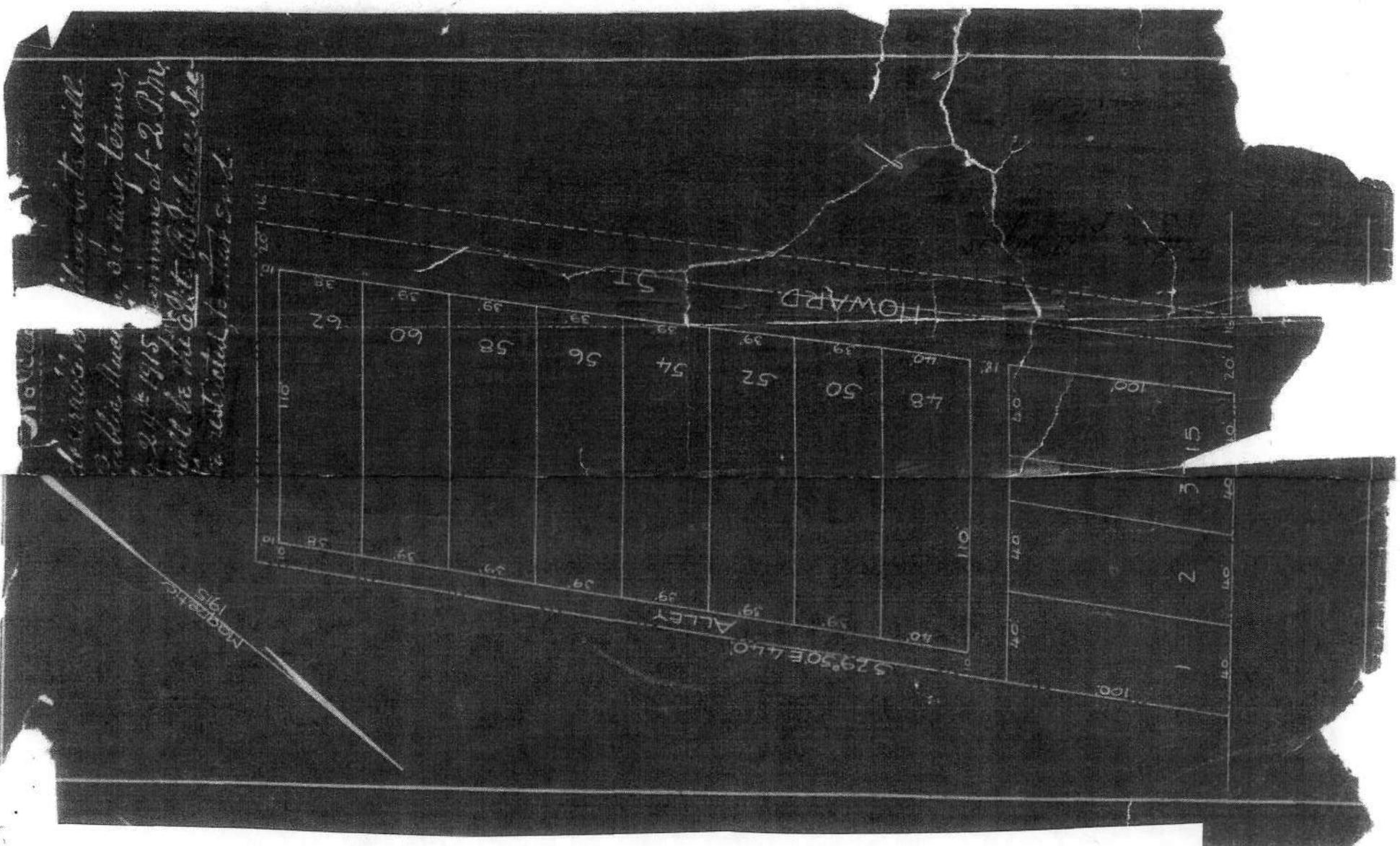
LIVING AREA
787 sq ft

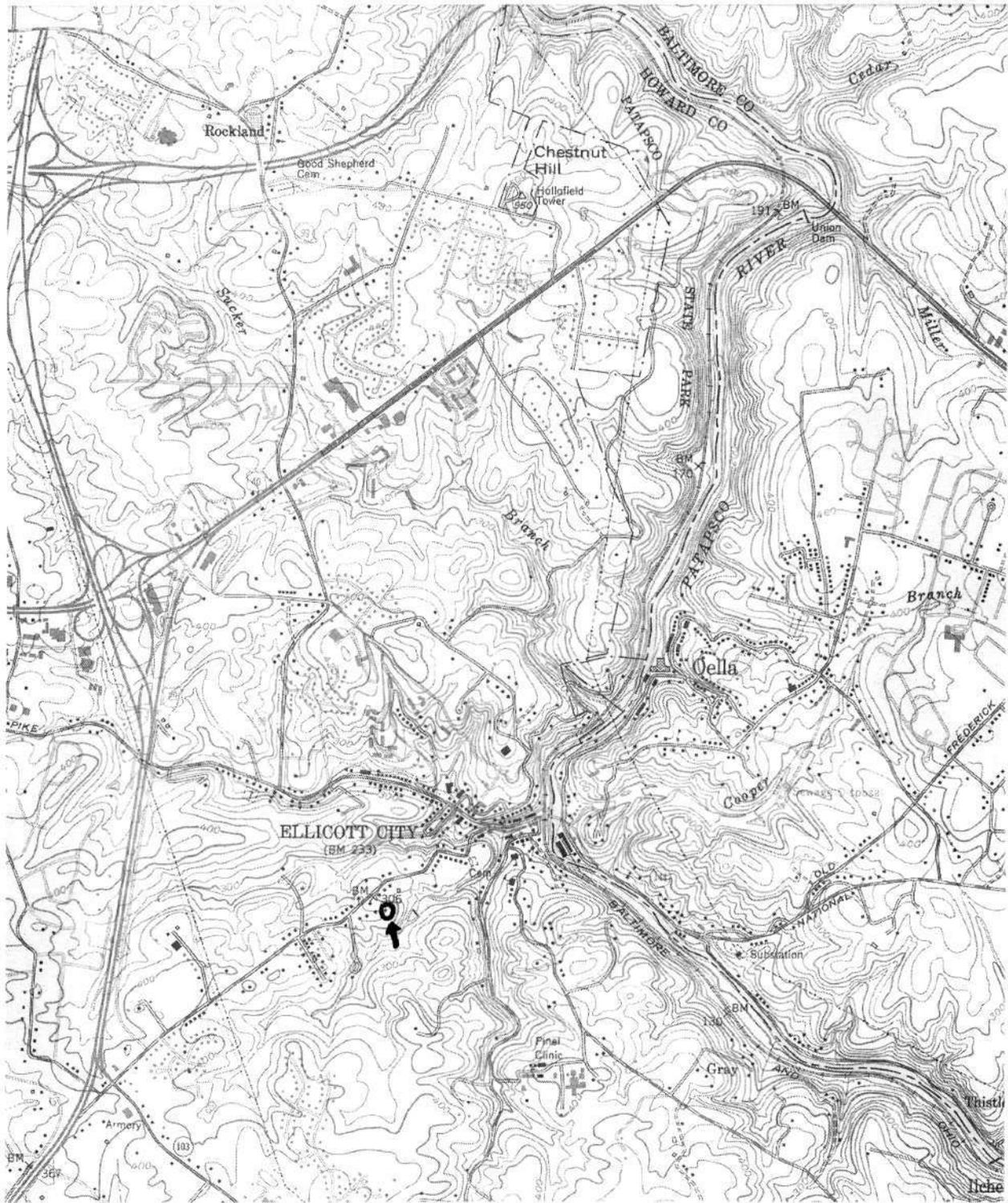
Choyce House (HO-857)
3928 Hunter Street, Ellicott City
Howard County
Floor plan



Choyce House (HO-857)
3928 Hunter Street, Ellicott City
Howard County
Site Plan/Aerial Photo

Choyce House (HO-857)
3928 Hunter Street, Ellicott City
Howard County
Plat





Choyce House (HO-857)
3928 Hunter Street
Ellicott City, Howard County
USGS Ellicott City Quad



HO-857

Choyce House

Howard County, MD

Jennifer Goold

1/05

MD SHPO

View S. Shows streetscape

in Patapsco View, topography, + landscape

1065

ART-2611 <NO. 2 >002
883 1212 -1 N N-5 14 <044>©



5928



HO-857

Choyce House

Howard County, MD

Jennifer Gould

1/05

MD SHPO

View S. Shows front facade.

2 of 5

ART-2611 <No. 4 >004
-1 N N-2-13 <044>©
883 1212



HO-857

Choyce House

Howard County, MD

Jennifer Gould

1/05

MD SHPO

View NE. Show rear facade

3 of 5

ART-2611 <NO. 3 >003
-1 N N-4 34 <044>@
883 1212



HO-857

Choyce House

Howard County, MD

Jennifer Gould

1/05

MD SHPO

view NW. Shows original kitchen.

4 of 5

ART-2611 <No. 6 >006
883 1217 -1 N N 5 31 <044>0



HO-857

Choyce House

Howard County, MD

Jennifer Gould

1/05

MD SHPO

View S. Shows original bathroom, hall, &
boys room with wood paneling.

5065

ART-2611 <NO. 5 >805
883 1212 -1 N N-1-22 <044>@