

HO-947

Eugene and Kathleen Boone House  
11418 Frederick Road  
West Friendship vicinity

**Description:**

The Eugene and Kathleen Boone House is located at 11418 Frederick Road, near West Friendship in north-central Howard County, Maryland. The house faces south toward the road and is a one and one-half story, three-bay by two-bay frame structure with a rock-faced concrete block foundation and a gable roof with asphalt shingles and an east-west ridge. Most of the siding has been removed, exposing building paper over diagonal board sheathing. All of the sash are new aluminum. On the south elevation the first story has a door with eight lights over two panels in the center and paired six-over-one sash in the east and west bays. There is a gabled dormer in the east and west, each one having a six-over-one sash. On the west gable end is an exterior brick chimney. The house has a double-pile plan with two rooms to the front, a cross passage in the center connecting rooms on the east and west ends, and a bathroom and stairway in the center, on the north side of the passage. The house has carpeting, modern architrave with a wide, flat ogee backband and a small ogee on the inner edge, modern baseboard, and two-panel doors with a natural finish. The southwest room has a fireplace on the west elevation that has a stone hearth, a firebrick firebox, and a stone mantel with a wood shelf.

**Significance:**

After the division of Doughoregan Manor among its heirs, Malissa Buckingham sold 61 1/2 acres to William Harman, who was probably a Howard County developer, in 1935. Two years later Harman signed an agreement with Eugene and Kathleen Boone to sell them 4.43 acres, and in 1938 the deed was executed. In addition to Harman, the grantors included the Home Building Association of Ellicott City, suggesting that the Boones had financed a new house through them on their new lot. Two years later the Boones added another lot of over four acres. The house that they had built on their lot was a standard Cape Cod on a rock-faced concrete block foundation, with four rooms and a bath downstairs and two bedrooms in the attic level. This type of house was popular throughout the 1930s and '40s, and its small, compact size made it still affordable during the Depression. Nothing more is known about the Boones, but the Boone family continued to own the house until 2000, when it was sold to a developer. The house was scheduled to be demolished in late 2007 for new development.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. HO-947

### 1. Name of Property (indicate preferred name)

historic Eugene and Kathleen Boone House

other

### 2. Location

street and number 11418 Frederick Road  not for publication

city, town Ellicott City  vicinity

county Howard

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

name Greenfield Homes, Inc.

street and number 1818 Liberty Road telephone 410-365-3702

city, town Eldersburg state MD zip code 21784-6687

### 4. Location of Legal Description

courthouse, registry of deeds, etc. Howard County Courthouse tax map and parcel: 16-91

city, town Ellicott City liber 5301 folio 123

### 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
- Other

### 6. Classification

Category	Ownership	Current Function	Resource Count	
			Contributing	Noncontributing
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture		
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	1	0
<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	1	0
		<input type="checkbox"/> government		
		<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:		
			<b>Number of Contributing Resources previously listed in the Inventory</b>	
			0	

## 7. Description

Inventory No. HO-947

### 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 Eugene and Kathleen Boone House is located at 11418 Frederick Road, near West Friendship in north-central Howard County, Maryland. The house faces south toward the road and is a one and one-half story, three-bay by two-bay frame structure with a rock-faced concrete block foundation and a gable roof with asphalt shingles and an east-west ridge. Most of the siding has been removed, exposing building paper over diagonal board sheathing. All of the sash are new aluminum.

On the south elevation the foundation has a three-light sash in the east and west bays and stone steps in the center. The first story has eight lights over two panels in the center and paired six-over-one sash in the east and west bays. There is a gabled dormer in the east and west, each one having a six-over-one sash. On the west gable end is an exterior brick chimney. The west elevation foundation has a three-light sash in the north bay. The first story has a six-over-one sash in the north bay and a six-light casement on each side of the brick chimney in the south bay. The gable end has paired six-over-one sash with a small wood vent above. The north elevation has an enclosed porch in the center that covers a door with six lights over two lying panels, set to the east, and a six-over-one sash set to the west. There is also a six-over-one sash to the east and west of this enclosed porch. There is a large gabled wall dormer with a six-over-one sash and an interior brick chimney to the east. The east elevation foundation has a stone porch set to the south and a three-light sash to the north. The first story has a gabled porch with new aluminum posts and a 15-light door to the south, and a six-over-one sash to the north. The gable end matches the west elevation.

The cellar has concrete walls and floor and 2 by 10 dimensional joists with diagonal sub-flooring and bridging fastened with wire nails.

The house has a double-pile plan with two rooms to the front, a cross passage in the center connecting rooms on the east and west ends, and a bathroom and stairway in the center, on the north side of the passage. The house has carpeting, modern architrave with a wide, flat ogee backband and a small ogee on the inner edge, modern baseboard, and two-panel doors with a natural finish. The southwest room has a fireplace on the west elevation that has a stone hearth, a firebrick firebox, and a stone mantel with a wood shelf. There is a wide opening on the east that leads to the southeast room. The front door opens in to the southwest room, and there is a doorway to the north that leads to the cross passage. The southeast room has an exterior door on the east elevation. The northwest room has a closet on the east elevation, set to the south. The powder room has all new fixtures. East of the powder room is a dog-leg stair that ascends to the north with a two-level landing that turns back to the south. The northeast room is a modern kitchen but still retains old faux tile on the north, south and west walls. There is a door on the west elevation, set to the north, which leads to cellar stairs. The stair leads down to a landing with an exterior door on the north that leads to a rear porch.

The upper story has a passage that runs north-south. The flooring is 2 1/4-inch oak that is tongue-and-grooved and runs east-west. There is a bathroom in the northwest corner with modern fixtures and tile that matches the kitchen. In the southwest corner is a chamber with a closet on the east elevation, set to the south. The ceiling follows the pitch of the rafters and collar beams. The east side of the upper story has one chamber with original closets built into the northwest corner. The rafters are 2 by 8 dimensional lumber with solid board sheathing.

There are no other buildings on this site except a new garage that is part of the current development.

## 8. Significance

Inventory No. HO-947

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 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	c. 1937-38		

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.)

After the division of Doughoregan Manor among its heirs, Malissa Buckingham sold 6 1/2 acres to William Harman, who was probably a Howard County developer, in 1935. Two years later Harman signed an agreement with Eugene and Kathleen Boone to sell them 4.43 acres, and in 1938 the deed was executed. In addition to Harman, the grantors included the Home Building Association of Ellicott City, suggesting that the Boones had financed a new house through them on their new lot. Two years later the Boones added another lot of over four acres. The house that they had built on their lot was a standard Cape Cod on a rock-faced concrete block foundation, with four rooms and a bath downstairs and two bedrooms in the attic level. This type of house was popular throughout the 1930s and '40s, and its small, compact size made it still affordable during the Depression. Nothing more is known about the Boones, but the Boone family continued to own the house until 2000, when it was sold to a developer. The house was scheduled to be demolished in late 2007 for new development.

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## 9. Major Bibliographical References

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Inventory No. HO-947

See ~~continuation sheet~~ *see footnotes*

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## 10. Geographical Data

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Acreage of surveyed property 7.83 acres  
Acreage of historical setting 7.83 acres  
Quadrangle name Sykesville Quadrangle scale 1:24000

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### Verbal boundary description and justification

The boundaries consist of all of the property on map 16, p. 91, which encompasses all of the historic structures.

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## 11. Form Prepared By

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name/title	Ken Short		
organization	Howard County Dept. of Planning & Zoning	date	8/21/2008
street and number	3430 Courthouse Drive	telephone	410-313-4335
city or town	Ellicott City	state	MD zip code 21043

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  
410-514-7600

Eugene and Kathleen Boone House (HO-947)  
11418 Frederick Road

CHAIN OF TITLE

GRANTOR/HOME	GRANTEE/HOME	DATE	LIBER/ FOLIO	INSTRU- MENT	CONSIDER- -ATION	ACREAGE	NOTES
Joyce K. Gearhardt Jean O. Rupp-Cagle Ronald E. Boone Lois I. Clark/?	Greenfield Homes, Inc./MD	12.12. 2000	5301-123	Deed - fee simple	\$405,000	1) 4.405 A - 1 A 2) 4.43 A	KCB d 8.14.1999
Kathleen C. Boone/?	Kathleen C. Boone Joyce K. Gearhardt Jean O. Rupp-Cagle Ronald E. Boone Lois I. Clark/?	9.8.1995	3588-68	Deed - fee simple	\$0	7.83 A	EFB d. 3.29.1992
Eugene F. & Kathleen C. Boone (H/W)/?	Eugene F. & Kathleen C. Boone & Gearhardt Rupp Boone & Clark	4.23.1986	CMP 1515-186	Deed - fee simple	\$10.00	4.405 A	1
Eugene F. & Kathleen C. Boone (H/W)/?	Eugene F. & Kathleen C. Boone & Gearhardt Rupp	4.23.1986	CMP 1515-191	Deed - fee simple	\$10.00	4.43 A	2
Abram I. Sachs, et al & Home Building Assoc. of Ellicott City, Inc.	Eugene F. & Kathleen C. Boone (H/W)/Howard	8.15.1940	BM, Jr. 168-271	Deed - fee simple	\$5,99	4.405 A	George W. Carr, Pres. G. Lee Burgess, Secretary 1
William Harman Abram I Sachs Elena C. Harman James E. Harman George V. Harman & Home Building Assoc. of E. C. Inc.	Eugene F. & Kathleen C. Boone (H/W)/Howard	9.7.1930	BM, Jr. 161-398	Deed - fee simple	\$1.00	4.43 A	Contract of sale 8.20.1937 BM Jr. 157-594 2
William H. Harman/Howard	Eugene F. & Kathleen C. Boone (H/W)	8.20.1937	BM, Jr. 157-594	Agreement	\$332.25	4.43 A	Paid \$20 - must pay in installments of at least \$20 Can get deed after half paid 2

Eugene and Kathleen Boone House (HO-947)  
11418 Frederick Road

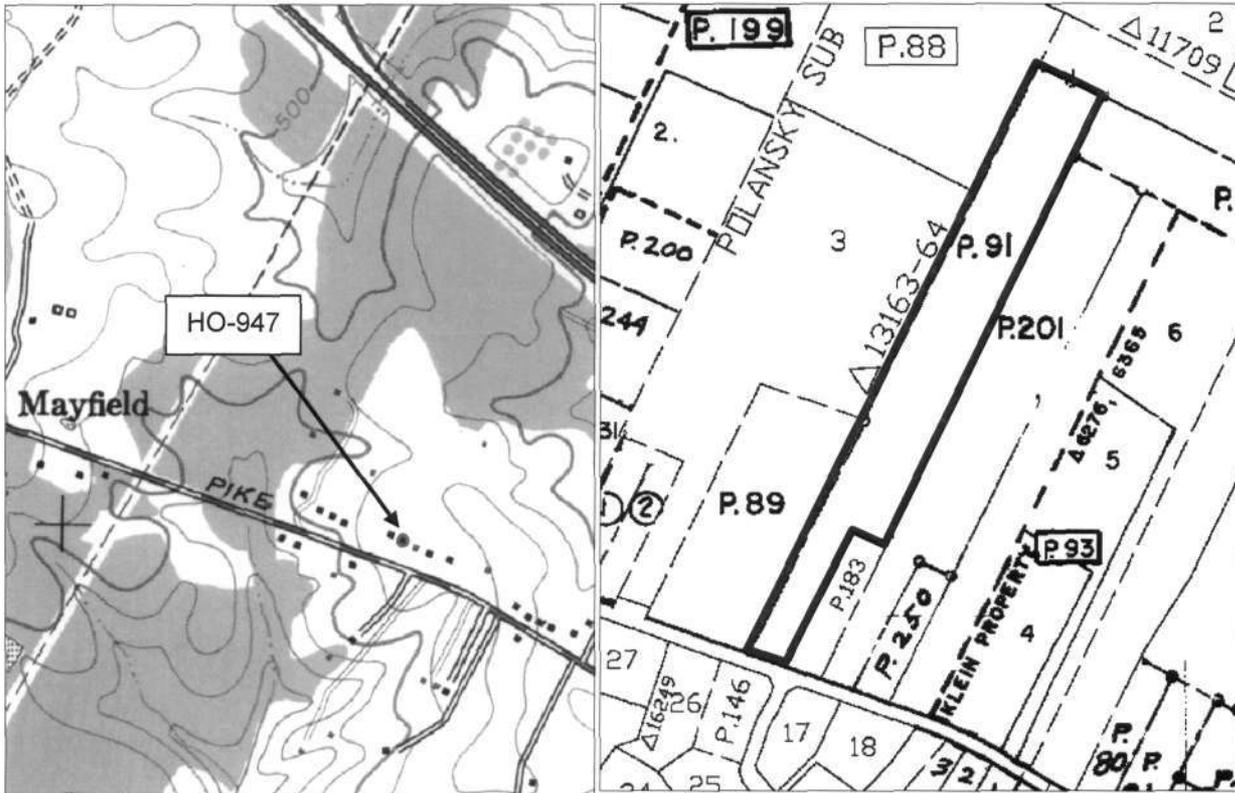
CHAIN OF TITLE

GRANTOR/HOME	GRANTEE/HOME	DATE	LIBER/ FOLIO	INSTRU- MENT	CONSIDER -ATION	ACREAGE	NOTES
Melessa Bucknham, widow	William H. Harman/Howard	9.21.1935	BM Jr. 152-451	Deed - fee simple	\$5.00	61-1/2 A	p/o Doughoregan Manor Enlarged Charles Carroll et al v. Mary Sophia Carroll, et al Equity - Partition Record EPH 1-35 Lot U in Division 4 Lot F in JHO 66-401

HO-947  
 Eugene and Kathleen Boone House, site  
 11418 Frederick Road (MD 144)  
 Sykesville Quad 1953 (Photorevised 1979)

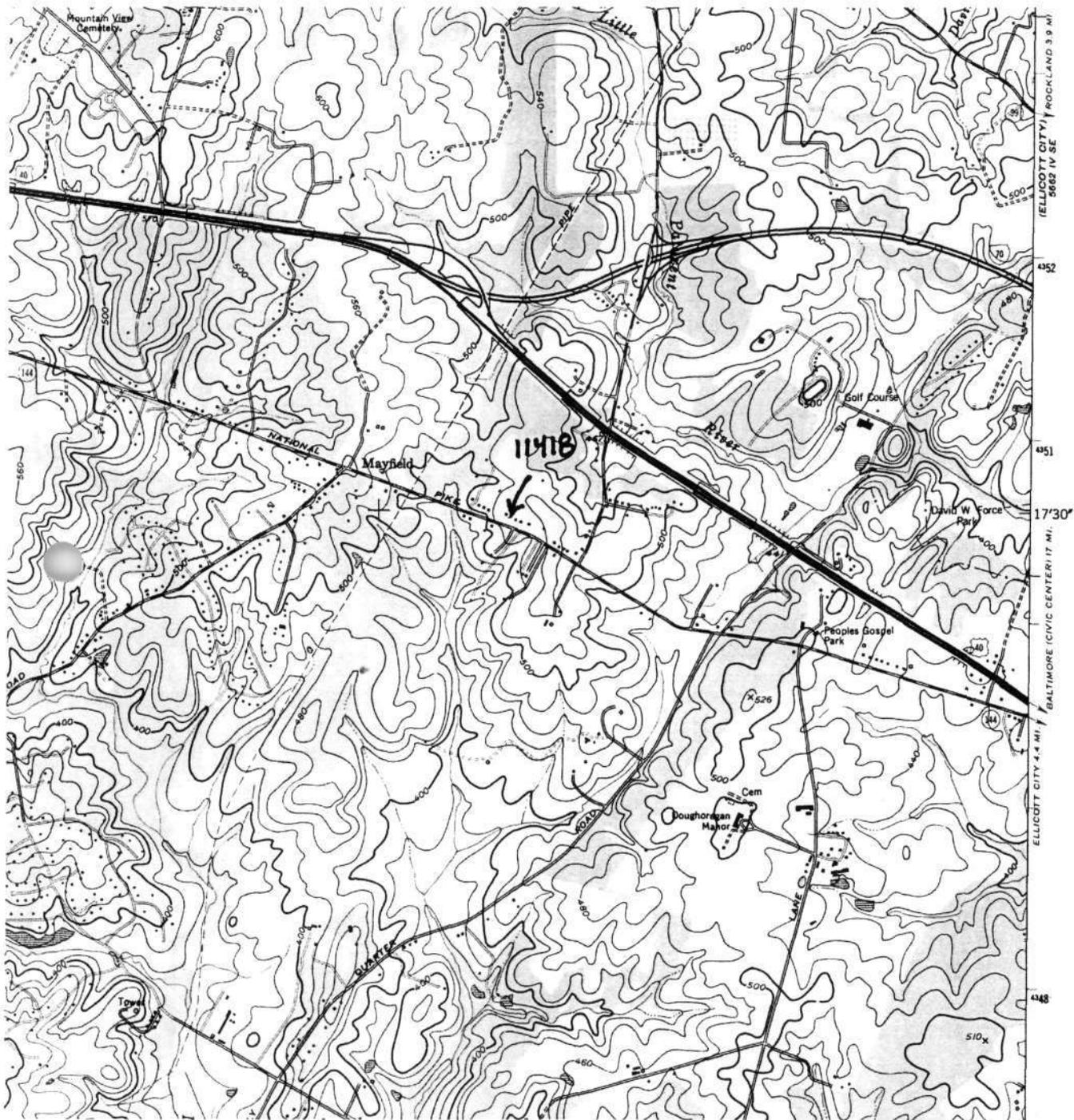
demolished c. 2008

Howard County Tax Map 16, p. 91



Howard County GIS  
 Howard County Aerial Photography Viewer





HO-947  
Eugene and Kathleen Boone House  
11418 Frederick Road  
Sykesville Quad

HO-947  
Eugene and Kathleen Boone House  
11418 Frederick Road  
Howard County, Maryland  
Ken Short, photographer

Photo Log

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

HO-0947\_20071113\_01  
South elevation

HO-0947\_20071113\_02  
East elevations

HO-0947\_20071113\_03  
North & west elevations

HO-0947\_20071113\_04  
Southwest room, view west



HO-947  
Eugene + Kathleen Boone House  
11418 Frederick Rd  
Howard Co. MD  
Ken Short, photographer

11-13-07

South elevation

1/4



HO-947

Eugene & Kathleen Boone House  
11418 Frederick Rd  
Howard Co. MD

Ken Shart, photographer

11-13-07

East elevations

2/4



HO - 947  
Eugene + Kathleen Boone House  
11418 Frederick Rd  
Howard Co. MD  
Ken Short, photographer

11-13-07

North + west elevations

3/4



HO-947

Eugene + Kathleen Boone House

11418 Frederick Rd

Howard Co MD

Ken Short, photographer

11-13-07

Southwest room, view west

4/4