

HO-626

Farmer/Kittner House

Architectural Survey File

This is the architectural survey file for this MIHP record. The survey file is organized reverse-chronological (that is, with the latest material on top). It contains all MIHP inventory forms, National Register nomination forms, determinations of eligibility (DOE) forms, and accompanying documentation such as photographs and maps.

Users should be aware that additional undigitized material about this property may be found in on-site architectural reports, copies of HABS/HAER or other documentation, drawings, and the “vertical files” at the MHT Library in Crownsville. The vertical files may include newspaper clippings, field notes, draft versions of forms and architectural reports, photographs, maps, and drawings. Researchers who need a thorough understanding of this property should plan to visit the MHT Library as part of their research project; look at the MHT web site (mht.maryland.gov) for details about how to make an appointment.

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Last Updated: 05-03-2004

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes

JUL 25 2003

Property Name: Farmer/Kittner House Inventory Number: HO-626

Address: 3966 Old Columbia Pike City: Ellicott City Zip Code: 21043

County: Howard USGS Topographic Map: Ellicott City, MD Quad

Owner: Norman J. Martin and Alice Ann Martin Is the property being evaluated a district? No yes

Tax Parcel Number: 846 Tax Map Number: 24 Tax Account ID Number: 02-214067

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 N no

<i>If the property is within a district</i>		District Inventory Number: _____
NR-listed district <input type="checkbox"/> yes	Eligible district <input type="checkbox"/> yes	District Name: _____
Preparer's Recommendation: Contributing resource <input type="checkbox"/> yes <input type="checkbox"/> no Non-contributing but eligible in another context _____		

<i>If the property is not within a district (or the property is a district)</i>	
Preparer's Recommendation: Eligible <input checked="" type="checkbox"/> Y yes <input type="checkbox"/> 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)*

Many of the houses along Columbia Pike are offer some Colonial Revival styling. This house, however, built c. 1928¹ and set back about 75 feet from the north side of Old Columbia Pike, is a good example of a well-maintained Dutch Colonial Revival house, the only such one among the other Colonial Revival era contemporaries. The house is notable for its stucco wall finish, gambrel roof and full-width wall dormers, both front and rear, which essentially makes the 1 1/2 story house 2 1/2 stories tall. The three-bay wide and two-bay deep house retains its 6/1 windows, grouped in pairs on the front (south) façade. The front entrance with its 15 light door, flanked by sidelights, is accentuated by a cross gabled portico, highlighted with an elliptical arch and classically-styled, supporting brackets. An open porch with classical columns on the north side is balanced by an enclosed sunroom space on the south side, emphasizing the house's overall symmetry. Brick steps lead up to both the front door and the raised tile side porch outlined in brick. An exterior brick chimney rises up through both the center of the side porch and the extended eave of the roof on the north end, flanked by French doors onto the porch and single windows above. The windows are accented with half-paneled and half-louvered shutters with geometric cut-outs in the paneled top section. No known architect or builder has been identified. While it appears to be typical of the catalog houses of the day, the exterior does

¹ MIHP Form

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended <input checked="" type="checkbox"/>	Eligibility not recommended <input type="checkbox"/>
Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D	Considerations: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> None
Comments: <u>Representative example of its type</u>	
<u>[Signature]</u> Reviewer, Office of Preservation Services	<u>8/1/03</u> Date
<u>[Signature]</u> Reviewer, NR Program	<u>8/5/03</u> Date

MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM

Continuation Sheet No. 1

HO-626

not directly correspond to any of the Sears house models researched; perhaps it came from Aladdin, Montgomery Ward or one of the other suppliers of the day.

A matching stucco-covered gable-roofed garage is situated NW of the house. Mature trees grace the lot and its well-maintained landscaping. An early swimming pool was filled in by a previous owner, and the current owner filled in a pump it in the middle of the brick patio. Although the original slate roof has been replaced with composite shingles and a two-story addition was constructed off the west (rear) corner, the integrity of the dwelling appears to be generally intact.

Inside the house retains its original central stair hall. The living room is found between the hall and the porch and has a brick fireplace with painted wood mantel. On the other side of the hall is the dining room at the front and the kitchen at the rear of the main block. The extension contains a family room on the first floor and closets (for the master bedroom and bath above the dining room). Two other bedrooms are found on the second floor above the living room. The basic floor plan, plaster walls and narrow oak floors have been retained, according to the owner, Jay Martin. The only major alterations have been the remodeling of the kitchen and bathrooms, in addition to the rear extension. Apparently a basement bathroom contains an early toilet, and near the door leading to the exterior, a shower and drain.

The current owners, Norman Jay Martin and his wife Alice Ann bought the stucco house and .62 acres of land from Andrew J. Zusi and Nancy H. Zusi in 1997. The Zusis had bought the land from Steven J. Kittner and Mary E. Farmer in 1994. In the 1990s, the western part of this lot was subdivided off the then 1.2 acre lot, and a new house, built by a developer from a standard model for his own family, was inserted along the streetscape.² This subdivision continues the trend started along Old Columbia Pike where the area emerged from the 19th Century primarily as a farming community and turned into a suburban corridor during the 20th Century. Specifically, the Mitchell family sold off the 1.2 acre parcel to one of their family members and he had this stucco house built.³ In this case, the process of subdividing portions of the farms into small lots continued when the lot was divided in half again for yet a newer dwelling seven decades later. Across Old Columbia Pike, the same developer who built the new house for himself was constructing approximately ten other new houses on small lots, subdivided from the lot at the front and the rear of an American Four Square house, along a new street he called Sears House Court.

While there are a number of early 20th Century houses along the corridor, the grouping is not cohesive enough to be eligible for a thematic, geographically-compact historic district listing. This property appears individually eligible for National Register listing for its architectural significance, but does not appear to be part of a readily recognizable historic district. The home embodies distinctive characteristics of Dutch Colonial Revival architecture in its symmetry, gambrel roof, dormers, central hall plan, wood flooring, brick fireplace, stucco siding, elliptical arch and classically-styled, supporting brackets and porch columns. Even though the lot was subdivided relatively recently, the mature landscaping surrounding the house gives the appearance of a self-contained unit. The house together with the garage, appear from the exterior as though they could have been ordered from one of the popular 1920s catalogs of kit homes, making this well-maintained property eligible for the National Register under Criterion C.

negative filed with HO-625

Prepared by: Lisa Jensen Wingate

Date Prepared: 7/9/2003

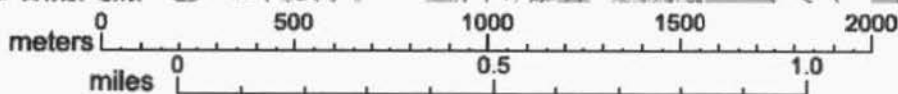
² Prior to that, Keith W. Patten had sold the land to Steven J. Kittner in 1984.
³ See genealogy, land records, and voting histories in DOE form for Nelson House, HO-623. Deed transfer from John D. and Mary E. Mitchell to Clancy Mitchell, March 1925, Liber 123, Folio 293, 44,155 sq. ft. lot.

Farmer / Kittner House
3966 Old Columbia Pike

H0-026



Map center is UTM 18 344934E 4347593N - **ELLICOTT CITY** quad [Quad Info]





140-626

Farmer/Kittner House
Old Columbia Pike
Ellicott City MD (Howard County)
L Jensen Wingate
6103
MD SHPD

Front facade and garage

Farmer/Kittner House
3966 Old Columbia Pike
HO-626

Located on the north side of Old Columbia Pike about 75 feet from the road, this Dutch Colonial Revival house stands on 1.2 acres. Built in 1928, the two-story gambrel-roofed house is three bays long by two bays wide and features a full length dormer.

This house is significant as an excellent example of Dutch Colonial Revival architecture and as an example of early suburban-style development in Howard County.

This house form, with its gambrel roof and eclectic classical features, is typical of the kinds of house found in early 20th century suburbs. It is modest in size, constructed on a small lot and designed in a Neo-Colonial style.

Farmer/Kittner House
3966 Old Columbia Pike
HO-626

HISTORIC PERIOD CONTEXT:

Region: Piedmont
Period: Industrial/Urban Dominance
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-626

Magi No.

DOE yes no

1. Name (indicate preferred name) Farmer/Kittner House

historic

and/or common Farmer/Kittner House

2. Location

street & number 3966 Old Columbia Pike (MD 987) not for publication

city, town Ellicott City vicinity of congressional district 6th

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

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

name Steven Kittner and Mary Farmer

street & number 3966 Old Columbia Pike telephone no.: (410) 461-7676

city, town Ellicott City state and zip code Maryland 21043

5. Location of Legal Description

courthouse, registry of deeds, etc. Howard County liber 1435

street & number 8360 Court Avenue folio 393

city, town Ellicott City state Maryland

6. Representation in Existing Historical Surveys

title

date federal state county local

pository for survey records

city, town state

7. Description

Survey No. HO-626

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 75 feet from the right-of-way, this Dutch Colonial Revival house stands on 1.2 acres. Built in 1928, the house has a broad front lawn and wooded rear yard which abuts a stream valley.

The 2-story gambrel-roofed house is three bays long by two bays wide and features a full width dormer. Fenestration is symmetrical on the south, east and west elevations. On the front or south facade double-hung 6/1 sash windows are grouped in pairs.

The slate-covered roof is flared over the first story and holds a gabled entrance portico supported by classically styled brackets. The door is glazed with 12 panes and sidelights and is reached by brick steps. There are porches on both the east and west sides, the west porch has a hipped roof and is enclosed with a bank of windows. The east porch is open with a flat roof supported by modified Tuscan-style columns and a brick exterior chimney runs up the center of the porch to the ridge line. A series of brick steps leads to the raised porch covered with tile. Two French doors flank the chimney on the first floor and two windows on the second.

The north or rear elevation has a full width dormer with three single windows. There is an enclosed porch with bank of windows extending from the north west corner adjacent to a smaller window and a pair of windows on the east side. All of the windows have shutters that are half paneled and half louvered. Within the solid section on top is a small geometric cutout.

A matching stucco-covered gable-roofed garage sits north west of the house. The property, which abuts the Cat Rocks Branch stream valley, is bounded by rows of mature trees.

8. Significance

Survey No. HO-626

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 checked="" type="checkbox"/> C <input type="checkbox"/> D and/or Applicable Exception: <input type="checkbox"/> A <input type="checkbox"/> B <input 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.

The house is an excellent example of Dutch Colonial Revival architecture and is in outstanding condition with a high level of architectural integrity.

Statement continued. See attached sheet.

9. Major Bibliographical References

Survey No. HO-626

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

10. Geographical Data

Acreeage of nominated property 1.215

Quadrangle name Ellicott City, MD

Quadrangle scale 1:24000

UTM References do NOT complete UTM references

A

Zone	Easting			Northing							

B

Zone	Easting			Northing							

C

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D

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Verbal boundary description and justification

Tax Map 24
Block 18
Parcel 846

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

state	code	county	code
-------	------	--------	------

state	code	county	code
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11. Form Prepared By

name/title Amy Worden Historic Sites Surveyor

Howard County Department of

organization 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/DHCO
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023

3966 Old Columbia Pike
HO-626
Significance Statement Continued

This house is significant as an excellent example of Dutch Colonial Revival architecture and as an example of early suburban-style development in Howard County.

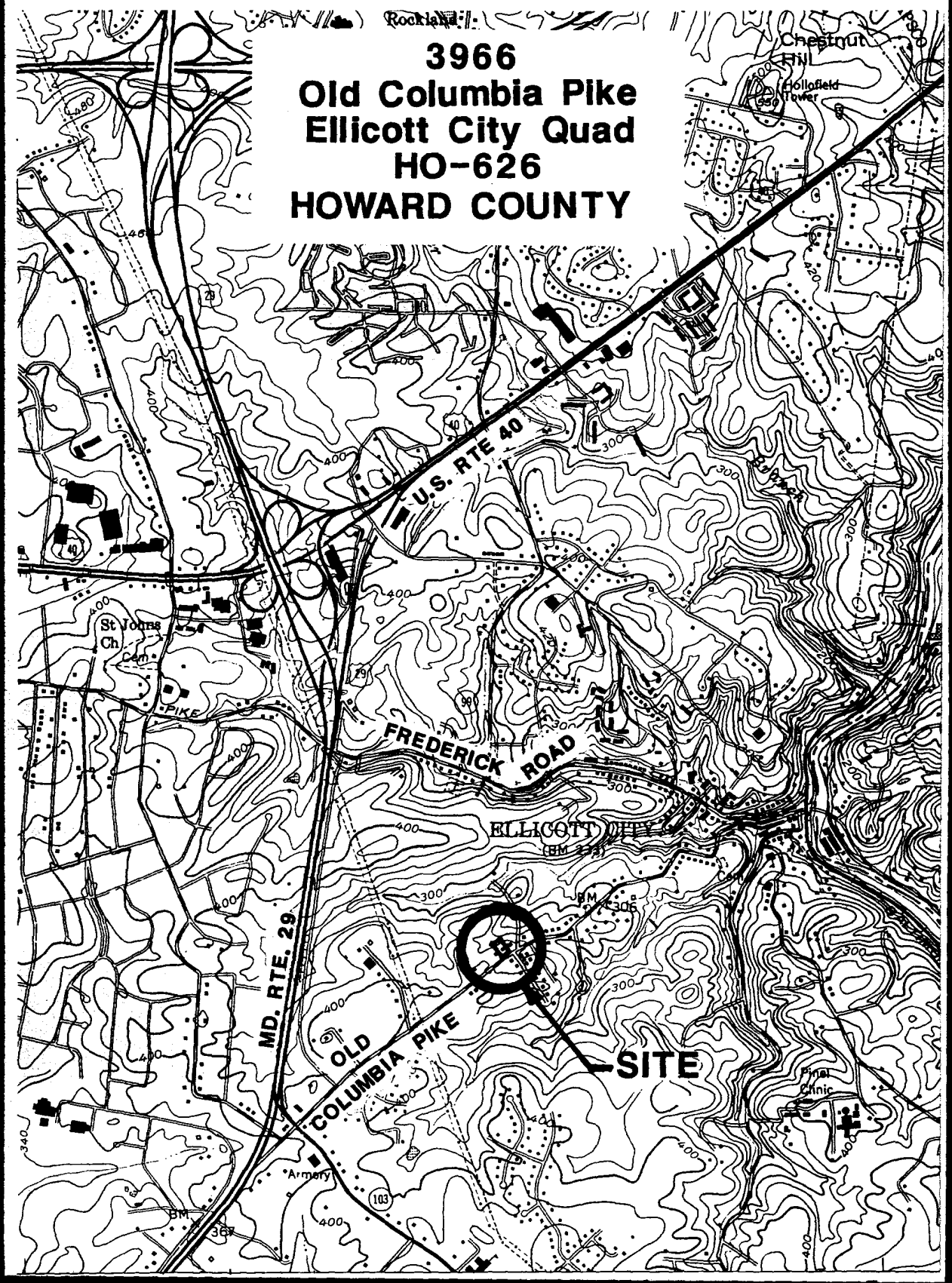
This house form, with its gambrel roof and eclectic classical features, is typical of the kinds of houses found in early 20th century suburbs. It is modest in size, constructed on a small lot and designed in a Neo-Colonial style.

Built in 1928, this house represents the shift from an agrarian-dominated landscape outside of Ellicott City to a more highly developed suburban streetscape with houses on shallow lots fronting the street.

While not part of the planned development to the east, this house typifies structures found in suburbanized areas. Like its neighbors on both sides, this house was part of the 37-acre tract Wesley Bennett sold to John Mitchell in 1923. Mitchell immediately subdivided his land and parcelled it out among his family members (probably his children).

While there is no conclusive evidence that this is a mail order house, its style closely resembles those found in many of the mail order catalogues of the period.

3966
Old Columbia Pike
Ellicott City Quad
HO-626
HOWARD COUNTY





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