

HO-855

Lilburn Cottages (Weaver Court)

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.

All material is property of the Maryland Historical Trust.

Last Updated: 04-25-2013

HO-855

"Lilburn" Stables/Weaver's Court
3963-3975 College Avenue, Ellicott City
Private

Description:

The "Lilburn" Stables/Weaver's Court consists of four buildings arranged in a three-sided "U"-shaped courtyard that is open on the southwest, set back from the road on the northeast. The west building is a one-story, "T"-plan structure with infill on opposite sides to create a rectangular footprint. The crossbar of the "T" is on the southwest, is three bays by one bay, and has a gable roof with asphalt shingles and a southeast-northwest ridge, while the body of the "T" runs to the northeast, is two bays by one bay, and has a gable roof with asphalt shingles and a southwest-northeast ridge. The infill has shed roofs. The north building is a 1 1/2-story structure divided into six bays on the first story and four bays on the second, and is two bays deep. It has a rubble stone foundation that has a concrete collar the southwest, southeast, and two-thirds of the northeast elevations. The walls have T1-11 at the bottom and asphalt shingles above it. The gable roof has asphalt shingles and a northwest-southeast ridge. The northeast building is a 1 1/2-story structure with four bays on the first story and three on the upper story, and is two bays deep. The foundation is covered by a concrete collar, the walls have T1-11, with some wafer board and asphalt shingles on the northeast and southwest elevations. It has a gable roof with asphalt shingles and a northeast-southwest ridge. The southeast building is a 1 1/2-story, five-bay by two-bay frame structure with a foundation of concrete posts that have brick infill between them. The siding has T1-11 at the bottom of the walls, with asphalt shingles above, and the gable roof has asphalt shingles and a northeast-southwest ridge.

Significance:

Henry R. Hazelhurst purchased the lot on which he built "Lilburn" in 1857, and in 1865 he added 96 acres to the southeast of his house. It was on this tract that he constructed a group of barns and stables in a three-sided courtyard plan. Based on the construction of the four existing buildings, the West Building is the earliest structure on the site, and was likely constructed shortly after 1865. The North Building could also date to this period, and most likely was built as a one-story stable that was converted to housing in the 1920s or '30s. The Northeast Building appears to date to the late nineteenth century, as if it may have been a later addition to the complex. It also appears to have not originally been domestic in function, but was converted in the 1920s or '30s. The Southeast Building appears to have been built in the 1920s or '30s as part of the conversion to housing. These buildings were likely not used for domestic purposes until after being purchased by Baltimore contractor Henry A. Knott in 1930 or Alfred V. Weaver in 1934. The conversion most likely was responding to the need for cheap housing during the Great Depression.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. HO-855

1. Name of Property (indicate preferred name)

historic "Lilburn" Stables/Weaver's Court
other

2. Location

street and number 3963-3975 College Avenue not for publication
city, town Ellicott City X vicinity
county Howard

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

name Taylor Family Ltd Partnership
street and number PO Box 396 telephone
city, town Ellicott City state MD zip code 21041

4. Location of Legal Description

courthouse, registry of deeds, etc. Howard County Courthouse liber 13244 folio 37
city, town Ellicott City tax map 25 tax parcel 95 tax ID number

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	Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	4	0 buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	0	0 sites
<input type="checkbox"/> site		<input type="checkbox"/> domestic	0	0 structures
<input type="checkbox"/> object		<input type="checkbox"/> education	0	0 objects
		<input type="checkbox"/> funerary	4	0 Total
		<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:		
			Number of Contributing Resources previously listed in the Inventory	
			4	

7. Description

Inventory No. HO-855

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.

Summary:

The "Lilburn" Stables/Weaver's Court are four buildings arranged in a three-sided "U"-shaped courtyard that is open on the southwest, set back from the road on the northeast. The west building is a one-story, "T"-plan structure with infill on opposite sides to create a rectangular footprint. The crossbar of the "T" is on the southwest, is three bays by one bay, and has a gable roof with asphalt shingles and a southeast-northwest ridge, while the body of the "T" runs to the northeast, is two bays by one bay, and has a gable roof with asphalt shingles and a southwest-northeast ridge. The infill has shed roofs. The north building is a 1 1/2-story structure divided into six bays on the first story and four bays on the second, and is two bays deep. It has a rubble stone foundation that has a concrete collar the southwest, southeast, and two-thirds of the northeast elevations. The walls have T1-11 at the bottom and asphalt shingles above it. The gable roof has asphalt shingles and a northwest-southeast ridge. The northeast building is a 1 1/2-story structure with four bays on the first story and three on the upper story, and is two bays deep. The foundation is covered by a concrete collar, the walls have T1-11, with some wafer board and asphalt shingles on the northeast and southwest elevations. It has a gable roof with asphalt shingles and a northeast-southwest ridge. The southeast building is a 1 1/2-story, five-bay by two-bay frame structure with a foundation of concrete posts that have brick infill between them. The siding has T1-11 at the bottom of the walls, with asphalt shingles above, and the gable roof has asphalt shingles and a northeast-southwest ridge.

Description:

The "Lilburn" Stables/Weaver's Court are located at 3963-3975 College Avenue in Ellicott City, in northeastern Howard County, Maryland. There are four buildings arranged in a three-sided "U"-shaped courtyard that is open on the southwest, set back from the road on the northeast.

West building (3971 College Avenue)

The west building is a one-story, "T"-plan structure with infill on opposite sides to create a rectangular footprint. The crossbar of the "T" is on the southwest, is three bays by one bay, and has a gable roof with asphalt shingles and a southeast-northwest ridge, while the body of the "T" runs to the northeast, is two bays by one bay, and has a gable roof with asphalt shingles and a southwest-northeast ridge. The infill has shed roofs. The foundation of the original "T" has vertical stone posts set into the ground, with rubble infill between, while the infill has concrete posts and two brick piers, with stone infill on the northeast and southeast and brick and CMU infill on the northwest. The walls are a mix of T1-11, wafer board, and asphalt shingles on the northwest elevation. There is a wood box cornice.

On the southeast elevation the south bay has a boarded-up window, with an open porch in the center bay that has one boarded-up window, and an enclosed porch to the east with another boarded-up window.

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. HO-855

Name
Continuation Sheet

Number 7 Page 1

On the northeast elevation of the crossbar, under the porch, is a boarded-up doorway. The northeast elevation has a closed-off cellar bulkhead in the center with a window opening to the east, and a boarded-up window in the center of the first story. The east infill has a small window and the north infill has a four-light sash. There is an exterior brick chimney set west of center.

The northwest elevation has a pair of four-light casements in the north bay, a pair of casements (one one-light and one four-light) and a door with seven wood steps below in the center bay, and a six-over-one sash in the west bay. The south elevation has three boarded-up windows.

The building is constructed with sash-sawn timber that is mortised and tenoned and pegged, with braces fastened with cut nails. The exterior has random-with, sash-sawn vertical board siding. The window sash are wood, with 9-inch by 11-inch lights, ovolo muntins, parting beads, and the sash are not pinned. The interior had furring strips and drywall added, with no evidence of a finished interior prior to this addition.

North building (3973 & 3975 College Avenue)

The north building is a 1 ½-story structure divided into six bays on the first story and four bays on the second, and is two bays deep. It has a rubble stone foundation that has a concrete collar on the southwest, southeast, and two-thirds of the northeast elevations. The walls have T1-11 at the bottom and asphalt shingles above it. The gable roof has asphalt shingles and a northwest-southeast ridge. There is a shed-roofed addition on the southeast, with T1-11 siding.

The southwest elevation, from west to south, has a door, window, window, door, window, and window. The west door is boarded-up and has a scar on the wall of a pentroof, while the south door retains the pentroof, with triangular brackets covered with lattice, exposed rafter ends, and a half-hip roof with asphalt shingles. This door has nine lights over two lying panels. All of the windows are boarded-up and have head-cut trim. The upper story has four gable-roofed wall dormers that break through the eave, each with a six-over-six sash. There is a wood box cornice.

The southeast elevation has a doorway in the south bay, with a pentroof that matches the southwest elevation. In the center is the addition, and the east bay has a six-over-six sash. The gable end has two six-over-six sash. The northeast elevation has a cellar bulkhead at the west end. The first story has five six-over-six sash and the upper story has four typical dormers. There are two metal flues that pass through the wall.

The northwest elevation has two six-over-six sash on the first floor and two in the gable end, with an exterior brick chimney in the center.

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. HO-855

Name

Continuation Sheet

Number 7 Page 2

Beneath the current siding is board and batten siding. The interior has no evidence of finishes before being covered with homosote, and later with drywall. The framing appears to be nailed, with 4-inch-square posts and horizontals. The wood sash have ovolo muntins, 9 1/4-inch by 10 1/4-inch lights, and parting beads. They are not pinned and have no sash weights. There is head-cut trim on the windows and doors. The upper story doors have five lying panels.

Northeast building (3969 College Avenue)

The northeast building is a 1 1/2-story structure with four bays on the first story and three on the upper story, and is two bays deep. The foundation is covered by a concrete collar, the walls have T1-11, with some wafer board and asphalt shingles on the northeast and southwest elevations. It has a gable roof with asphalt shingles and a northeast-southwest ridge. There is a one-story shed-roofed addition on the southeast that has the same materials.

The northwest elevation, on the first story, has a hollow core door in the north bay, with a typical pentroof above. There are two six-over-six sash in the center bay, and a boarded-up large hole in the wall in the south bay. The upper story has three gable-roofed wall dormers that break through the eaves, with six-over-six sash. There is a wood box cornice.

The northeast elevation has a small boarded-up window at the east end, and two six-over-six sash with head-cut trim in the gable end. The eave is even with the midpoint of the gable-end windows. The addition has a door to the east and a window to the north, with a shed-roofed porch.

The southeast elevation of the addition has a brick pier at the south corner and rubble stone with a cellar entrance that has stone cheek walls at the east corner. There are two boarded-up windows on the first story and a wood box cornice. The southwest elevation of the main block has two boarded-up windows on the first story and two six-over-six sash in the gable end. The addition has a boarded-up window.

The building has a side-passage plan, is constructed with sash-sawn heavy timber, and has braces toenailed with cut nails. There are vertical boards on the exterior, beneath the current siding. The wood sash have 9-inch by 11-inch lights, ovolo muntins, and parting beads. They are not pinned and have no sash weights. The interior trim is head-cut and the doors have five lying panels. The floor is painted 2 1/2-inch tongue and grooved wood. There is an open-stringer stair on the northeast that has square balusters and a moulded handrail.

Southeast building (3963, 3965, & 3967 College Avenue)

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. HO-855

Name
Continuation Sheet

Number 7 Page 3

The southeast building is a 1 1/2-story, five-bay by two-bay frame structure with a foundation of concrete posts that have brick infill between them. The siding has T1-11 at the bottom of the walls, with asphalt shingles above, and the gable roof has asphalt shingles and a northeast-southwest ridge.

The northwest elevation has paired doorways in the center, with the west one closed off and the north one boarded up. There was a porch roof here over the western opening, and this may have been the original opening, with the west one added later. To either side of the doorways are two boarded-up windows. The west end has a shed-roofed one-story addition with T1-11 siding. The upper story has five gabled wall dormers that break through the eave and have six-over-six sash. The dormers have T1-11 siding on their faces and cheek walls, and there is a wood box cornice.

The northeast elevation has some stone infill in the foundation. The east bay has a boarded-up doorway with a shed-roofed porch supported by triangular brackets. There is an exterior brick chimney set east of center. The north bay has a small window that is boarded up, and a doorway with a typical pentroof for the site; one of the brackets has been replaced, and there is no lattice on either bracket. The gable end east bay opening appears to have been covered over, and the north bay has a six-over-one sash.

The southeast elevation has a cellar bulkhead, with stone cheek walls, at the east end. The east bay has a stone foundation. The first story has six boarded-up windows, with the three to the east being shorter than the others. There is an exterior brick chimney just east of the south bay. The upper story has five typical dormers, and there is a wood box cornice.

The southwest elevation has a doorway with a typical pentroof in the west bay of the first story, and a window in the south bay. The gable end has two six-over-one sash. The eave is even with the midpoint of the gable-end windows.

This building is stick built with dimensional lumber and wire nails, has horizontal board siding on the exterior and drywall on the interior. T1-11 has been added to many of the walls inside. The stair railings on the upper level have square balusters and a moulded handrail, and are identical to that in the northeast building. The joists are exposed on the first story and are planed, dimensional 2 by 8s. The openings have head-cut trim.

8. Significance

Inventory No. HO-855

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 checked="" 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 history	<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. 1865-70, c. 1890s, c. 1930s

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.)

Summary:

Henry R. Hazelhurst purchased the lot on which he built "Lilburn" in 1857, and in 1865 he added 96 acres to the southeast of his house. It was on this tract that he constructed a group of barns and stables in a three-sided courtyard plan. Based on the construction of the four existing buildings, the West Building is the earliest structure on the site, and was likely constructed shortly after 1865. The North Building could also date to this period, and most likely was built as a one-story stable that was converted to housing in the 1920s or '30s. The Northeast Building appears to date to the late nineteenth century, as if it may have been a later addition to the complex. It also appears to have not originally been domestic in function, but was converted in the 1920s or '30s. The Southeast Building appears to have been built in the 1920s or '30s as part of the conversion to housing. These buildings were likely not used for domestic purposes until after being purchased by Baltimore contractor Henry A. Knott in 1930 or Alfred V. Weaver in 1934. The conversion most likely was responding to the need for cheap housing during the Great Depression.

Significance:

Henry R. Hazelhurst purchased the lot on which he built "Lilburn" from his late wife's family (the Thomases) in 1857, and the primary buildings were located on that parcel of under 5 acres. In 1865 he added 96 acres to the southeast of his house in a foreclosure sale of Thomas family holdings. It was on this tract that he constructed a group of barns and stables in a three-sided courtyard plan. The 1878 Hopkins *Atlas of Howard County* shows only "Lilburn" and the outbuildings immediately adjacent to it, which were within the town of Ellicott City, excluding the land beyond the boundaries where the stables are located. However, an 1890s plat of Hazelhurst's holdings locates all of the buildings on his extensive property. It shows a three-sided courtyard of "Barns & Stables" comprising six buildings. The one at the southwestern corner of the courtyard has a "T" plan. Across the northern end was a long, narrow building that was attached to the northeast building at its eastern end, and had a building attached to its northeastern side.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. HO-855

Name

Continuation Sheet

Number 8 Page 1

Based on the construction of the four existing buildings, the West Building is the earliest structure on the site, and must be the "T" building on the plat. It was likely constructed shortly after 1865. Comparing it to the "Lilburn"/Hammond Cottage (HO-856), which had stone nogging covered with plaster, it was not finished on the interior, so was not used as a dwelling space originally. The use of monolithic stone piers for the foundation has been observed on some porches in Howard County, but is unusual for buildings; this may in part be the result of rampant development in the county, which has left few survivals among outbuildings. The original function of this "T"-plan building is not known. The North Building, across the end of the courtyard, could also date to this period, and most likely was built as a one-story stable that was converted to housing in the 1920s or '30s, with a floor inserted near the top of the walls. It is much shorter than the building shown on the plat, so some portions of it must have been taken down in the twentieth century, perhaps during the conversion. The Northeast Building appears to date to the late nineteenth century, as if it may have been a later addition to the complex. It is probably the building shown attached to the east end of the north building on the plat, thus dating to the Hazelhurst era. It also appears to have not originally been domestic in function, but was converted in the 1920s or '30s. These buildings seem to have been covered with board and batten siding originally. The Southeast Building appears to have been built in the 1920s or '30s as part of the conversion to housing, probably reusing part of earlier foundations. It is also possible that part of the earlier structure shown on the plat survives inside the northern end of this building and was not identified during the survey.

Courtyard plans for agricultural buildings became popular in England in the eighteenth century as part of the model farm movement, and may have been adopted here by some progressive planters in the eighteenth century. Their occurrence among Tidewater planters throughout the nineteenth century is a subject which demands further study.

A previous survey of the buildings described them as cottages for Hazelhurst's employees, but given the construction of the buildings, which was not accessible for examination earlier, this now seems very unlikely. Another building in that inventory, which was demolished prior to this investigation and thus is not included here, could very well have been a tenant house; it was located well to the southwest of the courtyard. These buildings were likely not used for domestic purposes until after being purchased by Baltimore contractor Henry A. Knott in 1930 or Alfred V. Weaver in 1934. The conversion most likely was responding to the need for cheap housing during the Great Depression. The buildings retain the name Weaver's Court, which would suggest that he was responsible for the conversion; whether or not he was responsible, the long-term use of this name seems appropriate for this period of their history. The buildings have been part of a slated new development for over five years, and should finally be torn down in early 2012.

9. Major Bibliographical References

Inventory No. HO-855

10. Geographical Data

Acreage of surveyed property 6.7553 A
Acreage of historical setting 96 A
Quadrangle name Ellicott City

Quadrangle scale: 1:24000

Verbal boundary description and justification

The boundaries consist of the outlines of the property, tax map 25, parcel 95, which encompasses all of the historic buildings and features on the site.

11. Form Prepared by

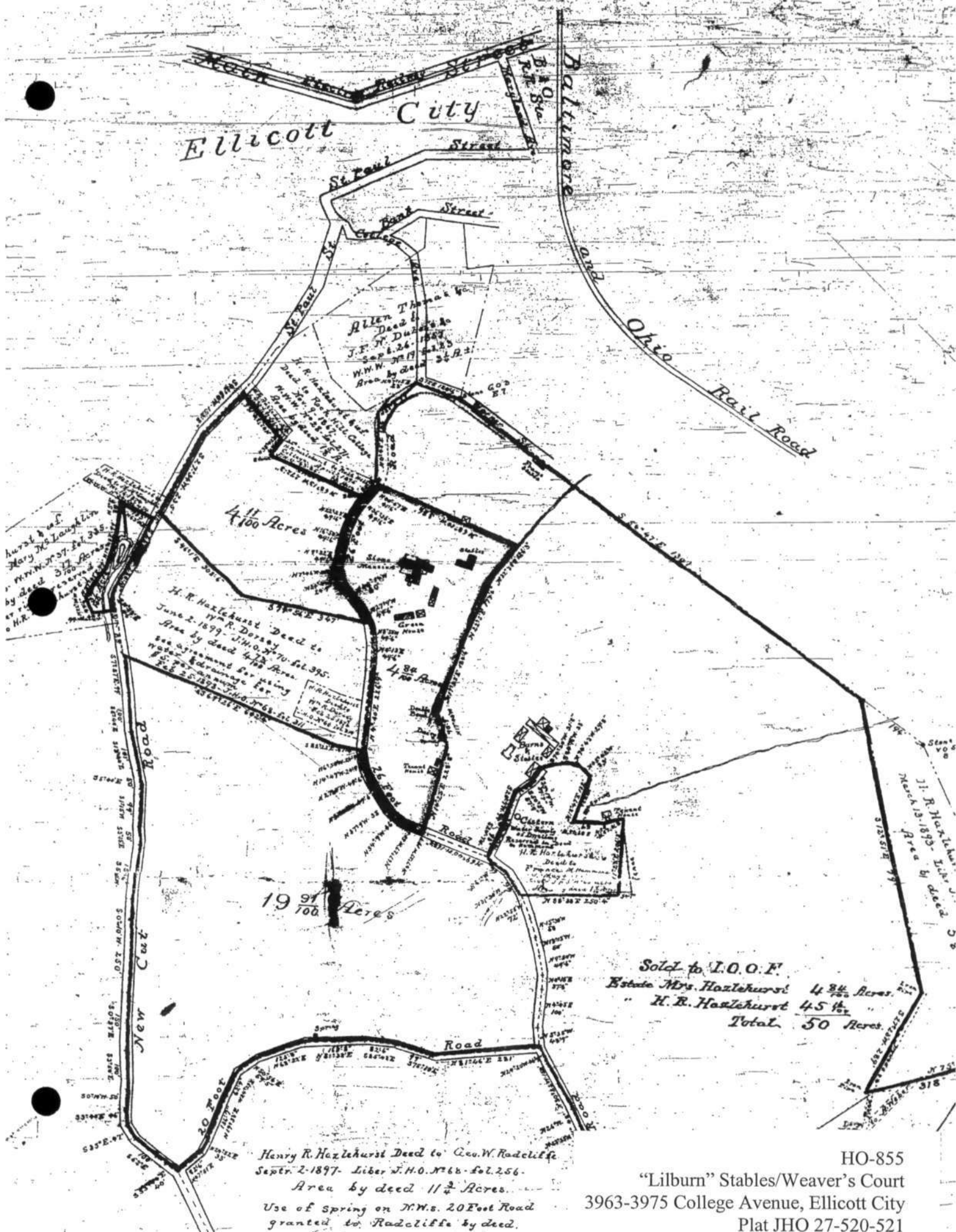
name/title	Ken Short		
organization	Howard County Department of Planning & Zoning	date	March 2012
street & number	3430 Courthouse Drive	telephone	410-313-4335
city or town	Ellicott City	state	MD

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

Ellicott City



hursel & wife
Mary M. Laughlin
W.W.W. 27-57 fol. 345
by deed 3 1/2 Acres
or the heirs reserved
to H.R.

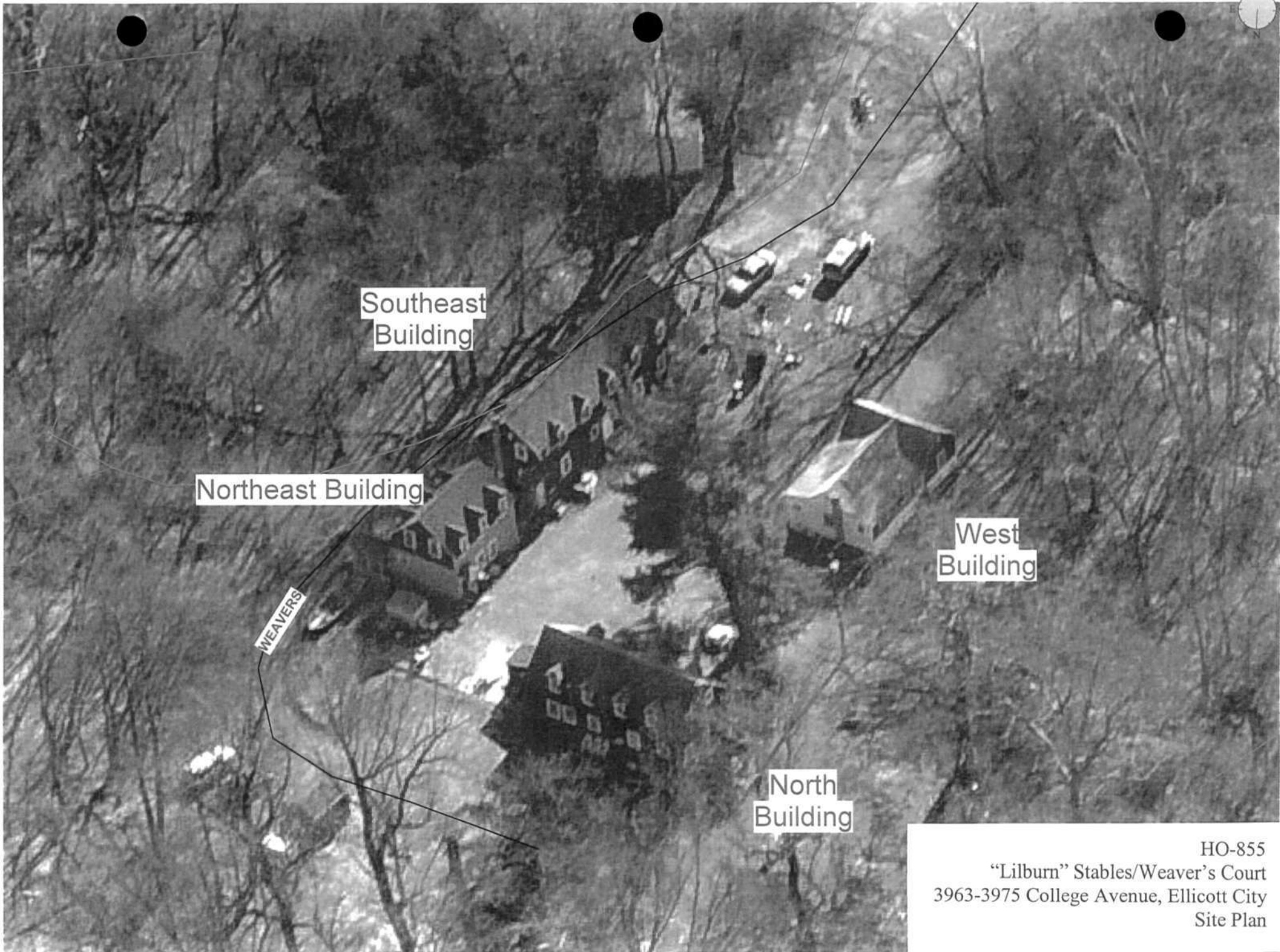
H. R. Hazlehurst Deed to
J. R. Dorsey
June 2, 1897 - J.H.O. No. 70 - fol. 395.
Area by deed 4 1/2 Acres
see agreement for using
water & drainage for
see 25-7193 J.H.O. No. 63 - fol. 211

Allen Thomas & Co.
Deed to
J.F. N. Duff
Sept. 24, 1887
W.W.W. 27-57 fol. 345
Area by deed 3 1/2 Acres

Sold to I.O.O.F.
Estate Mrs. Hazlehurst 4 3/100 Acres
" H. R. Hazlehurst 4 5/100 "
Total 50 Acres

Henry R. Hazlehurst Deed to Geo. W. Radcliffe
Sept. 2, 1897 - Liber J.H.O. No. 63 - fol. 256.
Area by deed 11 1/2 Acres.
Use of Spring on N.W.S. 20 Foot Road
granted to Radcliffe by deed.

HO-855
"Lilburn" Stables/Weaver's Court
3963-3975 College Avenue, Ellicott City
Plat JHO 27-520-521



Southeast
Building

Northeast Building

West
Building

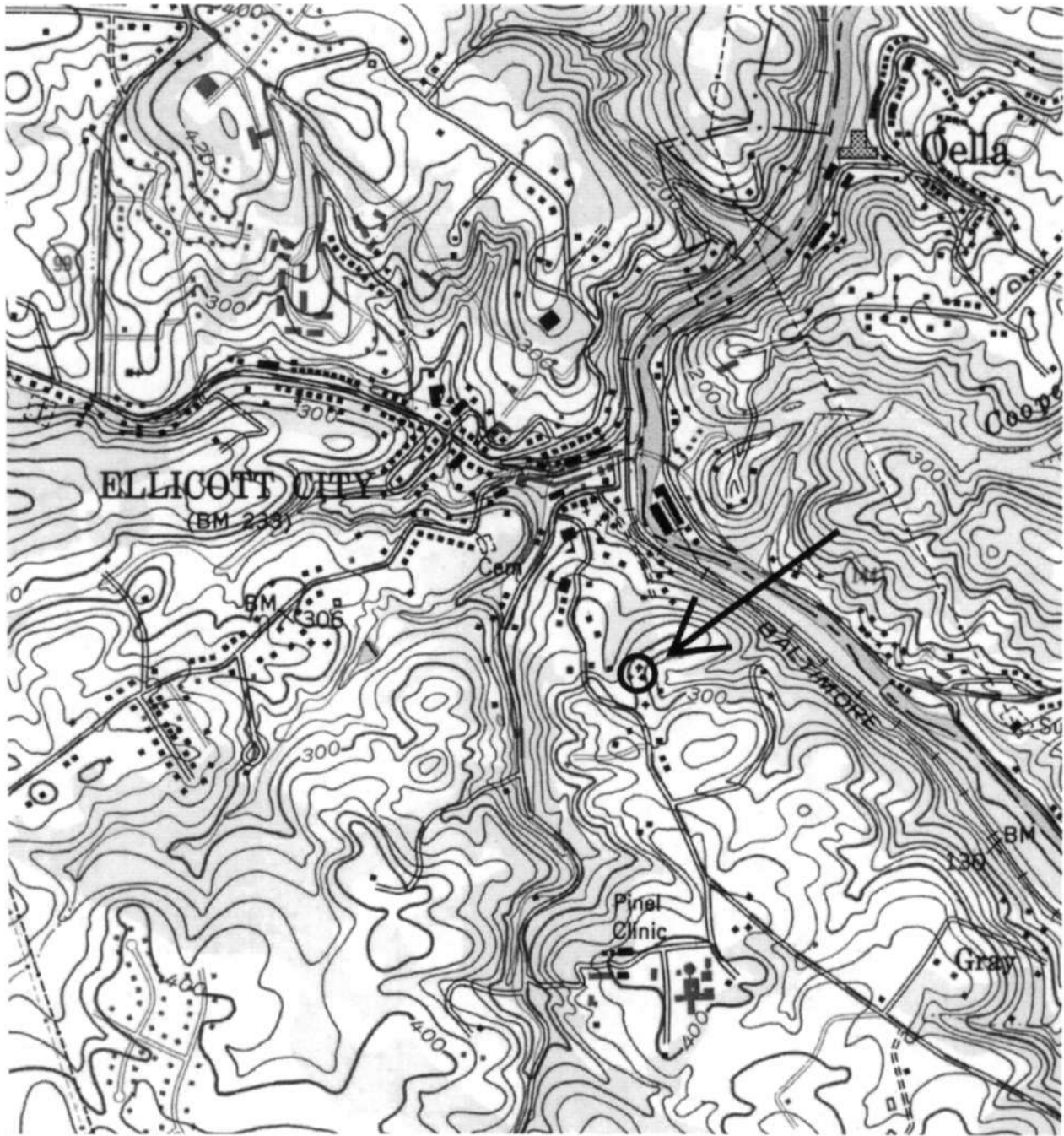
WEAVERS

North
Building

HO-855
"Lilburn" Stables/Weaver's Court
3963-3975 College Avenue, Ellicott City
Site Plan

Average Scale: 1 inch = 29.4 feet

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HO-855
"Lilburn" Stables/Weaver's Court
3963-3975 College Avenue, Ellicott City
Ellicott City quad

HO-855
"Lilburn" Stables/Weaver's Court
3963-3975 College Avenue
Howard County, Maryland
Ken Short, photographer

Photo Log

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

HO-0855_2011-12-14_01
Site, view northeast

HO-0855_2011-12-14_08
Southeast Building, northwest elevation

HO-0855_2011-12-14_02
West Building, southwest & southeast
elevations

HO-0855_2011-12-14_09
Southeast Building, southeast & northeast
elevations

HO-0855_2011-12-14_03
West Building, northeast & northwest
elevations

HO-0855_2011-12-14_04
North Building, southwest & southeast
elevations

HO-0855_2011-12-14_05
North Building, northeast elevation

HO-0855_2011-12-14_06
Northeast Building, northwest & southwest
elevations

HO-0855_2011-12-14_07
Northeast Building, southeast & northeast
elevations



H0-855

'Lilburn' Stables / Weaver's Court

3963-3975 College Avenue

Howard County, Maryland

Ken Short

2011-12-14

MD SHPO

Site, view northeast

1 of 9



H0-855

'Lilburn' Stables / Weaver's Court

3963-3975 College Avenue

Howard County, Maryland

Ken Short

2011-12-14

MD SHPO

West building, southwest + southeast
elevations

2 of 9



HO-855

'Lilburn' Stables/Weaver's Court

3963-3975 College Avenue

Howard County, Maryland

Ken Short

2011-12-14

MD SHPO

West building, northeast + northwest
elevations

3 of 9



5973

40-855

'Lilburn' Stables/Weaver's Court

3963-3975 College Avenue

Howard County, Maryland

Ken Short

2011-12-14

MD SHPO

North building, southwest + southeast
elevations

4 of 9



HD-855

'Lilburn' Stables/Weaver's Court

3963-3975 College Avenue

Howard County, Maryland

Ken Short

2011-12-14

MD SHPO

North building, northeast elevation

5 of 9



H0-855

'Lilburn' Stables/Weaver's Court

3963-3975 College Avenue

Howard County, Maryland

Ken Short

2011-12-14

MD SHPO

Northeast building, northwest + southwest
elevations

6 of 9



HO-855

'Lilburn' Stables/ Weaver's Court

3963-3975 College Avenue

Howard County, Maryland

Ken Short

2011-12-14

MD SHPO

Northeast building, southeast +
northeast elevations

7 of 9



HD-855

'Lilburn' Stables/Weaver's Court
3963-3975 College Avenue
Howard County, Maryland

Ken Short

2011-12-14

MD SHPO

southeast building, northwest elevation
8 of 9



3977

H0-855

'Lilburn' Stables / Weaver's Court

3963-3975 College Avenue

Howard County, Maryland

Ken Short

2011-12-14

MD SHPO

southeast building, southeast + northeast
elevations

9 of 9

Lilburn Cottages
HO-855
Howard County
3961 College Avenue, Ellicott City
ca. 1870-1940
Private

The Lilburn Cottages are located on College Avenue, just south of the Ellicott City Historic District in Howard County, Maryland. The 6.75-acre property is distinguished by its' dramatic topography and wooded character. The property backs up to the Patapsco River Valley State Park. There are five structures on the property that are visible from the public way, including two detached dwellings and three groups of attached dwellings. One detached dwelling is located in a hollow below College Avenue and the other four structures are located on a ridge south of the hollow. The group of four structures frame a court accessed by a tear-shaped private drive, called Weaver Court after a 20th c. owner. A proposal to develop the property, which would result in demolition of the cottages, has been submitted to the Howard County Department of Planning & Zoning.

The Lilburn Cottages consist of four contributing buildings and one non-contributing building. The four contributing buildings consist of a detached wood-frame dwelling and three groups of attached wood-frame dwellings. The buildings are altered vernacular dwellings and are difficult to date. However, their form and ornamentation suggest that they were constructed in the early 20th century.

The Lilburn Cottages embody the distinctive characteristics of its type, period, and method of construction. The Lilburn Cottages are significant as part of the Lilburn estate (HO-353). The buildings could have been constructed to house workers on the Lilburn estate. Alternatively, they could have been built as rental housing for workers at the nearby mills on the Patapsco River.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. HO-855

1. Name of Property (indicate preferred name)

historic Lilburn Cottages (preferred)
 other Weaver Court

2. Location

street and number 3961 College Avenue not for publication
 city, town Ellicott City vicinity
 county Howard County

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

name Ronald and Gail Spahn
 street and number 5108 Ten Mills Road telephone 410-977-1323
 city, town Columbia state MD zip code 21044

4. Location of Legal Description

courthouse, registry of deeds, etc. Howard County Land Records liber 5051 folio 629
 city, town Columbia tax map 25 tax parcel 93 tax ID number 02-218569

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 checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	Contributing	Noncontributing
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture	<u>4</u>	<u>1</u> buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> social	<u>0</u>	<u>0</u> structures
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation	<u>0</u>	<u>0</u> objects
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	<u>4</u>	<u>1</u> Total
		<input type="checkbox"/> government	<input type="checkbox"/> unknown		
		<input type="checkbox"/> health care	<input type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> industry	<input type="checkbox"/> other:		
				Number of Contributing Resources previously listed in the Inventory	
				<u>0</u>	

7. Description

Inventory No. HO-855

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 property owner did not provide access to the site prior to preparation of the form and the property was surveyed from the roadway. Thus, only elements visible from the public way are described.

The Lilburn Cottages are located on College Avenue, just south of the Ellicott City Historic District in Howard County, Maryland. The 6.75-acre property is distinguished by its' dramatic topography and wooded character. The property backs up to the Patapsco River Valley State Park. There are five structures on the property that are visible from the public way, including two detached dwellings and three groups of attached dwellings. One detached dwelling is located in a hollow below College Avenue and the other four structures are located on a ridge south of the hollow. The group of four structures frame a court accessed by a tear-shaped private drive, called Weaver Court after a 20th c. owner.

The Lilburn Cottages consist of four contributing buildings and one non-contributing building. The four contributing buildings consist of a detached wood-frame dwelling and three groups of attached wood-frame dwellings. The buildings are located well away from the public road and are difficult to date from such a distance. However, the structures are located on land that was once part of the Henry R. Hazlehurst estate, Lilburn (HO-353), and have ornamentation that matches that seen on the Lilburn-Balderstone's Cottage (HO-355). Thus, it is assumed that the buildings were constructed to house workers on the Lilburn estate or as rental housing on the property and should be viewed as part of the Lilburn complex.

The contributing detached cottage is the building in the complex that is located nearest the public way. Only the west and north facades are visible from the public way. The dwelling is a 1 1/2-story, 2-bay, wood-frame, gable-front house. The building is currently covered with asphalt siding and has an asphalt roof. The house retains wood six-over-six windows. The primary, gable-front, facade of the house faces west. A 1-story, shed-roofed, 20th c. wood porch extends from the front facade and covers the entry door. The 2nd story has one window opening, which is centered in the gable end. An ornamental, hipped-roof hood supported by latticed brackets caps the window. The south elevation is two-bays wide and is symmetrical. The 1st story has two window openings. A stovepipe pierces the 1st story facade. A shed roofed dormer projects from the south slope of the roof and encloses two window openings. The house is located at the bottom of a hollow and the current tenants farm the surrounding basin. The house's drive originates at Lilburn and passes across multiple other properties before reaching the house.

The other three contributing buildings on the property are attached dwellings that form an L-shaped group that frames a courtyard. One building is located on the north side of the courtyard and two buildings are located on the east side of the courtyard. The buildings are 1 1/2-story, wood-frame dwellings with asphalt and plywood siding and asphalt roofs. The buildings retain wood 6-over-6 windows. The doors have ornamental hipped-roof hoods with latticed supports.

The building on the north side of the courtyard appears to house three units. The south elevation of the north building has six bays and east and west elevation has two bays. The 1st story of the south facade has two door openings and four window openings that follow a regular d, w, w, d, w, w pattern from west to east. Five gable dormers pierce the south roof slope and hold window openings. The west elevation has two window openings at each the 1st and 2nd story and a small vent or window opening at the peak of the gable. The east elevation has a door opening on the south side and a 1-story wood shed-roofed structure projects from the north side. The 2nd story has two window openings and a vent or window opening at the peak of the gable.

Two buildings edge the east side of the courtyard. The southeast building appears to largely replicate the north building, with six bays on its west side and two bays on its south elevation. The northeast building has three bays on its west elevation, which is the only elevation visible from the public way. The building is shorter than the other two and ceiling heights must be quite low. The 1st story has one door opening and two window openings. The door opening is located in the northern bay. Three gabled dormers that hold window openings break the west slope of the roof.

A second detached dwelling is located on the west side of the courtyard. The building's form appears to be 20th century, and unless closer examination reveals that the building has a 19th c. construction date, the house does not contribute to the Lilburn Cottages complex.

8. Significance

Inventory No. HO-855

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 history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Specific dates	1902, 1906, 1923, 1934	Architect/Builder	unknown
Construction dates	ca. 1920s		

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 Lilburn Cottages embody the distinctive characteristics of its type, period, and method of construction. The Lilburn Cottages are significant as part of the Lilburn estate (HO-353). The buildings could have been constructed to house workers on the Lilburn estate. Alternatively, they could have been built as rental housing for workers at the nearby mills on the Patapsco River.

While the stone Gothic Hazlehurst mansion, Lilburn, is individually significant, its significance is amplified when viewed in context with its associated worker's houses and outbuildings, including the Lilburn Cottages. Viewed as a group the buildings associated with Lilburn provide a more complete image of the estate, which historically supported a wide range of activities including farming and dairying.

The cottages are located on property developed by Henry R. Hazlehurst as his retirement estate. Henry R. Hazlehurst (1815-1900) was a wealthy England-born industrialist who retired to Howard County. Born in Minton, England, his father was a Philadelphian and the family returned the States when Hazlehurst was four. After his father's death, when Henry was a teenager, he went to work in the engineering department of the Baltimore & Ohio Railroad under his cousin, chief engineer, Benjamin H. Latrobe, who was the son of the architect Benjamin H. B. Latrobe. Benjamin H. Latrobe laid out the B & O line between Baltimore and Washington D.C. and also married Henry Hazlehurst's sister. Henry Hazlehurst's first wife was Ellen Thomas, the daughter of Dr. Thomas, who owned much of land along the Patapsco River between Ellicott City and Ilchester. Ellen Thomas did not live long after their marriage. In the 1850s, Hazlehurst established a successful Baltimore-based machinery manufactory with James Murray, previously the master of machinery for the Baltimore & Ohio. The firm made marine engines and was involved in steamship lines. In 1852, he married Elizabeth McKim, daughter of David Telfair McKim. He retired to Lilburn in 1858 and "in his retirement Mr. Hazlehurst spent his time reading and looking after his property interests."¹

The 6.75-acre property on which the Hammond Cottage was historically part of Dr. Allen Thomas's large land holdings in the "Valley of Owen" as the tract between Ellicott City and the village of Ilchester was known. In 1856 and 1857, the Thomas family granted 50 acres to Hazlehurst's second wife, where Hazlehurst constructed Lilburn. The land where the Lilburn Cottages are located is part of that original estate. In 1870, his household consisted of him (aged 55), his second wife Elizabeth McKim Hazlehurst (aged 42), and children George (aged 14), Catherine (aged 12), Margaret (aged 10), Julia (aged 8), Elizabeth (aged 6). The Hazlehursts also had an extensive staff, both black and white, including a governess, a seamstress, a nurse, a dairymaid, a coachman, a waiter, a laundress, a cook, a maid, and a cow driver.²

¹ "Obituary, Henry R. Hazlehurst," *The Sun* (Baltimore), Feb. 21, 1900, p. 7, col. 6.

² Department of Commerce – Bureau of the Census, *Ninth Census of United States: 1870, Population Schedule*, Ellicott City, 2nd District, Page 5.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

855
Inventory No. HO-587

Name
Continuation Sheet

Number 8 Page 1

The cottages were probably built after this land passed out of the Hazlehurst family in 1902 following Henry Hazlehurst's death, when the Odd Fellows purchased 50 acres on College Avenue, perhaps to use the mansion as a lodge. In 1906, the Odd Fellows sold the property to Albert H. Weld of Baltimore City. In 1910, Weld (aged 45) - who had his own income - lived at Lilburn with his wife Nannie (aged 43), their daughters, Katherine (aged 7) and Edith (aged 5), her daughter from a previous marriage, Josephine Browne (aged 13) and their servants, including a nurse, a cook, a gardener and a servant.³ Weld died in 1923 and John C. Maginnis, an insurance manager, purchased the property. Maginnis apparently passed away too, and the land became embroiled in a civil court case between Adelaide Maginnis and Bertha Wolfe. Joshua N. Warfield and Jacob New, trustees were given the authority to sell the property. In 1930, Henry A. Knott, a prominent and very wealthy Baltimore contractor who endowed the current Knott Foundation, bought 20.5 acres. Knott only owned the property for four years and sold it to A. Victor Weaver in 1934. In 1930, Alfred V. Weaver (aged 50) - the treasurer of an insurance company, lived on School Street in Ellicott City, with his wife Gertrude (aged 45) and daughters Louise (aged 20) and Betty (aged 13).⁴ The private road that leads back to the main group of buildings retains his name "Weaver Court." A. Victor Weaver died in 1948 and left part of the property to his daughters Louise Sullivan and Ella Gassaway. The women, and their husbands, sold the property, which then comprised 8.05 acres, in 1957. The property has had two additional owners since 1957. The current owner, Ronald Spahn, has recently submitted a subdivision application for the property that would result in demolition of the buildings.

³ Department of Commerce - Bureau of the Census, **Ninth Census of United States: 1910, Population Schedule**, E.D. 51, Sheet 7A.

⁴ Department of Commerce - Bureau of the Census, **Ninth Census of United States: 1930, Population Schedule**, E.D. 14-3, Sheet 4B.

9. Major Bibliographical References

Inventory No. HO-855

Department of Commerce – Bureau of the Census. **Census of United States: Population Schedule, 1870, 1900, 1910, 1920, 1930.**

Downing, Andrew Jackson. **The Architecture of Country Houses.** New York: Dover Publications, Inc., 1969 (reprint).

Downing, Andrew Jackson. **Victorian Cottage Residences.** New York: Dover Publications, Inc., 1981 (reprint).

Hopkins, G.M. **Atlas of Howard County, Maryland, 1878.** Ellicott City, MD: Howard County Bicentennial Commission, Inc., 1975.

Howard County Land Records, Dorsey Building, Columbia. See attached chain of title for specific libers and folios.

10. Geographical Data

Acreage of surveyed property 6.7553
Acreage of historical setting 50 acres
Quadrangle name Ellicott City Quadrangle scale: 1:24,000

Verbal boundary description and justification

The boundary of the Lilburn Cottages replicates that of Howard County Map 25, Grid 14, Parcel 95, which is the buildings' current legal lot.

11. Form Prepared by

name/title	Jennifer Goold, Historic Sites Surveyor		
organization	Howard County Department of Planning & Zoning	date	March 29, 2005
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

**Maryland Historical Trust
Maryland Inventory of
Historic Properties Form**

Inventory No. HO-855

Name
Continuation Sheet

Number 9 Page 1

Martenet, Simon J. **Martenet's Map of Howard County, Maryland.** Baltimore, 1860.

McAlester, Virginia and Lee. **A Field Guide to American Houses.** New York: Alfred A. Knopf, 2004.

"Obituary, Henry R. Hazlehurst," **The Sun (Baltimore)**, Feb. 21, 1900, p. 7, col. 6.

Sharp, Henry, K. **The Patapsco Valley: Cradle of the Industrial Revolution.** Baltimore: Maryland Historical Society, 2001.

HO-855
 Hazlehurst Cottages
 3961 College Avenue

CHAIN OF TITLE

GRANTOR	GRANTEE	DATE	LIBER	FOLIO	TRANS.	PRICE	ACREAGE	COMMENTS
Samuel H. Caplan	Ronald L. Spahn	12-31-1986	1758	432	Deed	135,000	6.7553	Being part of the first and all of the second parcels of land described in the 1957 deed.
John D. Baker and Emeline T. Baker	Samuel H. Caplan	12-31-1980	1034	644	Deed	100,000	6.7553	Being part of the first and all of the second parcels of land described in the 1957 deed.
Louise K. Sullivan and Norbert J. Sullivan and Ella K. Gassaway and William F. Gassaway (Howard County)	John D. Baker and Emeline T. Baker (Howard Couty)	09-14-1957	304	238	Deed	5.00	8.05 and 4000 square feet	Being a part of that land which was granted and conveyed by Henry A. Knott Inc., to A. Victor Weaver. A. Victor Weaver died on April 2, 1948 and left all his land and property to his wife Gertrude B. Weaver, providing that in the event she died first that his daughters Louis K. Sullivan and Ella K Gassaway would get the property.
Henry A. Knott	A. Victor Weaver	02-15-1934	147	458	Deed	5.00	20.5	
Beth Hillel Sanitarium	Henry A. Knott	07-18-1930	139	212	Deed	5.00	20.5	Subject to a 16,500 mortgage from Beth Hillel Sanitarium, Inc. to Edward L. Putzel
Joshua N. Warfield and Jacob S. New, Trustees	Beth Hillel Sanitarium, Inc.	07-18-1930	139	205	Deed	16,500 (Mortgage)	20.5	Warfield and New were appointed Trustees with authority to sell the real estate by decree of the Circuit Court for Howard County in Equity dated July 17th, 1928 in a course entitled "Adelaide C. Maginnis vs. Bertha V. Wolfe, et al"; the Trustees sold the property to Beth Hillel in private sale
Beth Hillel Sanitarium, Inc.	Edward L. Putzel	07-18-1930	139	207	Mortgage	16,500	20.5	
Rosa C. Howard, Executrix	John C. Maginnis	06-09-1923	118	52	Deed	20,000	50 acres	Albert H. Weld died on May 5th 1922 (Wills Liber R.D. No. 6, folio 227)
Grand Lodge of Maryland of the Independent Order of Odd Fellows	Albert H. Weld (Baltimore City)	09-10-1906	82	495	Deed	5.00	50 acres	
The Home Association of the Independent Order of Odd Fellows of Maryland	Grand Lodge of Maryland of the Independent Order of Odd Fellows	10-27-1904	79	267	Deed	17,500	50 acres	

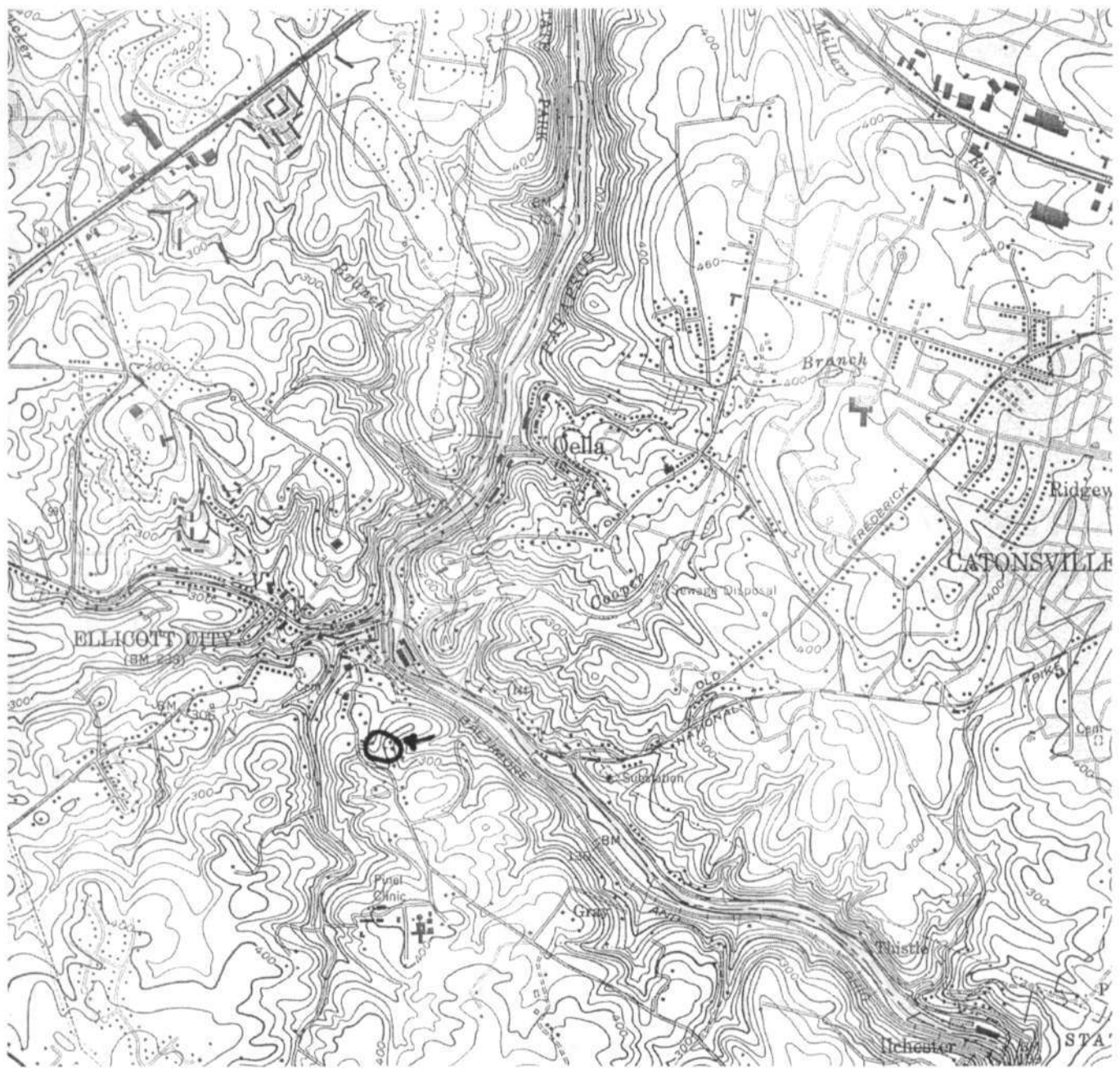
HO-855
Hazlehurst Cottages
3961 College Avenue

CHAIN OF TITLE

The Home of the Independent Order of Odd Fellows of Maryland	The Home Association of the Independent Order of Odd Fellows of Maryland	07-09-1902	75	484	Deed	17,500	50 acres	Being and comprising all the land conveyed to Elizabeth V. McK. Hazelhurst by three deeds: 1) from William D. Thomas and wife dated September 23rd 1856 (Liber 17, Folio 410), 2) from Eliza D. Thomas, dated October 3, 1856 (Liber 17, Folio 413), and 3) William D. Thomas and wife dated October 14, 1857 (Liber 18, Folio 411) and part of the land conveyed by Alexander H. Hobbs and Michael Bannon, trustees, to Henry R. Hazelhurst by deed dated September 2, 1865 (liber 24, folio 377). Being also the same lot or parcel of ground which was conveyed to the Home of the Independent Order of Odd Fellows of Maryland by deed from the Mercantile Trust and Deposit Company of Baltimore, trustee, dated November 19th , 1900 (Liber 71, folio 570)
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Hazlehurst Cottages (HO-855)
3961 College Avenue, Ellicott City
Howard County
Site Plan/Aerial Photo



Hazlehurst Cottages (HO-855)
3961 College Avenue, Ellicott City
Howard County, Maryland
USGS Ellicott City Quad



HO-855

Lilburn Cottages

Howard County, MD

Jennifer Gould

02-05

MD SHPO

view northeast. Shows buildings in setting.

1 of 5

ART-2611 <NO. 33 >B12
969 1217 -1 N N-6 24 <B44>©



HO-855

Hilburn Cottages

Howard County, MD

Jennifer Gool d

02-05

MD SHPO

Shows cottage in hollow.

2065

ART-2611 <No. 34 >013
969 1212 -1 N N-6 38 <044>0



HO-855

Lilburn Cottages

Howard County, MD

Jennifer Gould

02.05

MD SHPO

Shows groups attached houses.

3 of 5

ART-2611 <NO. 313 >RE
969 1212 - I N N I - 2121 696

PAPER

PAPER



HO-855

Lilburn Cottages

Howard County, MD

Jennifer Gould

02-05

MD SHPO

Shows groups of attached houses

A065

ART-2611 <NO. 29 >008
969 1212 -1 N N-3 05 <0440>



HO-855

Litburn cottages

Howard County, MD

Jennifer Gould

02-05

MD SHPO

Shows single family house.

5065

ART-2611 <10.28>007
969 1217 . 1 11 11 3 05 <044>0