

c. 1900

BA 1710
The Kniffin House
Dr. and Mrs. Hazen G. Kniffin
448 Garrison Forest Road
Owings Mills, Md. 21117
private

Formerly a very large suburban estate with a decorative wrought-iron fence, the property surrounding this house has been sub-developed very successfully with low-profile, quiet contemporary houses of good design. The house recalls late medieval English forms blended with some of the best from the American colonial period.

MARYLAND HISTORICAL TRUST

BA 1710
 x-867.440
 y-575.920

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

MAGI # 0317102604

1 NAME

HISTORIC

AND/OR COMMON

Kniffin House

2 LOCATION

STREET & NUMBER

448 Garrison Forest Road

Second

CITY, TOWN

Owings Mills,

___ VICINITY OF

CONGRESSIONAL DISTRICT

Baltimore

STATE

Maryland

COUNTY

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 type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

Dr. and Mrs. Hazen G. Kniffin

Telephone #: 363-2533

STREET & NUMBER

448 Garrison Forest Road

CITY, TOWN

Owings Mills

___ VICINITY OF

STATE, zip code

Maryland 21117

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Baltimore County Courts Building

Liber #: 5426

Folio #: 300

STREET & NUMBER

401 Bosley Avenue

CITY, TOWN

Towson

STATE

Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

___ FEDERAL ___ STATE ___ COUNTY ___ LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

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 _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The KNIFFIN HOUSE is a picturesque house dating from the late nineteenth century, its first storey of rubble stone, its second of stucco with a simple pattern of half-timbering in the many gables which are embellished with wide verge boards and finials. The principal facade is the south and a small projecting gable is above and to the west of the entrance, flanked and recalled by broad gabled dormers each containing a pair of windows. A broad gable faces south at the east end of the house and another smaller projecting gable is at its west side, more or less symmetrical with and recalling the gable above and west of the entrance. Behind or north of the east gable is another block of similar size with gables east and west. One storey, flat-roofed porches nearly surround the house, breaking out to form a porte-cochere at the west end.

Windows of the first two storeys are casements, grouped in pairs or double-pairs. Dormers and windows of the north wing are 6/1, also grouped in pairs or double-pairs.

Massive brick chimneys rise above the ridges with finely-corbeled caps designed to reflect the multiple flues within.

The double doors of the principal entrance are of plate glass screened with highly ornamental wrought iron. At the north end of a center hall is the principal staircase, its moulded mahogany rail supported by rope-turned and carved balusters in three patterns, three balusters per tread. Step ends are paneled and the panels are supported by carved scrolls; paneling encloses the space beneath the staircase.

Tripartite glazed doors lead to south rooms on either side of the hall and the doors are flanked by fluted Corinthian pilasters. Longitudinal halls lead east and west from the center hall behind the south rooms, through arched openings in the hall walls supported by pairs of fluted Corinthian columns in front of pilasters. The high paneled wainscot of the center hall continues in the longitudinal halls. The hall ceiling has projecting beams forming decorative coffers.

CONTINUE ON SEPARATE SHEET IF NECESSARY

KNIFFIN HOUSE

Page 2

The two principal south rooms have similar decorative treatments: paneled wainscotting, carved plaster cornice, plastered mantels, that of the southeast room being simpler than the southwest.

The hall surrounds the staircase in the second floor and the balustrade swells on either side to form shallow balconies on the east and west sides of the well. With bold easements in the rail at each corner above carved newels, an arcade of carved fluted Tuscan columns screening the stairwell from the balance of the second storey and a great bank of four tall casement windows to the north, the stair is the glory of the house.

Generally the detailing of the second storey is simpler than the first but the plans are similar with rooms reduced in size to form bathrooms, many with their original fixtures, tile floors and marble walls.

The broad lawns are studded with mature shade trees and the large property is surrounded by a tall wrought iron fence with stone gateposts. The property has been subdivided with almost no loss of trees and the several new houses are of a quiet contemporary design, very low in profile, arranged along a narrow and very curvey lane.

8 SIGNIFICANCE

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

STATEMENT OF SIGNIFICANCE

The KNIFFIN HOUSE, a picturesque example dating from the end of the nineteenth century, recalls late medieval English forms blended with some of the best from the American colonial period, a trend which followed the Philadelphia Centennial Exposition of 1876. Formerly a very large suburban estate with a decorative wrought-iron fence, the property has been sub-developed very successfully with low-profile, quiet contemporary houses of good design.

The Kniffin house is now situated on 8.6 acres and lies on the south side of St. Thomas Lane and the west side of Garrison Forest Road. In 1899 John H. Wight purchased 60 acres of property from Charles Meaton Steward and wife and built the house in the early 1900's. Since then it has passed through many hands. The present owners bought the house in 1974. They are the tenth owners.

Baltimore County Land Records (BCLR), Liber 241, folio 267, Towson, Md.

1911 Tax Assessment Ledger, Baltimore County Court House. District 3, Blue Index p. 285.

BCLR, Liber 5426, folio 300, 3242/515, 3154/254, 2601/1, 1847/554, 1467/54, 1048/258, 584/575, 547/582, 241/267.

CONTINUE ON SEPARATE SHEET IF NECESSARY

BA-1710

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Baltimore County Land Records (BCLR), Towson, Maryland

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 8.6

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE COUNTY

STATE COUNTY

11 FORM PREPARED BY

NAME / TITLE

James T. Wollon, A.I.A., Irene Wells, Research Historian 3-2-80
ORGANIZATION DATE

Valleys Planning Council 828-7807
STREET & NUMBER TELEPHONE

Towson Maryland
CITY OR TOWN STATE

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
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

BA-1710



KNIFFEN HOUSE
 BA-1710

448 GARRISON FOREST RD.



100-2-22

BA 1710
Kniffen Hse.
GSVHD
Garr. For. Rd
JTW
8/22/79
Md. Hist. Tr.
from SE