

HO-1120  
Mulligan's Frame Duplex Houses  
3988 Mulligan's Hill Lane, Ellicott City  
Private

**Description:**

The Mulligan's Frame Duplex Houses are a row of three detached frame duplexes that sit in a curved line on a flat spot on the east side of Mulligan's Hill Lane, with a cliff and the railroad tracks and river to the east, a small stream to the south, with a hill rising beyond it, and the ground drops off steeply to the north. The eastern duplex is a two-story, six-bay by one-bay structure with a rubble stone foundation, weatherboard siding fastened with cut nails, and a gable roof with standing seam metal and a northeast-southwest ridge. It has scalloped jig-sawn bargeboards. There is an interior brick chimney on the ridge, between the two center bays. The southeast elevation has an enclosed two-story porch. The northeastern unit of this duplex has a two-room, hall-parlor plan with the enclosed porch containing a third room. The center duplex faces northwest and is a two-story, four-bay by one-bay frame structure. It has a rubble stone foundation, German siding fastened with cut nails, and a gable roof with standing-seam metal and a northeast-southwest ridge. There was a porch on the southeast. The southeast elevation has completely collapsed due to a fire, and this half of the gable roof has also collapsed. The west duplex is a two-story, four-bay by two-bay frame structure with a rubble stone foundation, German siding, and a shallow-pitched gable roof with standing-seam metal and a northeast-southwest ridge. There is an interior brick chimney in the center, on the ridge. The southeast elevation has a one-story enclosed porch. The northeast unit of this duplex has a two-room plan, with one behind the other.

**Significance:**

Mulligan's Frame Duplex Houses were apparently part of the property of Jonathan Ellicott & Sons, which included the flour and saw mills on the Baltimore County side of the Patapsco and much of present-day Ellicott City. The company got too deep into debt and had to turn over their assets to trustee Robert Mickle. Mickle sold "those four lots which are distinguished on the sale plat of Ellicott's property as cottage lots Nos. 1, 2, 3, & 4" to Samuel Ellicott of Jonathan in 1841. Samuel Ellicott sold cottage lots 3 and 4, totaling 3 1/2 acres, later in 1841 to Bernard Campbell. Campbell appears to have been the one who set about improving the property. In 1851 Campbell leased a small part of cottage lot 4 to Dennis Mulligan. Mulligan was apparently getting into real estate, though whether he built any of the buildings on these cottage lots cannot be conclusively determined; most likely, he was responsible for all of them. In 1859 Campbell's widow, Ann Maria, sold the property, to Professor John Veith of the Patapsco Female Institute. Veith almost immediately sold the half-acre parcel to the east of the road, which included the house leased by Dennis Mulligan, to Mulligan for \$1,000. The first indication of one of the frame duplexes existing on the hill comes from the Hopkins atlas of 1877, which shows what is most likely the easternmost of the three buildings. Dennis Mulligan died in 1896 and two years later his property, "six frame tenant houses in good repair and are all occupied, each yielding the monthly rental of five dollars," was advertised for sale. The description could be interpreted as six separate buildings, but in reality was three duplexes consisting of six dwelling units. The

duplexes are fairly typical of workers housing. The most common floor plan for worker housing seems to have been two rooms back to back and the center and west duplexes follow this pattern. The eastern duplex is different than much worker housing in several ways. The plan of each unit has rooms side-by-side, with both the front and rear doors opening into the larger kitchen space.

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## Maryland Inventory of Historic Properties Form

Inventory No. HO-1120

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

historic Mulligan's Frame Duplex Houses

other

### 2. Location

street and number 3988 Mulligan's Hill Lane \_\_ not for publication

city, town Ellicott City \_\_ vicinity

county Howard

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

name Historic Ellicott Properties, Inc.

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 617 folio 481

city, town Ellicott City tax map 251 tax parcel 137 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	2
<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	4	2
		<input type="checkbox"/> government		Total
		<input type="checkbox"/> health care		
		<input type="checkbox"/> industry		
		<input type="checkbox"/> landscape		
		<input type="checkbox"/> recreation/culture		
		<input type="checkbox"/> religion		
		<input type="checkbox"/> social		
		<input type="checkbox"/> transportation		
		<input type="checkbox"/> work in progress		
		<input type="checkbox"/> unknown		
		<input checked="" type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> other:		
			<b>Number of Contributing Resources previously listed in the Inventory</b> 0	

### Condition

excellent     deteriorated  
 good         ruins  
 fair          altered

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Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

### Summary:

The Mulligan's Frame Duplex Houses are a row of three detached frame duplexes that sit in a curved line on a flat spot on the east side of Mulligan's Hill Lane, with a cliff and the railroad tracks and river to the east, a small stream to the south, with a hill rising beyond it, and the ground drops off steeply to the north. The eastern duplex is a two-story, six-bay by one-bay structure with a rubble stone foundation, weatherboard siding fastened with cut nails, and a gable roof with standing seam metal and a northeast-southwest ridge. It has scalloped jig-sawn bargeboards. There is an interior brick chimney on the ridge, between the two center bays. The southeast elevation has an enclosed two-story porch. The northeastern unit of this duplex has a two-room, hall-parlor plan with the enclosed porch containing a third room. The center duplex faces northwest and is a two-story, four-bay by one-bay frame structure. It has a rubble stone foundation, German siding fastened with cut nails, and a gable roof with standing-seam metal and a northeast-southwest ridge. There was a porch on the southeast. The southeast elevation has completely collapsed due to a fire, and this half of the gable roof has also collapsed. The west duplex is a two-story, four-bay by two-bay frame structure with a rubble stone foundation, German siding, and a shallow-pitched gable roof with standing-seam metal and a northeast-southwest ridge. There is an interior brick chimney in the center, on the ridge. The southeast elevation has a one-story enclosed porch. The northeast unit of this duplex has a two-room plan, with one behind the other.

### Description:

The Mulligan's Frame Duplex Houses are located at 3988 Mulligan's Hill Lane in Ellicott City, in northeastern Howard County, Maryland. There are a row of three detached frame duplexes that sit in a curved line on a flat spot on the east side of Mulligan's Hill Lane, with a cliff and the railroad tracks and river to the east, a small stream to the south, with a hill rising beyond it, and the ground drops off steeply to the north, leading down to the Mulligan's Hill Brick Duplex House.

### East Duplex

#### Exterior

The eastern duplex faces northwest with a cliff and a short stone wall just several feet in front of the porches of the house. It is a two-story, six-bay by one-bay structure with a rubble stone foundation, weatherboard siding fastened with cut nails, and a gable roof with standing seam metal and a northeast-southwest ridge. It has scalloped jig-sawn bargeboards. There is an interior brick chimney on the ridge, between the two center bays. The southeast elevation has an enclosed two-story porch with a rubble stone wall on the southeast end.

On the northwest elevation the north bay has the remains of a six-over-six sash that is mortised and tenoned and pinned at the corners and has a beaded-interior-edge frame and shutter hinges with two

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knuckles. The north-north-center bay has a boarded-up door and a shed-roofed porch with asphalt shingles. It is built with plywood and dimensional lumber, and has concrete steps on the southwest side. The north-center and west-center bays each have a boarded-up window with a beaded-interior-edge frame. The west-west-center bay has a boarded-up door and a shed-roofed porch that is two bays long, covering the west bay, but otherwise matches the north-north-center bay. The west bay has a boarded-up window with a beaded-interior-edge frame. The second story has six window openings, five of which are boarded over and the other is missing its sash. The eave is open and has a jig-sawn bargeboard.

The northeast elevation has the framing partly exposed, and it is circular-sawn, with 4 by 4 corner posts, 3 by 4 studs, and 1 by 6 down braces. The first story has a boarded-up typical window and the second story and gable end have no openings. The enclosed porch has a new board door into a crawl space. The first story has two windows to the east that are boarded up and a boarded-up door to the north that has a one-bay porch attached to it. The porch has a shed roof and matches those on the northwest elevation.

On the southeast elevation the first story south bay has an open porch. There are the remains of a later porch on the ground to the southeast of it. The recessed wall has the remains of a six-over-six sash. The wall is covered with weatherboards. The south-south-center bay has a six-over-one sash with head-cut trim. This wall has board and batten siding with wire nails. The south-center bay has no opening. The east-center bay has no opening and some of the siding is missing. The east-east-center bay has a six-over-six sash that is mortised and tenoned and pinned. The east bay is an in-filled open porch with boards and a two-over-two sash. The second story has four window openings and the east one has a six-over-six sash. There is an open eave, and a parged interior brick chimney in the center of this wall.

The southwest elevation has no openings on the main block. The recessed wall of the porch to the south has a door opening to the west and a window opening to the south that is covered by screen and has the broken remains of a sash. This wall is board and batten. There is an added wall in the same plane as the main block, with a doorway to the west and a window opening to the south. It has grooved vertical siding. The second story has board-and-batten siding and is partially burned.

### Interior

The northeastern unit has a two-room, hall-parlor plan with an enclosed porch containing a third room. The southwest room is entered from the front door. It has linoleum on the floor and bead-board half wainscot with chair rail, and plaster or lath above and on the ceiling. There is narrow 2-inch architrave that only has a bead on the inner edge, and it is mitered at the corners. The southwest wall has a fireplace in the center with splayed brick jambs and a splayed brick jack arch. The mantel is gone and the hearth has been covered over. To the west of the fireplace is a closet door with beaded-edge vertical

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boards, cast iron butt hinges with five knuckles, and three shelves inside. To the south is a shorter closet door with beaded-edge vertical boards, set in an angled wall, with the closet under the stairs. There is an enclosed stair on the southeast that ascends to the southwest, with a winder at the southwest end. The door at the bottom of the stairs has beaded-edge vertical boards and cast iron butt hinges with five knuckles. There is a door to the porch on the southeast, east of the stairs, and a door to the northeast room on the northeast wall.

The northeast room has random-width tongue-and-grooved pine flooring that runs northeast-southwest; it varies between 4 ½ and 5 ¼ inches. There is plain baseboard and plaster walls and ceiling. There are windows on the northwest, northeast, and southeast walls with six-over-six sash that have 8-inch by 10-inch lights, ovolo muntins and are mortised and tenoned and pinned at the corners.

The enclosed porch is a modern kitchen that has sawn lath fastened with wire nails, with plaster, and the ceiling is lathed and plastered. The walls are covered by later vertical-board half wainscot, and this has been covered by modern paneling. The northwest wall is weatherboards. The floor is rotted and unsafe to enter. There is a door on the northeast end, set to the north, with three tall lights over two lying panels, and there is a window to the east of it with a six-over-three sash.

The second story plan matches the first story. The ceiling has a raised tie beam in order to give more headroom, and it is 2 by 5 inches. The stair enclosure in the south corner has square posts and three plain horizontal rails. The architrave matches the first story. The partition wall has 3 by 4-inch studs with circular-sawn lath and cut nails. The southeast elevation of the southwest chamber has a vertical-board door, hung on stamped plate butt hinges, and the architrave has a larger bead and is wider, but otherwise matches the rest of the house. The doorway leads to the porch. The northeast elevation door has beaded-edge vertical boards and is hung on cast iron butt hinges with five knuckles. The rafters are 3 by 4 inches, are sash-sawn, and are mitered and butted at the ridge. They support wide board sheathing with gaps between the boards, and circular-sawn wood shingles. The enclosed porch chamber has plaster on all the walls and ceiling, and the ceiling is low and sloped down to the southeast.

The southwest unit of the building is a mirror image of the northeast unit with only several slight differences. In the northeast room the northeast wall fireplace is missing its mantel and the cupboards and stairs are missing their doors. The walls have plaster down to plain baseboards. The enclosed rear porch has bead-board half wainscot on three walls, with weatherboards on the northwest elevation.

### **Center Duplex** Exterior

The center duplex faces northwest and is a two-story, four-bay by one-bay frame structure.

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It has a rubble stone foundation, German siding fastened with cut nails, and a gable roof with standing-seam metal and a northeast-southwest ridge. There was a porch on the southeast.

The northwest elevation, on the first story, has a boarded-up door in the north bay with a collapsed shed-roofed porch with asphalt shingles and 4 by 4 posts. The north-center and south-center bays have a boarded-up window with blinds that are mortised and tenoned and pinned. The south bay has a boarded-up door and a concrete porch deck, with no evidence left of the roof. The second story has four boarded-up windows with beaded-interior-edge frames and blinds. There is a wood box cornice.

The northeast elevation has no openings. The southeast elevation has completely collapsed due to a fire, and this half of the gable roof has also collapsed.

The southwest elevation of the main block has a boarded-up window opening with blinds set to the south on both the first and second stories. The German siding is continuous over the end of the porch to the south. The porch has a four-panel door with sunken double fields on the first story and no opening on the second story. To the southwest of the door is a collapsed shed-roofed porch with standing-seam metal. The wall here is collapsing in. The frame is exposed here and is of circular-sawn material, with a 4 by 6 intermediate post centered on the ridge and studs that are 2 ¾ to 3 inches by 3 ¾ to 4 inches; they are spaced 24 inches on centers. The post is set between two studs, being 10 inches from one and 14 inches from the other. There is circular-sawn plaster lath and pine tongue-and-groove flooring that is random width, between 2 ½ and 4 ¼ inches, and runs northeast-southwest.

### Interior

The interior was not safe to enter, but could be partially examined from the exterior where the building has been opened up by collapse. The interior has a brick chimney in the center, with a stairway that stood to the southeast of it and ascended to the northwest. The main block had two rooms down on each half, with the front room being larger. There were likely two rooms upstairs, with a partition running northeast-southwest and containing a doorway between the two chambers. This door has four panels with sunken fields, and a rim lock with mineral knobs. Roof sheathing that probably came from the porch is circular-sawn boards with cut nails.

### West Duplex

#### Exterior

The west duplex faces northwest and is a two-story, four-bay by two-bay frame structure with a rubble stone foundation, German siding, and a shallow-pitched gable roof with standing-seam metal and a northeast-southwest ridge. There is an interior brick chimney in the center, on the ridge. The southeast elevation has a one-story enclosed porch.

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The northwest elevation, on the first story, has a boarded-up window with a beaded-interior-edge frame and blinds that are mortised and tenoned and pinned in the north bay. The north-center and west-center bays each have a boarded-up door. There is a two-bay porch here with 4 by 4 posts, vertical slats for a railing, and a shed roof with asphalt shingles. The west bay has a boarded-up window with a beaded-interior-edge frame and shutter hinges that have two knuckles. The second story has four windows that contain the remains of six-over-six sash with beaded-interior-edge frames and blinds. There is a wood box cornice.

The northeast elevation foundation has a cellar bulkhead with stone cheek walls, but the opening appears to be cut through later. The cellar is partially excavated, with a wall set inside of the foundation that is built with Belgian block. The first story has two boarded-up window opening with beaded-interior-edge frames. One blind survives and is mortised and tenoned and pinned. The second story matches the first but both pairs of blinds survive and the east bay has a six-over-six sash that appears to be mortised and tenoned and pinned at the corners. The eaves soffit has a rabbet in the center of it. The southeast porch extends one bay northeastward of the main block, is set on wood posts, and is enclosed. The steps were off the northwest elevation, and there is a boarded-up doorway there. It has wood shingles on the northeast elevation, and four small window openings, three of them with board infill.

The southeast elevation has a rubble stone foundation wall. The first story porch wall has board and batten siding, and the center of the wall is completely collapsed. The southeast and northeast ends are cantilevered beyond the foundation wall. It has a shed roof with standing seam metal. The second story of the main block has two six-over-six sash with beaded-interior-edge frames and shutter hinge mortises, set in the end bays.

The southwest elevation has two typical boarded-up windows with blinds on both the first and second stories. The west bay of the second story has a six-over-six sash. There is nothing in the gable end. The end of the porch has a wide opening with asphalt shingle siding to the south and a recess to the west. The recessed wall has German siding and there is a boarded-up door on the southeast wall of the recess.

### Interior

The northeast unit has a two-room plan, with one behind the other. There is 2 ¼-inch flooring that runs northwest-southeast in the northwest room only, and it is slightly higher than the floor in the southeast room. The windows have six-over-six sash with 9-inch by 12-inch lights and ovolo muntins, and are mortised and tenoned and pinned at the corners. They have plain trim that is end cut, and there is plain baseboard. The front door has four lights over two lying panels. The partition wall between the two units has studs that are 4 inches wide by 3 inches deep, with sawn lath fastened with cut nails. There is a

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brick stove chimney that projects into the corners of both rooms, against the wall between both units, and it has thimbles on both room sides. There is a wide opening between the two rooms, with hinges only on the northeast jamb, and there must have been two doors here hinged together. The southeast room has linoleum on the floor. There is an enclosed winder stair in the corner, with 2-inch bead board walls and a four-panel door with sunken fields and ogee panel moulds. There is a matching door on the rear, leading to the remains of the enclosed porch. There is a closet under the stairs with a door made of matching bead board.

The second-story floor plan matches the first, with a door in the center of the partition wall between the two rooms. The top of the stairs appears to have horizontal railings, but they are now covered with plywood. The ceiling is flat. The windows and trim match the first story.

### **Pump House and Privies**

There is a pump house about 20 feet northwest of the west house, and it has been tipped on its side now. It is a one-story, one-bay square frame building with German siding and a gable roof with asphalt shingles. The doorway is on a gable end. It is of 2 by 4 construction.

To the southeast of the east building is the remains of a small frame building that was probably a privy. To the south of the duplex is a two-seater built of plywood, with the seats missing and the building partially burned.

To the southeast of the west building is a privy made of plywood, with a CMU base and a shed roof.

There is a rubble stone wall to the southeast of the row of buildings, on the northwest side of the creek, and it runs the whole length of the creek. It has been repaired with concrete and CMUs.

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# 8. Significance

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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 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. 1860s, c. 1880s

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:

Mulligan’s Frame Duplex Houses were apparently part of the property of Jonathan Ellicott & Sons, which included the flour and saw mills on the Baltimore County side of the Patapsco and much of present-day Ellicott City. The company got too deep into debt and had to turn over their assets to trustee Robert Mickle. Mickle sold “those four lots which are distinguished on the sale plat of Ellicott’s property as cottage lots Nos. 1, 2, 3, & 4” to Samuel Ellicott of Jonathan in 1841. Samuel Ellicott sold cottage lots 3 and 4, totaling 3 ½ acres, later in 1841 to Bernard Campbell. Campbell appears to have been the one who set about improving the property. In 1851 Campbell leased a small part of cottage lot 4 to Dennis Mulligan. Mulligan was apparently getting into real estate, though whether he built any of the buildings on these cottage lots cannot be conclusively determined; most likely, he was responsible for all of them. In 1859 Campbell’s widow, Ann Maria, sold the property, to Professor John Veith of the Patapsco Female Institute. Veith almost immediately sold the half-acre parcel to the east of the road, which included the house leased by Dennis Mulligan, to Mulligan for \$1,000. The first indication of one of the frame duplexes existing on the hill comes from the Hopkins atlas of 1877, which shows what is most likely the easternmost of the three buildings. Dennis Mulligan died in 1896 and two years later his property, “six frame tenant houses in good repair and are all occupied, each yielding the monthly rental of five dollars,” was advertised for sale. The description could be interpreted as six separate buildings, but in reality was three duplexes consisting of six dwelling units. The duplexes are fairly typical of workers housing. The most common floor plan for worker housing seems to have been two rooms back to back and the center and west duplexes follow this pattern. The eastern duplex is different than much worker housing in several ways. The plan of each unit has rooms side-by-side, with both the front and rear doors opening into the larger kitchen space.

### Significance:

Mulligan’s Frame Duplex Houses were apparently part of the property of Jonathan Ellicott & Sons, which included the flour and saw mills on the Baltimore County side of the Patapsco and much of

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present-day Ellicott City. The company got too deep into debt and had to turn over their assets to trustee Robert Mickle, cashier of the Union Bank and treasurer, and later president, of the Baltimore and Frederick Turnpike Company, in 1839. Unfortunately, this deed is too vague to know for certain whether the property with the frame duplexes was included. Mickle sold “those four lots which are distinguished on the sale plat of Ellicott’s property as cottage lots Nos. 1, 2, 3, & 4 . . . containing seven acres and sixteen square perches . . .,” along with much other property, to Samuel Ellicott of Jonathan in 1841, and this deed refers to the earlier one of 1839. The sale plat has not been located, and the sale advertisement focused on the “flour mills, saw and plaster mill, [and] granite quarries” and not the lowly cottage lots. Samuel Ellicott sold cottage lots 3 and 4, totaling 3 ½ acres, later in 1841 to Bernard Campbell for \$540.72. The price is generally low for two building lots of this size, though these were not prime sites because they were not upon the turnpike road. Campbell appears to have been the one who set about improving the property, though nothing more is known about him at present. In 1842 he and his neighbor, Dr. Allen Thomas, jointly laid out a road that curved through their properties, and parts of this road survive as Mulligan Hill Road and Ross Road. The plat that is recorded with this agreement does not show any buildings, including neighboring structures that were in existence at the time, unfortunately, but creation of the road certainly suggests that Campbell intended to make a more intensive use of the property than there had been heretofore.<sup>1</sup>

In 1851 Campbell leased a small part of cottage lot 4 to Dennis Mulligan, and the indenture described the property as “beginning . . . at the northernmost corner of the frame house erected on the southwest side of the Baltimore and Ohio Railroad. . . .” The building was only mentioned because it served as a boundary of the property, and though it would seem most likely that it was the eastern-most of the three frame houses on the hill, platting out later metes and bounds indicates that it was in the location of the brick duplex (HO-333). The metes and bounds for this lease are for a lot that was only 20 feet, 5 inches wide by 70 feet long, including a 10 foot yard between the house and the railroad tracks. The lack of mention of any other buildings, however, is not evidence that they did not exist at this time, since only a small portion of the parcel was being leased. Use of the term “cottage” at this time did not reflect the size of the building on the lot, or the socioeconomic level of the potential owner, but referred to the fact that the building was not part of a farm or other income-producing business. It may have been envisioned that these lots would be improved with moderately-sized, single family homes, but that is not the way that they developed.<sup>2</sup>

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<sup>1</sup> Anne Arundel County Land Records, WSG 24-285. John W. McGrain, *From Pig Iron to Cotton Duck: A History of Manufacturing Villages in Baltimore County*. (Towson, MD: Baltimore County Public Library, 1985), p. 193. Henry K. Sharp, *The Patapsco River Valley: Cradle of the Industrial Revolution in Maryland*. (Baltimore: Maryland Historical Society, 2001). *Baltimore Sun*, 6 June 1840, p. 3, col. 4. Howard District, Anne Arundel County, Land Records, 3-221.

<sup>2</sup> Howard District, Anne Arundel County, Land Records, WHW 11-193.

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Dennis Mulligan was a foreman on the Baltimore and Ohio Railroad early in his working life and apparently lived on the lower part of Main Street in Ellicott City in the 1850s, when a wall of his house was damaged by flooding of the Tiber. Mulligan was apparently getting into real estate, though whether he built any of the buildings on these cottage lots cannot be conclusively determined; most likely, he was responsible for all of them. In 1859 Campbell's widow, Ann Maria, sold the property, "improved by four cottages, with fine springs, orchard, gardens, &c." to Professor John Veith of the Patapsco Female Institute. The map of 1860 shows three buildings associated with Veith, one to the east of the road and two to the west. The eastern one of these two western buildings is probably the surviving building at 3800 Mulligan's Hill Road, and the other does not seem to have survived. The map indicates that this was two adjoining buildings (probably a duplex). Hence, it would seem that the building to the east of the road was that mentioned in the 1851 lease and none of the existing three frame duplexes were yet standing. Veith was a well-known organist who performed in Baltimore City and presumably taught music at the Patapsco Female Institute, but nothing more is known about him. The investment was probably a prudent one, however, since the Institute would close shortly, during the Civil War. Veith almost immediately sold the half-acre parcel to the east of the road, which included the house leased by Dennis Mulligan, to Mulligan for \$1,000. The first indication of one of the frame duplexes existing on the hill comes from the Hopkins atlas of 1877, which shows what is most likely the easternmost of the three buildings just northwest of the small stream. The other two buildings shown on the atlas are most likely the brick duplex (HO-333) and the leased frame house, which apparently no longer survives.<sup>3</sup>

Dennis Mulligan died in 1896 and two years later his property was advertised for sale by his executor. In addition to a farm of 124 acres was offered "six frame tenant houses, situated in Ellicott City, near the properties of the B. & O. R. R. Co. . . . These houses are beautifully situated, in good repair and are all occupied, each yielding the monthly rental of five dollars." The description could be interpreted as six separate buildings, but in reality was three duplexes consisting of six dwelling units. Unfortunately, we do not know who was living in these houses in the nineteenth, or even most of the twentieth, century, or where they worked. There were several mills in the area, including the grist mill and the rolling mill on the opposite side of the river, plus textile mills in Oella, though whether any Mulligan's Hill residents worked at these establishments cannot now be determined.<sup>4</sup>

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<sup>3</sup> *Baltimore Sun*, 21 December 1896, p. 8, col. 2. *Baltimore Sun*, 6 October 1855, p. 1, col. 4. *Baltimore Sun*, 16 July 1859, p. 1, col. 4. Simon J. Martenet, *Martenet's Map of Howard County, Maryland* (Baltimore, 1860). *Baltimore Sun*, 5 October 1868, p. 1, col. 7. Howard County Land Records, WWW 21-116. G. M. Hopkins, *Atlas of Howard County, Maryland* (Philadelphia, 1878).

<sup>4</sup> *Ellicott City (Maryland) Times*, 5 February 1898, p. 2, col. 4.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. HO-1120

Name  
**Continuation Sheet**

Number 8 Page 3

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The duplexes are fairly typical of workers housing. The most common floor plan for worker housing seems to have been two rooms back to back, with the front room used as the best room/parlor, and the back room as the kitchen. Sometimes, a one-story room on the rear becomes the kitchen, with the center room likely functioning as a dining area. The center and west duplexes follow this pattern, with a rear porch enclosed or rebuilt to house a kitchen and expand the room for each unit. The center building had the front doors set in the end bays, but the building was unsafe to enter, so the details of the room arrangement are not certain. With the west building the doors are set together in the center. The west building has a wide opening between the two original rooms, a feature that could be found in the best dwellings in Howard County early in the nineteenth century, and one that trickled down to middling houses in the middle of the century. This is the only example as yet found in worker's housing in Howard County. There is a stove chimney in the center that apparently served both rooms. Cook stoves were more efficient with fuel, which was important for the working class. The location of the stairway may be the biggest variable in this plan type; here, it is tucked into a back corner. The finishes are all simpler than what is found in any farmhouse in the mid-nineteenth century. On the second story, there were typically two chambers, with the one having the stair likely for the children. There seems never to have been a passage for privacy, and this example follows the common pattern. The center building may have been different; it appears that the stairway was a straight run that ascended from the rear of the building to the center of the second story, with at least the possibility of a landing walled off from both chambers. Typically, there is a raised tie beam, necessary to get head room because the second story walls were shorter than in other types of housing. In this instance the ceiling is flat, and this suggests a change that is the result of the evolution of the dwelling type. Since it apparently did not exist in 1877, it probably dates to the 1880s.

The eastern duplex is different than much worker housing in several ways. The plan of each unit has rooms side-by-side, with both the front and rear doors opening into the larger kitchen space. The plan may have been a response to the long, narrow site at the edge of the cliff. The existence of a fireplace here suggests that this building was earlier, since they are rarely found in this type of dwelling after the Civil War, so it may date from the 1860s. The stairway is set in a back corner next to the fireplace, with closets to either side. The other first-story room could have functioned as a parlor, though it was unheated, or as the parents' bedroom. A rear porch seems to have been original, and was later enclosed to move the kitchen back here in the common pattern for this housing type. The second story lacks the passage for privacy, and has the raised tie beam to get more head room that is typical of this type. The porch was enclosed on the second story, too, creating an additional long chamber with low headroom.

The frame duplexes were purchased by John U. O'Brien for \$2,000 and remained in the family until half of the buildings were sold to Benjamin Mellor in 1935. The deed for this transaction notes that the boundary line ran "to, through, and beyond the party wall of the middle block of double frame houses." Mellor acquired the other half of the site in 1950 and sold the entire property in 1965. The current

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

Inventory No. HO-1120

Name  
**Continuation Sheet**

Number 8 Page 4

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owner acquired the duplexes in 1972, and they have been vacant for about the past thirty years. A move is underway to have the buildings demolished in 2013.

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## 9. Major Bibliographical References

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Inventory No. HO-1120

See footnotes

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## 10. Geographical Data

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Acreage of surveyed property .25 A  
Acreage of historical setting 3 ½ A  
Quadrangle name Ellicott City Quadrangle scale: 1:24000

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### Verbal boundary description and justification

The boundaries consist of Mulligan Road on the southwest, the wall along the edge of the cliff on the northwest, the railroad tracks on the northeast, and the stream on the southeast, which encompasses the historic structure on the upper level of the parcel.

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## 11. Form Prepared by

---

name/title	Ken Short		
organization	Howard County Department of Planning & Zoning	date	March 2013
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

HO-1120  
Mulligan's Frame Duplex Houses  
3988 Mulligan's Hill Lane, Ellicott City  
Howard County, Maryland  
Ken Short & Beth Burgess, photographers

Photo Log

Nikon D-70 camera  
Epson Premium photo paper glossy  
Epson Photo Black UltraChrome ink cartridge

HO-1120\_2013-01-10\_01  
View of site looking east

HO-1120\_2013-01-10\_08  
Center building, northwest & southwest  
elevations

HO-1120\_2013-01-10\_02  
East building, northwest & southwest  
elevations

HO-1120\_2013-01-10\_09  
Center building, southeast elevation

HO-1120\_2013-01-10\_03  
East building, northwest elevation

HO-1120\_2013-01-10\_10  
West building, northeast & northwest  
elevations

HO-1120\_2013-01-10\_04  
East building, southeast elevation

HO-1120\_2013-01-10\_11  
West building, southeast elevation

HO-1120\_2013-01-10\_05  
East building, interior, northeast unit,  
southwest room, view south

HO-1120\_2013-01-10\_12  
West building, northeast unit, southeast  
room, view south

HO-1120\_2013-01-10\_06  
East building, interior, northeast unit,  
southwest chamber, view south

HO-1120\_2013-01-10\_07  
East building, southwest unit, northeast  
room, view east

Mulligan's Frame Duplex Houses (HO-1120)

3988 Mulligan's Hill Lane

**CHAIN OF TITLE**

GRANTOR/HOME	GRANTEE/HOME	DATE	LIBER/ FOLIO	INSTRU- MENT	CONSIDER -ATION	ACREAGE	NOTES
John D. Baker & wf Emeline T. / ?	Historic Ellicott Properties, Inc. /MD Corp	8 December 1972	CMP 617-481	Deed - fee simple	\$5.00	1) 6,414 sq. ft. 2) 8,260 sq. ft. 3) .26 A	2) third line "running to and through and beyond the party wall of the middle block of double frame houses situated on the aforesaid tract..."  1) & 2) are "three contiguous parcels of land, known as 'Mulligan's hill' ..." and are second parcel of 431-447
Benjamin Mellor, Jr. & wf Eva A. / ?	John D. Baker & wf Emeline T. / ?	16 February 1965	SHH 431-447	Deed - fee simple	\$5.00	X) ? Y( 1) 6,254 sq. ft. Y(2) 2,006 sq. ft. Y(3) 6,414 sq. ft.	1) & 2)
Elizabeth O'Brien, widow (Lizzie O'Brien) / Washington Co., MD	Benjamin Mellor, Jr. & wf Eva A. / Howard	19 January 1950	MWB 214-454	Deed - fee simple	\$5.00	6,254 sq. ft.	Except part in 212-552 Balance of lot 2 in subdivision of land in 68- 504 & 145-359 Y( 1)
Elizabeth O'Brien, widow / Washington Co, MD (Lizzie O'Brien)	Benjamin Mellor, Jr. & wf Eva A. / Howard	23 September 1949	MWB 212-552	Deed - fee simple	\$5.00	2,006 sq. ft.	p/o lot 2 subdivision in 68- 504 & 145-359 Y(2)
Thomas J. O'Brien unmarried / ?	Elizabeth O'Brien, widow / ?	4 September 1936	BM Jr. 155-79	Deed - fee simple	\$5.00	?	Y( 1), Y(2)
Edward A. O'Brien & wf Juliana / Balto. Co.	Benjamin Mellor, Jr. & wf Eva A. / Howard	15 August 1935	BM Jr. 152-287	Deed -	\$5.00	6,414 sq. ft.	Thru the party wall of middle block of double frame houses

Mulligan's Frame Duplex Houses (HO-1120)

3988 Mulligan's Hill Lane

**CHAIN OF TITLE**

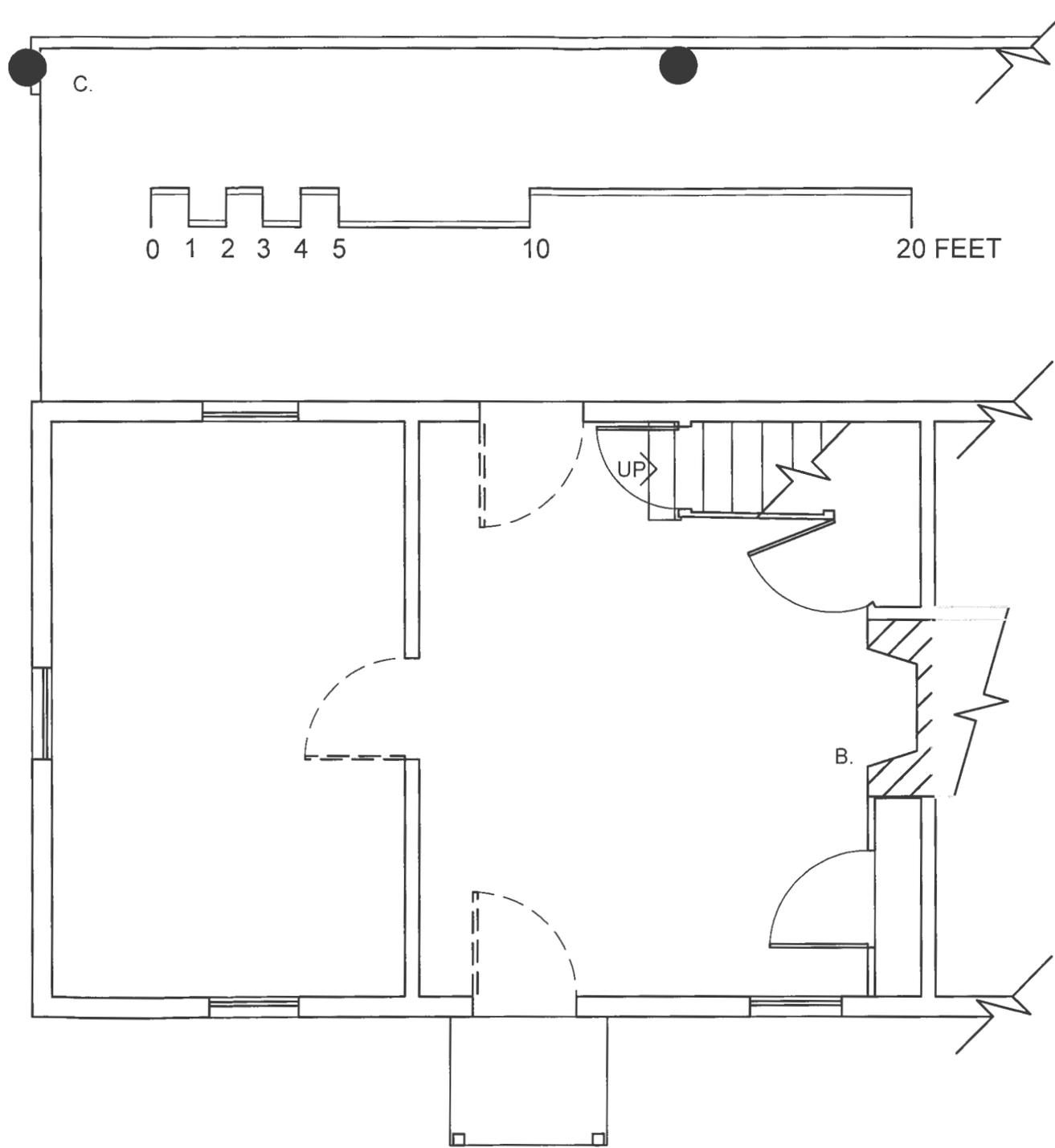
GRANTOR/HOME	GRANTEE/HOME	DATE	LIBER/ FOLIO	INSTRU- MENT	CONSIDER -ATION	ACREAGE	NOTES
							Annual rent of 1 cent Y(3)
Elizabeth O'Brien, trustee /?	Thomas J. O'Brien / ?	5 April 1933	HSK 145-359	Deed -	\$1.00	8,260 sq. ft.	T.J. O'B. devised prop. from will of J.U. O'B. when he reaches 25 - is now entitled to it -- Lot 2 Annual rent 1 cent Y(1), Y(2)
Elizabeth O'Brien, trustee /?	Edward A. O'Brien / ?	20 June 1932	HSK 144-12	Deed -	\$1.00	6,414 sq. ft.	E.A. O'B. inherited prop. from J.U. O'B. after reaching age 25 now entitled to it Lot 1 Annual rent of 1 cent Y(3)
James E. Van Sant Elizabeth O'Brien Execs of John U. O'Brien & Eliz. O'Brien, trustee / Howard	Elizabeth O'Brien, trustee	21 August 1918	HBN 106-32	Deed -	\$5.00	3/10 A.	Annual rent of 1 cent  Y(1), Y(2), Y(3)
John U. O'Brien		30 December 1913	<u>Wills</u> 5-455				Y(1), Y(2), Y(3)
Martin F. Burke, exec. Of Dennis Mulligan / Howard	John U. O'Brien / Howard	30 April 1898	JHO 68-504	Deed -	\$2,000	3/10 A.	Public sale 15 Feb. 1898 Balto. Co. Orphans Ct. land in 21-116 except for land in 60-318 Right to use walled spring on John Veith's contiguous land Annual rent 1 cent Y(1), Y(2), Y(3)

## Mulligan's Frame Duplex Houses (HO-1120)

3988 Mulligan's Hill Lane

**CHAIN OF TITLE**

GRANTOR/HOME	GRANTEE/HOME	DATE	LIBER/ FOLIO	INSTRU- MENT	CONSIDER -ATION	ACREAGE	NOTES
John Veith & wf Kate / Howard	Dennis Mulligan / Howard	22 September 1860	WWW 21-116	Lease	\$1,000		In Village of Ellicott Mills 1 cent/yr for 99 yrs Y(1), Y(2), Y(3), & 3)
Ann Maria Campbell / Balto. City	John Veith / Balto. City	8 July 1859	WWW 20-217	Deed – fee simple	\$3,150	3½ A, 35 p.	
Samuel Ellicott / Balto. Co.	Bernard W. Campbell / Howard Dist., AA Co.	19 November 1841	3-76	Deed – Indenture	\$540.72	3½ A, 35 p.	Cottage Lots 3 & 4 on Ellicotts Sale Plat  [no prev. ref.]
Robert Mickle, trustee / Balto. City	Samuel Ellicott / Balto. Co.	4 June 1841	3-36	Deed – Indenture	\$9,418.72	Numerous acresages, + 7 A, 16 p.	Numerous parcels in Balto. & Ann Arundel counties, + cottage lots 1, 2, 3, & 4.
Nathaniel H. Ellicott & wf Thomasine, Jonathan H. Ellicott, Benjamin H. Ellicott & wf, Mary Ann, Samuel Ellicott, & Sarah Ellicott, widow of Honathan Ellicott / Balto. City	Robert Mickle, trustee / Balto. City	19 July 1839	WSG 24-285	Deed – Indenture	-	Numerous acresages	Numerous parcels in Balto. & Ann Arundel counties



NOTES:

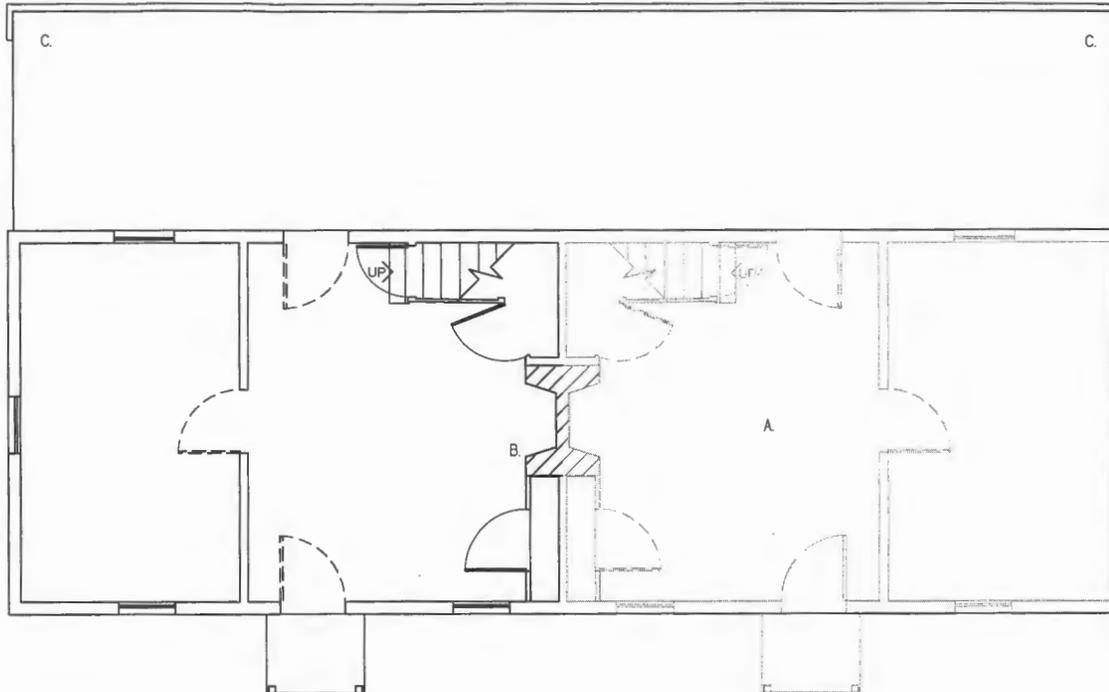
- A. WESTERN HALF OF BUILDING IS MIRROR IMAGE PLAN.
- B. HEARTH APPARENTLY REMOVED AND COVERED BY LINOLEUM.
- C. PORCH ENCLOSED. TOO DETERIORATED TO ENTER.

A.



# HO-1120 MULLIGAN'S FRAME DUPLEX HOUSES MULLIGAN'S HILL LANE

EAST BUILDING, NORTHEAST UNIT -- FIRST FLOOR PLAN -- MEASURED BY KEN SHORT & BETH BURGESS -- DRAWN BY KEN SHORT -- JANUARY 2013

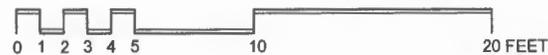


NOTES:

A. WESTERN HALF OF BUILDING IS MIRROR IMAGE PLAN -- NOT MEASURED.

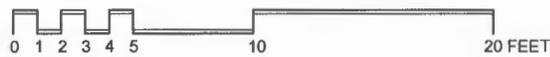
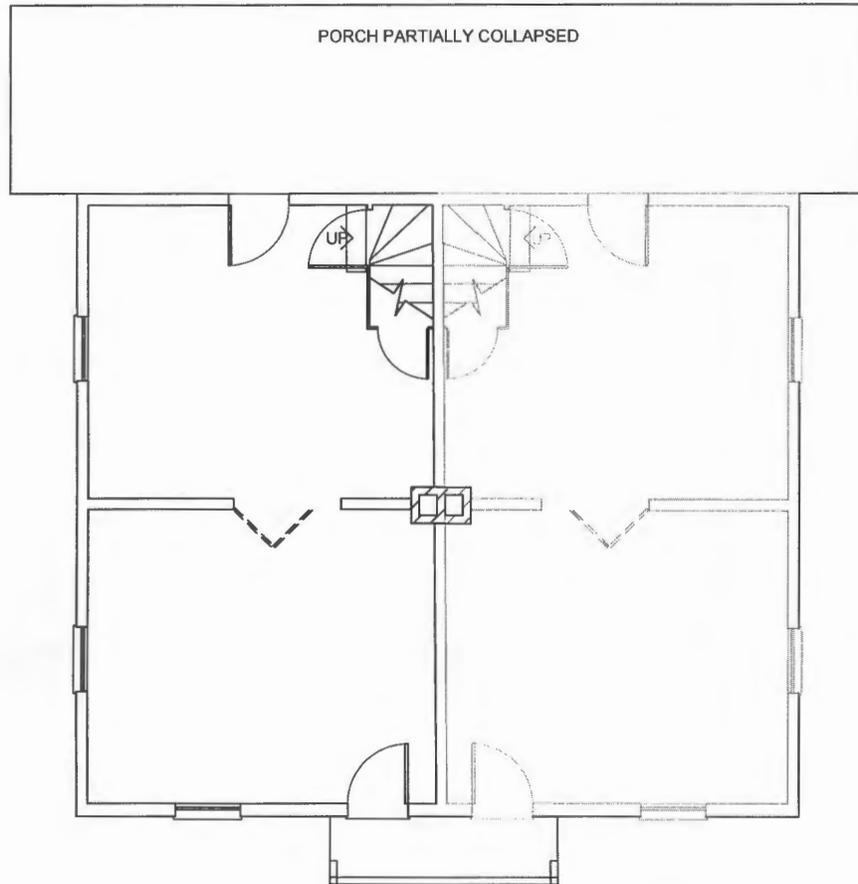
B. HEARTH APPARENTLY REMOVED AND COVERED BY LINOLEUM.

C. PORCH ENCLOSED. TOO DETERIORATED TO ENTER.



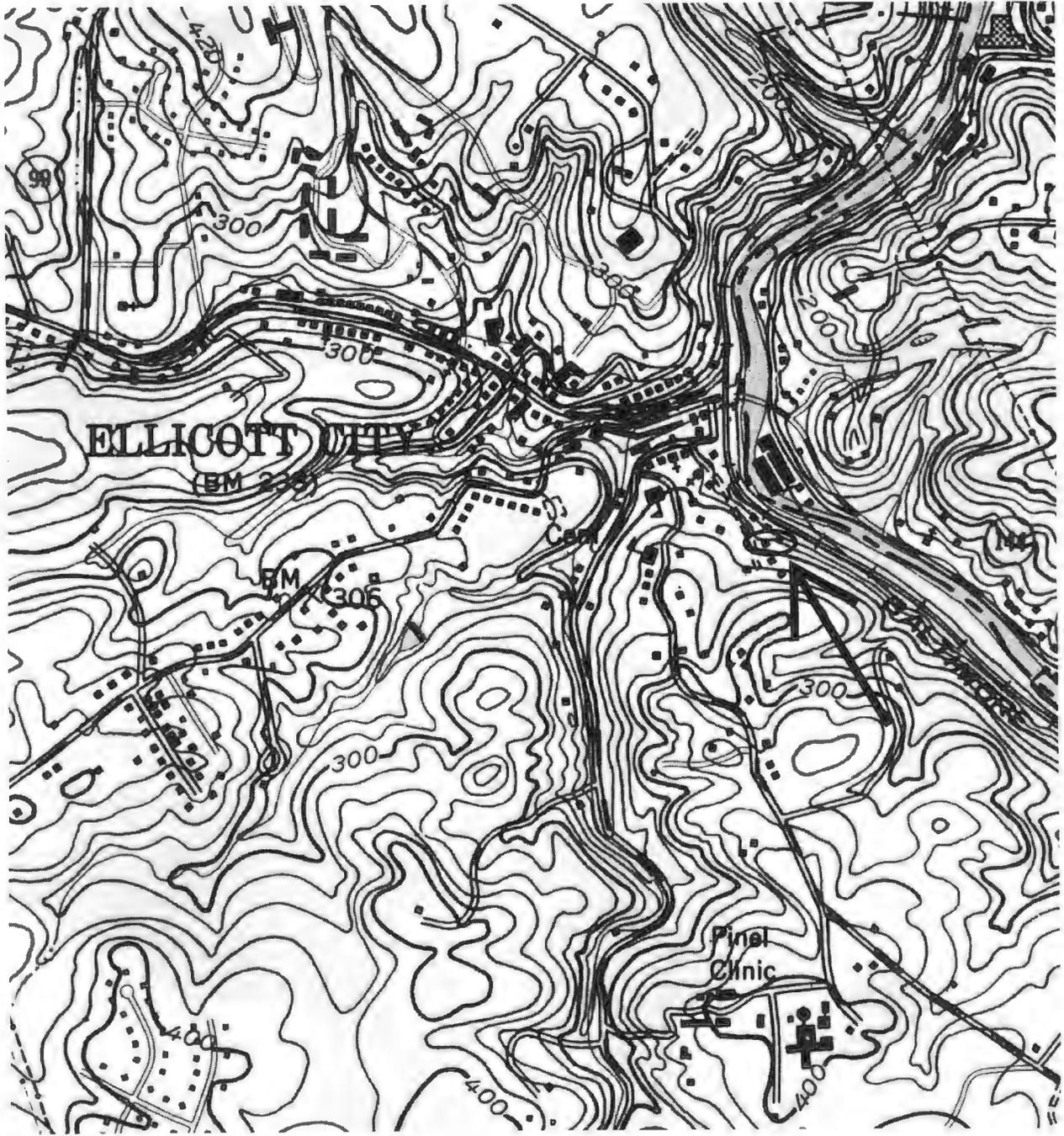
# HO-1120 MULLIGAN'S FRAME DUPLEX HOUSES MULLIGAN'S HILL LANE

EAST BUILDING -- FIRST FLOOR PLAN -- MEASURED BY KEN SHORT & BETH BURGESS -- DRAWN BY KEN SHORT -- JANUARY 2013



**HO-1120 MULLIGAN'S FRAME DUPLEX HOUSES MULLIGAN'S HILL LANE**

WEST BUILDING, NORTHEAST UNIT -- FIRST FLOOR PLAN -- MEASURED BY KEN SHORT & BETH BURGESS -- DRAWN BY KEN SHORT -- FEBRUARY 2013



HO-1120  
Mulligan's Frame Duplex Houses  
3988 Mulligan's Hill Lane, Ellicott City  
Ellicott City quad



H0-1120

Mulligan's Frame Duplex Houses

3988 Mulligan's Hill Lane, Ellicott City

Howard County, Maryland

Ken Short & Beth Burgess

2013-01-10

MD SHPO

View of site looking east

1 of 12



HO-1120

Mulligan's Frame Duplex Houses

3988 Mulligan's Hill Lane, Ellicott City

Howard County, Maryland

Ken Short + Beth Burgess

2013-01-10

MD SHPO

East building, northwest + southwest elevations

2 of 12



HO-1120

Mulligan's Frame Duplex Houses

3988 Mulligan's Hill Lane, Ellicott City

Howard County, Maryland

Ken Short + Beth Burgess

2013-01-10

MD SHPO

East building, northwest elevation

3 of 12



HO-1120

Mulligan's Frame Duplex Houses

3988 Mulligan's Hill Lane, Ellicott City

Howard County, Maryland

Ken Short + Beth Burgess

2013-01-10

MD SHPO

East building, southeast elevation

H of 12



HO-1120

Mulligan's Frame Duplex Houses

3988 Mulligan's Hill Lane, Ellicott City

Howard County, Maryland

Ken Short + Beth Burgess

2013-01-10

MD SHPO

East building, interior, northeast unit,  
southwest room, view south

5 of 12



H0-1120

Mulligan's Frame Duplex Houses

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Howard County, Maryland

Ken Short + Beth Burgess

2013-01-10

MD SHPO

East building, interior, northeast unit,  
southwest chamber, view south

6 of 12



HD-1120

Mulligan's Frame Duplex Houses

3988 Mulligan's Hill Lane, Ellicott City

Howard County, Maryland

Ken Short + Beth Burgess

2013-01-10

MD SHPO

East building, southwest unit, northeast  
room, view east

7 of 12



HO-1120

Mulligan's Frame Duplex Houses

3988 Mulligan's Hill Lane, Ellicott City

Howard County, Maryland

Ken Short + Beth Burgess

2013-01-10

MTD SHPO

Center building, northwest + southwest  
elevations

8 of 12



HO-1120

Mulligan's Frame Duplex Houses

3988 Mulligan's Hill Lane, Ellicott City

Howard County, Maryland

Ken Short & Beth Burgess

2013-01-10

MD SHPO

Center building, southeast elevation

9 of 12



HO-1120

Mulligan's Frame Duplex Houses

3988 Mulligan's Hill Lane, Ellicott City

Howard County, Maryland

Ken Short + Beth Burgess

2013-01-10

MD SHPO

West building, northeast + northwest  
elevations

10 of 12



HO-1120

Mulligan's Frame Duplex Houses

3988 Mulligan's Hill Lane, Ellicott City

Howard County, Maryland

Ken Short + Beth Burgess

2013-01-10

MD SHPO

West building, southeast elevation

11 of 12



HD-1120

Mulligan's Frame Duplex Houses

3988 Mulligan's Hill Lane, Ellicott City

Howard County, Maryland

Ken Short & Beth Burgess

~~2019~~-01-10

MD SHPO

West building, northeast unit, southeast  
room, view south

12 of 12