

HO-1127

John & Hattie Groener House
3538 Church Road, Ellicott City
Private

Description:

The John & Hattie Groener House is a 1 ½-story T-plan building with the cross-arm of the T in five distinct sections forming the main block of the house, and the body of the T in a single wing connected to the fourth section from the south end. All of the roofs are gabled, with asphalt shingles; the main block sections have ridges running northwest-southeast and the wing ridge runs northeast-southwest. Section One has brick veneer on the northeast, southeast, and southwest elevations. Section Two is the tallest section and projects forward on the northeast, with a porch set under the roof of the house and supported by six square wood columns. The recessed front wall is three bays, with aluminum siding and a door in the center flanked by a six-over-six sash to each side. There are two dormers on Section Two. The southwest elevation of Section Two has brick veneer that is toothed into that of Section One. In the center of the first story is an exterior stone chimney and there are two dormers on the roof. Section Four is of brick that is painted white and has a three-sided bay window on the northeast elevation that is supported by two brick brackets. The rear wing is also of brick painted white. Also on the property are a frame secondary dwelling, a frame garage, and a frame stable.

Significance:

Linwood Farm was subdivided in 1888 and a number of building lots in the range of 4 to 5 acres were created along present-day Church Road for sale. Lot four, which was adjacent to the Linwood homestead, was purchased by John and Hattie Groener in September, 1938. The tax assessment records state that the house was constructed in 1937, but the source of this information is not known, and it seems more likely that the house was built in 1939. The house appears to have been built in three stages. The earliest would seem to be the three sections of the main block to the southeast, which were probably built in frame originally. This would have formed a house similar to a blend of a Cape Cod and a bungalow, with a center block flanked by small wings on either side. The form is similar to nineteenth-century southern cottages and could have been intended as a revival of that building type. A date of the late 1930s is very believable for this part of the building. The brick Section Four on the northwest and the wing on the rear were likely added as one build to the original house, perhaps in the late 1940s or early 1950s. The brick veneer on the southeastern section and the rear of the original house was likely added in the late 1950s or 1960s. The last change to the form must have been the northwestern-most section, Section Five, which probably dates to the 1970s or early 1980s.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. HO-1127

1. Name of Property (indicate preferred name)

historic John & Hattie Groener House

other _____

2. Location

street and number 3538 Church Road not for publication

city, town Ellicott City vicinity

county Howard

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

name Charles & Karlos Lacey

street and number 3538 Church Road telephone _____

city, town Ellicott City state MD zip code 21043

4. Location of Legal Description

courthouse, registry of deeds, etc. Howard County Courthouse liber 8317 folio 657

city, town Ellicott City tax map 25 tax parcel 13 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	<input type="checkbox"/> landscape	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture	<u>4</u>	<u>0</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>1</u>	<u>1</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>5</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-1127

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 John & Hattie Groener House is a 1 ½-story T-plan building with the cross-arm of the T in five distinct sections forming the main block of the house, and the body of the T in a single wing connected to the fourth section from the south end. All of the roofs are gabled, with asphalt shingles; the main block sections have ridges running northwest-southeast and the wing ridge runs northeast-southwest. Section One has brick veneer on the northeast, southeast, and southwest elevations. Section Two is the tallest section and projects forward on the northeast, with a porch set under the roof of the house and supported by six square wood columns. The recessed front wall is three bays, with aluminum siding and a door in the center flanked by a six-over-six sash to each side. There are two dormers on Section Two. The southwest elevation of Section Two has brick veneer that is toothed into that of Section One. In the center of the first story is an exterior stone chimney and there are two dormers on the roof. Section Four is of brick that is painted white and has a three-sided bay window on the northeast elevation that is supported by two brick brackets. The rear wing is also of brick painted white. Also on the property are a frame secondary dwelling, a frame garage, and a frame stable.

Description:

The John & Hattie Groener House at 3538 Church Road in Ellicott City, Maryland, is located on a wooded lot on the southwest side of the road and faces northeast toward the road. The ground drops off steeply to the southwest of the buildings. It consists of a frame and brick house, a frame secondary dwelling, a frame garage, and a frame stable.

House:

The house is a 1 ½-story T-plan building with the cross-arm of the T in five distinct sections forming the main block of the house, and the body of the T in a single wing connected to the fourth section from the south end. All of the roofs are gabled, with asphalt shingles; the main block sections have ridges running northwest-southeast and the wing ridge runs northeast-southwest.

The sections of the main block will be described as sections one through five, running consecutively from the southeast end to the northwest.

Section One has brick veneer on the northeast, southeast, and southwest elevations. The northeast elevation has a large 16-light fixed sash, and the southeast elevation has two identical sash, with a two-over-two sash in the gable end. The southwest elevation has a jalousie window.

Section Two is the tallest section and projects forward on the northeast, with a porch set under the roof of the house and supported by six square wood columns. The recessed front wall is three bays, with aluminum siding and a door in the center flanked by a six-over-six sash to each side. The northwest

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elevation of Section One has a door that opens onto the porch. There are two dormers on Section Two, each with a jalousie window. The southwest elevation of Section Two has brick veneer that is toothed into that of Section One. In the center of the first story is an exterior stone chimney with two doors to the west. The western-most door has jalousies and is set one step above the patio, while the center door has 15 lights and is set two steps above the patio. The roof overhangs both doors and has two brackets supporting it, flanking the sides of the western-most door. To the south of the chimney is a large window with a nine-over-nine sash and blinds, and a smaller window with jalousies at the south edge of this section. There are two dormers, each with a jalousie window, and they are set at the outer edges of Section Two.

Section Three is in the same plane as Section One and has a picture window with fake blinds on the northeast elevation. The southwest elevation of this section has the same brick veneer carried across the wall as on Sections One and Two. There is a one-light sash on this wall.

Section Four is of brick that is painted white and has a three-sided bay window on the northeast elevation that is supported by two brick brackets. The window has an eight-over-eight sash in the center and a four-over-four to each side. The northwest gable end has a six-light sash. Section Five has aluminum siding and is a non-historic addition.

The rear wing is of brick painted white and has an exterior brick chimney centered on the northwest elevation with an eight-over-eight sash to either side. The southwest gable end has a three-sided bay window on the northeast elevation that is supported by two brick brackets. The window has an eight-over-eight sash in the center and a four-over-four to each side. The gable end above this bay window has a six-over-six sash. The southeast elevation has a porch added to it on six square wood posts, with a brick deck. There is a six-over-six sash to the south and a door to the east with four lights over four panels.

Secondary Dwelling:

A second house is located about 90 feet southwest of the main house. It is a one-story, four-bay by two-bay frame structure with aluminum siding and a gable roof with asphalt shingles and a northwest-southeast ridge. There is a one-story modern addition on the northwest end with a very shallow-pitched gable, and a one-story, one-bay by two-bay ell on the rear that has a CMU foundation, aluminum siding, and a gable roof with asphalt shingles and a northeast-southwest ridge.

The northeast elevation has a door with four lights over four panels in the east-center bay and an eight-over-one sash in each of the other three bays. The southeast elevation has no openings. The ell has an eight-over-eight sash on the southeast elevation. The southwest elevation has a small six-over-six sash

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to the west and an eight-over-eight sash to the south. There are no openings on the northwest elevation of the ell. There is an exterior CMU chimney in the re-entrant angle of the main block and ell, with an eight-over-eight sash in the west bay of the main block's southwest elevation.

Garage

The garage is located just southeast of the secondary dwelling. It is a one-story, one-bay by one-bay frame structure with wood shingle siding and a gable roof with asphalt shingles and a northeast-southwest ridge. The northeast elevation has a pair of large doors with vertical boards and exterior battens, hung on large T hinges. The southeast elevation has collapsed, bringing down much of this half of the roof, but had a window opening in the wall. The southwest elevation has no opening and the northwest elevation has a four-over-four sash. The building is stick-built of dimensional lumber.

Stable

The stable is located about 25 feet southeast of the garage. It is a one-story, five-bay by one-bay frame structure with a CMU foundation, board and batten siding, and a gable roof with asphalt shingles and a northwest-southeast ridge. The southwest elevation has collapsed bringing down the southwest half of the roof, and the remainder of the roof is collapsing in. The northeast elevation has a cross-buck Dutch door in the center bay with two six-over-six sash to each side. The northwest elevation has a board and batten door set to the north and a window opening in the gable end. The southeast elevation has a window opening in the gable end. The building is stick-built of dimensional lumber.

About 30 feet northwest of the secondary dwelling is a brick well capped with an octagonal concrete cover. In front of the house is an in-ground pool.

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 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. 1939		

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:

Linwood Farm was subdivided in 1888 and a number of building lots in the range of 4 to 5 acres were created along present-day Church Road for sale. Lot four, which was adjacent to the Linwood homestead, was purchased by John and Hattie Groener in September, 1938. The tax assessment records state that the house was constructed in 1937, but the source of this information is not known, and it seems more likely that the house was built in 1939. The house appears to have been built in three stages. The earliest would seem to be the three sections of the main block to the southeast, which were probably built in frame originally. This would have formed a house similar to a blend of a Cape Cod and a bungalow, with a center block flanked by small wings on either side. The form is similar to nineteenth-century southern cottages and could have been intended as a revival of that building type. A date of the late 1930s is very believable for this part of the building. The brick Section Four on the northwest and the wing on the rear were likely added as one build to the original house, perhaps in the late 1940s or early 1950s. The brick veneer on the southeastern section and the rear of the original house was likely added in the late 1950s or 1960s. The last change to the form must have been the northwestern-most section, Section Five, which probably dates to the 1970s or early 1980s.

Significance:

Linwood Farm was subdivided in 1888 and a number of building lots in the range of 4 to 5 acres were created along present-day Church Road for sale. Lot four, which was adjacent to the Linwood homestead, was purchased in 1889 for \$562.50 by S. Francis Miller. The sale included building restrictions on the lot, stating that “. . . S. Francis Miller his heirs or assigns, shall not and will not at any time hereafter use or cause or permit to be used the premises herein conveyed for any other purpose than that of a residence, and shall not and will not erect or cause or permit to be erected on said premises any store, tavern or grocery, and shall not build or cause or permit to be built any outbuildings on said premises nearer to the Main Road than the residence itself, and that no outbuildings shall be built upon said premises within one hundred (100) feet of the adjacent lot.” The lot remained in the Miller family

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until 1905, and there is no evidence of whether it was built upon. William and Carrie Kurrelmeyer purchased it, and sold the lot in 1916 to Hugh and Flora Harrison. After her husband's death in 1932, Flora Harrison sold the lot to John and Hattie Groener in September, 1938. The tax assessment records state that the house was constructed in 1937, but the source of this information is not known, and it seems more likely that the house was built in 1939. It is possible, however, that the existing building includes part of an earlier structure within it, and only detailed examination could uncover this.¹

The house appears to have been built in three stages. The earliest would seem to be the three sections of the main block to the southeast, which were probably built in frame originally. This would have formed a house similar to a blend of a Cape Cod and a bungalow, with a center block flanked by small wings on either side. The form is similar to nineteenth-century southern cottages and could have been intended as a revival of that building type. A date of the late 1930s is very believable for this part of the building. The brick Section Four on the northwest and the wing on the rear were likely added as one build to the original house, perhaps in the late 1940s or early 1950s. The brick veneer on the southeastern section and the rear of the original house was likely added in the late 1950s or 1960s. The last change to the form must have been the northwestern-most section, Section Five, which probably dates to the 1970s or early 1980s.

John Groener was about 49 when he bought the property and Hattie was 12 years younger. They apparently did not have any children, and lived in Baltimore where John was a plumbing and heating contractor and Hattie worked in millinery. By 1940 they were in Howard County and both still worked. It is not clear what brought them to Howard County. In 1952 the Groeners purchased lot five, just southeast of them, almost doubling the size of their property. Most likely, there were no improvements on the property, and all of the surviving buildings seem to be on lot four. Judging from the outbuildings, the Groeners were doing a little farming for their own benefit, or at least had horses. Hattie died in 1970 and John in 1977, and the current owners purchased the house from their estate in 1978. Current plans are to demolish the house and outbuildings and subdivide the two lots for new houses, but the property is within the Ellicott City Historic District (local) and the fate of the house has not yet been determined.²

¹ Howard County Land Records, LJW 54-522. Howard County Circuit Court, Chancery Record LJM 17-179, plat by W. J. Robinson, 1888.

² U. S. Bureau of the Census, District 2, Howard County, Maryland, 1930, 1940.

9. Major Bibliographical References

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See footnotes

10. Geographical Data

Acreage of surveyed property	<u>4 ½ A</u>		
Acreage of historical setting	<u>4 ½ A</u>		
Quadrangle name	<u>Ellicott City</u>	Quadrangle scale:	<u>1:24000</u>

Verbal boundary description and justification

The boundaries consist of the outlines of the original lot 4, which encompasses all of the historic buildings and features on the site.

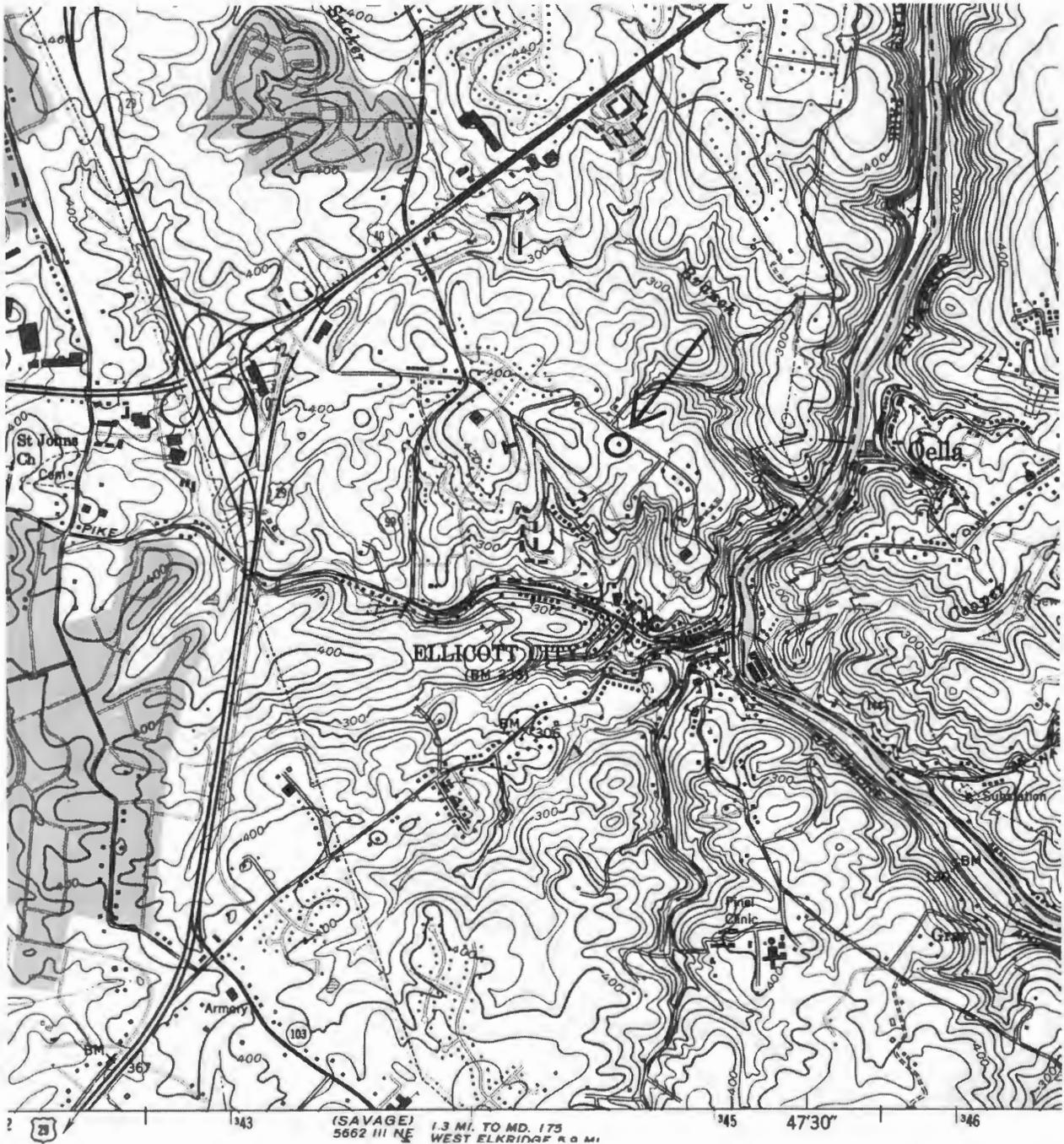
11. Form Prepared by

name/title	Ken Short		
organization	Howard County Department of Planning & Zoning	date	April 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-1127
John & Hattie Groener House
3538 Church Road
Ellicott City quad

HO-1127
John & Hattie Groener House
3538 Church Road, Ellicott City
Howard County, Maryland
Ken Short, photographer

Photo Log

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

HO-1127_2013-04-02_01
House, northeast elevation

HO-1127_2013-04-02_02
House, wing, northwest & southwest
elevations

HO-1127_2013-04-02_03
House, wing southwest & southeast
elevations, main block southwest elevation

HO-1127_2013-04-02_04
Garage & secondary dwelling, northeast
elevation

HO-1127_2013-04-02_05
Stable, southeast & northeast elevations

HO-1127_2013-04-02_06
Well



HD-1127

John + Hattie Groener House

3538 Church Road, Ellicott City

Howard County, Maryland

Ken Short

2013-04-02

MD SHPO

House, northeast elevation

1 of 6



HO-1127

John + Hattie Groener House

3538 Church Road, Ellicott City

Howard County, Maryland

Ken Short

2013-04-02

MD SHPO

House, wing, northwest + southwest
elevations

2 of 6



HO-1127

John + Hattie Groener House
3538 Church Road, Ellicott City
Howard County, Maryland

Ken Short

2013-04-02

MD SHPO

House, wing southwest + southeast
elevations, main block southwest
elevation

3 of 6



HO-1127

John + Hattie Groener House

3538 Church Road, Ellicott City

Howard County, Maryland

Ken Short

2013-04-02

MD SHPD

Garage + secondary dwelling, northeast
elevation

4 of 6



HO-1127

John + Hattie Groener House

3538 Church Road, Ellicott City

Howard County, Maryland

Ken Short

2013-04-02

MD SHPO

Stable, southeast + northeast elevations

5 of 6



HO-1127

John + Hattie Groener House

3538 Church Road, Ellicott City

Howard County, Maryland

Ken Shatt

2013-04-02

MD SHPO

Well

6 of 6