

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes
no

Property Name: Holtzner-Rhoten House Inventory Number: BA-3289
 Address: 17939 Falls Road (MD 25) Historic district: yes no
 City: Hampstead Zip Code: 21074-2946 County: Baltimore County
 USGS Quadrangle(s): Hampstead
 Property Owner: James T. and Jolie S. Proimos Tax Account ID Number: 05-0513040176
 Tax Map Parcel Number(s): 0029 Tax Map Number: 0015
 Project: MD 25 over George's Run Agency: Maryland State Highway Administration
 Agency Prepared By: Maryland State Highway Administration
 Preparer's Name: SHA Consultant Architectural Historian Rebecca Crew Date Prepared: 07/29/2014

Documentation is presented in: Baltimore County Land Records

Preparer's Eligibility Recommendation: Eligibility recommended Eligibility not recommended

Criteria: A B C D Considerations: A B C D E F G

Complete if the property is a contributing or non-contributing resource to a NR district/property:

Name of the District/Property: _____

Inventory Number: _____ Eligible: yes no Listed: yes no

Site visit by MHT Staff yes no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

The Holtzner-Rhoten House at 17939 Falls Road, Hampstead, Baltimore County, Maryland is a two-and-a-half-story, centered gabled, frame dwelling expression a vernacular interpretation of the Gothic Revival. Sitting on a stone foundation and clad in aluminum siding, it faces west towards Falls Road, immediately south of Gunpowder Road. The footprint is L-shaped. The rear ell extends from the north half of the main block.

The house exhibits several identifying features of the Gothic Revival: a steeply-pitched center cross gable, a wall surface that extends into the gable without a break, a one-story entrance porch with brackets, and two-over-two sash windows. The house has some elements of the Italianate style such as a full arch window in the cross gable and round-arched wood panel door. The entry porch features a flat, jigsaw balustrade; flat, sawn porch brackets between plain square posts; and cornice brackets.

The façade is four bays wide. The entry porch shelters the two central bays which include a two paneled entrance door and a glazed and paneled entry door. The two first-floor outer bays and each of the four second-floor bays contain evenly-spaced two-over-two sash windows. The attic level's center cross gable contains a round-arched two-over-two sash window. Standing-seam metal covers the roof, which is pierced by two, interior ridgeline chimneys. The house features a box cornice, and the open rake is covered with vinyl siding.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended Eligibility not recommended
 Criteria: A B C D Considerations: A B C D E F G

MHT Comments:

Jim Guilford 8/20/14
 Reviewer, Office of Preservation Services Date
Blumenthal 8/25/14
 Reviewer, National Register Program Date

The main block's south elevation has nearly a full-story of stone foundation exposed. Two, six-over-six sash windows are evenly spaced openings in this basement level. The two main floors each have one, off-center window. The windows are located in the east (rear) half of the elevation and are two-over-two sash units sized with the same dimensions as the façade's windows. The attic level has symmetrical two-light fixed-sash windows.

The rear ell's south elevation is recessed from the main block's south elevation. The rear ell's first floor features a tripartite window consisting of two-over-two sash units. These units are not as tall as the ones on the façade or the main block's south elevation. The ell's second floor has a single window located close to the main block and a projecting garden window. The ell's east end has a small shed-roofed porch supported by turned wood posts.

The house's north elevation has been altered by the addition of a lean-to shed, located at the west end of the elevation, against the main block of the house. The shed is open-walled, supported by three wood posts, and covered in standing-seam-metal. The north elevation's first floor has one window at the east (rear) end of the main block and one window at the east end of the rear ell. The second story has three windows: one at the east half of the main block and two evenly spaced along the rear ell. They are all two-over-two sash windows. The attic level windows are two, one-by-one fixed sash windows.

The property contains several outbuildings. A small frame structure on a poured concrete foundation with shed roof and wide vertical-sided door is immediately southeast of the house. A one-and-a-half-story gable-roofed garage is located south of the house. It has a rectangular footprint; poured concrete foundation; horizontal-sliding garage doors; walls comprised of vertical wood siding; six-light, fixed-sash windows on the west elevation and in the south gable end; and a corrugated-metal roof. East of the garage are two horse barns and a riding ring. The horse barns have unevenly-pitched gabled roofs and open stalls with modern, pole construction.

The stone foundation remains of an unknown structure at the south end of the property, just north of George's Run.

History

The land comprising the property associated with the Holtzen-Rhoten House is part of Brittons Range and Addition to Brittons Range. Richard Britton received a patent for a 295-acre tract called Brittons Range in 1790. Britton was the son of Nicholas Britton, who owned significant land-holdings in northern Baltimore County, including part of William Bladen's estate on the Gunpowder River called Blethynia-Cambria, where Nicholas Britton built a large stone house and grist mill (1). Richard Britton inherited much of his father's estate as well as his penchant for land acquisition. Richard Britton married Temperance Talbott, daughter of Edward Talbott and Temperance Merryman, on March 26, 1782, and their family, which included eight children, lived at Blethynia-Cambria (2).

Richard Britton received a second patent, called Addition to Brittons Range in 1798, comprising 109 acres. Richard and Temperance both died in February 1818. Their eldest daughter, Priscilla, was married to a distant cousin, Thomas Merryman. She purchased Brittons Range and Addition to Brittons Range from her surviving siblings (Alethia K. Wilson, Ann M. Pearce, Nicholas Britton, and Edward Talbott Britton) on October 10, 1818 (WG 150, folio 459).

Thomas Merryman died ca. 1819 and around 1823, Priscilla married Charles R. Cooper. He is recorded in a family history as being from the Barrens of Baltimore County, about twelve miles northwest of Baltimore City (3). The Barrens were serpentine grasslands that could not be easily farmed, leading to difficult economic conditions for those who lived there. Grazing cattle was possible, but planting crops produced low yields. The conditions changed around 1820, when industrialist Isaac Tyson began leasing the mineral rights from land-owners in this area and managed to monopolize the world's supply of chromite (4). Research revealed limited information about Charles R. Cooper's origins. No land records containing Charles R. Cooper as grantor were

MARYLAND HISTORICAL TRUST REVIEW													
Eligibility recommended _____				Eligibility not recommended _____									
Criteria:	<u> </u> A	<u> </u> B	<u> </u> C	<u> </u> D	Considerations:	<u> </u> A	<u> </u> B	<u> </u> C	<u> </u> D	<u> </u> E	<u> </u> F	<u> </u> G	<u> </u>
MHT Comments:													
_____							_____						
Reviewer, Office of Preservation Services							Date						
_____							_____						
Reviewer, National Register Program							Date						

identified before his marriage to Priscilla, and early nineteenth-century census records did not list the names of household members to determine who his parents were. Several households with the last name Cooper lived in northwest Baltimore County in the early nineteenth century.

On June 25, 1827, Priscilla and Charles sold Brittons Range and the Addition to Brittons Range to Elia Matthews. Charles R. Cooper purchased the property back from Matthews on October 25, 1828 (WG 196, folio 381). Charles R. Cooper became an insolvent debtor, and his creditors appointed a trustee. His land was sold at public auction on March 16, 1831, and William Curtis, Sr. was highest bidder for Brittons Range and Addition to Brittons Range (WG 210/283). William Curtis farmed this land for several decades, the time during which several mills and mill villages developed in the surrounding area. By 1850, when J.C. Sidney mapped the area, Conrad Marshall had a paper mill upstream on a tributary to George's Run called Murphys Run, Lawson's Old Mill (a grist mill) was located on Falls Road, George Beckley had a paper mill downstream on George's Run. The village of Beckleysville grew up around Beckley's paper mill, and a short distance further north on Falls Road, Robert Morrison owned a woolen factory at Grave Run Mills (5). Most residents of the area remained farmers, though, and the Falls Road Turnpike, chartered in 1805, provided a route to Baltimore, and churches, blacksmith shops, schools, stores and post offices were scattered throughout the agricultural landscape.

Following William Curtis, Sr.'s death, Brittons Range and Addition to Brittons Range transferred to his sons Thomas and William, Jr. The brothers divided the land into two lots in November 1863, and Lot 1, containing 175 and ¼ acres, included the land now including 17939 Falls Road. Lot 1 was conveyed to William Curtis, Jr. (JHL 40, folio 82). William Curtis, Jr. died around 1870, leaving his much younger wife Sarah and children George and Ella.

On October 18, 1873, Robert R. Boarman and John Ensor, Trustees appointed in the case of William H. Hare et. al. vs. Sarah Curtis et. al., sold 175 ¼ acres to William W. Hare (EHA 83, folio 231), subject to a dower for Sarah Curtis. The dower house was located north of Gunpowder Road and east of a tributary to George's Run. Tax records indicate the house at 17939 Falls Road was constructed in 1872, but the house is not clearly marked on G.M. Hopkins' 1877 Map of the Fifth District, Baltimore County.

Wm. W. Hare, age 24, appeared in the 1870 Census, married to Mary and father to Laura and Wm. E. He was a farmer in the Fifth District, Baltimore County, in the Wiseburg Post Office area. On October 22, 1873, only a few days after purchasing the property, William Hare October sold an unknown amount of land to Samuel Baublitz (the deed reference is not recorded in Baltimore County Land Records).

An illiterate Sam'l Boblitz, age 28, was enumerated in the 1870 Census in the Wiseburg Post Office area of Baltimore County, listed immediately after E.C. Royston, who had purchased the property that had been assigned to Thomas Curtis which is now known as 18225 Gunpowder Road (see MIHP # BA-3291). Sam'l Boblitz' occupation in the 1870 Census was working in a paper mill, and the household he headed included M.E. (age 29), George (69), and Martha (63). A year and a half later, on April 17, 1875, Samuel Baublitz and his wife, Mary E., sold 59.25 acres to Josias Mallonee. Samuel Baublitz signed the deed with a mark, correlating with the illiterate Sam'l Boblitz (JB 93, folio 105). In 1877, S. Boblitz appeared on Hopkins' Map of the Fifth District to the east of E. Royston, and west of a paper mill, suggesting this had been Sam'l Boblitz' residence as early as 1870. It may be possible that Samuel Baublitz built the house at 17939 Falls Road between 1873 and 1875. The house's form, a four over four, or Pennsylvania German Two Door Farmhouse, was commonly built in the southeast and south-central part of Pennsylvania and the northern part of Maryland in the mid-nineteenth century. They were often brick or frame, which may have been an attempt at presenting a symmetrical exterior but retaining a utilitarian interior (6). The house form was also used at a neighboring property, the Royston Farm house (MIHP # BA-3291), on land also owned by the Curtis family and assigned the construction date of 1858 in property tax records.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____ Eligibility not recommended _____
 Criteria: A B C D Considerations: A B C D E F G

MHT Comments:

 Reviewer, Office of Preservation Services

 Date

 Reviewer, National Register Program

 Date

Josias Mallonee (1834-1912) and Martha Mallonee (1841-1903) owned the property now known as 17939 Falls Road from 1875-81. Jas. Mallonee appeared on Hopkins' 1877 Map to the northwest of the location of 17939 Falls Road, near the school house recorded in the MIHP as the Mallonee School House (7). The family was recorded in the 1880 Census in Baltimore County's Fifth District, listed next to John Kemp, who was not an immediate neighbor of what is now 17939 Falls Road. Josias, age 46, had the occupation of blacksmith, and the household included seven children aged 2-20, the oldest of which also worked as a blacksmith. If a house were present at 17939 Falls Road during the Mallonees' ownership of the property, it appears that it was rented to others.

On June 18, 1881, Josiah Mallonee and wife Martha sold 59.25 acres of land to Elizabeth Keller (WMI 125, folio 122). Mrs. Keller was a widow who lived between the Mallonees and the location of 17939 Falls Road. The property was described as the first parcel of land described in the deed from Wm. W. Hare and wife to Samuel Baublitz on October 22, 1873. On June 18, 1883, Elizabeth Keller conveyed to William Holtzner, eleven acres and seven square rods, part of the same land acquired from Josiah Mallonee and wife Martha (WMI 137, folio 250).

William Holtzner, or Holsinger, as listed in the 1880 Census, was born in Germany in May 1830 and immigrated to Baltimore in 1852. Revolutions in German states in 1848 led to large numbers of Germans immigrating to the United States in the mid-nineteenth century. William Holtzner's wife Jane was born in Pennsylvania around 1834. Their daughter Mary Matilda (or Tillie) was born in Maryland around 1863, and their daughter Lucy was born in Maryland around 1868. William Holsinger (sic) appears in the 1880 Census in Baltimore County's 5th District with the occupation of Sawyer, living in close proximity to Edward Royston, Edward Lawson, Sarah Curtis, and several Wilhelm households. In comparison with G.M. Hopkins' 1877 Map of the Fifth District, it appears that the William Holtzner household occupied a house at, or very near, what is now 17939 Falls Road at the 1880 Census, perhaps renting it from Josias Mallonee. The application of sawn decorative work to the house would have been a logical way for Holtzner to advertise his skills.

Regardless of the exact date of construction and builder, the Holtznors were the first long-time residents of the house at 17939 Falls Road, as the family retained the property from 1883 to 1941. William Holtzner appeared in the 1900 Census as a Manufacturer, which means he could have continued to create jig-sawn millwork. The household also included daughter Lucy, her husband David Rhoden (sic), a huckster, and their three young children, Grace, Raymond, and Edna. William Holtzner predeceased Jane, who died in July 1906. Lucy and her family still lived with Jane at the time of death (8). In October of that year, Tillie and her husband John T. Gill conveyed their part of their ownership of the farm to David and Lucy Rhoten (WPC 305, folio 438). Later Census records listed David Rhoten as a general farmer, but he likely farmed more than eight acres of land in order to support a family. David died before the 1930 Census, at which date, Lucy lived (on Falls Road, in the Fifth District) with her daughter Grace Peregay, her husband Clarence Peregay, and their children.

On October 4, 1941, Lucy Rhoten (widow, and the daughter of William and Jane Holtzner) sold the eleven acres and seven square perches to Thomas Edward Merryman and his wife Ferne Leonora Merryman and to Ferne's parents, Solomon and Bertha Mabel Rodamer (Liber CHK 1187, folio 573). The four appeared together in the 1940 Census living in Glencoe. Solomon, age 52, was a school watchman, and Thomas, age 24, was a painter. Bertha was 47, and Ferne was 20. Bertha Rodamer died on March 15, 1946, and through her will made another daughter, Violet Rodamer, a part owner in the property.

On February 15, 1964, Thomas and Ferne Merryman, Solomon Rodamer, and Violet Rodamer Kemp and Kenneth Kemp, her husband, conveyed 11 acres, 7 square perches to Mildred E. Pearce (RRG 4270, folio 154). On the same date, Mildred E. Pearce transferred 11 acres, 7 square perches to Thomas and Ferne Merryman, releasing the Kemps and Solomon Rodamer from ownership (RRG 4270, folio 157). On September 8, 1972, Ferne and Thomas Merryman sold 2.658 acres, lying on the west side of Falls Road, to Ronald and Betty Billings (Liber 5299, folio 466), and a month later, on October 17, 1972, Ferne and Thomas

MARYLAND HISTORICAL TRUST REVIEW													
Eligibility recommended							Eligibility not recommended						
Criteria:	<u> </u> A	<u> </u> B	<u> </u> C	<u> </u> D	Considerations:	<u> </u> A	<u> </u> B	<u> </u> C	<u> </u> D	<u> </u> E	<u> </u> F	<u> </u> G	
MHT Comments:													
_____							_____						
Reviewer, Office of Preservation Services							Date						
_____							_____						
Reviewer, National Register Program							Date						

Merryman sold 8.3442 acres to Walter and Linda Reynolds (EHK Jr. 5308, folio 182).

In 1982, Walter and Linda Reynolds sold the property to Suzanne Needle (Liber 6394, folio 779). James and Jolie Proimos, the current owners, purchased the property from Suzanne Needle on February 14, 2003 (Liber 17583, folio 278).

The Holtzner-Rhoten House is not eligible for listing in the National Register of Historic Places under Criteria A, B, or C. The Holtzner-Rhoten House is a typical late nineteenth-century farmhouse that does not illustrate significant patterns of development or historical trends. It is located along the Falls Road Turnpike in close proximity to the former location of a mill, but the property does not appear to have been the site of significant early industry. Furthermore, it is not associated with significant historical events, and it is therefore not eligible under Criterion A. The Holtzner-Rhoten House is not associated with significant persons in local, state, or national history, and thus it not eligible for listing under Criterion B. The Holtzner-Rhoten House is an example of the Pennsylvania German Two Door farmhouse that is common in this region of southeast and south-central Pennsylvania and northern Maryland. It is somewhat unusual because it also features applied jigsawed decoration and a central gable, blending the Pennsylvania German vernacular style with elements of the Gothic Revival. However, while this blending is unusual, it is not significant. Alterations such as the replacement of some windows and the addition of aluminum siding constitute a loss of material integrity, and the Holtzner-Rhoten House is not eligible for listing under Criterion C. The Holtzner-Rhoten House was not evaluated under Criterion D as part of this assessment.

The boundary for this property consists of the entire parcel of 17939 Falls Road, comprising 8.3442 acres.

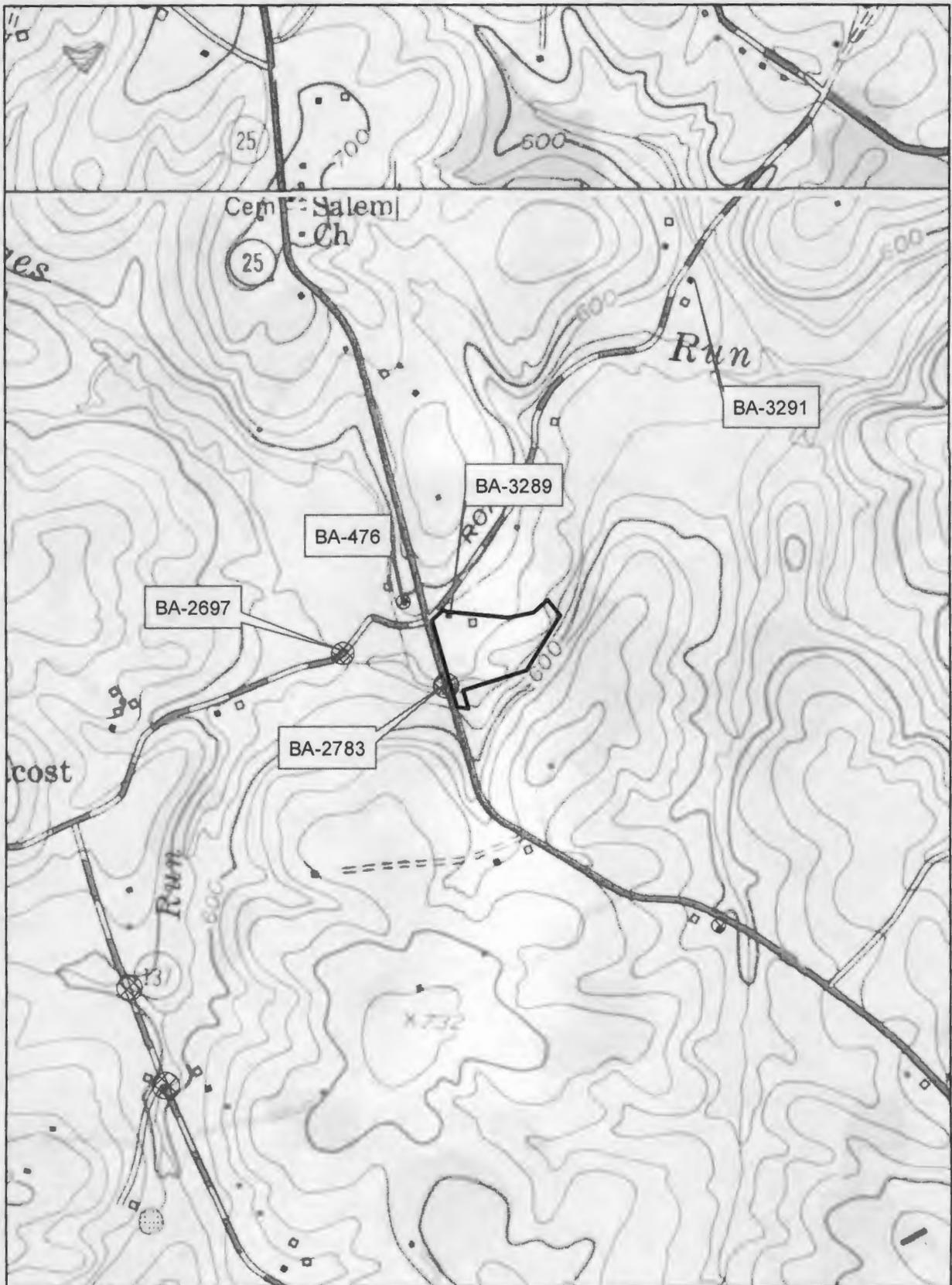
Works Cited

- (1)"Cambria, BA-108", Maryland Inventory of Historic Places, (Annapolis, Maryland: Maryland Historic Trust, 1965).
- (2)Shirk, Ida Morrison. Descendants of Richard & Elizabeth (Ewen) Talbott of Popular Knowle, West River, Anne Arundel County, Maryland. Baltimore; Day Publishing Company, 1927, available as Google eBook.
- (3)Ibid.
- (4)Kathryn Dixon, et. al., "Soldiers Delight Natural Environment Area, BA-3149", (Crownsville, Maryland: Maryland Historical Trust, 2005).
- (5)John W. McGrain, Jr. "Molinography of Maryland: Allegany, Anne Arundel, Baltimore, Calvert and Caroline Counties." Annapolis, Maryland: Maryland State Archives, 2007.
- (6)"Pennsylvania German Traditional 1700-1870," Pennsylvania Historical & Museum Commission. Available online at http://www.portal.state.pa.us/portal/server.pt/community/traditional_vernacular/2381/pennsylvania_german_traditional/292427
- (7)R. Weidlich and K. Baynard, "Mallonee School, BA-475", Maryland Inventory of Historic Places, (Crownsville, Maryland: Maryland Historical Trust, 2002).
- (8)"Mrs. Jane Holtzner Dead." The Sun, Jul 3, 1906, pg. 9.

Works Consulted

- "Atlas of Baltimore County, Maryland," (Philadelphia, Pennsylvania, G. M. Hopkins, 1877).
- Baltimore County Land Records
- J.C. Sidney, "Map of the City and County of Baltimore, Maryland from Original Surveys" (Baltimore, Maryland: James M. Stephens, 1850).
- United States Census Records

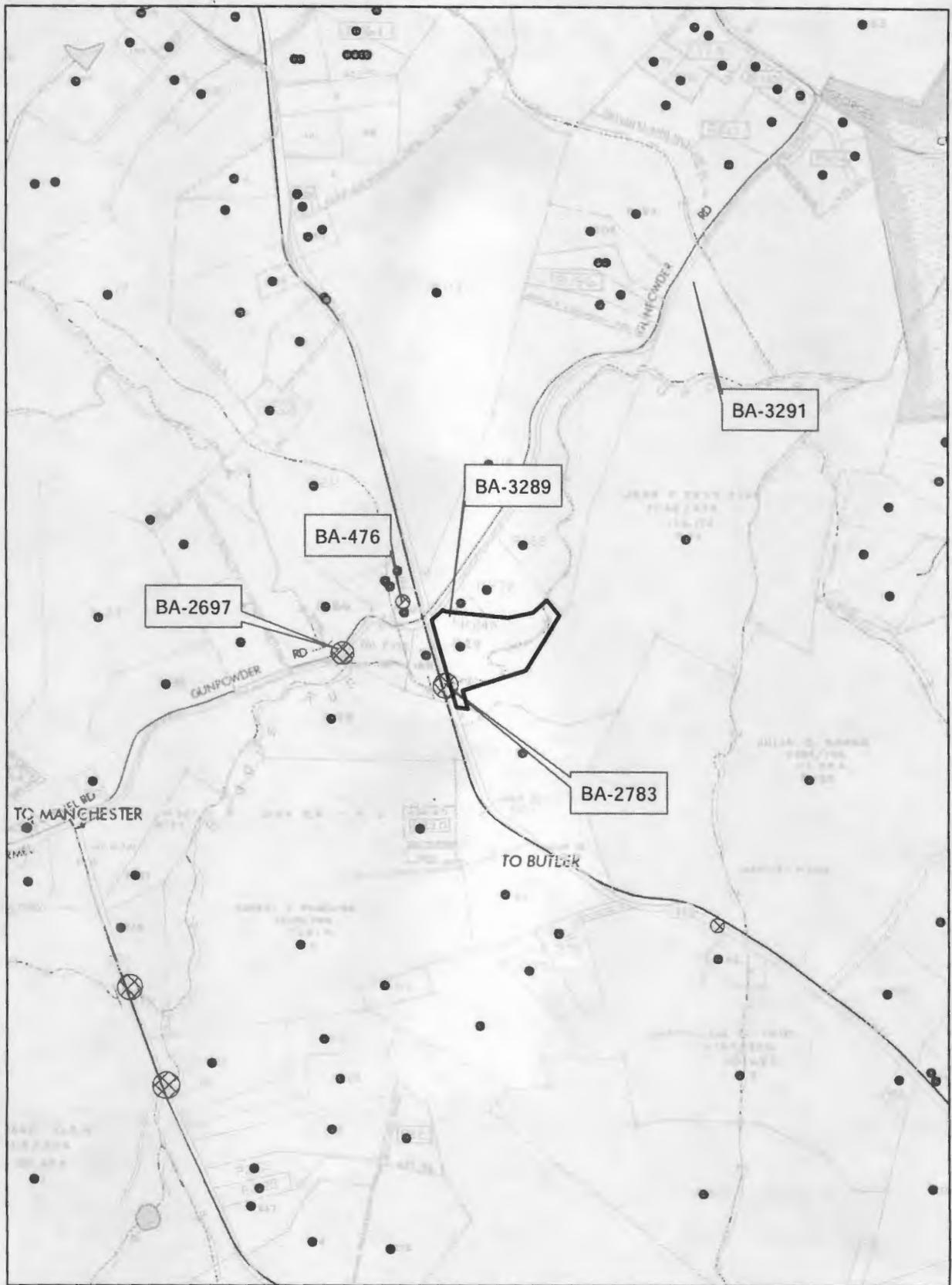
MARYLAND HISTORICAL TRUST REVIEW													
Eligibility recommended _____				Eligibility not recommended _____									
Criteria:	A	B	C	D	Considerations:	A	B	C	D	E	F	G	
MHT Comments:													
_____ Reviewer, Office of Preservation Services							_____ Date						
_____ Reviewer, National Register Program							_____ Date						



Holtzner-Rhoten House, BA-3289
17939 Falls Road
Hampstead, MD
(Baltimore County, Hampstead Quad)

1:12,000





Holtzner-Rhoten House, BA-3289
17939 Falls Road
Hampstead, MD
(Baltimore County, Hampstead Quad)

1:12,000



**Maryland State Highway Administration
Cultural Resources Section
Photo Log**

Project No.: BA810A21
Project Name: MD 25 over George's Run, Bridge 0301900
MIHP No.: BA-3289
MIHP Name: Holtzner-Rhoten House
County: Baltimore
Photographer: Rebecca Crew
Date: 11 March 2014
Ink and Paper Combination: Epson UltraChrome pigmented ink/Epson Premium Luster Photo Paper
CD/DVD: Verbatim, CD-R, Archival Gold

Image File Name	Description of View
BA-3289_2014-03-11_01	View facing northeast towards house
BA-3289_2014-03-11_02	View facing north towards house
BA-3289_2014-03-11_03	View northeast towards outbuildings in relationship towards house
BA-3289_2014-03-11_04	View east towards shed
BA-3289_2014-03-11_05	View southeast towards house from Gunpowder Road
BA-3289_2014-03-11_06	View south from Gunpowder Road towards outbuildings



BA-3289

Holtzman - Rhoten House

Baltimore Co., MD

R. Crew

11 March 2014

MD SHPO

View facing northeast towards house

1/6



BA-3289

Holtzman/H-Rhoden House

Baltimore Co. MD

R. Crew

11 March 2014

MD SHPO

View facing north towards house

2/6



BA-3289

Holtzman // Rhoden House

Baltimore Co., MD

R. Crew

11 March 2014

MD SITPO

View ~~east~~ towards outbuildings in
relationship towards house

3/6



BA-3289

Holtzman/H Rhoden House

Baltimore Co, MD

R. Crew

11 March 2017

MD SHPO

View east towards shed

4/6



BA-3289

Holtzman - White House

Baltimore Co., MD

R. Crew

11 March 2014

MD SHPD

View southeast towards house from
Gunpowder Road

5/6



BA-3289

Holtzman Rhoten House

Baltimore Co., MD

R. Crew

11 March 2014

MD SHPO

View south from Gunpowder Road
towards outbuildings

6/6