

# Addendum to Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. CH-21

Page 1 of 1

Name of Property: **Holly Hall**

Location: **Holly Spring Road, Nanjemoy**

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MHT Project Review and Compliance staff performed a site visit of Holly Hall on June 5, 2012 and found the house to have been greatly altered since it was surveyed. The building has very diminished integrity. The exterior was covered with aluminum siding, all windows have been replaced, doors had been replaced or modified, at least one of the chimneys was replaced or modified in the 20<sup>th</sup> century. Interior trim was intact but walls and ceilings had significant water damage. No outbuildings were extant.

Prepared by: Jonathan Sager

Date: June 6, 2012

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**CH-21**  
**Holly Hall**  
**Riverside vic.**  
**Private**

**Circa 1790;1890**

Located in the relatively isolated far southwestern section of Charles County, Holly Hall is a rare representation of the types of modest homes occupied by tenants and small landowners during the 18<sup>th</sup> and 19<sup>th</sup> centuries. The earliest portion of the dwelling includes a relatively small late 18<sup>th</sup> century 1 ½ story frame side-gable structure with a steeply pitched roof and a pair of exterior end chimneys. In the late 19<sup>th</sup> or early 20<sup>th</sup> century the dwelling was enlarged by the addition of a two story kitchen wing to the northwest eave.

The dwelling was restored in the 1950's by Mrs. Walter Mills at which time the chimneys were repaired and reinforced, the stairs were rebuilt, and two additional dormers were added. Original historic material reused in the house include a corner cupboard, several second floor doors, and wide plank pine tongue and groove paneling. Holly Hall is now associated with 162 acres of meadow and woodland that preserve the rural character of the site.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. CH-21

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

historic Holly Hall

other

### 2. Location

street and number 11280 Holly Springs Rd  not for publication

city, town Nanjemoy  vicinity

county Charles

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

name SDVP Management Inc Trustees

street and number 3350 E Street telephone unknown

city, town San Diego state CA zip code 92102-3332

### 4. Location of Legal Description

courthouse, registry of deeds, etc. Charles County Courthouse tax map and parcel: 70 p. 38

city, town La Plata liber 3832 folio 548

### 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
- Other

### 6. Classification

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

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## 7. Description

Inventory No. CH-21

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### Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input type="checkbox"/> good	<input type="checkbox"/> ruins
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> 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.

Holly Hall is located in the far southwestern section of Charles County on the east side of Holly Springs Road and is believed to have been originally constructed in the late 18th century. The period I dwelling consists of a 1 1/2-story, frame side-gable structure with a steeply pitched roof, and a pair of exterior-end chimneys. The dwelling has currently has a double-pile, side-passage plan and originally faced southwest. In the late 19th or early 20th century the dwelling was enlarged with the addition of a two-story kitchen wing to the northwest eave. The dwelling, which was extensively renovated in the 1950's, is now situated on a 162 acre tract that is primarily wood with the exception of approximately 10 acres surrounding the house.

The dwelling includes a brick pier foundation that has been reinforced with poured concrete. The wood frame is sheathed in aluminum siding and the roof is covered in composition shingles. All windows were replaced in the 20th century with 6/6 wood sash. Although the home is now entered from the northeast wall, the original entrance is believed to have been the southwest elevation. The southwest elevation includes three first floor bays with a doorway to the north and two windows to the south. The roof is pierced by two pedimented dormers.

The southeast gable elevation includes the pair of exterior end-chimneys with stepped shoulders and corbelled caps. These chimneys have been reinforced in the 20th century with poured concrete at the base and has likely been rebuilt above the roofline. Between the two chimneys is a single second floor window.

The northeast elevation includes two windows near the south corner and a single window to the north that provides light into the first floor hall. Two dormers also appear on this elevation. In contrast to the opposite elevation, the dormers rest on the outside ends near the eaves. The northwest elevation is largely obscured by the frame addition to this end. A replaced doorway with sidelights is located near the northern corner.

### Interior

The interior of the period I structure includes a double-pile plan, with a 16' x 16' parlor located in the southernmost room and a smaller 12' x 12' dining room or sitting room located to the north. Each room is accessed from the hall that spans the north eave elevation. A quarter-turn stair, completely rebuilt in the 20th century, is located off the sitting room. The stair chamber includes notable wide plank random-width vertical tongue and groove paneling. Mantels in these two rooms do not appear to be original, nor is the chair railing, wall materials (drywall) and most of the doors.

The second story includes a large room to the north and a second enclosed stair passage on the south wall. This narrow stair, also rebuilt in the 20th century, is finished in the third floor attic and includes wide plank boards on the floor top-nailed with hand-headed nails. The second story includes several early panel doors which appear to have been enlarged and rehung at a later date.

According to written accounts, the house was virtually rebuilt during the 1950's but retained as much of the original features as possible including wide tongue and groove pine paneling, a corner cupboard, and as much flooring and doors as possible.

### Service Addition: Circa 1910

The frame addition is believed to have been constructed in the early 20th century and consists of two rooms on the first floor and two above. The southwest elevation includes a hipped-roof porch that has been partially enclosed around 1950 with the addition of a bathroom, pantry and utility room. Two windows are found on the second story of the elevation. The northeast elevation includes two second story windows above three first floor windows and a door. Two of the first floor windows light the current dining room and are clustered near the 18th century wing, while the door and window provide access to the kitchen. The northwest gable elevation includes two fixed first floor windows that light the kitchen and a window above. Original German siding is still visible on this elevation.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory N CH-21

Name Holly Hall  
Continuation Sheet

Number 7 Page 1

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The interior of the kitchen addition includes one room on the first floor, used as a dining room and two rooms on the second floor. The dining room includes reused wide plank random-width wainscoting and a corner cupboard.

Although the entire house was extensively gutted and rebuilt in the 20th century, it appears that the original structure retains essential features including floorplan and fenestration. Woodwork including doors, windows, door and window trim, mantels and wall materials have been replaced, along with part of the foundation, the floors, floorplan and chimneys appear to be original. The framing is obscured by later finishes.

## 8. Significance

Inventory No. CH-21

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 checked="" 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 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 industry	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other:

Specific dates 1780; 1910

Architect/Builder Unknown

Construction dates 1780; 1910

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 reports, complete evaluation on a DOE Form - see manual.)

Although the earliest history of Holly Hall is not fully documented, like nearby Holly Springs, the dwelling is significant as one of a small number of 18th century structures to survive in the southwestern section of Charles County. Historically isolated from the mainstream of Charles County life, this was the last area to be settled by Europeans and most likely to have been occupied by tenants, rather than land-owners. Possibly associated with the Harrison family who owned over 2500 contiguous acres including nearby Holly Springs, Holly Hall is a rare representation of the types of modest homes occupied by tenants and small landowners during the 18th and 19th centuries.

The earliest documented reference to date of Holly Hall appears in 1883 when S.W. Adams advertises in the Port Tobacco Times the Holly Hall, a farm in Nanjemoy, 1 1/2 miles from Tolson's wharf including 300 acres and six enclosed fields, is now available for rent. Adams also held significant acreage in the vicinity of Smith Point. In 1909, the heirs of Adams sold the property then including 218 acres to Charlotte Franklin, who soon deeded twenty acres to the northwest and thirty acres to the southwest to Edgar Haywood and Harry J. Franklin respectively. These were possibly children or otherwise relatives of Ms. Franklin's. In 1946, Franklin sold the property to Clara Barr. In 1950, the property was sold to Mary Perryman Patterson Mills, also known as may Perryman Patterson, at which time it was extensively restored. Seventeen years later the property was conveyed to its current owners. (1) Holly Hall may be associated with nearby Holly Springs CH-109 and may represent a tenant or overseers house once associated with the farm. In 1781, the 2,661 acre estate of Col Richard Harrison was divided between his three heirs Robert William and Walter Harrison. (2)

### ENDNOTES

(1) Charles County Land Records 188/27; 91;374; 84/21.

(2) J. Richard Rivoire. Homeplaces: 1990. Charles County's Domestic Architecture. Pg. 108-113.

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## 9. Major Bibliographical References

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Inventory No. CH-21

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## 10. Geographical Data

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Acreage of surveyed property 167

Acreage of historical setting 300

Quadrangle name Nanjemoy

Quadrangle scale 1:24,000

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### Verbal boundary description and justification

The property is associated with Charles County Property Tax Map 70, Parcel 38.

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## 11. Form Prepared By

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name/title Cathy Hardy/Historic Sites Surveyor

organization Charles County Planning

date 6/18/2003

street and number 200 Baltimore Street

telephone 301-396-5815

city or town La Plata

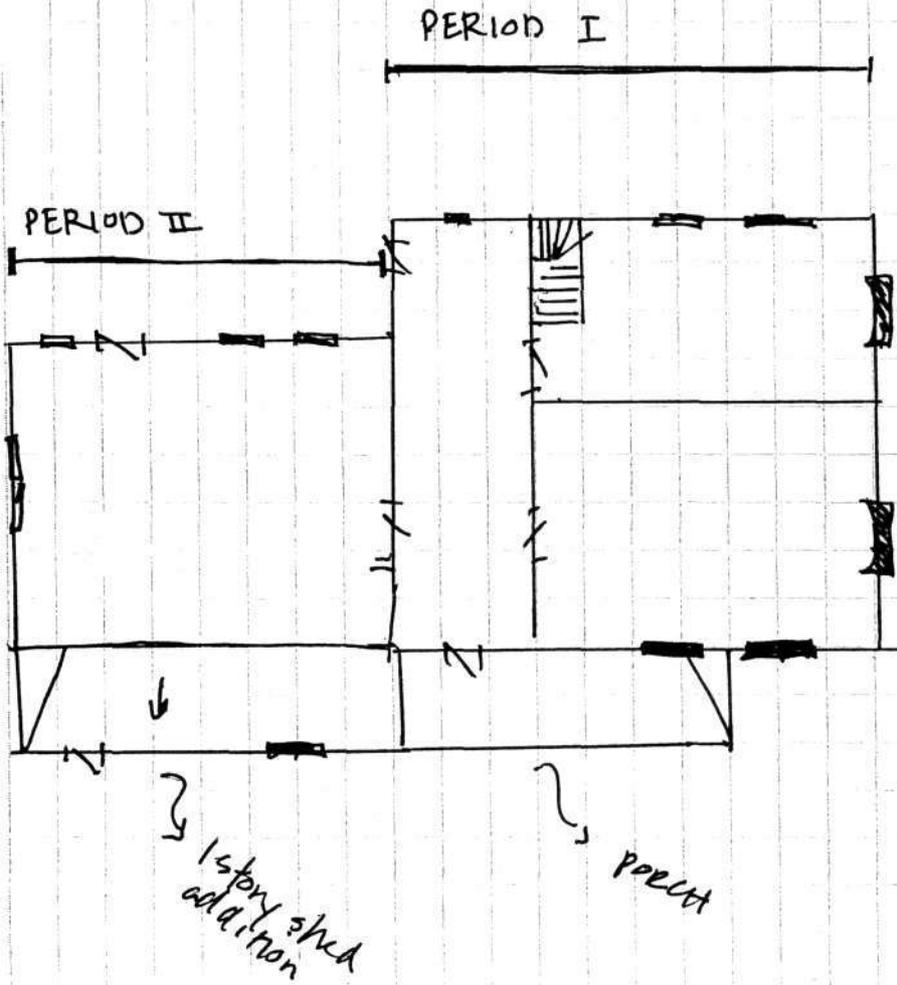
state MD zip code 20646

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.

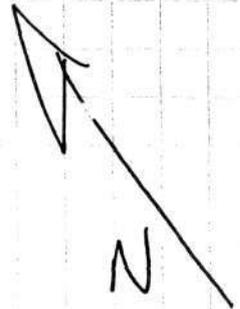
The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
DHCD/DHCP  
100 Community Place  
Crownsville MD 21032  
410-514-7600

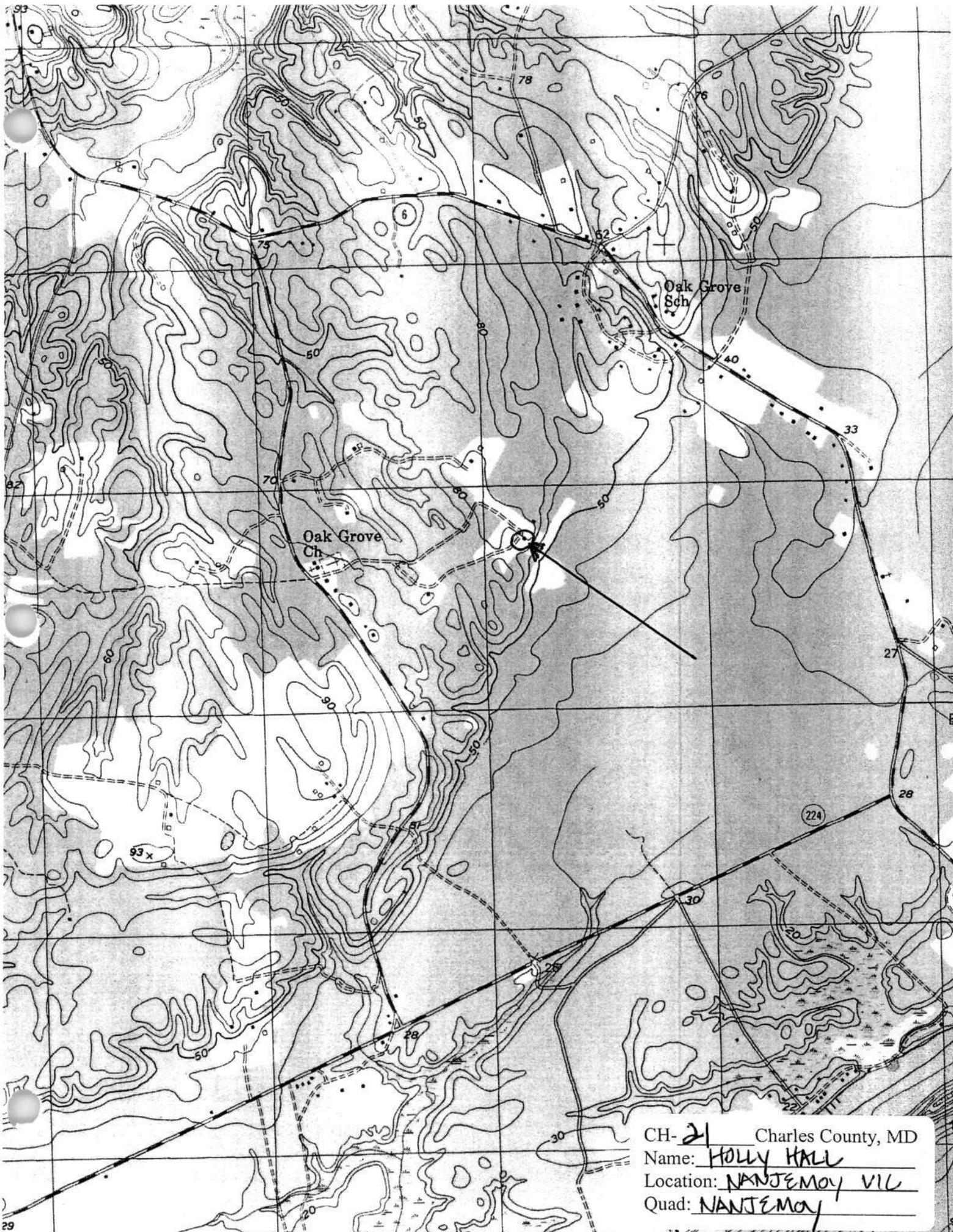
CH- 21 Charles County, MD  
Name: HOLLY HALL  
Location: RIVERSIDE  
Quad: NANTJEMOY,



BRICK  
CHIMNEYS: FOUNDATION  
REINFORCED W/  
POURED CONCRETE  
AT LEAST PARTIALLY  
REBUILT



NOT DRAWN TO SCALE



CH- 21 Charles County, MD  
Name: HOLLY HALL  
Location: NANTJEMOY VIL  
Quad: NANTJEMOY



CH21  
HOLLY HALL  
RIVERSIDE, MD

C. HARDY

5/2003

MD SHPO

LOOKING W

10F3



CH 21

HOLLY HALL

RIVERSIDE, MD

C. HARDY

5/2003

MD SHPD

LOOKING N

2 OF 3



CH-21  
HOLLY HALL  
RIVERSIDE, MD

C. HARDY  
5/2003

MD S4P0  
LOOKING E  
30P3

CH-21  
Holly Hall  
Grayton  
Private

18th century

This small frame house has an end hall and double parlor floor plan and an existing high-pitched roof with two exterior chimneys at one end. In the late 19th or early 20th century, a two-story frame wing was added to one side.



HOLLY HALL

CH-21

DAK-PA

F-KODAK



MOLLY HALL

CH-21



MOLLY HALL CH-21



Holly Hall, Charles

CH-21

PAPER

KODAK PAPER