

**CH-532**

**circa 1900**

**Reynolds House (demolished)**

**Port Tobacco vic.**

**Private**

Erected circa 1900, the Frank P. Reynolds House displayed characteristic features of turn-of-the-20th-century rural dwellings in Charles County. Although dramatically altered, the house retained its 2-story, single-pile with rear "T" design and asymmetrical facade.

The Frank P. Reynolds house was a modest, altered example of a turn-of-the-20th century rural farm dwelling in Charles County. This house was typical of many modest rural dwellings erected in Charles County following the Civil War and prior to the modern transportation improvements of the 1920s and 1930s that opened the county to the urban centers to the north.

MARYLAND HISTORICAL TRUST  
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. CH-532

=====

1. Name of Property

historical name Frank P. Reynolds House  
common/other name \_\_\_\_\_

=====

2. Location

street & number 7400 Retreat Place not for publication \_\_\_\_\_  
city or town Port Tobacco vicinity X state Maryland code MD  
county Charles code 017 zip code 20677

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3. State/Federal Agency Certification N/A

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4. National Park Service Certification N/A

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5. Classification

=====

Ownership of Property (Check all that apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing		Noncontributing		
<u>4</u>		<u>1</u>		buildings
<u>0</u>		<u>0</u>		sites
<u>0</u>		<u>0</u>		structures
<u>0</u>		<u>0</u>		objects
<u>4</u>		<u>1</u>		Total

Is this property listed in the National Register?

Yes  Name of Listing \_\_\_\_\_  
No

=====  
6. Function or Use  
=====

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single dwelling  
\_\_\_\_\_  
\_\_\_\_\_

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single dwelling  
\_\_\_\_\_  
\_\_\_\_\_

=====  
7. Description  
=====

Architectural Classification (Enter categories from instructions)

None  
\_\_\_\_\_  
\_\_\_\_\_

Materials (Enter categories from instructions)

foundation Solid: poured concrete  
roof Side gable: standing seam metal  
walls Wood frame: wood weatherboard & asbestos shingles  
other \_\_\_\_\_  
\_\_\_\_\_

Narrative Description (Describe the historic and current condition of the property.)

See Continuation Sheet No. 7-1

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8. Statement of Significance  
=====

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. CH-532

=====  
Areas of Significance (Enter categories from instructions)

ARCHITECTURE  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance circa 1900  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates circa 1900  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person (Complete if Criterion B is marked above)  
\_\_\_\_\_

Cultural Affiliation Undefined  
\_\_\_\_\_  
\_\_\_\_\_

Architect/Builder Unknown  
\_\_\_\_\_  
\_\_\_\_\_

Narrative Statement of Significance (Explain the significance of the property.)

See Continuation Sheet No. 8-1

CH-532

9. Major Bibliographical References

(Cite the books, articles, legal records, and other sources used in preparing this form.)

Brown, Jack D., et al. *Charles County, Maryland, A History*. Charles County Bicentennial Committee, 1976.

Charles County Land Records. Charles County Courthouse, La Plata, Maryland.

Klapthor, Margaret Brown. *The History of Charles County, Maryland*. La Plata, MD: Charles County Tercentenary, Inc., 1958.

10. Geographical Data

Acreage of Property 6.3 acres

Verbal Boundary Description (Describe the boundaries of the property.)

The property is designated as Parcel 64 on Map 43, Grid 8 on the Charles County Property Map.

Boundary Justification (Explain why the boundaries were selected.)

The Reynolds House has been associated with Parcel 64, Map 43 since its construction circa 1900.

11. Form Prepared By

name/title Kathryn Gettings Smith, Architectural Historian  
organization Charles County Planning Dept. date May 10, 1999  
street & number P.O. Box B telephone 301-645-0689  
city or town La Plata state MD zip code 20646

12. Property Owner

name Willard & Rita Sexton  
street & number 7400 Retreat Place telephone \_\_\_\_\_  
city or town Port Tobacco state MD zip code 20677

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. CH-532

Section 7 Page 1

Reynolds House  
name of property  
Charles County, Maryland  
county and state

=====

Erected circa 1900, the Frank P. Reynolds House displayed characteristic features of turn-of-the-20th-century rural dwellings in Charles County.<sup>1</sup> Although dramatically altered, the house retained its 2-story, single-pile with rear "T" design and asymmetrical facade.

The Reynolds House stood on the north side of Route 6 near the town of Port Tobacco. Its 6.3-acre lot contained a rolling landscape dotted with mature trees and surrounded by woodlands on three sides. The house stood atop a hill that dropped away at the rear. The new house that was erected in March 1999 occupies a different location northeast of the original dwelling.

The dwelling featured a solid poured concrete foundation, a wood frame structure clad in weatherboard and asbestos shingles, and a side gable roof covered in standing seam sheet metal. A single brick interior flue extended beyond the ridge line and the open eaves contained exposed rafter tails.

The facade contained four openings on the first story; three windows and a door. Two of the windows held 1/1 wood sash, while the third was enlarged and filled with a modern 6/6 metal sash window. The second floor retained two original 2/2 wood sash window, with a small third window opening holding 1/1 sash. The remainder of the building was pierced by irregularly placed windows, many of which contained original 2/2 wood sash.

It appeared that construction on a 2-story infill addition at the northeast corner of the house was never completed. Constructed of frame, the addition featured a single leaf door on its east wall and a second story entrance on its north side. Reused original sash from the main house was used to light much of the addition.

OUTBUILDINGS:

Three contributing and one non-contributing secondary resources accompany the house on its 6.3 acre site. All located behind the house on a slope that descends into the woods, the historic outbuildings appeared to date to the first half of the 20th century. One, a dilapidated frame shed featured a sloping roof, post-in-ground construction and an open front bay. The second

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<sup>1</sup> The Reynolds House was demolished in March 1999.

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. CH-532

Section 7 Page 2

Reynolds House  
name of property  
Charles County, Maryland  
county and state

=====  
outbuilding was a small toolshed with a front gable metal-clad roof and board-and-batten cladding. The third historic resource was a large frame side gable garage clad in German siding and with a shed addition on its west side. Finally, the one non-contributing resource was a 1-story asymmetrical-gable frame shed located some distance northwest of the original house.

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. CH-532

Section 8 Page 1

Reynolds House  
name of property  
Charles County, Maryland  
county and state

=====

The Frank P. Reynolds house was a modest, altered example of a turn-of-the-20th century rural farm dwelling in Charles County. This house was typical of many modest rural dwellings erected in Charles County following the Civil War and prior to the modern transportation improvements of the 1920s and 1930s that opened the county to the urban centers to the north.

The land upon which the Reynolds house stood was originally a part of the "Retreat" property that once belonged to the Jenifer family. Frank P. Reynolds acquired the property through inheritance from his father, Owen Reynolds in 1899. At that time, the tract consisted of 281 acres. He promptly took out a mortgage for \$1000 on the property, perhaps to erect the house. Unfortunately, Reynolds went bankrupt four years later, and the property was sold to the Shutzes. The Shutzes sold the property to Gustav Bramble in 1909, and Bramble quickly turned the property over to James T. Klugh of Apollo, Pennsylvania for \$2810.

The Klugh's were eventually forced to give up the property after defaulting on their mortgage. The land sold at public auction for \$2100 in 1917 to Thomas J. Coulby. By this time the property was reduced in size to 240 acres. Coulby retained the property for many years. In 1946, he devised 6.75 acres of the tract along with the house to Mary Coulby Straw. The Straws sold the remaining 6.3 acres to the Scroggins family in 1957, and in 1982 the present owners acquired the property.

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. CH-532

Reynolds House  
name of property  
Charles County, Maryland  
county and state

=====

**HISTORIC CONTEXT:**

**Geographic Organization:** Western Shore

**Chronological/Development Period (s):**

Industrial/Urban Dominance, 1870-  
1930  
Modern Period, 1930-present

**Prehistoric/Historic Period Theme (s):**

ARCHITECTURE

**RESOURCE TYPE(S)**

**Category:** Building

**Historic Environment:** Rural

**Historic Function (s):** DOMESTIC/Single dwelling

**Known Design Source:** Unknown

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. CH-532

Reynolds House  
name of property  
Charles County, Maryland  
county and state

=====  
**Chain of Title:**

December 5, 1871: Barnes Compton to John Cocking  
(father of Joseph Cocking)  
Charles County Land Records  
Liber GAH 3 Folio 362

August 9, 1893: Joseph Cocking to Benjamin Mattingly  
Charles County Land Records  
Liber JST 6 Folio 44

April 20, 1896: J. Benjamin Mattingly to Owen  
Reynolds of Baltimore City  
Charles County Land Records  
Liber JST 8 Folio 195

January 13, 1899: Will of Owen Reynolds  
devised land to Frank P. Reynolds of  
Baltimore City  
Baltimore Register of Wills  
Liber SRM 81 Folio 383

September 14, 1900: Frank P. Reynolds to William A.  
Shutze  
Mortgage  
\$1000  
Charles County Land Records  
Liber BGS 11 Folio 217

May 25, 1904: J. Milton Lyell, Trustee to William  
A. Shutze  
Public sale  
Charles County Land Records  
Liber FDM 15 Folio 110

July 30, 1909: William A. & Emily A. Shutze to  
Gustav Bramble  
Charles County Land Records  
Liber FDM 20 Folio 430

May 4, 1910: Gustav T. Bramble to James T. Klugh  
of Apollo, Pennsylvania  
\$2810  
Charles County Land Records  
Liber HCC 21 Folio 567

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. CH-532

Reynolds House  
name of property  
Charles County, Maryland  
county and state

=====

December 18, 1912: James T. & Catherine M. Klugh to  
Hughesville Savings Bank  
Mortgage \$1500  
Charles County Land Records  
Liber HCC 25 Folio 162

February 28, 1918: W. Mitchell Digges & John F. Mudd,  
attorneys to Thomas J. Coulby  
Public sale: August 7, 1917  
\$2100  
281 acres  
Charles County Land Records  
Liber FBM 32 Folio 578

July 1, 1937: Thomas J. Coulby to Herbert Bingham  
of Washington, DC  
240 acres "Retreat"  
Charles County Land Records  
Liber WMA 65 Folio 433

January 9, 1946: Thomas J. Coulby to Mary Coulby  
Straw  
6.75 acres part of the original  
"Retreat Farm"  
Charles County Land Records  
Liber TBM 82 Folio 489

June 17, 1957: Mary Coulby & Reed Straw to Norman &  
Mary Scroggins  
\$9,000  
6.3 acres  
Charles County Land Records  
Liber 130 Folio 159

June 16, 1982: Norman & Mary Estelle Scroggins to  
Willard & Rita Sexton  
\$49,500  
6.3 acres  
Charles County Land Records  
Liber 838 Folio 93

RESOURCE SKETCH

MAP

2/99

FRANK P. REYNOLDS HOUSE

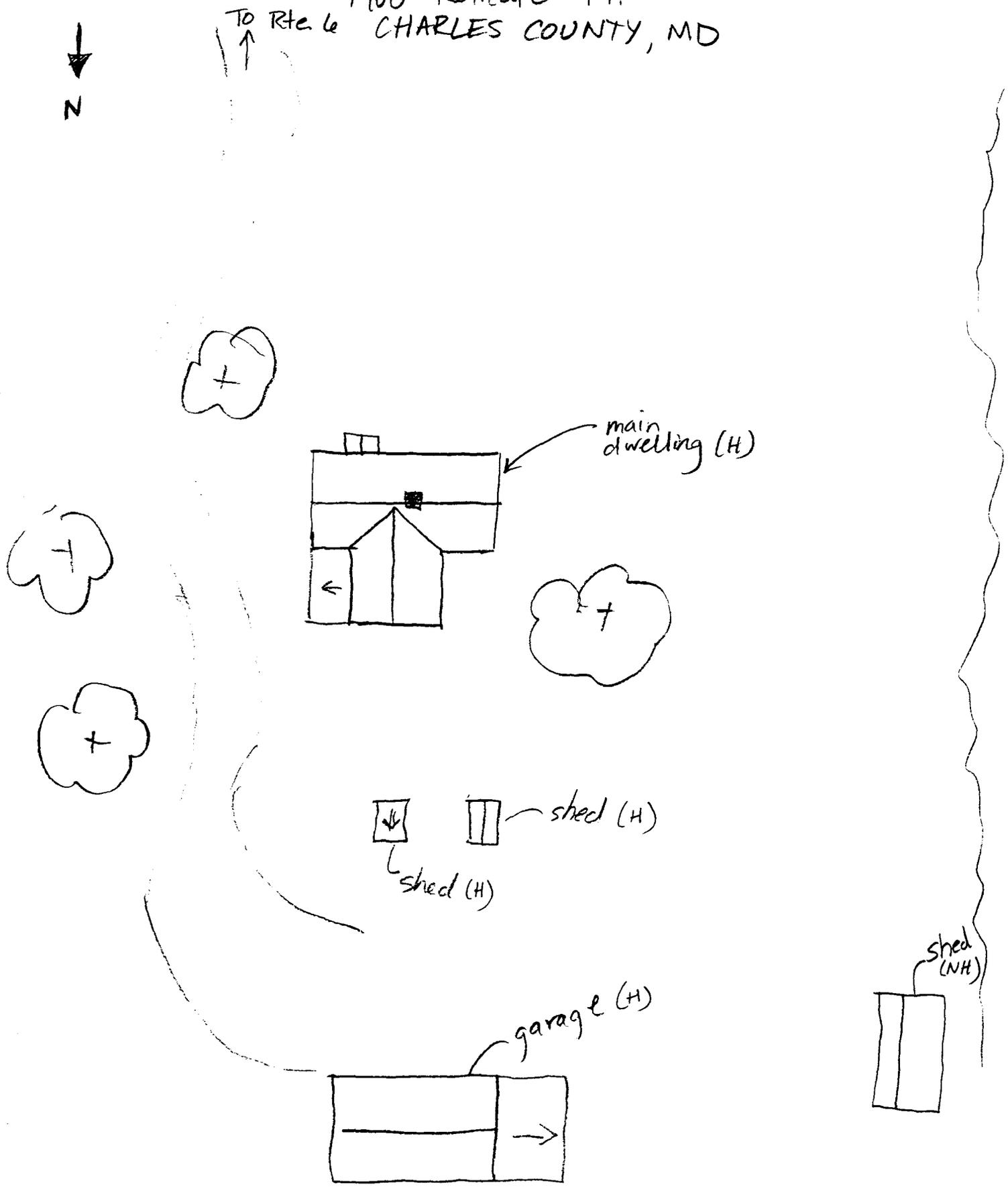
CH-532

7400 Retreat Pl.

CHARLES COUNTY, MD



TO Rte. 6







CH-532  
REYNOLDS HOUSE  
CHARLES COUNTY, MD

K.G. SMITH

2/99

MARYLAND SHPO

LOOKING NE

1 OF 4



CH-532  
REYNOLDS HOUSE  
CHARLES COUNTY, MD  
K.G. SMITH

2/99  
MARYLAND SHPO  
LOOKING SW  
2 OF 4



CH-532

REYNOLDS HOUSE

CHARLES COUNTY, MD

K.G. SMITH

2/99

MARYLAND SHPO

SHEDS - LOOKING NW

3 OF 4



CH-532

REYNOLDS HOUSE  
CHARLES COUNTY, MD  
K.G. SMITH

2/99

MARYLAND SHPO

GARAGE - LOOKING NW

4 OF 4