

**CH-537**  
**"Cottage Home" Farm**  
**La Plata vic.**  
**Private**

**1843**  
**1918-1919**

"Cottage Home" Farm is a complete farm complex with buildings dating from the mid-19th through the mid-20th century. The complex incorporates a dwelling house and seven agricultural outbuildings. Several additional domestic outbuildings are scattered around the main house. "Cottage Home" Farm occupies approximately 86 acres of a once 161-acre tract, and incorporates a late 19th century tenant house located near the southwest corner of the property.

The farm is an excellent example of a traditional farm complex that has been continuously owned and occupied by the same family since the mid-19th century. Although many of the original buildings on the property have undoubtedly been replaced, the complex as a whole still reflects its historic functions. Its collection of late-19th to mid-20th century agricultural buildings is representative of farm architecture during the period. Despite its incongruous location along busy Route 301 and La Plata's commercial corridor, the surrounding landscape provides an appropriate setting for this farm complex.

MARYLAND HISTORICAL TRUST  
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. CH-537

=====

1. Name of Property

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historic name "Cottage Home" Farm

common/other name Garner Farm

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2. Location

=====

street & number 6125 Crain Highway not for publication       

city or town La Plata vicinity X state Maryland code MD

county Charles code 017 zip code 20646

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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

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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>11</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>11</u>	<u>1</u>	Total

Is this property listed in the National Register?

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

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. CH-537

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6. Function or Use  
=====

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single dwelling  
AGRICULTURAL Storage/Processing

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single dwelling  
AGRICULTURAL Storage/Processing

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

Architectural Classification (Enter categories from instructions)

Vernacular Victorian

Materials (Enter categories from instructions)

foundation solid: concrete & brick  
roof front gable: asphalt shingles  
walls wood frame: 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  
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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-537

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Areas of Significance (Enter categories from instructions)

AGRICULTURE  
ARCHITECTURE  
\_\_\_\_\_

Period of Significance 1843 - circa 1930  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates 1843  
1918-19  
1920s-1930s  
\_\_\_\_\_

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

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9. Major Bibliographical References  
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(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.

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10. Geographical Data  
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Acreage of Property 86.4 acres

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

The property is designated as Parcel 28 on Map 33, Grid 7 on the Charles County Property Map.

**Boundary Justification (Explain why the boundaries were selected.)**

"Cottage Home" Farm has been associated with Parcel 28, Map 33 since its construction.

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11. Form Prepared By  
=====

name/title Kathryn Gettings Smith, Architectural Historian  
organization Charles County Planning Dept. date May 14, 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 Rudolph & Blanche D. Garner, Sr.  
street & number P.O. Box 489 telephone 301-934-8204  
city or town La Plata state MD zip code 20646  
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Section 7 Page 1

"Cottage Home" Farm  
name of property  
Charles County, Maryland  
county and state

=====  
"Cottage Home" Farm is a complete farm complex with buildings dating from the mid-19th through the mid-20th century. The complex incorporates a dwelling house and seven agricultural outbuildings. Several additional domestic outbuildings are scattered around the main house. "Cottage Home" Farm occupies approximately 86 acres of a once 161-acre tract, and incorporates a late 19th century tenant house located near the southwest corner of the property.

The land is mostly open agricultural fields stretching west of Robert Crain Highway (MD Route 301). Located just north of the boundary of the incorporated town of La Plata, the farm encompasses rolling terrain, open fields, and forested areas. The buildings are grouped along the northern end of the property.

The main dwelling at "Cottage Home" Farm dates to 1918 or 1919, but may have been built on the site of an older dwelling using salvaged materials from that older dwelling. The house is two stories in height and stands on a solid concrete and brick foundation. The frame structure is clad in asbestos shingles over original wood German siding, and is covered by a front gable asphalt-shingled roof. Two interior corbeled-cap brick chimneys break the building's roof. The house is characterized by its Victorian era elements including the 1-story wrap-around porch supported on turned wood posts with scroll sawn decorative porch brackets, and its projecting 2-story front gable bay.

The house is entered through a single-leaf panel-and-light wood door. The large door light is etched with a lace pattern. The house retains the majority of its original 2/2 wood sash windows along with the distinctive square-edged surrounds with their slight overhanging ears.

Several alterations and additions have been made to the house over the years. These include the enclosure of the northernmost bay of the west side porch, and a 1-story, gable-roofed kitchen addition made to the east side of the house.

A basement was dug below the house in the 1920s and is accessed via a bulkhead entry on the east side of the house. Inspection of the building's sills and joists from the basement indicates that some of the construction materials were salvaged from an older building. Several of the joists are hand hewn and show evidence of have plaster and lath attached to various sides.

The interior of the house displays typical Victorian-era finishes,

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"Cottage Home" Farm  
name of property  
Charles County, Maryland  
county and state

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including the stair and mantel.

OUTBUILDINGS:

Seven agricultural outbuildings occupy the property, and are all located in a line stretching west of the main dwelling. The most substantial of these buildings is a frame tobacco barn now used for hay storage. Dating to the mid-19th century, the barn is constructed of a braced heavy timber frame that contains hand hewn members that are mortise-and-tenoned and pegged together. A horizontal false plate supports the rafter feet. Down braces reinforce the corners and the two intermediate sills that frame the center aisle. The building stands on concrete block piers that replaced original wood posts. The exterior is clad with vertical boards and the side gable roof covered with replacement sheet metal. An extensive frame shed addition that incorporates re-used material in its structure extends around the south and east sides of the barn.

Located near the tobacco barn is 1-story plus hayloft stable that has burned down and been rebuilt using the salvageable materials. The side gable building is of wood frame construction and clad in wood weatherboard. Two wide vertical board doors provide entry into the stable. The roof is covered in replacement sheet metal and the interior reveals mostly circular sawn framing elements. The stable dates to circa 1900.

A 1920s corn crib stands west of the house and features a poured concrete pier foundation, a gable roof and slatted sides. The roof is covered with corrugated metal sheeting.

North of the corn crib is a 1-story chicken coop with a sloping metal sheeted roof, vertical board cladding, and various doors and vents along its front wall. The chicken coop appears to date to the 1920s or 1930s.

Farther west, down the farm road, stands a front gable 1930s shed with vertical board siding, a sheet metal roof, and double vertical board doors.

A 1940s machine shed stands approximately 500 yards farther west down the farm road, and is constructed of post-in-ground posts and covered by a sloping shed roof. The building is clad in vertical board siding.

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"Cottage Home" Farm  
name of property  
Charles County, Maryland  
county and state

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A second tobacco barn, this one dating to the latter half of the 19th century, stands another 100 yards west of the machine shed. Set atop a hill, the barn stands on concrete blocks and consists of a braced heavy timber frame with both hewn and sawn framing members. The exterior walls are clad in vertical boards and the roof in metal sheets.

The domestic outbuildings that relate to the main dwelling include a small frame shed that stands near the northeast corner of the house, and a 1920s garage located a short distance west of the main dwelling. Dating to the 1920s or 1930s, the shed is characterized by its front gable roof, vertical board cladding, and single vertical board door. Shed additions have been made to both sides of the structure. The garage is a plain front gable frame structure clad in wood German siding and topped by a corrugated metal roof. The building stands on a poured concrete foundation and its door has been removed.

The single non-contributing resource is a domestic concrete block shed that stands directly behind the main house. The 1-story block building features an asphalt-shingled gable roof and a panel-and-light wood door, and appears to date to the 1950s or 1960s.

The 2-story frame tenant house located in the southwest corner of the property is a modest late-19th century example of its type. Composed of two sections with different roof heights, the building may represent multiple building phases. Both sections contain a single first story and second story cell. Physical evidence dates the full 2-story section to the third quarter of the 19th century, while the shorter section contains later materials dating it to the last decade of that century.

Standing on a rebuilt concrete block foundation, the building's exterior is clad in "brick-tex" asphalt sheeting, and the entrances doors contain single-leaf doors. Both doors appear to be replacements, with the easternmost door consisting of a particle-board paneled door, and the west door holding a panel-and-light 20th century door. A single interior brick flue extends up between the two sections, and the side gable roof of the older section is clad in metal sheets. The lower of the two sections has a corrugated metal roof.

The older section is pierced by several window openings which appear to have once held 6/6 wood sash, while the other portion contains smaller openings containing both 6/6 sash windows and 6-

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

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"Cottage Home" Farm  
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county and state

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light wood casement windows on the second story. The windows are trimmed with plain replacement wood casings.

The dwelling's interior has been greatly altered. Divided into two small rooms on the first floor, the house contains a small winder stair in its northwest corner. The stair was once decorated with balusters that have been removed and a decorative stringer molding. The interior finishes appear to date to the early decades of the 20th century. A arched opening connects the rooms of the two sections, and a simple 2-part baseboard circumscribed the rooms. The original floors consist of 4-inch tongue-and-groove boards.

A 1-story concrete block shed addition extends off the rear of the lower section. Dating to the 1950s or 1960s, this addition is lit by two modern 2/2 wood sash windows.

Section 8 Page 1

"Cottage Home" Farm  
name of property  
Charles County, Maryland  
county and state

=====  
"Cottage Home" Farm is an excellent example of a traditional farm complex that has been continuously owned and occupied by the same family since the mid-19th century. Although many of the original buildings on the property have undoubtedly been replaced, the complex as a whole still reflects its historic functions. Its collection of late-19th to mid-20th century agricultural buildings is a representative example of farm construction during the period. Despite its incongruous location along busy Route 301 and La Plata's commercial corridor, the surrounding landscape provides an appropriate setting for this farm complex.

In 1843, Charles Garner and William and Patrick Hamilton entered into a sales agreement that stated that with \$175 paid to the Hamiltons and \$600 still due to them, they would agree to allow Garner to occupy and work a 161-acre parcel of their land, and that until the \$600 was fully paid, Garner would not own the property, but would have the right to reap the rents and profits from it. Garner was apparently already tenant farming this land at the time.

It is unknown when Garner paid off the full amount, but he willed the property to his wife, Ann Jane Garner, at his death in 1886. The property became known as "Cottage Home." It passed through the family from generation to generation, eventually diminishing in size to 100 acres, and ending up with the present owners who acquired it in 1969.

Although the 1843 sales agreement records that the property was, at that time, "in the tenure or occupation" of Charles Garner, it is unlikely that either of the two standing dwellings are his original residence. Physical evidence of reused framing elements from an older house incorporated into the 1918-1919 dwelling indicates that house may have been built atop or nearby the original residence. Further investigation is necessary to determine the location and makeup of the original house on the property.

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
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"Cottage Home" Farm  
name of property  
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**HISTORIC CONTEXT:**

**Geographic Organization:** Western Shore

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

Agricultural-Industrial Transition,  
1815-1870  
Industrial/Urban Dominance, 1870-  
1930  
Modern Period, 1930-present

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

AGRICULTURE  
ARCHITECTURE

**RESOURCE TYPE(S)**

**Category:** Building

**Historic Environment:** Rural

**Historic Function (s):** DOMESTIC/Single dwelling  
AGRICULTURAL/Storage/Processing

**Known Design Source:** Unknown

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
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"Cottage Home" Farm  
name of property  
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county and state

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**Chain of Title:**

January 12, 1843: William Hamilton & Patrick H. Hamilton of Charles County to Charles Garner  
\$175 down, \$600 due  
Until final payment, Garner has right to occupy land and take rents & profits  
161 acres now in the tenure or occupation of said Charles Garner part of "McPherson's Benefit" and part of "Saint Matthews"  
Charles County Land Records  
Liber JB 25 Folio 171

February 16, 1886: Will of Charles Garner to Ann Jane Garner (wife)  
Charles County Register of Wills  
Liber MT 18 Folio 286

June 11, 1911: George L. Garner died intestate  
heirs: Blanche Bowie, et al.

August 25, 1913: Blanch & Harry C. Bowie, et al. (heirs of George L. Garner) to G. Sellman Garner  
"Cottage Home" 100 acres  
Charles County Land Records  
Liber HCC 26 Folio 191

June 8, 1916: Lyon S. Garner to George Sellman Garner  
\$277 "Cottage Home" where Charles Garner resided  
Charles County Land Records  
Liber HCC 29 Folio 635

September 30, 1916: Ilene E. Garner (heir of George L. Garner) to George S. Garner  
\$277  
Charles County Land Records  
Liber CP 30 Folio 318

October 23, 1920: Guinnette G. Purdy, et al. to George

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- S. Garner  
"Cottage Home"  
Charles County Land Records  
Liber WMA 37 Folio 337
- July 26, 1943: G. Sellman & Ormye Garner to  
Mathilde Owen  
same as below  
Charles County Land Records  
Liber 78 Folio 516
- July 26, 1943: Mathilde Owen to G. Sellman & Ormye  
I. Garner  
"Cottage Home" 100 acres + "Dixon  
Lot"=2 acres plus 4 more tracts  
Charles County Land Records  
Liber 78 Folio 518
- November 10, 1969: G. Sellman Garner, widower to Mary  
C.S. Jenkins  
Charles County Land Records  
Liber 212 Folio 160
- November 10, 1969: Mary C.S. Jenkins to G.Sellman  
Garner & Rudolph Garner, Sr.  
1.5 miles north or northwest of La  
Plata  
100 acres "Cottage Home" + .462  
acres  
Charles County Land Records  
Liber 212 Folio 162
- November 2, 1977: Rudolph Garner, Sr. to Rudolph &  
Blanche Garner  
100 acres "Cottage Home" plus .462  
acres  
Charles County Land Records  
Liber 540 Folio 156

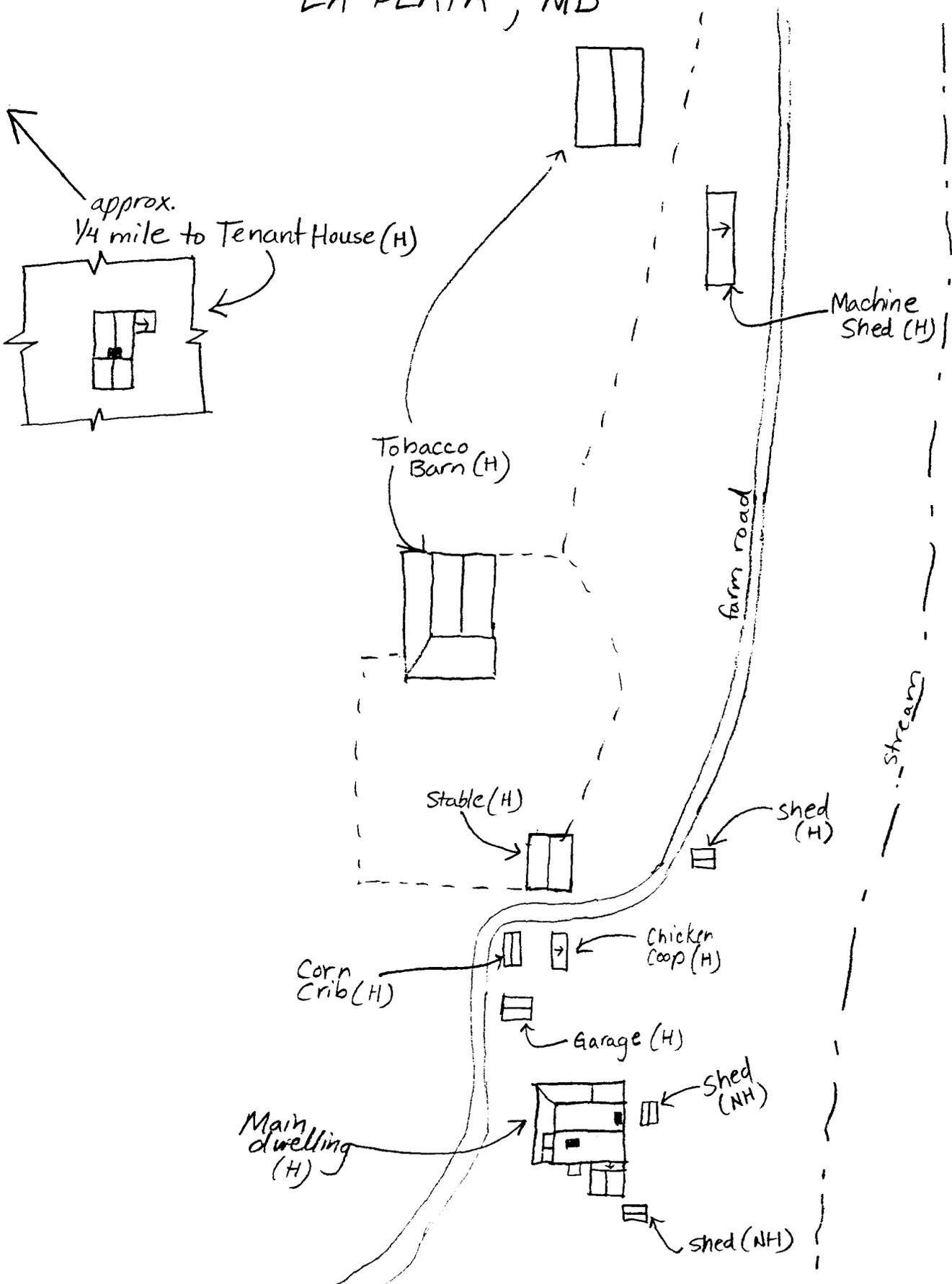
RESOURCE  
SKETCH MAP

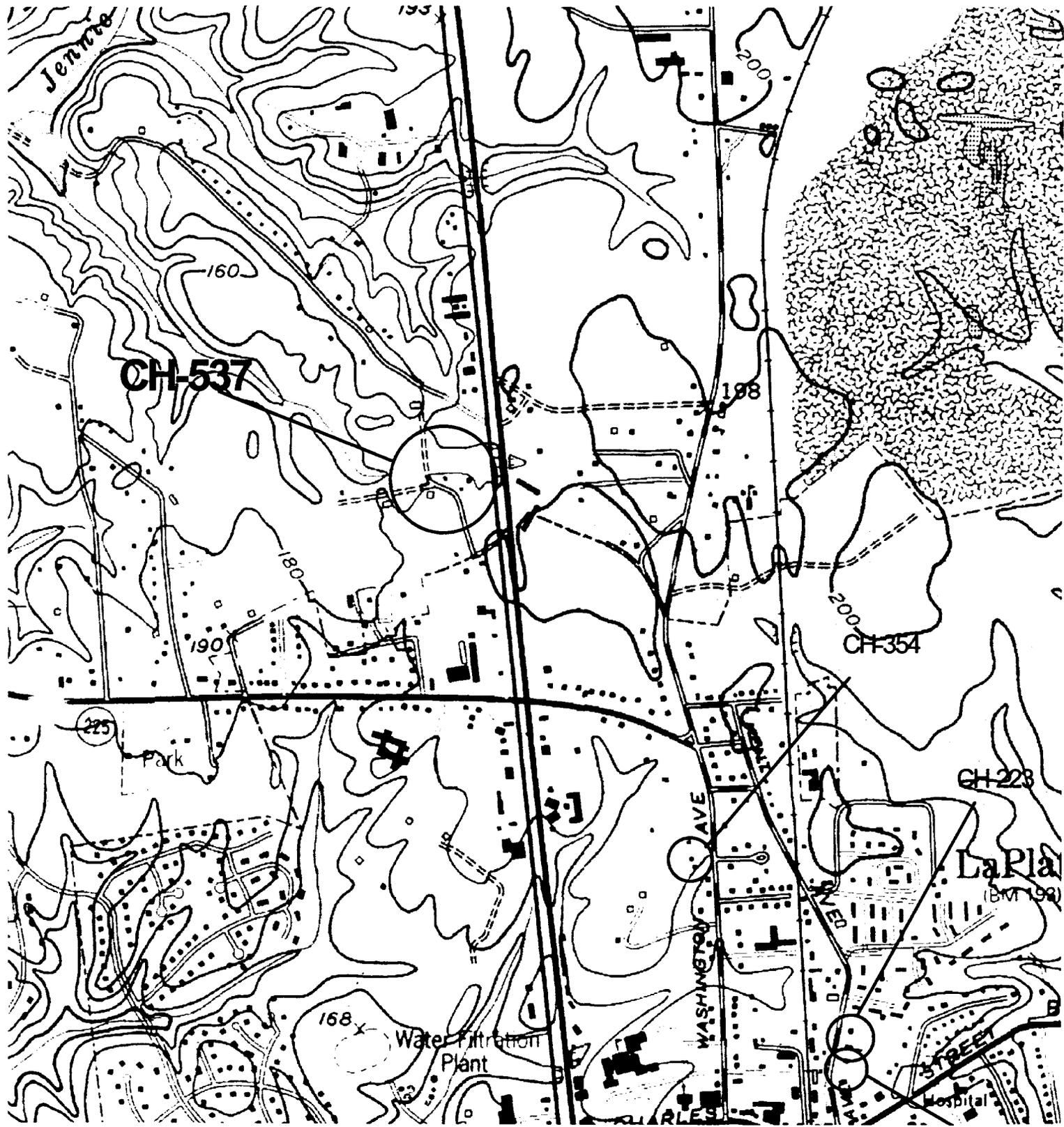
3/99



"COTTAGE HOME" FARM  
CHARLES COUNTY, MD  
LA PLATA, MD

CH-537





"Cottage Home" Farm  
Charles County, MD

CH-537

LA PLATA, MD QUAD



CH-537

COTTAGE HOME FARM  
CHARLES COUNTY, MD

K.G. SMITH

3/99

MARYLAND SHPO

GENERAL VIEW-LOOKING NW

1 OF 14



CH-537

COTTAGE HOME FARM

CHARLES COUNTY, MD

K.G. SMITH

3/99

MARYLAND SHPO

MAIN DWELLING - LOOKING NE

2 OF 14



CH-537

COTTAGE HOME FARM  
CHARLES COUNTY, MD

K.G. SMITH

3/99

MARYLAND SHPD  
MAIN DWELLING - LOOKING NW

3 OF 14



CH-537

COTTAGE HOME FARM  
CHARLES COUNTY, MD

K.G. SMITH

3/99

MARYLAND SHPO  
GARAGE - LOOKING NW

4 OF 14



CH-537

COTTAGE HOME FARM

CHARLES COUNTY, MD

K.G. SMITH

3/99

MARYLAND SHPO

TOBACCO BARN - LOOKING SW

5 OF 14



CH-537

COTTAGE HOME FARM  
CHARLES COUNTY, MD

K.G. SMITH

3/99

MARYLAND SHPO  
STABLE - LOOKING NE  
6 OF 14



CH-537  
COTTAGE HOME FARM  
CHARLES COUNTY, MD  
K.G. SMITH

3/99  
MARYLAND SHPO  
CORN CRIB - LOOKING NE

7 OF 14



CH-537

COTTAGE HOME FARM

CHARLES COUNTY, MD

K.B. SMITH

3/99

MARYLAND SHPO

CHICKEN HOUSE - LOOKING NE

8 OF 14



CH-537

COTTAGE HOME FARM  
CHARLES COUNTY, MD

K.B. SMITH

3/99

MARYLAND SHPO

SHED - LOOKING NW

9 OF 14



CH-537

COTTAGE HOME FARM  
CHARLES COUNTY, MD  
K.G. SMITH

3/99

MARYLAND SHPO  
MACHINE SHED-LOOKING NORTH

10 OF 14



CH-537

COTTAGE HOME FARM  
CHARLES COUNTY, MD  
K.G. SMITH

3/99

MARYLAND SHPO

TOBACCO BARN - LOOKING NW

11 of 14



CH- 537  
COTTAGE HOME FARM  
CHARLES COUNTY, MD  
K. G. SMITH  
3/99  
MARYLAND SHPO  
TENANT HOUSE - LOOKING NW  
12 OF 14



CH-537

COTTAGE HOME FARM  
CHARLES COUNTY, MD

K.G. SMITH

3/99

MARYLAND SHPO

TENANT HOUSE - LOOKING SW

13 OF 14



CH-537

COTTAGE HOME FARM  
CHARLES COUNTY, MD

K.G. SMITH

3/99

MARYLAND SHPO

TENANT HOUSE - LOOKING SE

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