

MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes
no

Property Name: Conrad Posey Property Inventory Number: CH-746
Address: 12155 Rock Point Road (MD 257) Historic district: yes no
City: Newburg Zip Code: 20664 County: Charles
USGS Quadrangle(s): Popes Creek
Property Owner: Mil-Mar and Sons Builders Inc. Tax Account ID Number: 025745
Tax Map Parcel Number(s): 60 Tax Map Number: 79
Project: Nice Bridge Improvement Project Agency: Maryland Transportation Authority
Agency Prepared By: A.D. Marble & Company
Preparer's Name: Emma Young Date Prepared: 1/11/2008

Documentation is presented in: Maryland Inventory of Historic Properties Form, CH-746, on file at the Maryland Historical Trust, Crownsville, Maryland.

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 Conrad Posey Property, located at 12155 Rock Point Road (MD 257) in Newburg, Charles County, Maryland, is a late-nineteenth-century, gable-front, frame dwelling situated on 1.073 acres. The dwelling and storehouse were previously documented in 2002 using a Maryland Inventory of Historic Properties (MIHP) form. This form serves to update and expand upon the 2002 survey form.

The Conrad Posey Property consists of a two-and-one-half-story, three-bay, T-shaped, frame dwelling featuring Queen Anne-style detailing erected circa 1898. The dwelling sits atop a grass-covered hill that overlooks the west side of Rock Point Road. The dwelling features a gable-front projecting block that faces east towards the road and a two-and-one-half-story, side-gable addition that was appended to the west elevation. The dwelling features two-story projecting bays on the north and south elevations of the west addition and a porch at the north, east, and south elevations of the gable-front block.

The dwelling has experienced little alterations since the 2002 survey. Brick, laid in a bond of continuous running stretchers, covers the exterior of the first story of the east and south elevations of the gable-front block. The remaining exterior is clad in replacement vinyl siding and asphalt shingles cover the complex roof line. The dwelling retains the original two-over-two light, double-hung

MARYLAND HISTORICAL TRUST REVIEW
Eligibility recommended Eligibility not recommended
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MHT Comments:
Jim Juliano Reviewer, Office of Preservation Services Date: 8/18/08
[Signature] Reviewer, National Register Program Date: 8/18/08

sh, wood windows. The mature foundation plantings and shrubs, visible in the 2002 photographs, remain.

A white-painted, wood sign is located in front of the dwelling and reads "MIL-MAR INC." Overall, the dwelling, currently used to house offices for the associated business, is in good condition. (For additional architectural information, see the MIHP form, CH-746, on file at the Maryland Historical Trust, Crownsville, Maryland).

Storehouse

The circa-1910 storehouse is located to the southeast of the dwelling immediately adjacent to Rock Point Road. The building faces east towards the road. The original block consists of a two-story, three-bay, gable-front, frame building with a one-story, one-bay, shed-roof addition appended to the north elevation. The building sits atop a fieldstone foundation. The original portion is comprised of weatherboard siding painted white and the steeply pitched, gable-front roof is clad in standing seam metal. An interior, brick chimney protrudes from the southern slope of the roof.

The original block is primarily lit by two-over-two light, double-hung sash, wood windows. The entries retain the original single-leaf, paneled, wood doors.

A one-story, circa-1940, concrete block addition extends from the northwest corner of the building and a one-story, one-bay, circa-1940, concrete block, shed-roof garage addition is appended to the south elevation of the original block.

Dense, overgrown ivy covers the facade of the building, which, in 2008, is vacant and in poor condition.

Landscape Features

A paved-asphalt driveway and parking area is located to the south of the dwelling and separates the dwelling from the circa-1910 storehouse. A white-painted, wooden fence lies perpendicular to the north and south of the driveway. Mature deciduous and evergreen trees dot the property. A masonry warehouse and storage yard is located to the west of the dwelling and former storehouse.

Historical Narrative:

Property History:

The Conrad Posey Property does not appear on the 1865 Martenet Atlas of Charles County, Maryland. The property originally consisted of two tracts of land commonly known as "Part of Marshall's Rest" and a "Part of Blenheim" that Eleanor D. Owens and Thomas J. Owens conveyed to Conrad Posey on March 30, 1898 for \$1200. The two tracts totaled an estimated 6.75 acres. Conrad Posey presumably erected the frame, gable-front dwelling shortly after purchasing the property. On April 6, 1909, John M. Martin, a storekeeper from Alexandria, Virginia, purchased the property from Conrad Posey for \$2500 and subsequently erected the adjacent storehouse.

John M. Martin retained ownership of the property until April 29, 1926 when Martin, under the auspices of Oakland Orchards, Incorporated, defaulted payment of the \$5750.00 mortgage. The property presumably remained vacant until it was sold at public sale on August 29, 1929 to Allan G. Hungerford, who later conveyed the property to Benjamin and Mary White on February 20, 1946. A year later, on July 1, 1947, the Whites sold the property to Charles and Elsie Fenwick, who retained ownership of the property for the next two decades. On August 26, 1968, Charles Fenwick, a widower, sold the property to Wilson and Irma Wedding. Twenty years later, on October 14, 1988, Irma Wedding conveyed 1.073 acres of land, which contained the dwelling and storehouse, to James and Catherine Cooksey, who, a year later, sold the property to Gateway Partnership. In November 1999, Gateway Partnership conveyed the 1.073-acre tract to Mil-Mar & Sons Builders, Inc., who retains ownership of the property in

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

008.

A potential Newburg Historic District was investigated as part of the current study. Research and field investigations did not identify a cohesive historic community due to post-1960 intrusions, such as road construction, development, and building demolition.

Significance Evaluation:

The Conrad Posey Property, located at 12155 Rock Point Road, Newburg, Charles County, Maryland, is not eligible for listing in the National Register of Historic Places.

According to the National Register of Historic Places guidelines established by the National Park Service, the quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history;
- B. that are associated with lives of significant persons in our past;
- C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components lack individual distinction; or
- D. that have yielded or may be likely to yield information important in history or prehistory (National Park Service 1997).

The Conrad Posey Property is not eligible for listing in the National Register of Historic Places under Criterion A. The property is not associated with events that have made a significant contribution to the broad patterns of history. The property does not retain any features associated with the agricultural, social, or commercial development of Charles County or the development of the village of Newburg.

The Conrad Posey Property is not eligible under Criterion B as it had no known association with the lives of individuals of historical importance. Although the individuals who owned and inhabited the property were of families that made contributions to the development of the area, the persons who lived in the house were not directly involved with any significant events or trends.

The Conrad Posey Property is not eligible under Criterion C because the dwelling and storehouse do not possess the architectural distinctiveness necessary to qualify it for listing in the National Register of Historic Places. Overall, the dwelling presents the appearance of a large, but relatively common late-nineteenth-century, frame dwelling that reflects recent changes, including the replacement of original wall cladding and roofing. The dwelling and storehouse are not exceptional or representative examples of a type, period, or form. The dwelling and storehouse do not represent the work of a master, nor do they possess high artistic values.

The property was not evaluated for eligibility under Criterion D as part of the architectural survey and evaluation.

The Conrad Posey Property does not retain a high level of integrity from the period of construction (circa 1898). The property retains integrity of location, and the dwelling and storehouse retain integrity of design and workmanship. The dwelling has replacement siding and roofing, which culminates in the loss of integrity of materials. Adjacent commercial development and the loss of historic resources to the east of the property compromise the property's integrity of setting. The storehouse is vacant and the adjacent brick and mason yard detracts from the property's ability to convey its association and feeling as a late-nineteenth-century residence and commercial property.

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

References

Charles County Office of Land Records, La Plata, Maryland.

- 1898 Liber JST 9, Folio 660
- 1909 Liber FDM 20, Folio 239
- 1926 Liber WMA 45, Folio 199
- 1929 LiberWMA 50, Folio 508
- 1946 Liber TBM 82, Folio 594
- 1947 Liber WMA 85, Folio 295
- 1968 Liber PCM 197, Folio 213
- 1988 Liber DGB 1334, Folio 585
- 1989 Liber DGB 1423, Folio 272
- 1999 Liber DGB 2913, Folio 457

Hardy, Cathy

2002 Conrad Posey Property, CH-746. On file at the Maryland Historical Trust, Crownsville, Maryland.

Maryland Department of Assessments and Taxation, Charles County.

2007 Real Property Data Records. Map 79, Parcel 60. Maryland Department of Assessments and Taxation, Charles County, La Plata, Maryland.

National Park Service

1997National Register Bulletin: how to Apply the National Register Criteria for Evaluation. U.S. Department of the Interior: Washington, D.C.

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

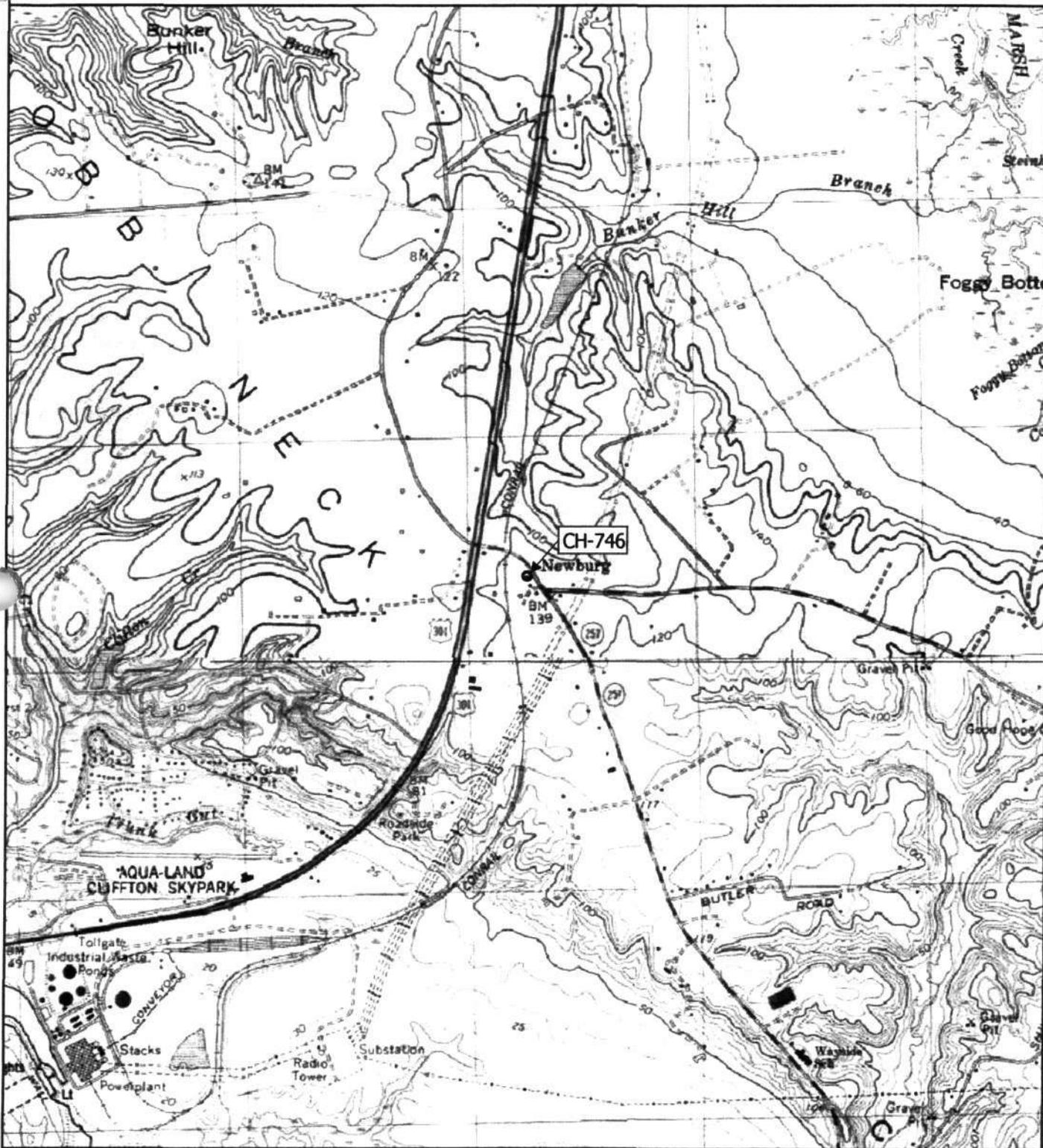
Date

Reviewer, National Register Program

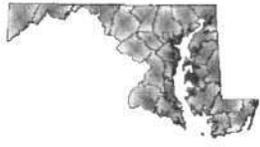
Date

Conrad Posey Property, CH-746

12155 Rock Point Road, Newburg, Maryland



Map Enclosure: \\cc01p431\mappping\MD_data\CH-746.mxd
11/6/2008 11:51



 Resource

Map Source: USGS 7.5' DRGs:
Colonial Beach North, MD; Popes Creek, MD.



CH-746

CONRAD POSEY PROPERTY

CHARLES COUNTY, MARYLAND

e. YOUNG

10.2007

MD SHPO

east elevation, view to west. E. FRODO

Photo # 1 of 6

10 24 10 10 10 10 10 10 10 10

10 10 10 10

10 10 10 10





CH-746

CONRAD POSEY PROPERTY
Charles County, MARYLAND
E. YOUNG

10.2007

MD SHPO

South & east elevations; view to northwest

Photo # 3 of 6

10 03 10 10 0-3 11 12 37

For information regarding this
application, please contact the
Commissioner of the State
Archives and Historical
Records Administration
at 410-767-1000 or
www.sos.state.md.us



CH-746

CONRAD POSEY PROPERTY

Charles county, MARYLAND

E. YOUNG

10.2007

MD SHPO

storehouse; east & south elevations; view to northwest

Photo # 4 of 6

2007 10 15 11:15 AM

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CH-746

CONRAD POSEY PROPERTY
Charles County, MARYLAND

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MD SHPO

north elevations view to southwest

Photo # 5 of 6



CH-746

CONRAD POSEY PROPERTY
Charles County, MARYLAND

B. Young

10.2007

MD SHPO

Outbuilding, east elevation, view to southwest

Photo # 6 of 6

OLD
RESISTANT PAPER
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REPRODUCED

Conrad Posey Property
CH-746
Bel Alton
Private

circa 1895

Erected in 1895, the Conrad Posey Property is a good example of Victorian domestic and commercial architecture in Charles County. Situated in the village of Newburg, the Posey home and store were likely the anchor points of the fledgling hamlet. The dwelling consists of a two story, three-bay, Queen Anne inspired dwelling. According to local historian John Wearmouth, Conrad Posey erected the dwelling around 1895. After 1908 it is said to have been occupied by John Martin, storekeeper of the nearby storehouse.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. CH-746

1. Name of Property (indicate preferred name)

historic Conrad Posey Property
 other Weddings Store

2. Location

street and number 12155 Rock point Road not for publication
 city, town Newburg vicinity
 county Charles

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

name Mil Mar & Sons Builders
 street and number 12155 Rock Point Road telephone 301-932-0279
 city, town Newburg state MD zip code 20664

4. Location of Legal Description

courthouse, registry of deeds, etc. Charles County Courthouse tax map and parcel: 79 p.60
 city, town La Plata, MD liber 2913 folio 457

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 checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> commerce/trade	2	1
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense		
<input type="checkbox"/> site		<input type="checkbox"/> domestic		
<input type="checkbox"/> object		<input type="checkbox"/> education		
		<input type="checkbox"/> funerary	2	1
		<input type="checkbox"/> government		
		<input type="checkbox"/> health care		
		<input type="checkbox"/> industry		
		<input type="checkbox"/> landscape		
		<input type="checkbox"/> recreation/culture		
		<input type="checkbox"/> religion		
		<input type="checkbox"/> social		
		<input type="checkbox"/> transportation		
		<input type="checkbox"/> work in progress		
		<input type="checkbox"/> unknown		
		<input checked="" type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> other:		
			Number of Contributing Resources previously listed in the Inventory	
			0	

7. Description

Inventory No. CH-746

Condition

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

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The Conrad Posey Property includes a two-story frame Victorian dwelling and storehouse lying in the village of Newburg. Erected in 1895, the dwelling faces north and is set slightly back from the road adjacent to the railroad. The dwelling consists of three-bay front gable main block facing the street. Attached to the rear of the main block is a single-pile 2-story T-plan structure smaller in scale than the principal front-gable wing. The east and west gable ends include 2-story projecting bays. A hipped roof wrap-around porch visually unifies the wings. An L-shaped porch shelters the rear original kitchen entrance. Original 2/2 windows framed with square edged surrounds finished with a molded cornice. The Victorian storehouse stands to the east of the dwelling along with a non-contributing modern garage.

The north elevation includes three second-story symmetrical windows below a decorative arched window in the attic-story gable. The first floor includes a side-passage configuration where two windows stand to the east followed by a transom and light door to the west. On the opposite side of the door is another window in the enclosed porch addition. Moving counterclockwise, the west elevation includes a single second-story window flanking the north corner over a grouping of three 2/2 windows in the porch addition. A doorway stands on the opposite side of the grouping. The projecting bays hold three windows on the first and second-story, while a single second floor window is located in the narrow north wall of the rear wing.

Viewed from the southwest corner of the lot, the rear kitchen wing includes two second-story and two first-floor windows, one of which is placed in a small shed addition extending from the west wall. The south elevation includes a single centered second story window above a rear shed addition and porch. The east elevation of the main block includes a single second story window above a doorway. The wing holds three windows in each of the first and second stories. The rear wing holds two second story windows above a doorway sheltered by the hipped roof porch and a window in the enclosed addition.

The floorplan is irregular consisting of a variation of the side-passage plan. The principle entrance enters onto a stair-passage. To the left is a formal parlor with an original large mirrored mantle. The stair-passage also includes a hall that leads to the rear of the dwelling by way of a curved hallway. Reeded trim with bullseye medallions frame the windows and 5-panel doors.

The dwellings was altered around 1990 when vinyl siding was added along with a concrete porch floor, new porch columns and front door. Dropped ceilings were added to house ductwork for the HVAC system. At this time the kitchen was relocated to the original dining room.

The now vacant storehouse stands directly on Rock Point Road and is a three bay front-gable frame structure with original weatherboard siding, metal roof and 2/2 windows. A shed addition with false-front extends from the west elevation and a concrete block shed extends from the east.

8. Significance

Inventory No. CH-746

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 checked="" 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 1895

Architect/Builder Unknown

Construction dates 1895

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.)

Erected in 1895, the Conrad Posey Property is a good example of Victorian domestic and commercial architecture in Charles County. Situated in the village of Newburg, the Posey home and store were likely the anchor points of the fledgling hamlet. The 1880 Maryland Directory identifies Newburg as being located "six miles from Cox's Station, 77 from Baltimore and near the Potomac River. Land is 1/2 cleared, light clay and gravelly formation; sells for \$8 to \$20 per acre; produces 6 to 25 bushels of wheat, 15 to 40 oats; 160 potatoes; 30 corn; 1200 Lbs of tobacco and 1 ton hay." The population was 75. Two physicians resided in the area. There were two general merchandise stores, a blacksmith shop and a mill nearby. (1) According to local historian John Wearmouth, Conrad Posey erected the dwelling around 1895. After 1908 it is said to have been occupied by John Martin, storekeeper to the nearby storehouse. (2)

Following the Civil War, Charles County suffered the same fate as most of the southern states. The basis of the economy, slave labor, was gone. While planters continued to rely heavily on tobacco cultivation, slave labor was replaced with various systems of tenancy or wage labor. Due to dwindling profits, credit collapsed and many planters fell deep into debt. In addition, Federal taxes levied by the "carpet-bag" government threatened landowners with the loss of their land. This lack of capital made it difficult for farmers to branch out into other agricultural and commercial pursuits.

The turmoil of the Reconstruction era continued in Charles County well into the 20th century. Because of these economic difficulties, population growth in the county stagnated between 1860 and 1920. The general economic decline, and later, stagnation that followed the Civil War is evident in the census figures between 1860 and 1890. By 1890, the number of county residents was nearly 1,400 less than in 1860. With little industry or profitable agriculture drawing new residents to the county during the post-Civil War era, many young Charles County residents moved away as they reached maturity.

Consequently very little new construction or innovation emerged before World War I. During the late 19th and early 20th centuries local merchants fared better than many in the staggering economy, supplying necessary goods to residents. Often they built some of the most substantial dwellings to survive from the late 19th century. Brinkwood (CH-213), Shea Farmhouse (CH-745) and Newport Hall (CH-726) are similar examples.

(1) The Maryland Directory 1880. J. Frank Lewis & Co., Baltimore.

(2) John Wearmouth Historic Sites Collection. Southern Maryland Studies Center. College of Southern Maryland, La Plata Campus.

9. Major Bibliographical References

Inventory No. CH-746

10. Geographical Data

Acreage of surveyed property 1.073

Acreage of historical setting unknown

Quadrangle name Colonial beach North

Quadrangle scale 1:24,000

Verbal boundary description and justification

The property is associated with Charles County property Tax Map 79 p. 60.

11. Form Prepared By

name/title Cathy Hardy/Historic Sites Surveyor

organization Charles County Planning

date 7/18/2002

street and number 200 Baltimore Street

telephone 301-396-5815

city or town La Plata

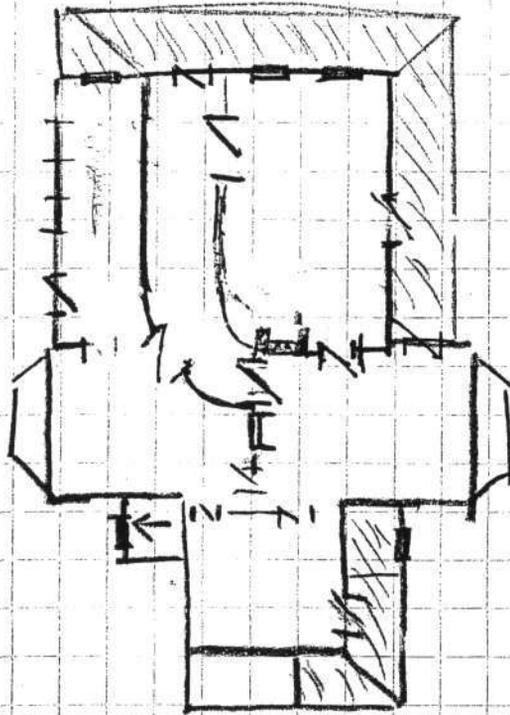
state MD zip code 20646

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.

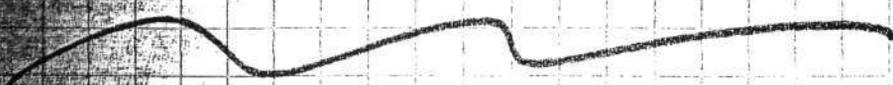
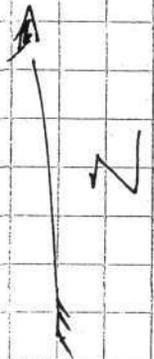
The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

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

CH-746 Charles County, MD
Name: CONRAD ROSEY HOUSE
Location: NEWBURN, MD
Quad: COLONIAL BEACH N.



DWELLING



ROCK POINT ROAD

108 17 301

HOUSE

CONT. GARAGE

STORE

NOT DRAWN TO SCALE



CH-746
CONRAD POSEY HOUSE & STORE

CHARLES CO. MD

C. HARDY

4/2002

MD SHPO

LOOKING SE

10P6



CH-746
CONRAD POSEY HOUSE & STORE
CHARLES CO. MD

C. HARDY

4/2002
MD SHPO

REAR ELEVATION

2/6



CH-746
CONRAD POSEY HOUSE & STORE
CHARLES CO. MD

C. HARDY

4/2002
MD SHPO

INTERIOR, LOOKING W

3/6



CH-746
CONRAD POSEY HOUSE & STORE
CHARLES CO, MD

C. HARDY
4/2002
MD SHPO

MANTLE

LOOKING S 4/06



CH-746
CONRAD POSEY HOUSE & STORE

CHARLES CO. MD

C. HARDY

4/2002

MD SHPO

HALL DETAIL (wall)

50P6



CH-746
CONRAD POSEY HOUSE & STORE
CHARLES CO, MD
C. HARDY
4/2002
MD SHPO
STOREHOUSE, LOOKING SE
6076