

INDIVIDUAL PROPERTY/DISTRICT
MARYLAND HISTORICAL TRUST
INTERNAL NR-ELIGIBILITY REVIEW FORM

Property/District Name: Hall's Seat Survey Number: D -706

Project: Dorchester County Power Plant Agency: Delmarva

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

Eligibility recommended _____ Eligibility **not** recommended

Criteria: A B C D Considerations: A B C D E F G None

Justification for decision: (Use continuation sheet if necessary and attach map)

The property known as Hall's Seat consists of a 262-acre farm containing a late 19th-century frame farmhouse and a mid-20th-century gambrel-roofed barn. The property is surrounded by cultivated fields and continues to serve an agricultural function. Despite its integrity of setting, the primary resource on the property is typical of late 19th century rural domestic building and does not meet the criteria for individual listing in the National Register of Historic Places.

According to the land records, this property was known as "Hall's Seat" in 1866; in 1877, the property was described as the farm "whereon Allen R. Bradley now resides called Hall's Seat," indicating that a dwelling stood on the site by 1877. However, based upon the architecture of the present building on the site, it appears that this pre-1877 dwelling was replaced in the late 19th century by the dwelling presently on the site. This assessment is supported by the Lake, Griffing, and Stevenson Atlas map (1877) which shows a building located further back from the road than the present farmhouse.

The house is a two-story, three-bay front-gabled frame dwelling. The dwelling is divided into two blocks, including a front and rear wing with the front section narrower than the rear and the two unified by a wrap-around porch with turned columns. The house has 2/2 windows and prominent cornice returns, which along with the spindle columns, is typical of the late 19th century vernacular Victorian period. A two-story rear wing was probably built in the early part of this century. Near the house is a mid-20th century gambrel-roof barn and a springhouse with a pump.

Although Hall's Seat retains its historic setting and use, the building is a typical, late-19th-century dwelling that lacks the architectural distinction necessary to qualify it for listing in the National Register of Historic Places.

Documentation on the property/district is presented in: Review and Compliance Files

Prepared by: MAAR Associates

Beth Hannold and Kim Williams 1/25/96
Reviewer, Office of Preservation Services Date

NR program concurrence: yes no not applicable
Orlando Redout Feb. 13, 1996
Reviewer, NR program Date

Orlando

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA - HISTORIC CONTEXT

I. Geographic Region:

- Eastern Shore (all Eastern Shore counties, and Cecil)
- Western Shore (Anne Arundel, Calvert, Charles, Prince George's and St. Mary's)
- Piedmont (Baltimore City, Baltimore, Carroll, Frederick, Harford, Howard, Montgomery)
- Western Maryland (Allegany, Garrett and Washington)

II. Chronological/Developmental Periods:

- Paleo-Indian 10000-7500 B.C.
- Early Archaic 7500-6000 B.C.
- Middle Archaic 6000-4000 B.C.
- Late Archaic 4000-2000 B.C.
- Early Woodland 2000-500 B.C.
- Middle Woodland 500 B.C. - A.D. 900
- Late Woodland/Archaic A.D. 900-1600
- Contact and Settlement A.D. 1570-1750
- Rural Agrarian Intensification A.D. 1680-1815
- Agricultural-Industrial Transition A.D. 1815-1870
- Industrial/Urban Dominance A.D. 1870-1930
- Modern Period A.D. 1930-Present
- Unknown Period (prehistoric historic)

III. Prehistoric Period Themes:

- Subsistence
- Settlement
- Political
- Demographic
- Religion
- Technology
- Environmental Adaptation

IV. Historic Period Themes:

- Agriculture
- Architecture, Landscape Architecture, and Community Planning
- Economic (Commercial and Industrial)
- Government/Law
- Military
- Religion
- Social/Educational/Cultural
- Transportation

V. Resource Type:

Category: Building

Historic Environment: Rural

Historic Function(s) and Use(s): Domestic/Single Dwelling

Known Design Source: _____

Maryland Comprehensive Historic Preservation Plan Data

D-706 - Hall's Seat

Geographic Organization: Eastern Shore

Chronological/Development Period: Industrial/Urban Dominance A.D. 1870-1930

Historic Period Theme: Agriculture and Architecture

Resource Type:

Category: Building

Historic Environment: Rural

Historic Function(s) and Use(s): Domestic/Single Dwelling
Agriculture-Subsistence/Agricultural Outbuildings

Known Design Source: None

Maryland Historical Trust

State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic Hall's Seat

and/or common Palechek House

2. Location

street & number North side
Route 50, approx. 2 mi. E of Maiden Forest Rd — not for publicationcity, town Vienna vicinity of congressional district

state Maryland county Dorchester

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input checked="" type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

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

name William Palechek

street & number 5289 Hawkeye Road telephone no.:

city, town Rhodesdale state and zip code MD 21659

5. Location of Legal Description

courthouse, registry of deeds, etc. Dorchester County Courthouse liber PLC-242

street & number High Street folio 575

city, town Cambridge state MD

6. Representation in Existing Historical Surveys

title

date federal state county local

depository for survey records

city, town state

7. Description

Survey No. D-706

Condition

excellent

good

fair

deteriorated

ruins

unexposed

Check one

unaltered

altered

Check one

original site

moved

date of move _____

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

8. Significance

Survey No. D-706

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates

Builder/Architect

check: Applicable Criteria: A B C D
and/or

Applicable Exception: A B C D E F G

Level of Significance: national state local

Prepare both a summary paragraph of significance and a general statement of history and support.

9. Major Bibliographical References

Survey No. D-706

Lake, Griffing and Stevenson 1877
Jones 1966
Stiverson 1977
Land 1974

10. Geographical Data

Acreeage of nominated property 96.23 acres

Quadrangle name Mardela Springs

Quadrangle scale 1:24000

UTM References do NOT complete UTM references

A
Zone Easting Northing

B
Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification

Tax Map 56, Parcel 15

List all states and counties for properties overlapping state or county boundaries

state code county code

state code county code

11. Form Prepared By

name/title Lauren Archibald and Betty C. Zebooker

organization MAAR Associates, Inc.

date March 1994

street & number P.O. Box 655

telephone (302) 368-5777

city or town Newark

state DE

The Maryland Historic Sites Inventory 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
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST
DHCP/DHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
514-7600

7. Description

Survey No. D-706

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

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

The house is situated about one-third of a mile off Rt. 50. On repeated attempts, the owner would not grant access to the property; therefore, physical inspection was limited to vistas from Route 50.

This late nineteenth century frame farmhouse has two stories with a front gable roof. The frame house, which appears to be covered with asbestos, has both a front and a side entrance. The facade is asymmetrical with three bays; the gable roof has return eaves. Windows are 2/2 sash type. The house has an intact wrap-around porch with spindle posts, which is unusual for this area. There is a two-story addition with gable roof.

Outbuildings

Near the house is a modern gambrel-roof barn outbuilding and a springhouse with pump.

8. Significance

Survey No. D-706

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates	Builder/Architect
check: Applicable Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D and/or	
Applicable Exception: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G	
Level of Significance: <input type="checkbox"/> national <input type="checkbox"/> state <input checked="" type="checkbox"/> local	

Prepare both a summary paragraph of significance and a general statement of history and support.

In 1866, when James Collison purchased this property from the estate of William Jackson, it is referred to as the farm known as "Hall's Seat." In 1877, it was purchased by Allen R. Bradley and a decade later described as the farm whereon Allen R. Bradley now resides called "Hall's Seat." Architectural evidence suggests that the farmhouse presently standing at the site was erected in the late nineteenth century and may have replaced an earlier farmhouse which is no longer standing. This is supported by the Lake, Griffing, and Stevenson Atlas map showing the Vienna area in 1877, which shows a residence owned by Bradley that is situated somewhat farther back from the road than the present farmhouse.

The land around the property is farmed, so the integrity of setting is very good. Although the structure's wrap-around porch is somewhat unusual for the area, this vernacular house is unremarkable architecturally and is typical of the Delmarva region for the late nineteenth century. The property would not be eligible under Criteria A, B, and C. Permission to visit the property was not granted, so detailed physical inspections could not be made. Evaluations were not made under Criterion D.

Since the mid-seventeenth century, the economy of the entire Eastern Shore has been based primarily on agriculture. Initially, the economy was based on the cultivation of a single cash crop, tobacco, which was not only the principal commodity of the region but also served as legal tender. The cultivation of tobacco was labor-intensive and highly specialized, requiring extensive hand cultivation. To accommodate tobacco cultivation, early plantations required housing for a large work force consisting primarily of slaves, as well as specialized buildings for the drying and storage of tobacco and wharfs and landings for its shipment abroad (Land 1974; Stiverson 1977).

During the eighteenth century, Eastern Shore planters began substituting the cultivation of tobacco with the cultivation of wheat. Wheat as a cash crop had two major advantages over tobacco. First, the cultivation of wheat was not labor-intensive and required a large work force for only a brief period of time during harvest; second, wheat was easier and cheaper to process for market (Stiverson 1977). During the late eighteenth and early nineteenth centuries, the Eastern Shore of Maryland was one of the principal commercial grain-producing regions of the United States. Wheat cultivation required different specialized buildings such as granaries and mills, as well as barns and stables for the mules, horses or oxen which played an important role in commercial grain farming.

D-706: Hall's Seat, Dorchester County, Maryland

8. Significance continued

By 1860, Maryland's Eastern Shore was no longer an important grain-producing region, and agriculture became more diversified. Some farms continued to cultivate wheat and corn as feed crops in conjunction with dairy farming, while other farms switched to the commercial cultivation of vegetables, poultry, and fruit. During this period, unsuccessful attempts were also made to cultivate rice, flax and cotton (Jones 1966; Stiverson 1977). As the scientific breeding and feeding of animals to enhance their commercial value was introduced, livestock and poultry were no longer permitted to range freely. The adoption of these scientific advances in agricultural technology often required the construction of new kinds of highly specialized agricultural buildings such as large dairy barns, silos, and commercial chicken houses, while scientific advances in the technology of preserving and shipping farm produce resulted in the construction of structures such as packing houses, slaughter houses, and canneries.

During the late nineteenth century, farm machinery of various kinds was introduced. The mechanization of various agricultural tasks such as plowing, sowing, reaping, and milking required either the enlargement of existing farm buildings such as barns and stables or the construction of new buildings to accommodate the farm machinery. At the same time, traditional accommodations for teams of horses, mules, and oxen, as well as tack rooms and cart houses became obsolete. Conversion to exterior power sources and the introduction of modern communications introduced utility poles and wires as an element of the rural landscape.

**D-706 - Chain of Title
(Hall's Seat)**

21 May 1866
FJH 6 413
Daniel J. Waddell, Adm. Estate of William Jackson
to
James S. Colison, Baltimore

Tract of land which compose the farm called "Hall's Seat"

22 May 1866
FJH-6-472
James L. Colison
to
James L. Brohawn

Tract or tracts of land called "Hall's Seat"

21 June 1866
FJH-6-472
James L. Brohawn
to
George Meekins

Tract of land called "Hall's Seat"

13 March 1871
 FJH-8-129
 William____, Sheriff
 to
 Caleb Shepherd

Land described above, same conveyed to George Meekins.

18 April 1872
 FJH-8-442
 Caleb Shepherd and wife
 to
 James Gore

All that farm or parcel of land in Vienna called "Hall's Seat"
 cont. 280 acres more or less.

21 February 1877
 FJH-11-486
 James Gore and wife
 to Allen R. Bradley

"Hall's Seat" cont. 268 acres more or less.

24 November 1888
 CL-11-656
 Allen R. Bradley and wife
 to
 John L. Wrightson

All of the farm whereon said Allen R. Bradley now resides known as "Hall's Seat"

25 January 1876
 Will Book JWF-1-198

Property left to daughter Emma Davis as life estate, then to her heirs living at the time of her death.

8 May 1926
 Recited RSM-41-153
 Nellie W. Hurlock et al., surviving heirs of Emma Davis
 to
 Cambridge Brick Co.

All that farm known as "Hall's Seat" cont. 262 1/2 acres.

30 August 1947
 RSM-63-565
 Cambridge Brick Co.
 to
 George A. Marshall and wife

Land described above.

11 October 1950
 RSM-73-428
 George A. Marshall and wife
 to
 Alphonso Wachlerle and wife

Land described above.

27 October 1954

RSM-91-69

Waldo H. Robinson, Sheriff, Est. of Alphonso Wacherle

to

J. Arlington Bennett and Elizabeth his wife

Land described above.

10 November 1972

PLC-176-640

Elizabeth H. Bennett

to

Elizabeth H. Bennett and Dorothy Fountain

Land described above.

Dorothy B. Larmore (formerly Dorothy Fountain)

to

Edward W. Stivers and wife

Land described above. Elizabeth H. Bennett died 28 August 1977 and property reverted to Dorothy Fountain now Dorothy Larmore.

8 December 1986

Edward W. Stivers and wife

to

William Palechek

Tract of land cont. 262 1/2 acres excepting 2.3 acres conveyed to T. Columbus Reed, land conveyed by the Brick Co. to widen the state road, and ROW along the W side thereof for the use of Fred Walker 35' wide created in 1928 (See Otto Farm, Site 39), ROW for power lines.

D-706: Hall's Seat, Dorchester County, Maryland

9. Major Bibliographical References continued

Jones, Elias

1966 New Revised History of Dorchester County, Maryland. Tidewater Publishers. Cambridge, Maryland.

Lake, Griffing and Stevenson

1877 An Illustrated Atlas of Talbot and Dorchester Counties, Maryland.

Land, Aubrey C.

1974 Provincial Maryland. In Maryland: A History 1632 - 1974. Richard Warsh and William L Fox (eds). Maryland Historical Society, Baltimore Maryland,

Stiverson, Gregory A.

1977 Poverty in a Land of Plenty: Tenancy in Eighteenth Century Maryland. The Johns Hopkins University Press, Baltimore, Maryland.

(EAST NEW MARKET)

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

75° 52' 30"
38° 30'

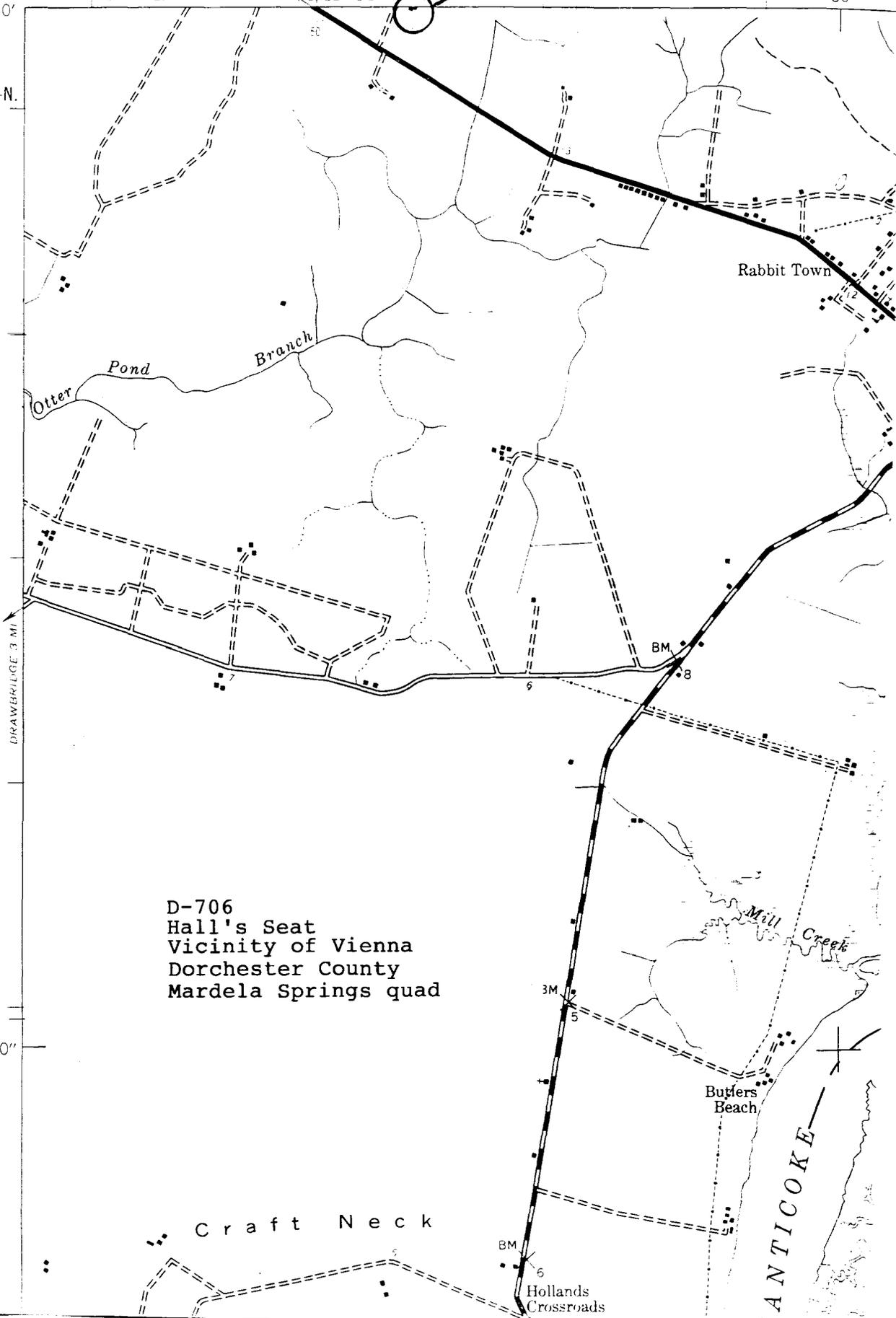
424000m. E.

CAMBRIDGE 14 M.
SALEM 32 M.

D-706

50'

4261000m. N.



D-706
Hall's Seat
Vicinity of Vienna
Dorchester County
Mardela Springs quad

27'30"

Craft Neck

BM

Hollands
Crossroads

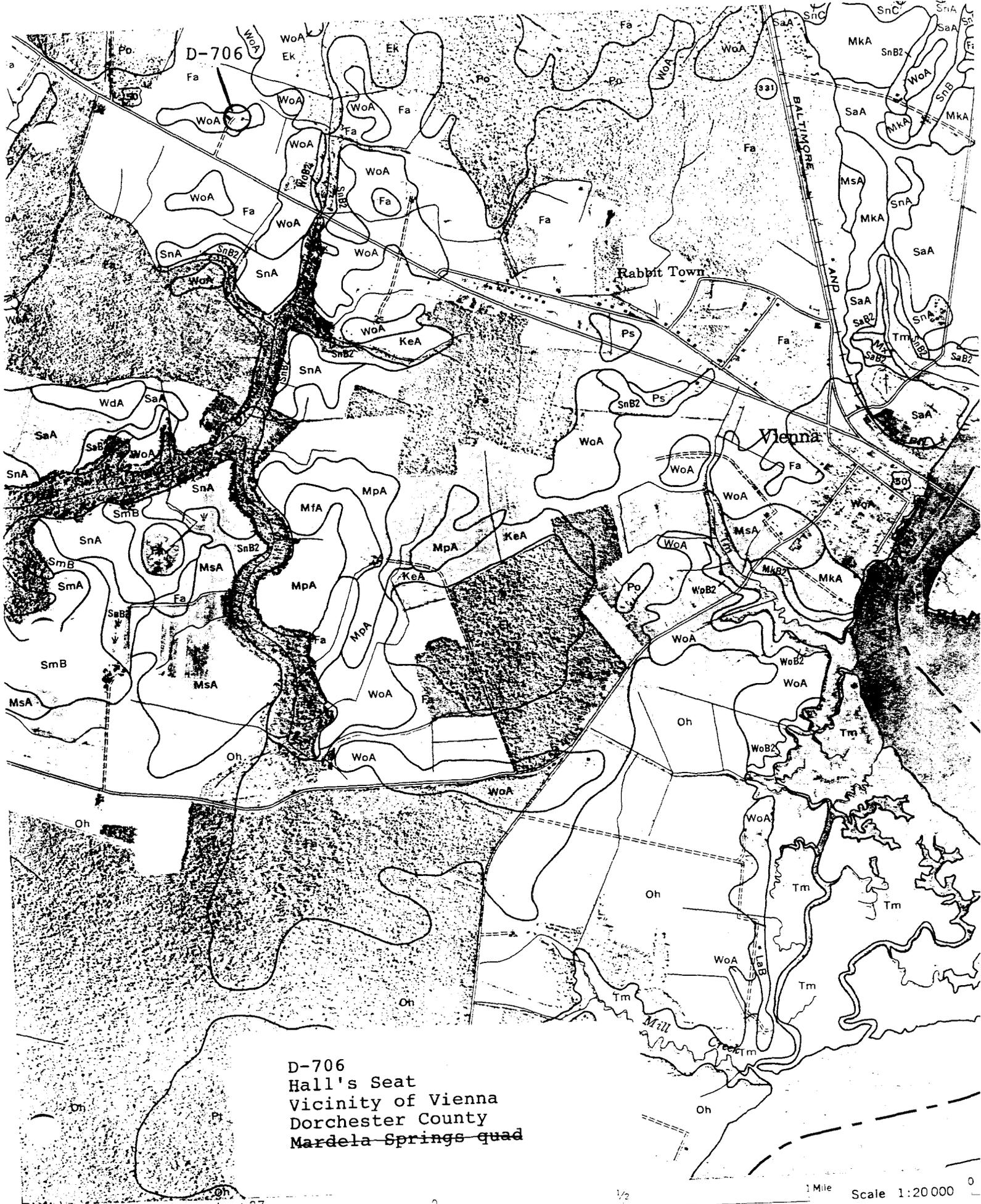
Butlers
Beach

ANTICOKE

Mill
Creek

Rabbit Town

DRAWBRIDGE 3 MI



D-706
 Hall's Seat
 Vicinity of Vienna
 Dorchester County
 Mardela Springs quad

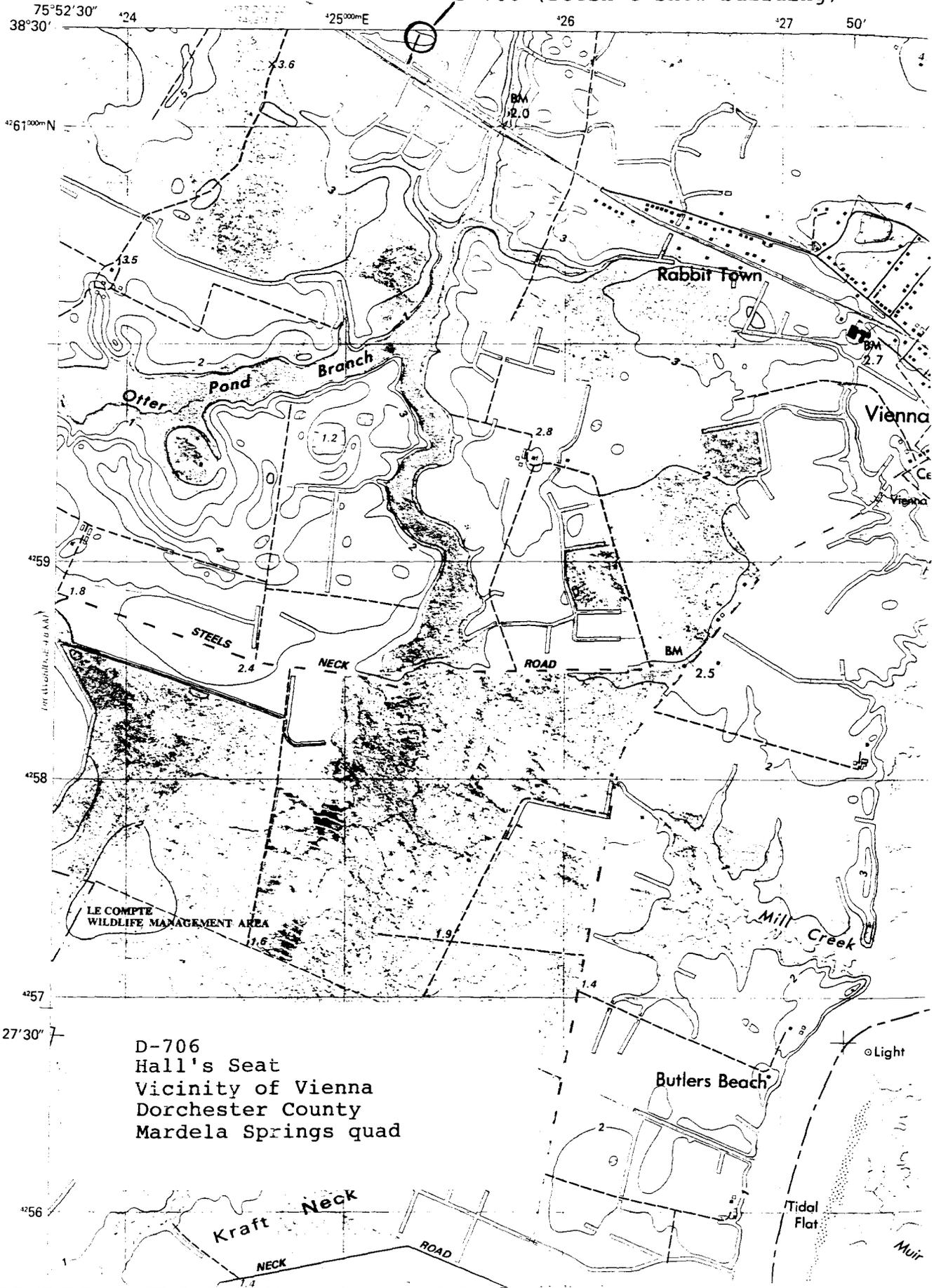
(Joins sheet 37)

1 Mile Scale 1:20 000

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

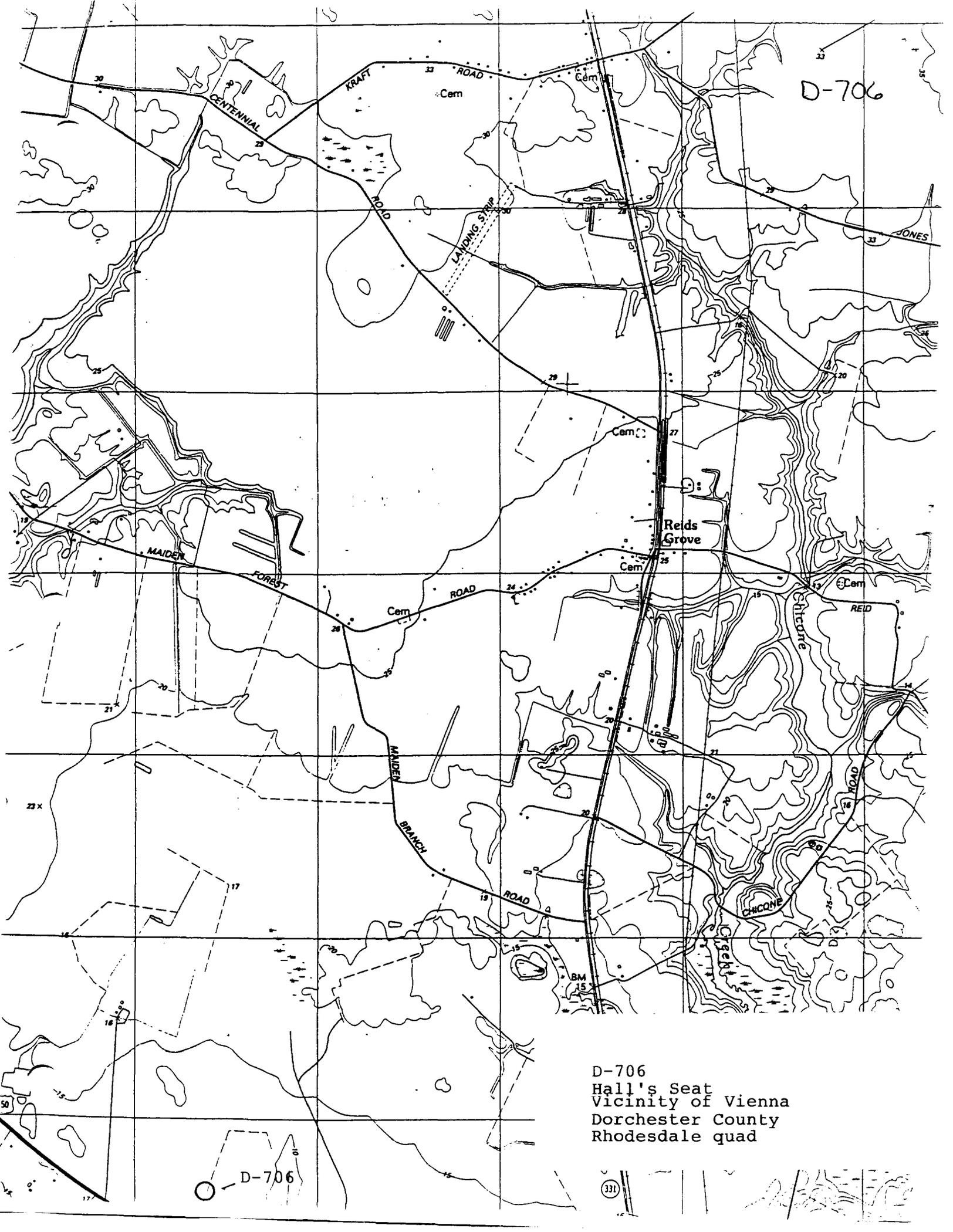
D-706 (Doesn't show building)

588' 11" SW
(EAST NEW MARKET)



D-706
Hall's Seat
Vicinity of Vienna
Dorchester County
Mardela Springs quad

D-706



D-706
Hall's Seat
Vicinity of Vienna
Dorchester County
Rhodesdale quad

D-706

331



D-706

HALLS LEAT
DORCHESTER, MA

J. ROSENTEK

SEPTEMBER 1993

MARYLAND SHPO

view of south elevation looking north

1 of 8



D-706

HALL'S SEAT

DORCHESTER, MD

J. ROSENTEL

SEPTEMBER 1993

MARYLAND SHPO

VIEW OF REAR, EAST + NORTH FACADES
LOOKING SW

2 of 8



D-706

HALL'S SECT
DORCHESTER, MD

FEBRUARY 1944

M. REINHOLD

MARYLAND SHPO

View of S. elevation of property,
looking N

3 of 1



D-706

HALL'S COAT
DORCHESTER, MD

1 - P. 116-117

FEBRUARY 1994

MARYLAND SHP

View of S. and W. elevation looking NE

4 of 8



D-706

HALL'S SEAT
DORCHESTER, MD

L. ARCHIBALD

SEPTEMBER 1994

MARYLAND SHPO

OVERVIEW OF PROPERTY LOOKING N

5 of 8



4 4'93

D-700

4-21

HALL'S CROFT
D. CHESTER, MD

! ARCHIBALD

APRIL 1993

MARYLAND SAPO

OVERVIEW OF PROPERTY. LOOKING NW

1/2/93



D-706

HALL'S SEAT
DORCHESTER, MD

2-5-93 NE

J. ROSENTEL

SEPTEMBER 1993

MARYLAND SHPO

VIEW OF BARN LOOKING NE

7 of 8



D-706

HALLS SEAT
DORCHESTER, MD

J. ROSENTEK

SEPTEMBER 1993

MARYLAND SHPO

VIEW OF SPRINGHOUSE LOOKING NE

8 of 8