

MARYLAND HISTORICAL TRUST  
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes  no

Property Name: Rosedale Manor Inventory Number: SM-101  
Address: Greenwell State Park City: Hollywood Zip Code: 20636  
County: Saint Marys USGS Topographic Map: Hollywood  
Owner: State of Maryland Is the property being evaluated a district?  yes  no  
Tax Parcel Number: \_\_\_\_\_ Tax Map Number: \_\_\_\_\_ Tax Account ID Number: \_\_\_\_\_  
Project: ADA Renovations Agency: DNR  
Site visit by MHT staff:  no  yes Name: Tania Tully Date: 12/11/2002  
Is the property is located within a historic district?  yes  no

*If the property is within a district* District Inventory Number: \_\_\_\_\_  
NR-listed district  yes Eligible district  yes Name of District: \_\_\_\_\_  
Preparer's Recommendation: Contributing resource  yes  no Non-contributing but eligible in another context  yes

*If the property is not within a district (or the property is a district)* Preparer's Recommendation: Eligible  yes  no

Criteria:  A  B  C  D Considerations:  A  B  C  D  E  F  G  None  
Documentation on the property/district is presented in:  
MIHP Form

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*  
See the MIHP form for a thorough description of the property. Although the MIHP and DOE forms from 1994 determined the property to be ineligible, sufficient time has passed to warrant reevaluation. The main justification for the initial ineligibility determination was the major alterations made to the original 19th century house. Now, however, these modifications which were made between 1941 and 1954 have largely become significant in their own right.

Rosedale Manor and the accompanying associated buildings (excepting the Francis Knott House which was altered and is non-contributing) are a good example of a gentleman's estate of the mid-twentieth century. The Greenwells, and their architect James W. Adams, turned the 19th century farm into a Colonial Revival estate, typical of the era.

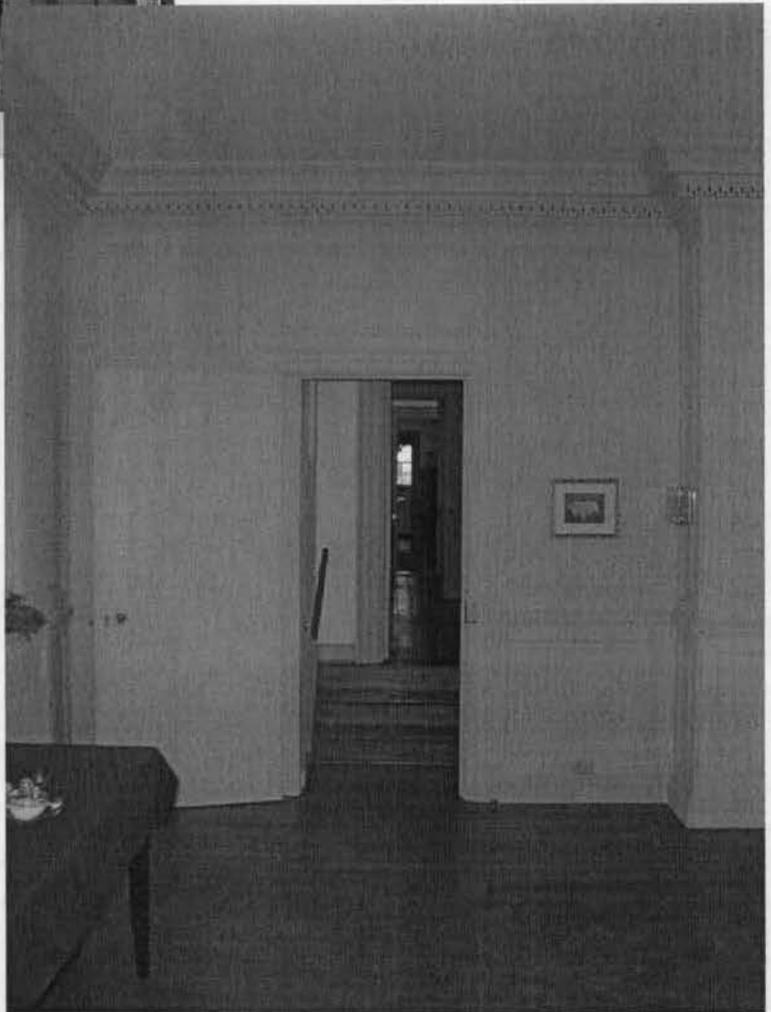
Prepared by: Tania Georgiou Tully Date Prepared: 01/02/2003

<b>MARYLAND HISTORICAL TRUST REVIEW</b>	
Eligibility recommended <input checked="" type="checkbox"/>	Eligibility not recommended <input type="checkbox"/>
Criteria: <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D	Considerations: <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 <input type="checkbox"/> None
MHT Comments	
<u>Tania Georgiou Tully</u> ✓ Reviewer, Office of Preservation Services	January 02, 2003 Date
<u>[Signature]</u> Reviewer, NR Program	<u>1/7/03</u> Date













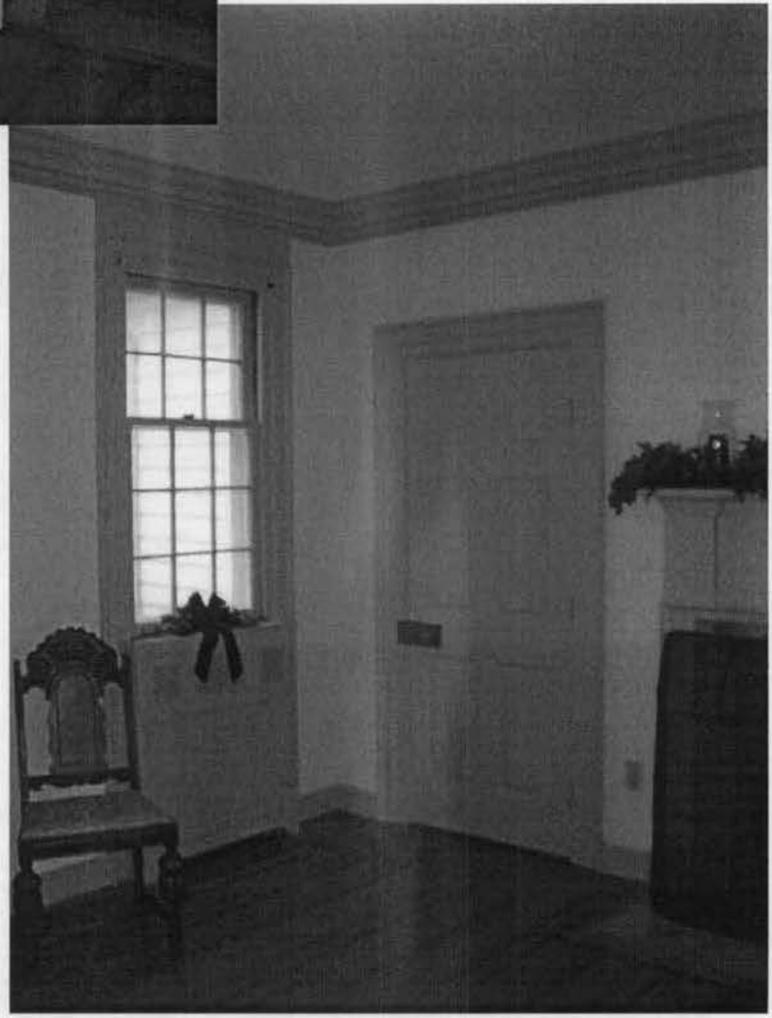
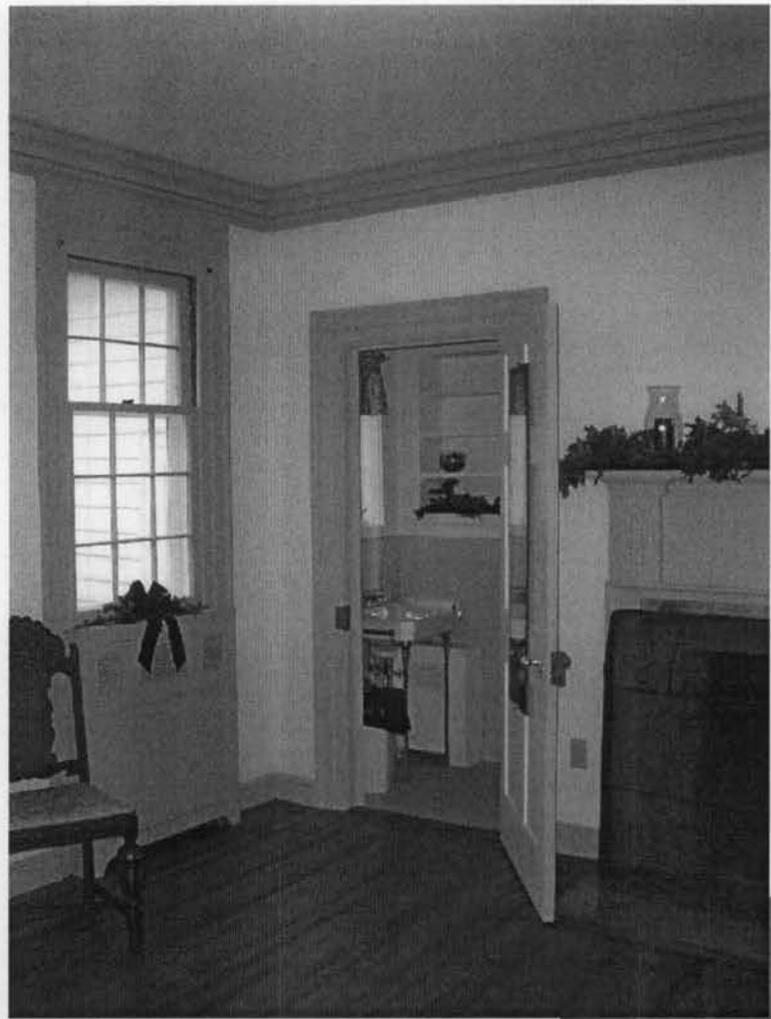


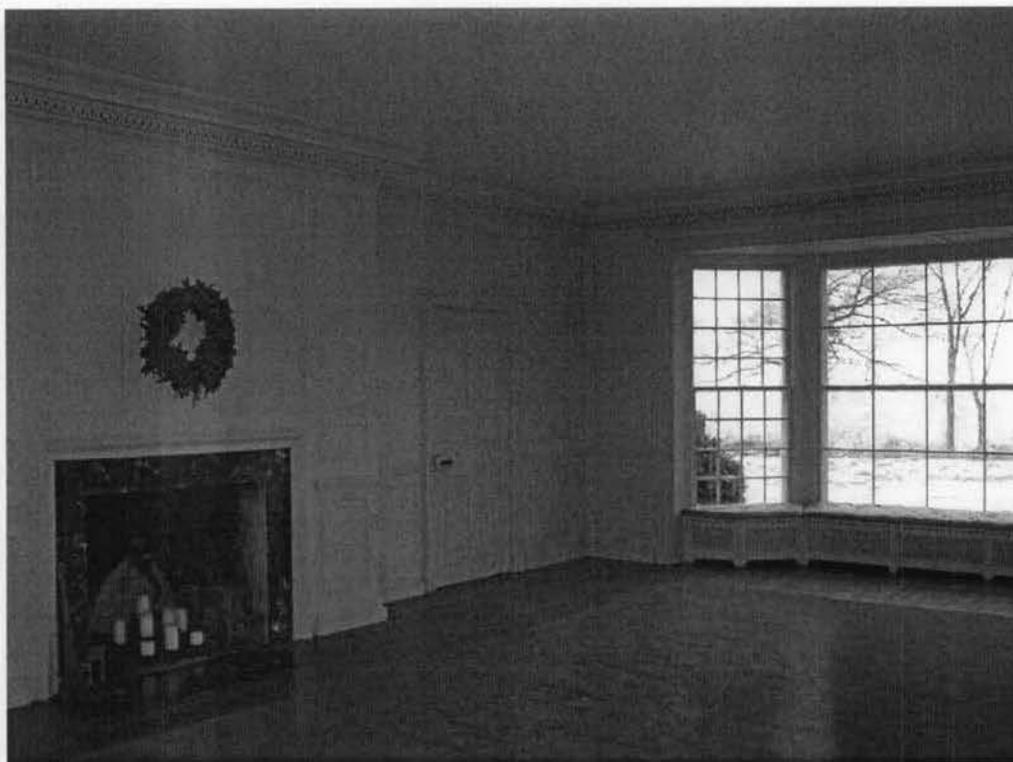
12/11/02

MHT

Staff

SM-101







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

Property/District Name: Rosedale Survey Number: SM-101

Project: Expansion of F. Knott House w/in Greenwell SP Agency: S/DNR

Site visit by MHT Staff:  no  yes Name L. Bowlin Date 3/93

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)  
Located within Greenwell State Park off of Steer Horn Road, Rosedale is a domestic and agricultural complex of twelve buildings including a main dwelling, garden house, chapel, tenant houses and several barns. Although the main dwelling retains historic woodwork from the early nineteenth century, the existing dwelling is primarily a fabrication of the 1940s and 1950s undertaken by its owner, Phillip Greenwell. The chapel, guest house, Francis Knott house and the barn complex all exhibit materials and features of the Greenwell's ownership beginning in the 1940s. The garden house (possibly an early privy) possesses the most historic materials but it was moved to its current location at an unknown time. Based on the submitted survey documentation, this office concurs that the Rosedale property is not eligible for the Maryland Register.

Documentation on the property/district is presented in: Maryland Inventory of Historic Properties

Prepared by: J. Richard Rivoire

Lauren Bowlin  
Reviewer, Office of Preservation Services

October 14, 1994  
Date

NR program concurrence:  yes  no  not applicable

R. Andrews  
Reviewer, NR program

10.14.94  
Date

Survey No. SM-101

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 Adaption

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: buildings

Historic Environment: rural

Historic Function(s) and Use(s): domestic and agricultural

Known Design Source: 1940s alterations = James A. Adams

United States Department of the Interior  
National Park Service

DRAFT

National Register of Historic Places  
Registration Form

This form may also be used for entering properties into the Maryland Inventory of Historic Properties and the Maryland Register of Historic Properties.

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name ROSEDALE

other names/site number SM-101

2. Location

street & number Greenwell State Park  not for publication

city or town Hollywood  vicinity

state Maryland code \_\_\_\_\_ county St. Mary's code \_\_\_\_\_ zip code 20636

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State of Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

<p>I hereby certify that the property is:</p> <p><input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet.</p> <p><input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.</p> <p><input type="checkbox"/> determined not eligible for the National Register.</p> <p><input type="checkbox"/> removed from the National Register.</p> <p><input type="checkbox"/> other, (explain:)</p> <p>_____</p> <p>_____</p>	<p>Signature of the Keeper</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Date of Action</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
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ROSEDALE  
Name of Property

SM-101  
site/inventory number

St. Mary's Co., MD  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as 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**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
	12	buildings
		sites
		structures
		objects
		Total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed  
in the National Register**

None

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

Domestic: Single Dwelling

Secondary Structure

Agriculture: Fields

Outbuildings

**Current Functions**  
(Enter categories from instructions)

Landscape: State Park

Conservation Area

Recreation and Culture: Outdoor Recreation

Education: Education Related

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

Colonial Revival

Mixed

**Materials**  
(Enter categories from instructions)

foundation Brick

walls Weatherboard

roof Wood: shingle

other \_\_\_\_\_

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

PLACE NARRATIVE ON CONTINUATION SHEETS

**SUMMARY DESCRIPTION:**

Rosedale, part of Greenwell State Park, is located on and entered from the north side of Steer Horn Neck Road, east of the junction of Steer Horn Neck Road and Route 245 and northeast of the junction of routes 245 and 235, in the vicinity of Hollywood, St. Mary's County. The property is bounded by Steer Horn Neck Road to the south, the Patuxent River to the north and northeast, and by the former Bond farm, also part of Greenwell State Park, to the west. The property which is owned by the State of Maryland but maintained and operated by the Greenwell Foundation, occupies a rural agrarian setting that has experienced little significant change over the past century.

There are twelve standing structures on the Rosedale portion of the state park on which this report focuses: a large, H-shaped, frame residence and two dependencies, a guest house, two tenant houses, one with a small detached garage, and a large livestock barn with associated buildings and sheds. The main residence represents a major overhaul and alteration of a nineteenth-century dwelling that commenced c. 1941 and essentially completed c. 1953. All of this building's exterior finishes and detailing date from that period. The finishes of the interior rooms of the original, central portion of the building are as varied in styles as they are in age, with the major portion of the woodwork being twentieth century. Of this building's two dependencies only one is original to the property. Possibly a former privy, this building was moved from its original site sometime after 1941 and converted to a garden house; the other, a former one-room schoolhouse, was moved onto the property in 1941 and remodeled for use as a private chapel. The guest house was built in the late 1940s or early 1950s. A small frame structure with a large exterior chimney, it is said to occupy the site of a former slave quarter. One of the two tenant houses may date as early as the early twentieth century; the other was built in the late 1940s or the 1950s, possibly on the site of another building. The livestock barn and attendant collection of animal and storage buildings were all built between the late 1940s and 1971 when the property was established a state park. The existing entrance road and interior farm lanes are twentieth century though some follow earlier access routes. The grounds of the main residence are extensively though informally landscaped with boxwood and ornamental plants and shrubs, all of which were introduced to the site in the late 1940s and the 1950s.

The following describes each of the standing structures on the Rosedale property. The descriptions, which are keyed to the accompanying site plan, include the present and pre-1941 appearance of each building.

**1. MAIN HOUSE:**

**EXISTING:**

Situated on a promontory affording broad vistas of the Patuxent River, the principal residence on the Rosedale property is a three-part frame structure composed of a two-story, five-bay, gable-roofed central block flanked by matching one-story wings. The wings, set at a right angle to the main block, project forward of the front and rear elevations of the latter, giving the house an "H"-shaped plan. The approach facade of the central block features a transomed door flanked by two six-over-nine pane sash windows, with five evenly spaced windows of matching sash above. The same door location and fenestration pattern is repeated on the opposite side of the house, the only difference being that there is no transom over the door. This portion of the building features brick foundation walls, lapped beaded siding and wood roof singles. The eaves are trimmed with modillion blocks and there is a large, "T"-shaped, brick chimney stack at each end of the roof ridge. All of the windows are fitted with louvered blinds.

The flanking wings have matching fenestration on their southwest (approach) ends but differ on the other elevations. The northwest wing, which houses kitchen-service spaces at the first-floor level, is not as "formal" in external appearance as the southeast wing, the latter having two double-leafed French doors in its southeast wall, two gable-fronted dormers above these, and a wide, bow-shaped window at its northeast end. The northwest wing has a door and smaller windows in its northwest elevation and an enclosed porch at its northeast end. Like the main block, the wings are clad with beaded siding and have wood shingled roofs.

All of the exterior wall and roof coverings, all of the masonry work, and all of the trimwork of both the central portion of the building and its flankers are twentieth century.

The first-floor room arrangement of the main block consists of a central stair hall flanked by two rooms: a dining room to the left and a small sitting room to the right. The stair rises in two flights to a small second-floor hallway flanked by two bedrooms. A narrow, enclosed stair in the north corner of the hall provides access to a commodious but unfinished attic.

The most formal room in this portion of the house is the present dining room where two arched doorways trimmed with fluted pilasters, fretwork and keystones flank a marble-faced fireplace framed by a mantel featuring series of narrow colonettes on both the pilasters and

the frieze. Other woodwork in this room includes a bold ceiling cornice with fretwork and blind-paneled wainscoting. The ceiling cornice and wainscoting designs in the dining room are repeated in the adjacent stair hall. The stair, which rises along the southeast wall, has a narrow, turned newel, a shaped rail and straight balusters. The outside ends of the stair risers are decorated with applied reeding. The characteristically simple Federal styling of the stair balustrade and applied reeding is in sharp contrast to bold, raised paneling enclosing a small stair closet. The woodwork of the adjacent southeast room, or parlor, is much more restrained. Here, there is no wainscoting and the fireplace, though faced with marble, has a fairly simple mantel with gougework decorations on the frieze.

The second-floor hall has a ceiling cornice matching that of the hall below. Floor-to-ceiling raised paneling encloses the attic stair and both the stair door and a door opening onto a small closet beneath the stair are similarly paneled. The two bedrooms have window and door trim corresponding in profile with that of the first-floor doors and windows. Each bedroom has a fireplace with marble facings and hearth, and mantels matching that in the first-floor southeast room. With the exception of the paneling and doors of the attic stair, and the balustrade of the main stair, all of the woodwork in the second-floor rooms appears to be twentieth century.

The southwest wing has a full cellar with concrete floors and walls, butler's kitchen, a larger working kitchen, pantrys, closets and a porch at the first-floor level, and a bedroom and bath above. The southeast wing has a single first-floor room featuring a fully paneled fireplace wall and a ceiling cornice matching the design of the cornice in the entrance hall and dining room. Above is a bedroom and bath. The trim of the windows and doors of both wings is identical to that of the main block and contemporary with their twentieth-century dates of construction.

#### HISTORIC:

A series of exterior photographs of the main house at Rosedale taken in 1941 before rehabilitation and alterations commenced depict a building of significantly different architecture from that which exists today. These photographs, all of which are views taken from the south, show the house to have been a rectangular, two-story, frame structure built on a northwest-southeast axis and with a brick chimney at each end of its gable roof. These are the only similarities between the house as it existed and the house one sees today.

The 1941 photographs record convincing physical evidence that the original house - the central core of the present structure - was likely built in two stages, beginning as a two-story, side-passage dwelling with an exterior chimney at its southeast end that was subsequently enlarged by a two-story extension of its northwest elevation, the latter

also with an exterior, end chimney. The presumed older portion of the building had a one-story wing off its southeast end that partially enclosed the chimney. The wing's southwest elevation featured a centered door sheltered by a partially enclosed shed porch, a small window to the right of the door, and an off-centered, gable-fronted dormer. A second wing extended off the southwest elevation of the house. This structure, of one-story height, may have functioned as a kitchen inasmuch as it had an exterior chimney at its southwest end. A full-width shed room across the wing's southeast elevation may have formerly been a porch.

The southwest wing evidently pre-dated the northwest extension of the principal portion of the house inasmuch as the southwest elevation of the extension featured a full-width cross gable and a one-story porch with a shallow, semi-hipped roof. Exterior details of the extension, which was one-bay wide on its southwest side and presumably contained one first- and one second-floor room, included an elongated finial at the peak of the cross gable below which was a narrow, arched window. The second-floor window was fitted with louvered shutters and appears to have framed sashes of two-over-two panes. The style of the exterior end chimney of the earlier, two-story portion of the house suggests that it may have been built as early as the 1810s or 1820s, which the two-story, side passage plan would indicate. However, it could as easily have been built as late as the 1830s or 1840s when this house type was most commonly built. The 1941 photographs do not record datable features relating to the southeast wing; however, since the wing encompasses what was once a fully exposed chimney it is reasonable to assume that it was added. The exterior chimney of the southwest wing had stepped shoulders and it appears that its stack, while free-standing, set close to the gable wall. These details, together with the fact that the wing and its roof appears to have covered areas that normally would have been occupied by windows of the main block, indicate that it too was a later addition. The basic, mid Victorian period details of the northwest extension of the house suggest that it was added after the southeast and southwest wings, possibly as late as the 1860s or 1870s. In the exterior views of 1941 all of the elevations of the house and wings that are depicted were sheathed with wood shingles, including walls, roofs and gables.

## 2. GARDEN HOUSE:

### EXISTING:

Measuring 8'-3" on a side, this is a small wood-framed structure with a pyramid roof. The exterior walls are sheathed with wide, horizontal, flush boards. Some of this siding, notably on the upper parts of the side and rear walls, is original, while other boards are twentieth-century replacements. The roof is sheathed with wood shingles. There is a simple boxed eave cornice with beaded fascia and a narrow crown molding, all of a profile typical of the 1830s and 1840s. A four-panel door with reproduction hardware is centered in the southeast elevation. The building stands on continuous, common-bond brick foundations.

The interior of the garden house features a brick tiled floor, plastered walls and ceiling, and simple trimwork. All of these finishes are twentieth century. The building's wall framing is completely sealed within modern finishes; the roof rafters, visible from a small trap door in the ceiling, are sawn and appear to be mid nineteenth century while the shingle nailers are of more recent vintage.

#### HISTORIC:

Two of the 1941 photographs of the main house also show this building. At that time the building was located about 50 feet south of the former southwest wing. These same views show the structure to have had an off-centered window in its southwest (present northeast) wall and a centered window in the rear wall, wide flush siding, and a wood shingled roof. The original function of the building is unknown. The number and placement of the windows, shallow eaves and general site location recorded in the 1941 photographs suggest that it might have been a privy.

#### 3. CHAPEL:

##### EXISTING:

located to the right (southeast) side of the beginning of the circular drive fronting the house, and directly opposite the drive from the garden house (2), the chapel is a one-story, 14x16-foot, gable-roofed frame structure whose northwest-southeast axis parallels that of the main house (1). The entrance door is centered in the northwest end within a slightly projecting, vaguely Gothic-style enframingent. There are two sash windows in each side wall, all with louvered shutters. The building stands on common-bond brick foundations, the exterior walls are clad with lapped siding and the roof is wood shingled. The most notable exterior feature of the building are pierced and scalloped fascia boards ornamenting the overhanging eaves of all four elevations. The pattern of cutouts and scallops of the two end elevations are similar to but do not precisely match that of the side elevations. Additionally, the boards of the northwest (front) elevation have trefoil-shaped drops between the scallops and at their bottom ends. This same elevation features a wooden cross with a carved, pendant-shaped base affixed to the apex of the gable. With the exception of the ornamental fascia boards, all of the building's exterior finishes are twentieth century.

The chapel's interior contains a single room with a vaulted ceiling. The walls have wainscoting of wide, vertical, beaded boards below the line of the window sills. The remaining wall areas and the ceiling are plastered. The floors are random width boards surface nailed with wire nails. An altar at the southeast end of the room

is constructed of yellow pine boards and plywood and was formerly painted white. With the exception of the flooring, which may be salvaged materials, and perhaps some of the window sashes, the interior finishes are twentieth century.

**HISTORIC:**

This building is said to have been a former schoolhouse that was moved to Rosedale and converted to a private chapel following the purchase of the property by the Greenwells. One of the 1941 photographs of Rosedale is a view of this building on its present site, propped with poles and set on a trailer or rollers. Existing features of the building that are also recorded in this photograph include wood siding, the two windows in the southwest wall, and eaves decorations. A feature not present today is a fifth window centered in the southeast end, and a small window-like opening near the gable peak of the same elevation.

It is very likely that this building in fact was once a schoolhouse since it conforms in size and basic architecture to the types of one-room schoolhouses built throughout the region in the late nineteenth and early twentieth centuries. Atypical of such rural school buildings are the highly decorative eave facias. Possibly, the building was converted for religious use prior to its relocation to Rosedale. The building's original site location is not known. Presumably, it stood somewhere in the neighborhood, most likely close to a public road.

**4. GUEST HOUSE:**

**EXISTING:**

Perched on a knoll a short distance southeast and across a ravine from the main house (1), the guest house is a small, two-bay frame structure whose gable roof follows a northwest-southeast axis. There is a shed-roofed wing at the northwest end, a single, gable-fronted dormer on each side of the roof, and a massive exterior chimney with stepped shoulders at the southeast end. Both the building and the chimney are underpinned with foundations composed of fossilized river marl and shells, a building material sometimes found in historic building foundations along the lower Potomac and Patuxent rivers. These foundations do not appear to date earlier than the twentieth century, though may have been constructed using material salvaged from another building. All of the exterior finishes of the buildings, including sash and doors, lapped siding and wood roof shingles are twentieth century.

The interior of the guest house contains a single principal room with front and rear doors, a fireplace centered in its southeast wall and a narrow stair with winders in the west corner. The floor is of random width boards, all surface nailed with wire nails. The walls are partially sheathed with a combination of flush vertical and lapped horizontal boards, and plaster. The ceiling features exposed ceiling joists bearing straight and circular saw marks. The flooring and possibly the ceiling joists are salvaged materials. All other finishes are twentieth century. A door in the room's northwest wall opens into a modern bathroom housed within the shed. Above is a single bedroom with plastered knee walls and sloped ceilings, random width flooring, and closets on the southeast wall. The trim and wall and ceiling finishes of the attic and shed rooms are also twentieth century.

The interior and exterior of this building were recently (1994) refurbished.

#### HISTORIC:

According to a 1972 article on the history of Rosedale, in 1941 this site was occupied by a former "slave quarter" so "obscured [by undergrowth] that it was not discovered for some months after the [Greenwell's] purchase."

There is no evidence that any portion of the previous building was incorporated into the present structure, though some elements of its basic design may have been repeated.

#### 5. TENANT HOUSE:

##### EXISTING:

Built on the same axis as the main residence, this is a two-story, ell-shaped frame dwelling with lapped siding and a wood-shingled roof. The southeast, front elevation is three bays wide at both floor levels with the centered entrance door and two flanking windows sheltered by a hip-roofed porch. The northeast, rear wing is also two stories high but only one bay wide on a side and two bays wide at the end. The wing covers about half the rear elevation of the main portion of the house. Between the southeast side of the wing and the southeast end of the house is a shed-roofed screened porch. The wing appears to have been an addition to the main block, though it may be contemporary with it. A more modern shed-roofed addition stands at the southeast end of the main block. All of the exterior of the building appears to have been recently refurbished. Access to the interior was not gained.

**HISTORIC:**

This building was possibly in existence when the Rosedale property was acquired by the Greenwells (1941), although it may have been built about that same time, either by the Greenwells or by the property's previous owner. If older than c. 1941 - which is suspected - then it was obviously extensively rehabilitated both inside and out at that time, leaving few, if any, reliably datable features. Aside from its basic plan, which is typical of farm tenant houses during the first several decades of the twentieth century, the only indication of a possible pre-1941 construction date are the brick piers (later partially infilled) that underpin both portions of the building. Even this is only considered a possible clue because it differs so from the foundations of all other buildings on the property that were altered, relocated or newly built following Greenwell's purchase.

**6. GARAGE:**

**EXISTING:**

This is a small, gable-front, frame structure composed of a central block with a large doorway in its northwest end and flanking sheds. The overall form of the building is reminiscent of corncrib-granary buildings frequently seen on farms throughout the area, but the framing and other details suggest that it was intended as a garage/equipment building.

**HISTORIC:**

This building appears to date from the 1940s though it may be a decade or so older.

**7. TENANT HOUSE ("FRANCIS KNOTT HOUSE"):**

**EXISTING:**

Separated from the main complex of buildings at Rosedale by fenced pastures, this is a one-story, clapboarded frame structure with a metal clad gable roof. Unlike most other gable-roofed buildings on the property, the house was built on a northeast-southwest axis. The northwest, front elevation has a centered door sheltered by a small gable-roofed porch and flanking double-unit windows. The two end elevations are each two bays deep, and there is a series of windows of various sizes, a door and a small shed-roofed screened porch across the rear.

The interior of the house contains a living room, kitchen, bath and two bedrooms, all with modern finishes. An enclosed stair provides access to a full cellar with a poured cement floor and concrete block walls. The attic, accessed by a trap door in the ceiling of a first-floor hall, is unfinished. All exposed and accessible framing members are twentieth century. The interior and exterior of this building was recently (1994) refurbished.

**HISTORIC:**

According to a 1939 USGS map a building was in existence on or near this site at that time. However, the structural framework, construction details, masonry and interior and exterior finishes, as well as the building's architectural styling make it virtually certain that it was erected after Philip Greenwell's purchase of Rosedale in 1941, probably in the late 1940s or early 1950s.

The only discernible above-grade evidence of a previous building on the same site is a circular depression in the ground about 20 feet off the south corner of the building which may mark the location of a former well.

**8-12. BARN COMPLEX:**

**EXISTING:**

This is a small grouping of farm buildings that includes a large, gambrel-roofed, masonry block and frame livestock barn, a shed row for horses, a large corncrib, and two small sheds. The buildings, all of which are painted white and in good repair, were constructed between about the late 1940s or early 1950s and 1971. The complex is visible from the entrance drive near the approach to the house but separated from the road and house complex by board-fenced paddocks and pastures.

**OTHER:**

**ROADS AND OTHER ACCESS ROUTES:**

The existing approach drive from Steer Horn Road is of modern construction. The road's two-car width and graded shoulders completely obliterated any traces of the road that formerly followed this same general route. Similarly, interior roads providing access to the tenant houses and other buildings have been extensively graded and resurfaced. There are some tractor paths bordering a few of the fence and tree lines that divide the fields bordering the main drive but these are of indeterminate age.

## FIELDS AND PASTURES:

The Rosedale property had been farmed by tenants for many decades prior to 1941. Presumably grains and tobacco were the principal cash crops cultivated. A certain amount of livestock was probably also raised for both sale and personal use, and oysters, crabs and fish harvested from the bordering river. When Philip Greenwell purchased the farm in 1941 it was in "almost ruinous condition... due to a lack of occupancy and general neglect over the years." Greenwell maintained the property as a working farm during his ownership, though probably not as a serious means of income. The principal fields flanking the approach drive appear to continue to either be cultivated or kept mowed.

## LANDSCAPING:

Although some of the more mature trees around the main house (1) pre-date 1941, most of the landscaping features of the site were installed by the Greenwells. According to one source, in 1941 "The hedgerows, overgrown with honeysuckle, tended to block the entrance to the house and dependencies. Many of the trees, once majestic, had to be removed." None of the existing boxwood nor other ornamental plants and shrubs that surround the house appear in the 1941 photographs. Those plantings installed by the Greenwells were probably placed in the early 1950s coincidental with completion of the renovation/alteration of the house c. 1954.

## HISTORIC-PERIOD SITES:

Except for those building sites referenced in the above descriptions, no evidence survives for other historic buildings that might have existed on the property. It is likely that the main house was served by such domestic dependencies as meat curing and storage building(s), possibly a dairy or cooler and assorted smaller storage facilities. It is known that there were at least several barns - probably tobacco curing barns - that had fallen into ruins by 1941 and demolished. Other agricultural or farm-use buildings might well have included a granary and corncrib, equipment sheds, and a building or two for sheltering livestock. A separate building for smoking or pickling fish might also have existed. Since Rosedale was farmed by tenants, not all of whom actually occupied the property, since the latter part of the nineteenth century, and inasmuch as the property was only infrequently occupied by its owners during the same period, efforts at reconstructing the farm's physical landscape during the post-Civil War years and later from the historical record would be difficult if not impossible. Although late nineteenth and early twentieth century maps may show some of the more important buildings, identification of actual location, age and use would undoubtedly remain dependent on archaeological investigations.

ROSEDALE  
Name of Property

SM-101  
site/inventory number

St. Mary's Co., MD  
County and State

2017

**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.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or 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.

**Areas of Significance**

(Enter categories from instructions)

See accompanying Determination  
of Eligibility

**Period of Significance**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked above)

\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

James A. Adams

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

\_\_\_\_\_

**STATEMENT OF SIGNIFICANCE/RESOURCE HISTORY:**

Originally part of the Resurrection Manor lands granted in 1650 to Thomas Cornwaleys, the tract known as Rosedale was probably first developed as a working farm by William Read who acquired the land upon which the existing buildings stand by 1718. Then composed of 360 acres known first as Orchard Neck and later as Reads, the land descended in the Read family until about 1793. Little is known of the property's ownership history between 1793 and 1846 when 300 acres of the former Read tract were sold in a trustee's sale to Mary and Catherine Millard. Eight years later the Millards, who probably did not live on the land, sold the property to Dr. Francis C. Neale, the Millards' nephew by marriage. Dr. Neale and his wife are said to have moved onto the Rosedale farm in 1853. Neale's wife was known as Rosa, which is the likely origin of the name Rosedale. It is probable that it was Dr. Neale who enlarged the then existing dwelling by extending it to the north-west, creating the central passage, two-room plan of the central portion of the present house. Shortly after the Civil War the Neales moved to Baltimore where Dr. Neale subsequently experienced severe financial difficulties. In 1884 the heavily mortgaged Rosedale farm was sold to Thomas Bond, a neighboring landowner. The Bond family, who owned contiguous property formerly part of the original Orchard Neck/Reads tract but who may not have actually occupied the Rosedale land, maintained possession until 1941 when its then 176 acres were conveyed to Mr. and Mrs. J. Philip Greenwell. At the time Rosedale was acquired by the Greenwells the land had been long unoccupied and neglected and all of the buildings were in disrepair or ruins.

Shortly after their purchase of the property the Greenwells embarked on a major rebuilding campaign that continued for almost fifteen years and which resulted in Rosedale's transformation from dilapidated farmstead to gentleman's county estate. The most significant changes - the rehabilitation and alteration of the house, quite probably the relocations and conversions of the former privy(?) and chapel buildings, and possibly the guest house - were carried out under the direction of architect James W. Adams. The alterations to the house, which were not completed until about 1954, were so extensive, and the historic architectural integrity of the earlier house so seriously compromised, that this building, regardless of whatever architectural interest and visual appeal it by itself might possess, cannot properly be termed an "historic house." Similarly, the two dependencies were also heavily remodeled and do not occupy original sites nor serve their original functions. With the possible exception of one of the tenant houses, all of the remaining structures on the property were built after 1941, quite possibly after 1950. Most if not all of the most important

**ROSEDALE SM-101**

Continuation sheet 8:2

landscaping features of the property, as well as the existing entrance drive and interior farm lanes, also date from the Greenwell's period of ownership.

In 1971 Philip Greenwell made a gift of his Rosedale estate, by then increased in size by acquisition of additional lands, to the State of Maryland. Although state-owned, the parklands are maintained and operated by a private foundation as a nature preserve and center for environmental studies with special focus on facilities and programs for the handicapped. ✓

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Primary Sources:

G. Brent Neale, "The Neale Family," Chronicles of St. Mary's, Vol. 12, No. 10, October 1964, pp. 97-99.

Edwin W. Beitzell, "Rosedale," Chronicles, Vol. 20, No. 8, August 1972, pp. 181-183.

James C. Wilfong, Jr., "Rosedale," Chronicles, Vol. ?, No. 10, October 1959, pp.381-382.

Ellen Coxe, "Rosedale," Maryland Historic Sites Inventory Form, Maryland Historical Trust, SM-101 (1979).

**EVALUATION OF ELIGIBILITY FOR NATIONAL REGISTER LISTING:**

This assessment of National Register eligibility pertains only to that part of the Greenwell State Park commonly known as Rosedale and on which the accompanying Maryland Historic Sites Inventory form focuses. This evaluation considers only the architectural and historical merits of the subject property.

**ARCHITECTURAL:**

**1. MAIN HOUSE:**

The main residence, a frame, H-shaped structure, while encapsulating fragments of a nineteenth-century dwelling within its central core, is essentially a mid twentieth-century building. The rehabilitation and alteration of the earlier house, initiated after 1941 and not completed until about 1954, included the rebuilding of its roof, extending it about 8 or 10 feet to the southeast, rebuilding its chimneys in a different design, replacement of all exterior finishes and trim, and replacement of its foundations. The rehabilitation of the interior was comparably extensive, and although there is some noteworthy nineteenth-century woodwork within the present house there is ample justification for questioning whether this material - specifically the mantel, arched doors, ceiling cornice and wainscoting of the dining room, the cornices and wainscoting of the entrance hall, and the raised paneling of the first- and second-floor halls - is original to the earlier building. This woodwork is far more sophisticated than the architecture of the earlier building, as depicted in a series of 1941 photographs, would suggest. Further, even if part or all of this woodwork is original, there is sufficient evidence that it was removed during the rehabilitation, and then reworked and reinstalled in positions and locations different from that in which it previously existed. For example, the house as it existed in 1941 was three bays in width on the southwest facade. The present house is five bays wide. The arched doors in the dining room are said to have been former cupboard doors. However, the 1941 house had an exterior chimney at this end, so the fireplace could not have been flanked by cupboards. The blind paneled wainscoting of the dining room and first-floor hall camouflages built-in radiators and is integrated with the trim of the existing, twentieth-century windows. If, as is believed, the house originated as a side-passage and parlor house that was extended off the passage end the pre-1941 stair would most likely have been placed on the northwest, outside wall of the original dwelling instead of its present location on the southeast wall. The 1941 photographs suggest that the original two-bay house was extended in the mid-nineteenth century, probably after the land

was acquired by Dr. Neale in 1853. The formal, early Federal styling of the woodwork in the present dining room, which extends into the entrance hall, does not conform with the pictorial evidence of the age, architecture and evolution of the earlier building.

The 1941-1954 rehabilitation and alteration of this building considerably diminished if it did not altogether negate any historical architectural interest and educational value the original building might have possessed.

The existing structure, which bears little physical resemblance to the earlier building, and which in its present form is likely less than fifty years old, would have been of more interest as a separate entity were it not for the fact that it is presented as both "historic" and a "restoration." That it is neither considerably reduces its interest, even if viewed solely in a recent context. As a "restoration" a knowledgeable visitor would consider it to be woefully unsympathetic and certainly heavy-handed. As a pleasant "gentleman's county seat" it might be considered a handsome structure whose architecture, grounds and setting are combined to pleasing effect. But, in truth, the architect who designed the building's alterations paid little homage to its origins, made too many changes to what might have remained of the original interior woodwork, and employed far too many diverse architectural elements in creating the present edifice for it to be considered a remarkably valuable achievement in either a historic or contemporary context.

For these reasons, and others that are more fully described in the accompanying Inventory form, this building is not considered to be eligible for National Register listing.

## **2. GARDEN HOUSE:**

This is the only building other than fragments of the central portion of the main house that is original to the Rosedale property as it existed prior to 1941. Thought to have formerly been a privy, this building was moved to its present location following the Greenwells purchase of the land. Although its basic form, door location and fenestration pattern, some exterior trim and siding, and most(?) of its framework have been preserved, the building was removed from its original site and rehabilitated and altered to accommodate its present function. Had the building been left on its original site, and if it had been a privy and its related features been preserved, this building might have been considered a contributing resource as well as also individually eligible for National Register consideration. Early privys, once a common part of the local landscape, are today exceedingly rare. Unfortunately, the relocation and

alterations of this building, and lack of dependable historical and physical evidence relating to its possible original function, preclude its eligibility for individual National Register consideration, and probably its consideration as a contributing resource.

**3. CHAPEL:**

This building was formerly a schoolhouse that was relocated to the property in 1941 and converted to a private chapel. Although many of its pre-1941 exterior features were either preserved or replicated, the extent of the interior changes, and the elaboration of its front entrance, constitute significant changes that diminish this building's historic architectural interest and value. The building's relocation to the property from an as yet unknown original site, and the extent of changes that were made to convert it to its present use are among other factors that remove it from consideration as a contributing historic resource or individual eligibility for National Register listing.

**4. GUEST HOUSE:**

This building is believed to be less than fifty years old. This, and the fact that it does not possess sufficient architectural or historical interest, precludes its consideration as a contributing resource or individual eligibility for National Register listing.

**5. TENANT HOUSE AND GARAGE:**

Although both of these buildings were possibly in existence in 1941, neither possesses architectural or historical value and thus are not eligible for consideration as contributing resources.

**6. TENANT HOUSE ("FRANCIS KNOTT HOUSE"):**

Built after 1941, and probably after 1950, this building possesses no architectural or historical value and thus is not eligible for consideration as a contributing resource.

**7. BARN COMPLEX:**

These buildings were all constructed within the past fifty years. None of these buildings possess architectural or historical value and thus are not eligible for consideration as contributing resources.

**HISTORICAL:**

The pre- and post-1941 history of this property cannot be proved to be of significance in a local, regional, state or national historic context and therefore is not eligible for National Register listing on the basis of historical associations.

**CONCLUDING ASSESSMENT:**

Neither the Rosewell property, nor any of the buildings standing thereon, meet the criteria necessary for either individual or collective consideration for listing in the National Register on the basis of architectural and/or historical merit under the most current (1994) guidelines established by the United States Secretary of the Interior.

ROSEDALE  
Name of Property

SM-101  
site/inventory number

St. Mary's Co., MD  
County and State



**10. Geographical Data**

acreage of Property N/A

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
2	<input type="text"/>	<input type="text"/>	<input type="text"/>

3	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
4	<input type="text"/>	<input type="text"/>	<input type="text"/>

See continuation sheet

**Verbal Boundary Description** N/A

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification** N/A

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title J. Richard Rivoire Architectural Historian/Consultant

organization \_\_\_\_\_ date 15 September 1994

street & number 312 East Jones Street telephone (919) 829-5877

city or town Raleigh state NC zip code 27601

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative black and white photographs of the property.

**Additional Items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of SHPO or FPO.)

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

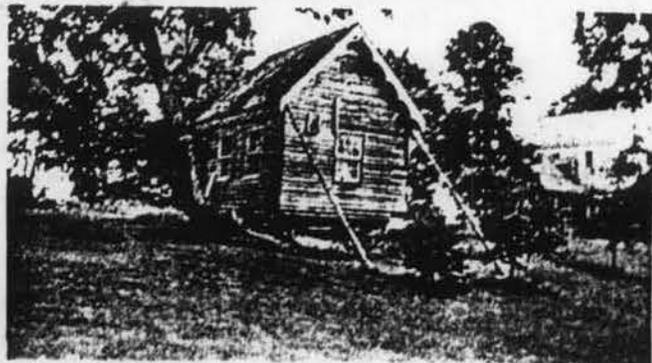
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.



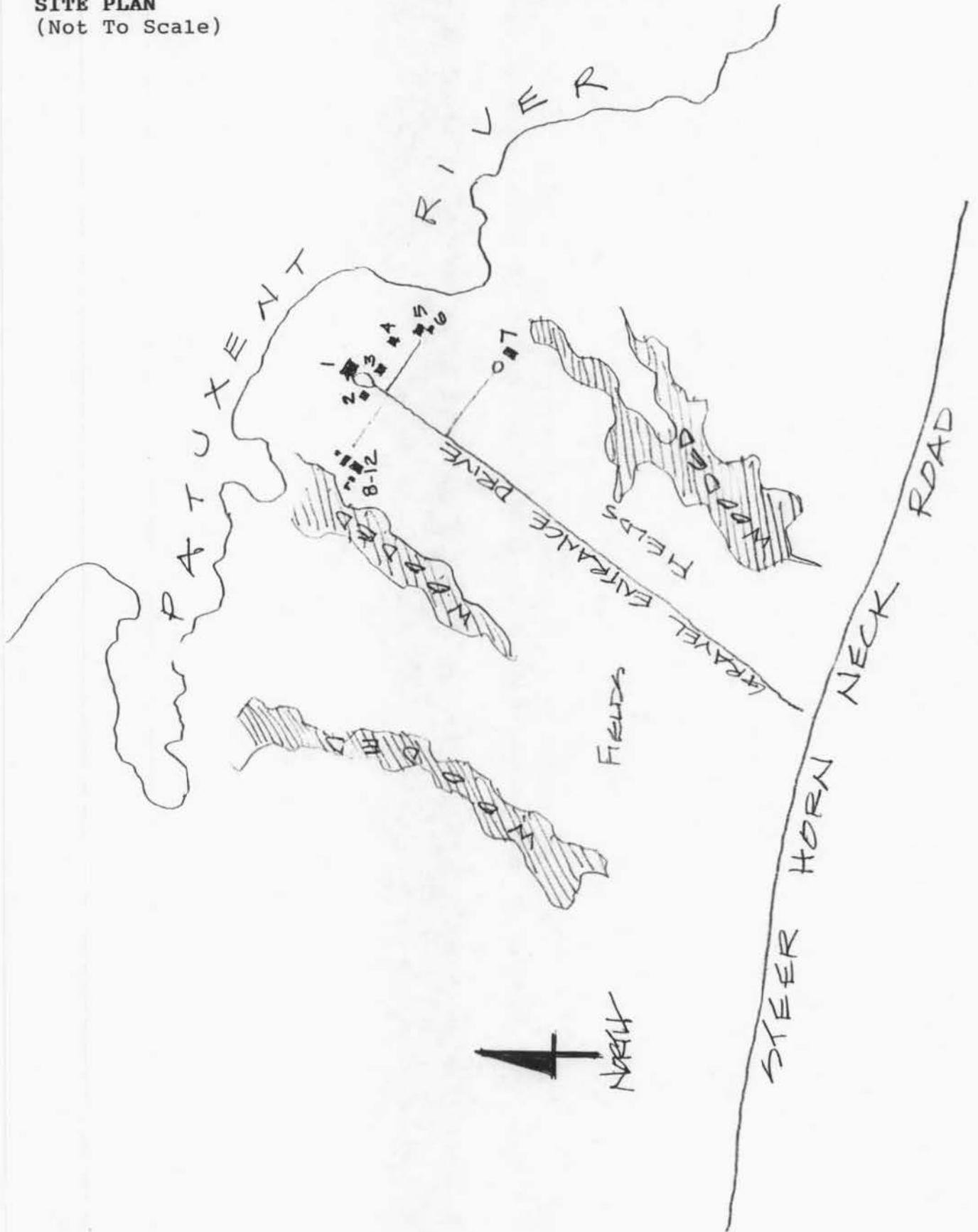
Mr. Philip Greenwell and the View of the Patuxent



Rosedale In 1941

From Chronicles of St. Mary's, Historical Society of St. Mary's County, MD., Vol. 20, No. 8 (August 1972), p. 183.

SITE PLAN  
(Not To Scale)





TOP: View of main house (1) from southeast.  
BOTTOM: View of main house from northeast.



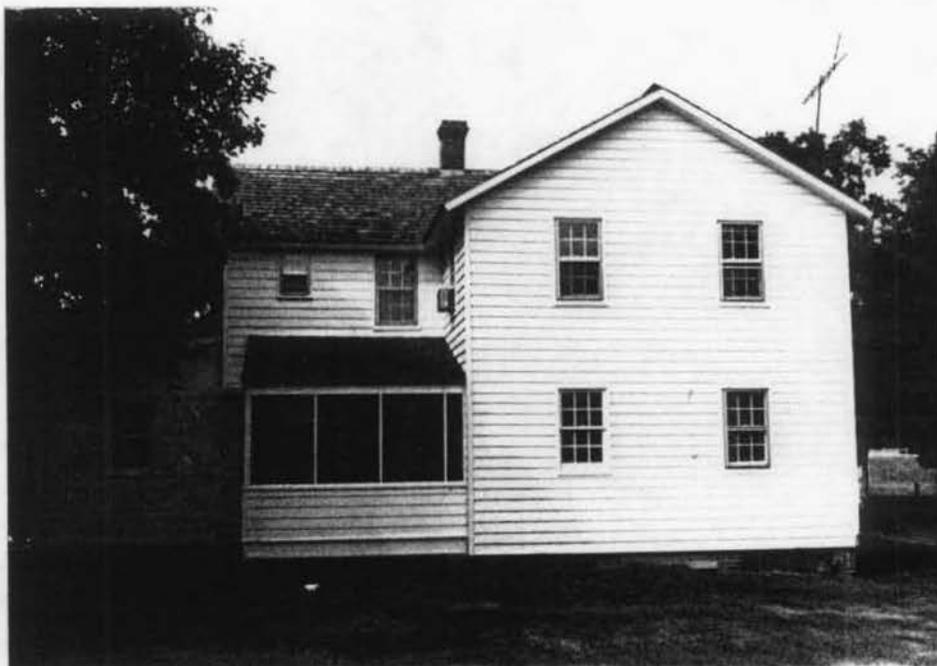
View of garden house (2) from south.



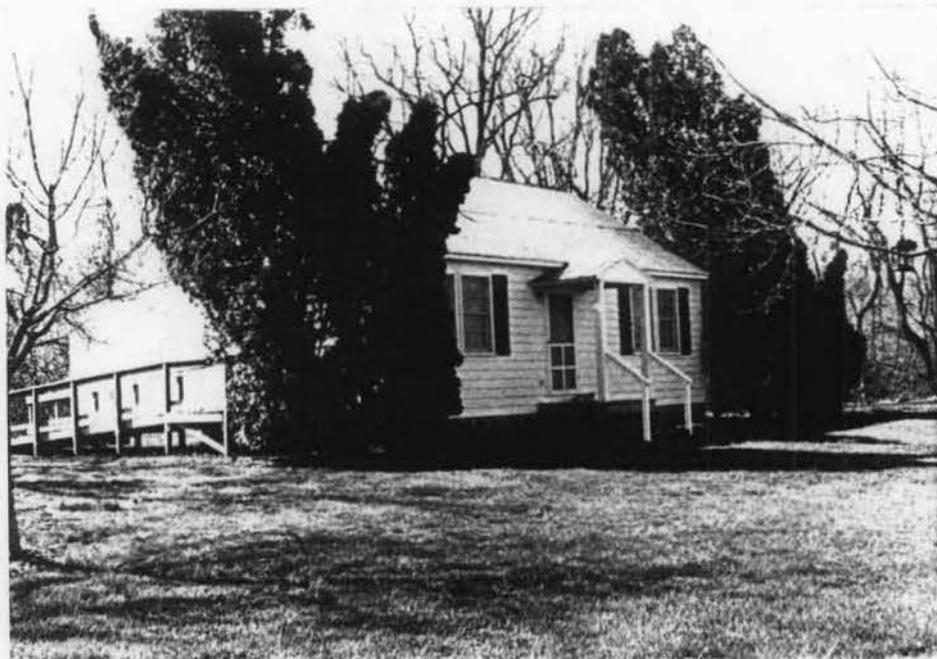
LEFT: View of chapel (3) from south. RIGHT: View of chapel from north.



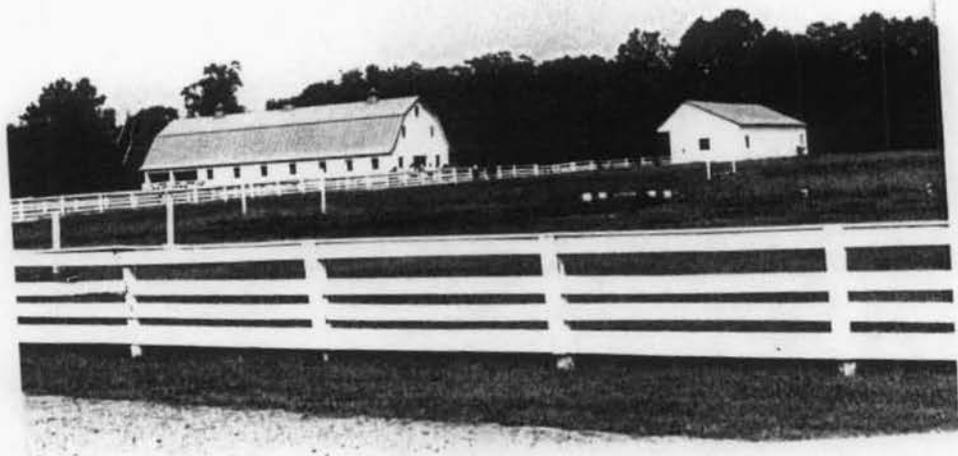
TOP: View of guest house (4) from south.  
BOTTOM: View of guest house from southeast.



TOP: View of tenant house (5) from southwest.  
BOTTOM: View of tenant house from northeast.



TOP: View of tenant house ("Francis Knott House" 7) from north. BOTTOM: View of tenant house from south.



TOP: View of barn complex (8-12) from southeast.  
BOTTOM: View of barn complex from northeast.

STM-101  
ROSEDALE (on the Patuxent)  
Greenwell State Park

19th century

Rosedale stands on part of the 4,000-acre tract known as Resurrection Manor, granted to Captain Thomas Cornwaleys in 1650. The Read family owned the property in the 18th century and called it Orchard Neck. In the mid-19th century it was known as Read's, and then as Rosedale.

The main block of the house here is a two-story, five-bay frame structure with end chimneys.

*built*  
in the first half of the 19th century. The renovation, beginning in 1941, retained the original chimneys, mantels, floors and moldings of the center section. Wings were added to each end at this time.

The slave house and chapel have been restored, but the barns, beyond repair, were replaced.

The house and landscaped grounds on the banks of the Patuxent, given to the State in 1971, are now part of Greenwell State Park.

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC

Rosedale on the Patuxent  
AND/OR COMMON

**2 LOCATION**

STREET & NUMBER

in Greenwell State Park on Steer Horn Neck Road

CITY, TOWN

CONGRESSIONAL DISTRICT

Hollywood

— VICINITY OF

STATE

COUNTY

Maryland

St. Mary's

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input 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	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<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 checked="" type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER:

**4 OWNER OF PROPERTY**

NAME

Maryland Department of Natural Resources

Telephone #:

STREET & NUMBER

Taylor Avenue

CITY, TOWN

STATE, zip code

Annapolis

— VICINITY OF

Maryland 21401

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

St. Mary's County Courthouse

Liber #:

Folio #:

STREET & NUMBER

Washington Street and Courthouse Drive

CITY, TOWN

STATE

Leonardtown

Maryland

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

DATE

—FEDERAL —STATE —COUNTY —LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

**7 DESCRIPTION**

<b>CONDITION</b>		<b>CHECK ONE</b>	<b>CHECK ONE</b>
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED    DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

**DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE**

Rosedale is a two-story, five-bay frame structure with interior end chimneys which has been enlarged by 1940's additions on the gable ends. The entire structure is now sheathed in modern wood siding with each window shuttered; original window surrounds have been obscured by the installation of storm windows over the 6/9 double hung sash. A denticulate cornice remains in good repair; the north entrance door is surmounted by a five light transom.

The plan consists of a central stairhall about 9' wide flanked by two rooms roughly 16' square on both first and second stories. On the first floor, the parlor, entered via a west wall doorway, is articulated by two windows on the north and south walls, with flat paneled dados below (trimmed with quirk ogee molding).<sup>1</sup> A double dentil cornice was copied from the architraves around the alcove openings and installed around the room in the 1940's renovation.<sup>2</sup> Elaborate decoration enlivens the fireplace wall with round arched alcoves flanking the fireplace. Double dentil molding characterizes the arched architrave of the alcoves which are further defined by **keystones**, flat paneled soffits and fluted pilasters. The fireplace surround contains a tall frieze with corner and center blocks fronted by a continuous cage comprised of hand split, handshaped dowels (1/2" diameter). A brescia surround completes the scheme.

The southern room contains the same fenestration but its fireplace wall is treated more simply: the high frieze this time is a plain field articulated only by the slightly projecting center and corner blocks which are gougework triglyphs. The mantels' treatment of the two upstairs chambers is identical to this surround. What once were cabinets flanking this first floor southern room fireplace **have been** reworked to form doorways into the new addition. Also replaced are the doors to the two first floor chambers, now double doors with new hardware.

The central stair passage features the same original flat-paneled dado as the parlor and raised paneling trimmed with quirk ogee moldings sheathing the staircase.<sup>3</sup> The stair has "slender columnar newel posts, a round handrail; straight, rectangular balusters; and treads edged with strips of reeding--all typical of the more restrained woodwork of the 1830s!"<sup>4</sup> (The tread on the second step from the bottom was replaced by Park Supervisor Francis Knott a couple of years ago.) In the second floor hallway the attic stairs are also enclosed with the original raised paneling like downstairs.

The outbuildings include a so-called slave house to the north, which possesses most of its original beaded weatherboarding. The chapel, on the other hand, has been fully restored. There were older barns, too, which have subsequently been replaced. A two story clapboarded caretaker's house exists on the property, now occupied by the park superintendent. Another smaller, 1 1/2-story dwelling (currently unoccupied also constructed within 30-40 years is several hundred yards away. A guest cottage of the same vintage is situated between the caretaker's cabin and the manor house.

**CONTINUE ON SEPARATE SHEET IF NECESSARY**

**8 SIGNIFICANCE**

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 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 checked="" 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 c. 1830

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Rosedale stands on part of the 4,000-acre tract known as Resurrection Manor, granted to Captain Thomas Cornwallis in 1650. The Read family owned the property in the 18th century and called Orchard Neck. In the mid-19th century it was known as Read's then as Rosedale.

The main block of the house was built in the first half of the 19th century "circa 1830, face lifted c. 1900, and Victorianized and enlarged 1940." <sup>5</sup> The renovation of the 1940s retained the original chimneys, mantels, floors and moldings of the center section. Wings were added to each end at this time, and further improvements were initiated in the early 1950s. (See attachments.) The name of the architect who performed the restoration work on Rosedale in the late 40's and 50's is James W. Adams.

The extraordinary design of the woodwork of the parlor fireplace wall (circa 1830 and original to the house) is of high quality and indicates that this manor house like so many of its neighbors is the product of a prosperous southern Maryland tobacco farmer.

The house and landscaped ground on the banks of the Patuxent, given to the State in 1971, are now part of Greenwell State Park.

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

St. Mary's City Commission files (floor plan and field notes by Cary Carson, architectural historian for SMCC)

Note: Footnotes 1-5 are references to Carson's field notes on file with SMCC under "Rosedale SM-101".

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	COUNTY
STATE	COUNTY

**11 FORM PREPARED BY**

NAME / TITLE

Ellen K. Coxe, Historic Sites Surveyor

ORGANIZATION

Maryland Historical Trust

DATE

September 1979

STREET & NUMBER

21 State Circle

TELEPHONE

269-2438

CITY OR TOWN

Annapolis

STATE

Maryland 21401

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  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401  
(301) 267-1438

## MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM  
for the  
NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

<b>1. NAME</b>					
COMMON: <i>Rosedale</i>					
AND/OR HISTORIC:					
<b>2. LOCATION</b>					
STREET AND NUMBER:					
CITY OR TOWN:					
STATE:			COUNTY:		
<b>3. CLASSIFICATION</b>					
CATEGORY (Check One)		OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District	<input checked="" type="checkbox"/> Building	<input checked="" type="checkbox"/> Public	Public Acquisition:	<input checked="" type="checkbox"/> Occupied	Yes:
<input type="checkbox"/> Site	<input type="checkbox"/> Structure	<input type="checkbox"/> Private	<input type="checkbox"/> In Process	<input type="checkbox"/> Unoccupied	<input type="checkbox"/> Restricted
<input type="checkbox"/> Object	<input type="checkbox"/> Both	<input type="checkbox"/> Being Considered	<input type="checkbox"/> Preservation work in progress	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Unrestricted
PRESENT USE (Check One or More as Appropriate)					
<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input checked="" type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments	
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	_____	
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious	_____	_____	
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific	_____	_____	
<b>4. OWNER OF PROPERTY</b>					
OWNER'S NAME: <i>State of Maryland</i>					
STREET AND NUMBER:					
CITY OR TOWN:			STATE:		
<b>5. LOCATION OF LEGAL DESCRIPTION</b>					
COURTHOUSE, REGISTRY OF DEEDS, ETC:					
STREET AND NUMBER:					
CITY OR TOWN:			STATE:		
Title Reference of Current Deed (Book & Pg. #):					
<b>6. REPRESENTATION IN EXISTING SURVEYS</b>					
TITLE OF SURVEY:					
DATE OF SURVEY: <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local					
DEPOSITORY FOR SURVEY RECORDS:					
STREET AND NUMBER:					
CITY OR TOWN:			STATE:		

SEE INSTRUCTIONS

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	<input type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Blank area for describing the present and original physical appearance of the site.

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian       16th Century       18th Century       20th Century
- 15th Century       17th Century       19th Century

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- |   |  |   |  |
|---|--|---|--|
| <ul style="list-style-type: none"> <li>Aboriginal</li> <li><input type="checkbox"/> Prehistoric</li> <li><input type="checkbox"/> Historic</li> <li><input type="checkbox"/> Agriculture</li> <li><input type="checkbox"/> Architecture</li> <li><input type="checkbox"/> Art</li> <li><input type="checkbox"/> Commerce</li> <li><input type="checkbox"/> Communications</li> <li><input type="checkbox"/> Conservation</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> Education</li> <li><input type="checkbox"/> Engineering</li> <li><input type="checkbox"/> Industry</li> <li><input type="checkbox"/> Invention</li> <li><input type="checkbox"/> Landscape Architecture</li> <li><input type="checkbox"/> Literature</li> <li><input type="checkbox"/> Military</li> <li><input type="checkbox"/> Music</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> Political</li> <li><input type="checkbox"/> Religion/Philosophy</li> <li><input type="checkbox"/> Science</li> <li><input type="checkbox"/> Sculpture</li> <li><input type="checkbox"/> Social/Humanitarian</li> <li><input type="checkbox"/> Theater</li> <li><input type="checkbox"/> Transportation</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> Urban Planning</li> <li><input type="checkbox"/> Other (Specify)</li> <li>_____</li> <li>_____</li> <li>_____</li> <li>_____</li> <li>_____</li> </ul> |
|---|--|---|--|

STATEMENT OF SIGNIFICANCE

Large empty rectangular area for the Statement of Significance.

SEE INSTRUCTIONS

**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

1940-1949  
 1950-1959  
 1960-1969  
 1970-1979  
 1980-1989  
 1990-1999  
 2000-2009  
 2010-2019  
 2020-2029  
 2030-2039  
 2040-2049  
 2050-2059  
 2060-2069  
 2070-2079  
 2080-2089  
 2090-2099

**10. GEOGRAPHICAL DATA**

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE			LATITUDE		LONGITUDE
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	°	'	"	°	'	"
NE	°	'	"	°	'	"
SE	°	'	"	°	'	"
SW	°	'	"	°	'	"

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

Acreage Justification:

**11. FORM PREPARED BY**

NAME AND TITLE: \_\_\_\_\_

ORGANIZATION \_\_\_\_\_ DATE \_\_\_\_\_

STREET AND NUMBER: \_\_\_\_\_

CITY OR TOWN: \_\_\_\_\_ STATE \_\_\_\_\_

**12. State Liaison Officer Review: (Office Use Only)**

Significance of this property is:  
 National  State  Local

Signature \_\_\_\_\_

SEE INSTRUCTIONS

38°22'30"

CALVERT CO  
ST MARYS CO

PATUXENT RIVER  
ROSEDALE, MD  
SM-101

4248

4247

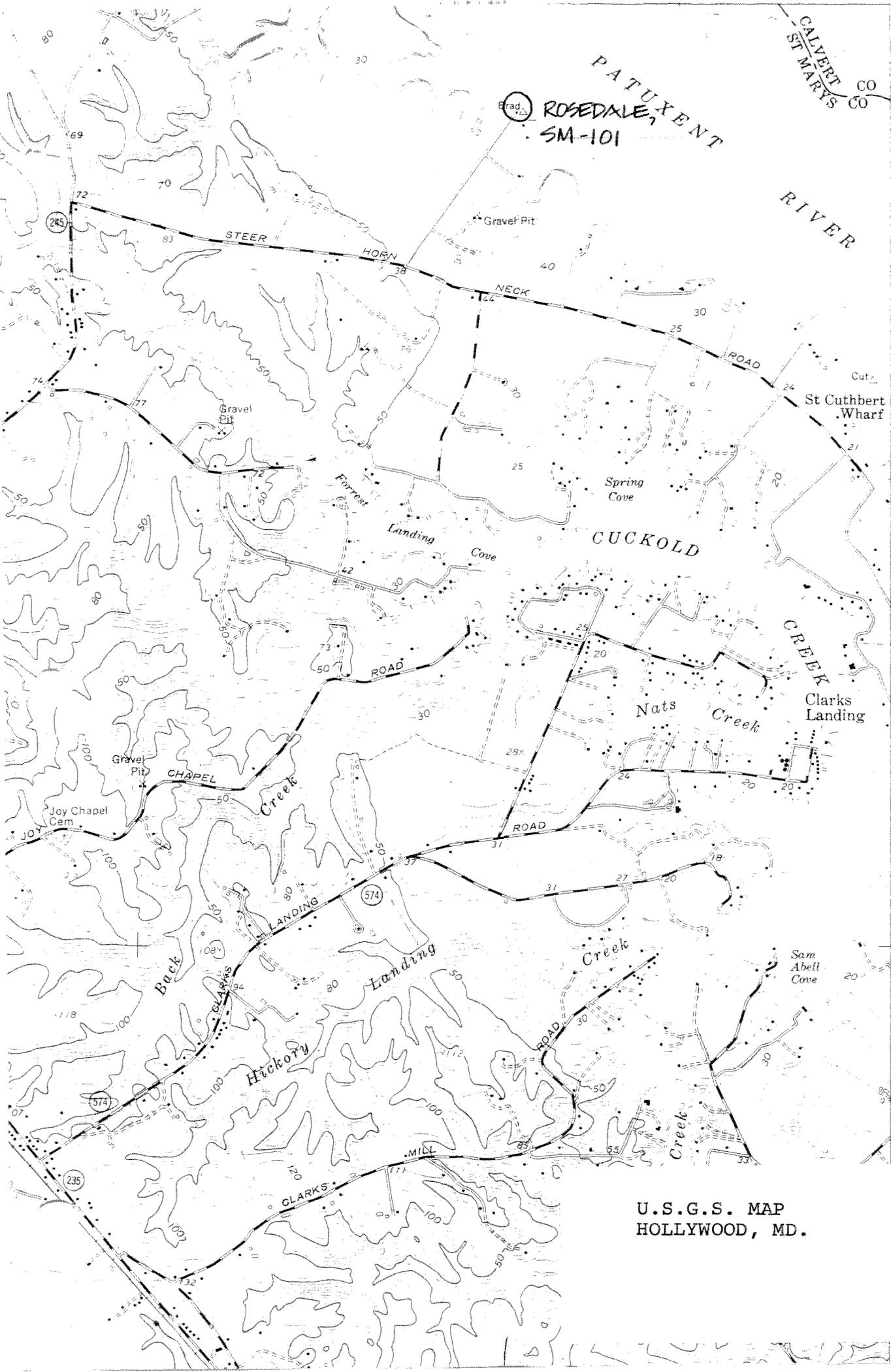
190 000  
FEET

4245

4244

20'

4243



U.S.G.S. MAP  
HOLLYWOOD, MD.

ND



SM-101

Rosedale on the Patuxent  
Greenwell State Park  
c. 1830  
north facade  
E. Coxe 6/79



Rosedale on the Patuxent  
Greenwell State Park

c. 1830'

parlor fireplace wall

E. Coxe

6/79



ROSEDALE (SM-101)

ST. MARYS CO., MD

R. RIVOIRE

12/94

MHT

MAIN HSE., FROM SW

1/17



ROSEDALE (SM-101)

ST. MARYS CO., MD

R. RIVOIRE.

12/94

MHT

MAIN HSE FROM SE/E

2/17



ROSEDALE (SM-101)

ST. MARYS CO., MD

R. RIVOIRE

12/94

MHT

MAIN HSE., STAIR DETAIL, 1ST FLOOR

3/17



ROSEDALE (SM-101)

ST. MARYS CO., MD

R. RIVOIRE

12/94

MHT

MAIN HSE., DINING RM MANTEL

4/17



ROSEDALE (SM-101)

ST. MARYS CO., MD

R. RIVOIRE

12/94

MHT

MAIN HSE., DINING RM. MANTEL DBT.

5/17



ROSEDALE (SM-101)

ST. MARYS CO., MD

R. RIVOIRE

12/04

MHT

~~MAIN~~ HSE., DINING RM., ARCH

6/17



ROSEDALE (SM-101)  
ST. MARYS CO., MD  
R. RIVOIRE

12/94

MHT

MAIN HSE., DIN. RM., ARCH DETAIL

7/17



ROSEDALE (SM-101)

ST. MARYS CO., MD.

12/94 ← R. R. WIRE

MHT

MAIN HSE., FPL. WALL, SE WIND

8/17



ROSEDALE (SM-101)

ST MARYS CO., MD

R. RIVOIRE

12/94

MHT

MAIN HSE., SE WALL OF SE WING, 1ST FL.

9/17



ROSEDALE (SM-101)

ST. MARYS CO., MD

R. RIVOIRE

12/04

MHT

MAIN HSE., ATTIC STAIR & STAIR CLOSET DOOR

10/17



ROSEDALE (SM-101)

ST. MARYS CO., MD

R. RIVOIRE

12/04

MHT

MAIN HSE., MANTEL, 2ND FL. NW BDR.

11/17



ROSEDALE (SM-101)

ST. MARYS CO., MD.

R. RIVOIRE

12/04

MHT

GARDEN HSE., FROM E-SE

12/17



ROSEDALE (SM-101)

ST. MARYS CO., MD.

R. RIVOIRE

12/04

MHT

CHAPEL (L) FROM ~~THE~~ N

~~ROSEDALE~~ 13/17



ROSEDALE (SM.101)

ST. MARYS CO., MD

R RIVOIRE

12/94

MHT

CHAPEL, ALTAR

14/17



ROSEDALE (SM-101)

ST. MARYS CO., MD.

R. RIVOIRE

12/94

MHT

VIEW TWD. GUEST HSE FROM MAIN HSE.

15/17



ROSEDALE (SM-101)

ST. MARYS CO., MD.

R. RIVOIRE

12/94

MHT

APPROACH DRIVE, FACING TWD. HSE.

16/17



ROSEDALE (SM-101)

ST. MARYS CO., MD.

R. RIVOIRE

12/04

MHT

VIEW OF BARN COMPLEX FROM APPROACH  
DRIVE (HSE. TO RIGHT)

17/17



SM-101

Rosedale (on the Patuxent)

St. Mary's County, Md

Kirk Ranzetta

MD SHPO

11/99

S elevation

1 of 4



SM-101

Rosedale (on the Patuxent)

St. Mary's County, Md

Kirk Ranzetta

Md SHPO

11-99

Barns - S + W elevations

2 of 4



SM-101

Rosedale (on the Patuxent)

St. Mary's County, Md

Kirk Ranzetta

Md SHPO

Nov/99

Outbuilding - St E elevations

3 of 4



SM-101

Rosedale (on the Parkway)

St. Mary's County, Md

Kirk Ranzeita

Md SHPO

Nov/99

Outbuilding - 2 elevations

4664