

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes no

Property Name: J. Philip Greenwell House (2-1/2 Story House) Inventory Number: SM-332

Address: 22975 Hollywood Road (MD 245) (formerly 81 Washington Street) Historic district: yes no

City: Leonardtown, MD Zip Code: 20650 County: Saint Marys

USGS Quadrangle(s): Leonardtown

Property Owner: Norman A and Ellen R Norris Tax Account ID Number: 019209

Tax Map Parcel Number(s): 65 Tax Map Number: 127

Project: MD 5: MD 243 to MD 245 Agency: FHWA/SHA

Agency Prepared By: MD SHA

Preparer's Name: Anne E. Bruder Architectural Historian Date Prepared: 03/06/2014

Documentation is presented in: Project Review and Compliance Files

Preparer's Eligibility Recommendation: Eligibility recommended Eligibility not recommended

Criteria: A B C D Considerations: A B C D E F G

Complete if the property is a contributing or non-contributing resource to a NR district/property:

Name of the District/Property: _____

Inventory Number: _____ Eligible: yes no Listed: yes no

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

Description of Property and Justification: *(Please attach map and photo)*

The single family dwelling known as the J. Philip Greenwell House (or 2-1/2 Story House) was included in the Maryland Inventory of Historic Properties in February 1980. The house is little changed from the 1980 description. The main pile continues to be three bays wide by two bays deep, with a hipped roof, two interior chimneys, a side hall entrance, and clad with weatherboard. The dwelling is a side hall example of the Colonial Revival style house, which faces east. As shown in the 1980 photo, the main entrance has a three-light transom with two side panels of 2 lights each within a shaped lintel, and a brick entrance porch with curving steps and a metal rail. Both the east and south elevations have three bays, while the north and west elevations each contain a 1 bay by 1 bay wing and 1 additional bay. The second bay on the south elevation contains double windows in both the first and second stories. The two wings remain standing on the north and west elevations. Each is one bay by one bay with one window in each elevation on each floor except the west elevation of the west wing. The modillioned cornice can be seen along the peak of the roof of the north wing, and the four over two peak head windows remain in place in both the north attic and the west attic gable ends. The single family dwelling retains its beveled weatherboard siding within the garage area (see Photo 5). This area also contains the stair to the basement, which is marked by decorative balusters (see Photo 5). The west wing contains the kitchen, and there is a one-bay, one-story front gable roof addition on the north wall of the kitchen. The dwelling stands on a brick foundation, and there is one outbuilding. The setting consists of a yard with trees and shrubs surrounding the house that are 40 to 50 years old (Photos 1 and 2).

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended <input checked="" type="checkbox"/>	Eligibility not recommended <input type="checkbox"/>
Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" 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
MHT Comments:	
<u>Jim Tallent</u> Reviewer, Office of Preservation Services	<u>3/24/2014</u> Date
<u>[Signature]</u> Reviewer, National Register Program	<u>3/24/14</u> Date

The Greenwell House has a prominent hipped roof on the main pile, while the north and west wings have gable roofs. Each gable end is marked with double hung, peak head windows in the attic of the wings and the peak of each gable has a finial. The two peak head windows are not like the lancet arches found in nearby examples such as the former St. Peter's Church (SM-275), but rather are windows that are formed by mitering two pieces of wood to form the pointed top of the window frame. The window and interior door surrounds, beaded weatherboard, and decorative balusters around the basement steps all suggest the use of millwork purchased either from a local sawmill or the Baltimore companies that regularly advertised in the St. Mary's Beacon, as noted by Ranzetta in his MIHP form for the Fenwick House (SM-365). In the early twentieth century, the wealthy residents in Leonardtown were able to afford these types of decorative elements which added to the eclectic appearance of the neighborhood that included houses constructed between 1898 and 1925 along Hollywood Road.

The interior retains many of its early twentieth century details, such as paneled doors with transoms above, chair rail and door trim (Photo 4). The interior fire places are in the dining room and front parlor as well as in the north wing. Like the Fenwick House (SM-365) and the Abell-Briscoe House (SM-578), the west wing of the house has the kitchen on the first floor and a servant's room(s) on the second.

Two local builders were active in the neighborhood, the Long House was built by the Hollywood builder, James Mattingly, in 1910-1911, while Kirk Ranzetta notes that a builder for the Fenwick House was "Mr. Viatt" in 1899. Either or both may have been involved in the construction of the Greenwell House.

Alterations include the addition of a one-bay, shed roof garage that is contained within the house's ell, and screening which covers the transom and side lights and main entrance door on the east façade.

Research conducted as part of this study identified previous owners of the property, and based on that research, SHA recommends that the house be identified as the J. (John) Philip Greenwell House since he was the owner who constructed it in 1908-1909. The property was initially part of a tract called Brooklyn or Race Track (both names are called out in the deeds). The property is identified starting in the St. Mary's County Land Records in 1865, when H.G.S. Key, his wife, Maria L. Key, Benjamin G. Harris and his wife, Martha Harris sold a 60 acre tract to Susan R. Maddox (Liber JAC 1 Folio 395, August 23, 1865). The farm changed hands again on December 3, 1885, when Joseph H. Key, Trustee for the St. Mary's County Court of Equity sold the 60 acre tract to John Parsons for \$3,750. Parsons was about to marry Lucy C. Leigh and to provide for her dower rights, he purchased the property. In an Agreement and Deed dated December 11, 1885, he gave the property to Leigh along with a \$2000 bond. By November 7, 1898, Parsons had died and Lucy Leigh Parsons sold the 60 acre parcel to Lewis E. Payne. In turn, Payne and his wife Ida J. Payne, sold the Brooklyn/Race Track property to Joseph Benedict Drury, which was described in the Deed recorded at Liber EBA 1 Folio 388 as being partly within and partly without the corporate limits of the village of Leonardtown. This is an indication that the suburban residential expansion had begun and the town was expanding its limits. After his purchase, Drury constructed his house, the Drury-Saunders House, at the corner of Hollywood Road (formerly Washington Street) and Point Lookout Road (MD 5). Drury and his wife, Mary, retained 12 acres of Brooklyn/Race Track, but on February 20, 1906, they sold 48 acres to James F. Mattingly (Liber EBA 5, Folio 361). However, the land along Washington Street continued to attract buyers who wished to build large houses near Leonardtown's downtown area. On April 7, 1908, two deeds were recorded concerning two adjacent parcels of land, one owned by the Drurys and the second owned by the Mattinglys totaling 3.14 acres of land. Drury and Mattingly each sold a parcel to J. (John) Philip Greenwell who called the two parcels "Arcadia" and constructed the subject house in 1908-1909. Greenwell owned the house until 1924.

In the 1880 Census, John Philip Greenwell is listed as a miller and merchant living in the County's 8th Election District (Bay District, including what is now Lexington Park). On February 1, 1886, he married Mary Estelle Cawood, daughter of Hezekiah

MARYLAND HISTORICAL TRUST REVIEW													
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_____ Reviewer, Office of Preservation Services							_____ Date						
_____ Reviewer, National Register Program							_____ Date						

awood at the St. Joseph Roman Catholic Church in Morganza. At the time, he was serving as the St. Mary's County Sheriff for a two-year term (1885-1887). Throughout his life he continued to be active in county politics, serving on the County Council as the County Treasurer in 1900-1902 and 1913-1915. He also served as the County's Register of Wills from 1903 through 1909. Between May 1913 and April 1917, Greenwell was also a Leonardtown Commissioner for 3 out of 4 years (A Most Convenient Place, 2001 and History of St. Mary's County, 1977).

Greenwell and his wife Mary had five children: Jane, Hezekiah, John Philip Jr., Mary Wallace and Mary Grace. In the 1900 Census, he is listed as a farmer living in the Leonardtown District, although the specific location is not identified in the census. By 1910, the family had moved to the house on Hollywood Road and Greenwell is listed as "having his own money" rather than a specific occupation. In 1915, he was listed as the proprietor of the Leonardtown Implement Company, which sold farming equipment and fertilizer. By 1920, he and his daughters, Jane and Mary Wallace were living in the house, and Mrs. Greenwell had apparently passed away. At that time his occupation was listed as fertilizer salesman. In 1910 and again in 1920, the Greenwells had a single servant listed as being a resident in the house: Clara Johnson, a mulatto was the cook in 1910; while Isabel Holt, a mulatto was a servant in 1920 (US Decennial Census 1880, 1900, 1910 and 1920).

The J. Philip Greenwell House is an example of a Colonial Revival style dwelling from the early twentieth century. At the same time, it has wooden decorative elements, such as the shaped window and door surrounds and modillions that link it to the Italianate style. It is of frame construction with weatherboards for exterior cladding. There are two nearby examples of the St. Mary's County mid-nineteenth century Italianate style in Leonardtown -- Eldon, SM-338 (1867-1868) and the Ford-Sterling House, SM-343 (1850s). Although the Greenwell House has a similar block or square main pile with separate wings, the two earlier examples are smaller in scale (e.g., there is less space between the second floor and the roof), with porches and low pitched hip roofs. The main pile's block in some ways suggests a foursquare-style dwelling, and there are examples of the side-hall foursquare elsewhere in Maryland such as the Howard Marlow House in Montgomery County, but again, the building's walls between the top of the second floor windows and the eaves of the roof are much narrower. The Greenwell House seems to have been independently designed by a local builder, possibly using pattern books or catalogue images.

The Greenwell House's larger scale and more prominent hipped roof reflect its association with the Colonial Revival style. Most Colonial Revival houses were constructed of brick, but the use of wood throughout the Hollywood Road neighborhood suggests that the owners were able to obtain wood more readily and at a lesser cost. The Greenwell House does not have a specific colonial model associated with its design. Rather, the house's design incorporates colonial motifs such as the hip roof and the side hall entrance to demonstrate the associations. The house also responded to the needs of an early twentieth century family with a resident servant. The Greenwell House is not an ornate example of a Colonial Revival House, but one that adapts both local and national styles to make an architectural statement. The dwelling is an example of the increased residential development along Hollywood Road during the early part of the twentieth century. The Greenwell House's period of significance dates from 1908 through 1924 which is the period of J. Philip Greenwell's ownership.

The J. Philip Greenwell House retains its integrity of design, workmanship, materials, feeling and association. Based on the foregoing descriptions, the Greenwell House is eligible for inclusion in the National Register of Historic Places (NRHP) under Criterion C (architecture) as a local (St. Mary's County) Colonial Revival Style dwelling. Research conducted as part of this study did not identify events or persons of local, state or national significance, and 81 Washington Street is not eligible for the NRHP under Criteria A (events) or B (persons). Criterion D (information potential) was not included as part of this study.

The NRHP boundary for 81 Washington Street matches the tax parcel boundaries for the property consisting of 1.05 acres as shown on St. Mary's County Tax Map 127 Parcel 65 (2013).

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MHT Comments:													
Reviewer, Office of Preservation Services							Date						
Reviewer, National Register Program							Date						

Sources Consulted:

Hammett, Regina Combs, History of St. Mary's County, Ridge, MD: Regina Combs Hammett (1977)

Kurtze, Peter E., 81 Washington Street, MIHP No. SM-332, Maryland Inventory of Historic Places Form, February 1980, on file at the Maryland Historical Trust, Crownsville, MD

_____, Long House, MIHP No. SM-333, Maryland Inventory of Historic Places Form, February 1980, on file at the Maryland Historical Trust, Crownsville, MD

Loker, Aleck, A Most convenient Place Leonardtown, Maryland, 1650-1950, Leonardtown, MD: The Commissioners of Leonardtown and Solitude Press (2001)

McAlester, Virginia & Lee, A Field Guide to America Houses, New York: Alfred A. Knopf, Inc. (1984)

Marriages and Deaths St. Mary's County, Maryland 1634-1900

Maryland State Roads Commission, Right-of-Way Plats 6410 and 6411, issue November 14, 1947, on file at the Maryland State Highway Administration, Baltimore, MD

Ranzetta, Kirk E., I'm Goin' Down County An Architectural Journey Through St. Mary's County, Crownsville, MD: Maryland Historical Trust Press (2010)

_____, Abell/Briscoe House, MIHP No. SM-578, Maryland Inventory of Historic Places Form, May 1997, on file at the Maryland Historical Trust, Crownsville, MD

_____, Fenwick House, MIHP No. SM-365, Maryland Inventory of Historic Places Form, August 1998, on file at the Maryland Historical Trust, Crownsville, MD

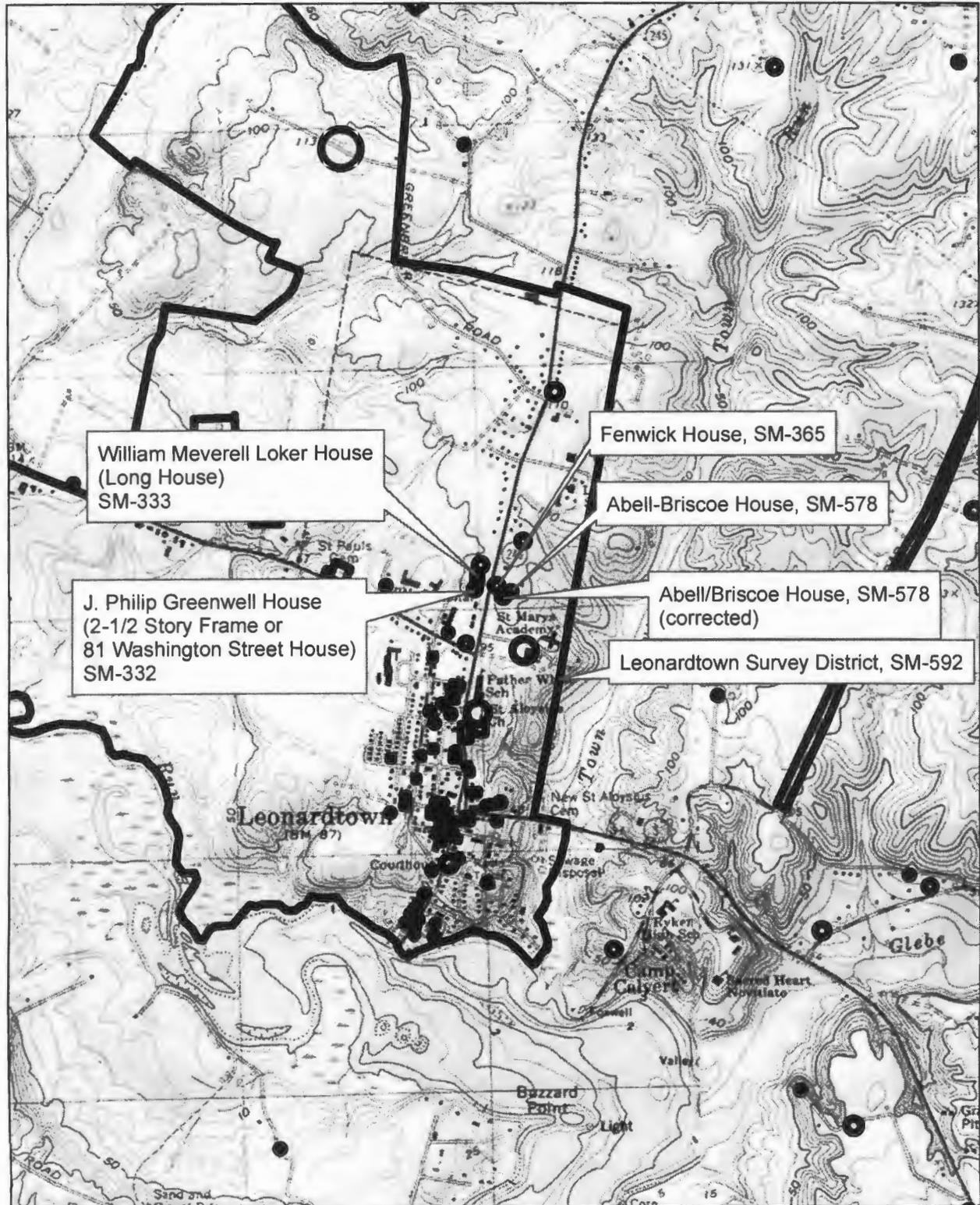
St. Mary's County Land Records, viewed/downloaded from Maryland State Archives
http://v3.mdlandrec.net/main/dsp_search.cfm?cid=SM

U.S. Decennial Census for 1880, 1900, 1910, 1920, downloaded through Heritage Quest, Enoch Pratt Free Library, Baltimore, MD

Wilson, Richard Guy, The Colonial Revival House, New York: Harry N. Abrams, Inc. (2004)

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MIHP Location Map St. Mary's County Leonardtown USGS 7.5' Quadrangle





3M-332

2 1/2 STORY HOUSE

ST. MARY'S CO MD

BRUDER

1/31/2014

MD SAPO

LOOKING WEST AT EAST FACADE

1/5



SM-332

2 1/2 Story House
St. Mary's Co MD
Rendez

1/21/2014

MS SAFO

LOOKING NORTHWEST AT EAST AND
SOUTH ELEVATIONS WITH SHED AT REAR

YS



SM-332

2 1/2 STORY HOUSE
ST. MARY'S CO, MD

~~FRONT~~

1/21/2014

MD SAFO

LOOKING SOUTHWEST AT WEST AND
NORTH ELEVATIONS WITH VIEW
OF SAFO.

3/3



SM-332

2 1/2 Story House
St. Mary's Co MD

PARADEL

1/31/2014

MD G/PO

INTERIOR SNOWING, NORTH DINING
ROOM DOOR FRAME WITH
TRANCOM

4/5.

EPSON

EPSON
Professional Paper



SM-252

2 1/2 Story House

St. Mary's Co MD.

~~FRONT~~

1-21-2014

DECORATIVE PALLIERS AT STAIRS TO
PASSAGE IN GARAGE (LOOKING
SOUTHWEST TOWARDS NORTH WALL
OF KITCHEN)

S/S

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

2 LOCATION

STREET & NUMBER

81 Washington Street

CITY, TOWN

Leonardtwn

CONGRESSIONAL DISTRICT

VICINITY OF

STATE

Maryland

COUNTY

St. Mary's

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER

4 OWNER OF PROPERTY

NAME

Telephone #:

STREET & NUMBER

CITY, TOWN

___ VICINITY OF

STATE, zip code

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Liber #:

Folio #:

STREET & NUMBER

CITY, TOWN

STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

___ FEDERAL ___ STATE ___ COUNTY ___ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" 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

This 2 1/2 story frame house rests on a low brick foundation, facing east. The main block is three bays wide by two bays deep and has a hipped roof with a small front gable. A full-height, gable-roofed wing, one bay wide and one bay deep, extends to the north; another two-story gabled wing, and a one-story shed addition, extend to the (west) rear. The building is sheathed in novelty siding, with standing seam metal covering the roof. The modillioned cornice returns slightly at the north gable; the peak of this gable holds a pointed 4/2 sash window which lights the attic.

On the principal (east) facade, the entrance occupies the northernmost bay of the main block. The door is surmounted by a three-pane transom and flanked by two-pane sidelights. Tall 2/2 windows occupy the remaining bays on the first floor, with slightly lower counter-parts aligned directly above them. Window and door openings throughout the building have pedimented trim.

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 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

STATEMENT OF SIGNIFICANCE

This building's complex form is likely the result of a series of additions which have been effectively integrated into a statement of the Colonial Revival style popular around the turn of the 20th century. Its overall design relates the house visually to its larger Colonial Revival neighbors along Washington Street.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

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

Peter E. Kurtze, MHT/SHA Historical Sites Surveyor

ORGANIZATION

Maryland Historical Trust

DATE

February 1980

STREET & NUMBER

21 State Circle - Shaw House

TELEPHONE

269-2438

CITY OR TOWN

Annapolis

STATE

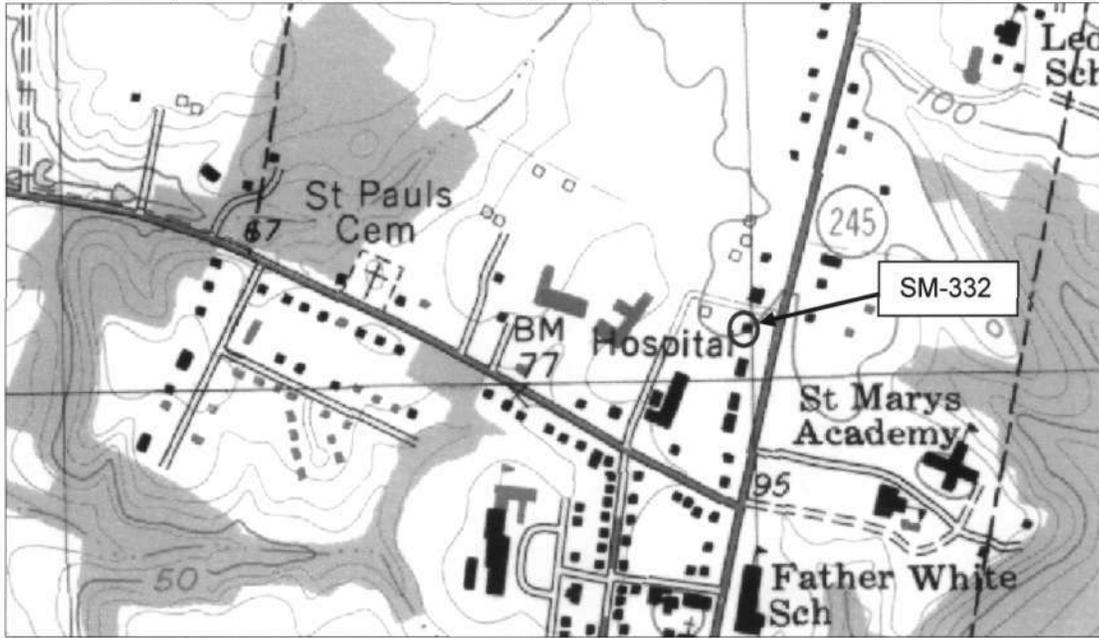
Maryland 21401

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.

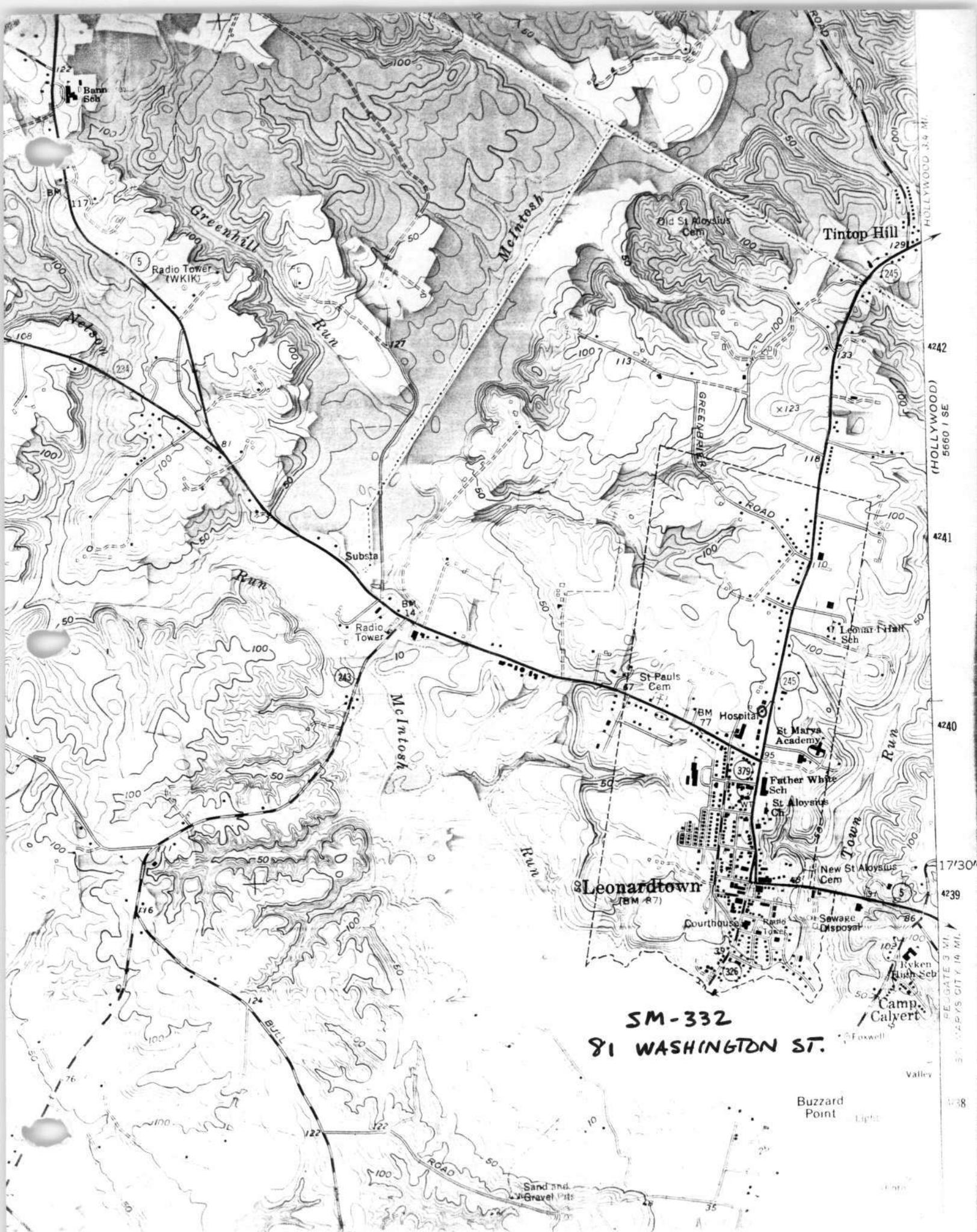
RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

SM-332
2 1/2-Story House
22975 Hollywood Road (MD 245), Leonardtown
Leonardtown quad 1963 (Photorevised 1984, Bathymetry added 1982)



National Web Map Service 6" Orthophoto Map, Tax Map 127, P. 65
c. 2007-08





SM-332
81 WASHINGTON ST.

LEONARDTOWN QUAD



81 Washington St.

SM 332

Leonardtown, St. Mary's Co.

EAST (FRONT) FACADE

P. KURTZE, SUMMER 1979