

Capsule Summary
SM-529
The Charles Martin House
Hollywood Vicinity
Private

c. late 1840s

The Charles Martin House or "Part Fenwick's Manor," constructed in the late 1840s, represents a good example of a frame, two story, center-passage plan dwelling. Although the interior trim and mantles were removed and vinyl siding placed over the original clapboard, the building retains a significant amount of original fabric. The house's one surviving chimney, hewn post and beam framing members, common rafter roof with flat false plate, and floor plan provide an uncommon view of mid-nineteenth century construction methods and domestic organization.

As a division of Fenwick's Manor, the Charles Martin house originally stood on a 242 acre tract of land. In 1848, the first reference to the property is found in a deed in which the heirs of Aloysius Brewer (Ann L. Brewer, et al) sell the property to Charles Martin for \$800. The property is further described in an advertisement announcing the postponement of a public sale. The ad, in an 1866 issue of the Saint Mary's Beacon, describes the property as "near Col. C. Billingsley's farm and is improved by a comfortable DWELLING and OUT HOUSES..." Henry and Ann Jones eventually purchased the tract at a public sale in 1875 and then sold the tract that same year to G. Wallace Lathroum. Since the Lathroum ownership, the tract was subdivided numerous times. The house presently sits on a 10.5 acre tract and lies within a subdivision called "Sotterley Estates."

SM-529, The Charles Martin House
St. Mary's County
Maryland Comprehensive State Historic Preservation Data

Historic Context

Geographic Organization: Western Shore
Chronological/Developmental Period: Agricultural-Industrial Transition, 1815-1870
Historic Period Theme: Architecture

Resource Type

Category: Building
Historic Environment: Rural
Historic Function and Use: Residence
Known Design Source: None

Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. SM-529
Magi No.
DOE yes no

1. Name (indicate preferred name)

historic Part Fenwick's Manor
and/or common Charles Martin House (pref.)

2. Location

street & number Peregrine Way, 1 mile N on Sotterley Gate Road from Route 235 not for publication
city, town Hollywood vicinity of congressional district 6
state Maryland county St. Mary's County

3. Classification

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

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

name Richard M. and Leah T. Menard
street & number Rt 3 Box 792 Sotterley Road telephone no.: (301) 373-3350
city, town Hollywood state and zip code Md 20636

5. Location of Legal Description

courthouse, registry of deeds, etc. St. Mary's County Courthouse liber EWA 583
street & number folio 376
city, town Leonardtown state Maryland

6. Representation in Existing Historical Surveys

title
date federal state county local
depository for survey records
city, town state

7. Description

Survey No. SM-529

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 of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

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

Contributing resource count: 1

The Charles Martin House is located approximately 1.0 mile northeast from the intersection of Sotterley Gate and Old Three Notch Roads and 0.1 mile north of the intersection of Peregrine Way and Sotterley Gate Road. The house sits on a small knoll surrounded by a large grassy yard. An old dirt track still runs north from Sotterley Gate Road to the house but is no longer used. The property also contains a twentieth century tobacco barn and a square notched horizontal log outbuilding or house that has been dismantled.

The house itself is a frame, two-story, three-bay dwelling with a single-pile, center-passage plan and an exterior end chimney. A modern renovation has replaced much of the original cedar post foundation with cinder block, sheathed the entire building with vinyl siding, and replaced all of the window sash. The house has also been expanded. A shed roof addition extended the north elevation of the house, while the west elevation received a one-story gable roof addition.

The south elevation consists of the three-bay main block and the three bay gable end addition. The fenestration of the main block's first floor features a centrally located modern door flanked on either side by a one-over-one, double-hung sash window. This floor is also shaded by a modern porch with turned supports. The second floor features three, one-over-one, double-hung sash. The gable roof is covered by asphalt shingles and also exhibits a box cornice. The gable roof addition features three, closely spaced, one-over-one, double-hung sash.

The west elevation features the gable ends of the addition and main block. The addition exhibits a single, one-over-one, double-hung sash window and a modern door. The main block does not contain any openings, but used to contain an exterior end chimney--removed during the modern renovation.

The first floor of the north elevation features three openings; a one-over-one, double-hung sash window and two casement windows. The second floor exhibits three, one-over-one, double-hung sash windows.

The east elevation exhibits a casement window that lights the rear shed addition and a modern bay window located immediately to the north of the large exterior end chimney that steps back from the face of the building. The chimney exhibits an irregular common brick bond that varies from three-to-one to five-to-one, one set of shoulders, and evidence of white and red paint. Near its base, the chimney features a two-step watertable.

While extensively altered, many of the building's framing members remain exposed for analysis. Its braced frame consists of hewn studs that are pegged into the sill and wall plate each stabilized by down braces at every corner. The first floor is supported by cedar logs and hewn members. According to the current owner, the original plank flooring was actually hewn to fit over the logs into make the floor. Hewn and pit-sawn joists support the second floor. Evidence on these joists suggest that they were first whitewashed and then plastered over. The common rafter roof consists of log, hewn, and pitsawn rafters butted at the peak with smaller ties nailed to each rafter pair. Each rafter pair also exhibits robbed lap joints for larger ties that would have been nailed in place. The rafters fall on to a false plate, but each rafter is aligned with a joist. The joists are lapped over the wall plate and form the box cornice. According to the owner, the rafter, false plate, and joist are all pegged together.

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

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

The Charles Martin House or "Part Fenwick's Manor," constructed in the late 1840s, represents a good example of a frame, two story, center-passage plan dwelling. Although the interior trim and mantles were removed and vinyl siding placed over the original clapboard, the building retains a significant amount of original fabric. The house's surviving chimney, hewn post and beam framing members, common rafter roof with flat false plate, and floor plan provide an uncommon view of mid-nineteenth century construction methods and domestic organization.

As a division of Fenwick's Manor, the Charles Martin house originally stood on a 242 acre tract of land near Sotterley Plantation. In 1848, the first reference to the property is found in a deed in which the heirs of Aloysius Brewer (Ann L. Brewer, et al) sell the property to Charles Martin for \$800. Due to an incomplete chain of title, however, it is not readily evident what happened to the farm during his ownership. A mortgage dated August 5, 1865 is the next reference to the property. Charles Martin's name, however, is absent as John W. Mitchell is listed as the grantor and G. Fred and Susan R. Maddux are listed as the grantees who purchase the tract for \$2,008. The Maddux's probably never lived in the house, however, and most likely rented the property to a tenant farmer. The Maddux's were a prominent local family in the Leonardtown area and lived on the outskirts of town as shown in Benjamin Tippet's map of Leonardtown made in the 1850s. The Maddux's defaulted on the mortgage, however, and the tract became subject to the court of equity. An advertisement for the property in the Saint Mary's Beacon in 1866 notes the postponement of a public sale to be held in Leonardtown. The ad describes the property as "near Col. C. Billingsley's farm and is improved by a comfortable DWELLING and OUT HOUSES..." Finally, in 1875 the property was sold to Henry and Ann Jones who sold the tract that same year to G. Wallace Lathroum. Since the Lathroum ownership, the tract was subdivided numerous times. The house presently sits on a 10.5 acre tract and lies within a subdivision called "Sotterley Estates."

9. Major Bibliographical References

Survey No. SM-529

St. Mary's Beacon. 15 November 1866, v4:1, p. 3, c. 1.

10. Geographical Data

Acreage of nominated property 10.5218 acres

Quadrangle name Hollywood

Quadrangle scale 1:24 000

UTM References do NOT complete UTM references

A	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

C	<input type="text"/>	<input type="text"/>	<input type="text"/>
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D	<input type="text"/>	<input type="text"/>	<input type="text"/>
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E	<input type="text"/>	<input type="text"/>	<input type="text"/>
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F	<input type="text"/>	<input type="text"/>	<input type="text"/>
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G	<input type="text"/>	<input type="text"/>	<input type="text"/>
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H	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Verbal boundary description and justification

Same as per deed reference.

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

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Kirk E. Ranzetta, Historic Sites Surveyor

organization St. Mary's County Planning and Zoning

date October 1996

street & number 328 Washington Street

telephone (301) 475-4662

city or town Leonardtown

state Md

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

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

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST
DHQP/SHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
571-7600

SM-529, Charles Martin House
St. Mary's County
8.1 Significance

Chain of Title

(All deeds are located at the Land Records Office, St. Mary's Courthouse, Leonardtown, Maryland unless otherwise noted.)

Reference: Liber EWA 583, Folio 376

Grantee: Richard M. and Leah T. Menard

Grantor: Porto Bello Partners

Date: March 8, 1991

Note: The property is listed as part of Sotterley Estates and consists of 10.5218 acres.

Reference: Liber 516, Folio 223

Grantee: Porto Bello Partners

Grantor: Elizabeth W. Combs and Nicholas E. Waring--estate of Mary Ruth Chesley.

Date: January 19, 1990

Note: The property was purchased for \$264,000 and consisted of 118.97 acres. An Orphans Court Record is listed as well (#5583).

Reference: Liber 123, Folio 197

Grantee: Mary Ruth Waring, also known as Mary Ruth Chesley

Grantor: Mary R. Fowler

Date: October 21, 1965

Reference: Liber CBG 73, Folio 223

Grantee: Henry Thomas Waring and Mary Ruth Waring

Grantor: Philip Ershier, unmarried

Date: February 13, 1958

Note: The property is listed as containing 118.97 acres and is referred to as Part of Fenwick's Manor.

Reference: Liber CBG 13, Folio 5

Grantee: Philip Ershier

Grantor: William Aleck Loker

Date: July 3, 1941

Note: The sale of the property is the result of a circuit court decision. Madeline M. Rice, et al is listed as the complainants and Mary F. Hofstatter the defendant.

Reference: Liber EBA 5, Folio 474

Grantee: G. Wallace and Annie E. Lathroum and Leo J. and Mary O. Lathroum

Date: May 9, 1906

Note: This deed of division lists the grantees as tenants in common. It notes that there was a defective title to the property. This deed not only re-establishes ownership but also divides the property between the two couples. Again the property is listed as Part Fenwick's Manor.

Reference: Liber JFF 1, Folio 385

Grantee: G. Wallace Lathroum

Grantor: Henry and Ann Jones

Date: May 8, 1875

SM-529, Charles Martin House
St. Mary's County
8.2 Significance

Reference: Liber JFF 1, Folio 371

Grantee: Henry Jones

Grantor: Robert C. Combs and James S. Downs, trustees

Date: April 7, 1875

Note: The property is listed as Part of Fenwick's Manor and contains 240 acres. The deed also notes an equity case dated August 6, 1867 between Henry Jones and G. Fred Maddux and John Mitchell. A search through the St. Mary's Beacon during this timeperiod uncovered the next deed reference.

Reference: Liber JAC 1, Folio 299-301

Grantee: (Mortgage) G. Fred and Susan R. Maddux

Grantor: John W. Mitchell

Date: August 5, 1965

Note: The property was sold for \$2,008. It included 242 acres and was still listed as Part of Fenwick's Manor.

Reference: Liber WTM 1, Folio 481

Grantee: Charles Martin

Grantor: Ann L. Brewer, George and Rebecca Wilkinson

Date: September 30, 1848

Note: The property was purchased by Martin from the heirs of Aloysius Brewer for \$800. The tract included 242 acres.

SM-529, Charles Martin House
St. Mary's County
8.3 Significance

POSTPONED
PUBLIC SALE
OF
VALUABLE LAND.

BY virtue of the authority contained in a deed of mortgage from Geo. F. Madison and Susan R., his wife, dated August 5th, 1865, recorded among the land records of St. Mary's County in Liber J. A. C., No. 1, pages 290 to 301, the undersigned will offer at Public Sale on the premises at 12 o'clock, n. m., on

MONDAY, the 5th day of November next,

all that piece or parcel of land, called and known as

PT. OF FENWICK MANOR,

situated in St. Mary's County, containing

242 acres,

more or less, together with one undivided half of all the

Stock, horses and Farming utensils on said land.

The above land lies not far from the Patuxent river, near Col. C. Bellingley's farm, and is improved by a comfortable DWELLING and OUT HOUSES.—

Terms cash.

JOHN W. MITCHELL,

Oct. 10, 1866.

The sale of the above land is postponed to

THURSDAY, the 22nd of November,

and will take place in the afternoon at Leonardtown.

JOHN W. MITCHELL,

Nov. 8, 1866—L.

Advertisement announcing the postponement of the public sale involving Part of Fenwick Manor. St. Mary's Beacon, v 4:1, p. 3, c. 1, November 15, 1866.

SM-529



HOLLYWOOD, MD.
 SE 1/4 LEONARDTOWN 15' QUADRANT
 38076-C5-TF-024

1963
 PHOTOREVISED 1984
 DMA 5660 I SE-SERIES V833



SM-529

Charles Martin House

St. Mary's County, Md

River Road

Sept. 1996

MD SHS

Seal of the State

15





MI-529

Charles Martin House

Saint Mary's County, Md

Kirk Roncetto

Sept. 1996

Md 349

Thomson Detrol Corp

3/5



SM-529

Charles Martin House

St. Mary's County, Md.

Kirk Panzetta

Sept. 1996

Ind. 2480

2nd floor - NT room - main block

4/5



OK-529

Charles Morris House

St. Mary's County Md.

Kirk Ranzetta

Sept., 1996

Md SHPS

Interior Detail - NE corner of the block

5/5