HO-297
Rose Hill
Cooksville
Private

circa 1921

Rose Hill faces west on the east side of Route 97, a half a mile north of its intersection with Old Frederick Road, nestling into a slight slope of ground, surrounded by mature trees and shrubs.

It is a five bay wide, two bay deep, two story high, gabled roof (runing north-south) stone house, resting on a stone foundation, with wide brick, connected twin chimneys, centered into its north and south walls. It features a one bay wide, three bay deep, one story high, gabled roof (running north-south) stone kitchen wing on its north wall, a similarly scaled, one story high, gabled roof (running north-south) screened in porch on its south wall, and a central, gabled roof portico, supported by two doric columns and two half columns on its west facade.

Fenestration for the house is proportionally scaled and vertically aligned. Windows are almost entirely double-hung, holding six-over-six lights, underlined by projecting wooden sills, decorated with wooden shutters, with almost all but the second floor, east and west windows, surmounted by flat cement lintels. These second floor windows rest just below the plain box cornice on these two elevations and are surmounted by flat wooden lintels.

The west facade holds a central, rectangular, open bible and cross paneled door, flanked by four vertical side lights and

surmounted by a seven light fan light, all of which is encased within a segmental arched, wooden archivolt.

Rose Hill is an excellent example of the Neo-Colonial Style, constructed of stone in 1921, by James and Mary Forsyth, members of the prominent Forsyth family of Howard County. It is located on a part of the following tracts of land called: "Shipley's Discovery", Robert's Advantage", "Hobson's Choice", and "Mercer's Rambles", which comprise some 208¼ acres of land acquired by David H. Terhune in 1877 from Calesta and George E. Beebe, and holds an old Methodist Church, Concord Chapel. It has been a working farm for over a century and was excellently managed by Mr. James Forsyth during his tenure here.

MAGI #1402975704
HO-297
Woodbine Quad
Dist. 4

MARYLAND HISTORICAL TRUST

# INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

## 1 NAME

HISTORIC: Rose Hill

AND/OR COMMON:

## 2 LOCATION

STREET & NUMBER: E.S. Route 97, Hoods Mill Road

CITY, TOWN: ___ VICINITY OF

CONGRESSIONAL DISTRICT: 6th

STATE: Maryland

COUNTY: Howard

## 3 CLASSIFICATION

| CATEGORY | OWNERSHIP | STATUS | PRESENT USE | |
|---|---|---|---|---|
| __DISTRICT | __PUBLIC | X OCCUPIED | __AGRICULTURE | __MUSEUM |
| X BUILDING(S) | X PRIVATE | __UNOCCUPIED | __COMMERCIAL | __PARK |
| __STRUCTURE | __BOTH | __WORK IN PROGRESS | __EDUCATIONAL | X PRIVATE RESIDENCE |
| __SITE | **PUBLIC ACQUISITION** | **ACCESSIBLE** | __ENTERTAINMENT | __RELIGIOUS |
| __OBJECT | __IN PROCESS | X YES: RESTRICTED | __GOVERNMENT | __SCIENTIFIC |
| | __BEING CONSIDERED | __YES: UNRESTRICTED | __INDUSTRIAL | __TRANSPORTATION |
| | | __NO | __MILITARY | __OTHER |

## 4 OWNER OF PROPERTY

NAME: Mr. and Mrs. Carville Collins  Telephone #:

STREET & NUMBER: Rose Hill Farm

CITY, TOWN: Cooksville  ___ VICINITY OF  STATE, zip code: Maryland 21723

## 5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Tax Map 8, blk. 5, p. 159  Liber #: 362  Folio #: 740

Hall of Records

STREET & NUMBER: Howard County Court House

CITY, TOWN: Ellicott City  STATE: Maryland

## 6 REPRESENTATION IN EXISTING SURVEYS

TITLE: Howard County Historic Sites Inventory

DATE: 1978-1979  __FEDERAL X STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS: Maryland Historical Trust

CITY, TOWN: 21 State Circle, Annapolis  STATE: Maryland

# DESCRIPTION

| CONDITION | | CHECK ONE | CHECK ONE |
|---|---|---|---|
| X EXCELLENT | __DETERIORATED | X UNALTERED | X ORIGINAL SITE |
| __GOOD | __RUINS | __ALTERED | __MOVED DATE_____ |
| __FAIR | __UNEXPOSED | | |

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Rose Hill faces west on the east side of Route 97, a half a mile north of its intersection with Old Frederick Road, nestling into a slight slope of ground, surrounded by mature trees and shrubs.

It is a five bay wide, two bay deep, two story high, gabled roof (running north-south) stone house, resting on a stone foundation, with wide brick, connected twin chimneys, centered into its north and south walls. It features a one bay wide, three bay deep, one story high, gabled roof (running north-south) stone kitchen wing on its north wall, a similar scaled, one story high, gabled roof (running north-south) screened in porch on its south wall, and a central, gabled roof portico, supported by two doric columns and two half columns on its west facade.

Fenestration for the house is proportionally scaled and vertically aligned. Windows are almost entirely double-hung, holding six-over-six lights, underlined by projecting wooden sills, decorated with wooden shutters, with almost all but the second floor, east and west windows, surmounted by flat cement lintels. These second floor windows rest just below the plain box cornice on these two elevations and are surmounted by flat wooden lintels.

## THE WEST FACADE

The west facade holds a central, rectangular, open bible and

cross paneled door, flanked by four vertical side lights and surmounted by a seven light fan light, all of which is encased within a segmental arched, wooden archivolt.

Two windows, similar to those already described, flank the central entrance, which is covered by the gabled roof portico. Five similar, second floor, vertically aligned and proportionally scaled windows rest above. The west wall of the kitchen wing holds a long, horizontal, tripartite window, each section of which is a six light casement window.

THE SOUTH ELEVATION

The south elevation holds the gabled roof, screened in porch, which is inset on both the east and west elevations and centered on this wall. Two rectangular, twelve-twelve light, french doors enter onto this porch, which is supported by four stone piles, one at each corner. The arch motif on the west elevation is repeated in the interior roof line of the porch, which features a central barrel vault effect in the center of the ceiling, extending forward to the south wall of the eave line into a four divisional, screened in fan light, terminated and held by single doric columns.

Two second floor and one central attic window, all of which are similar to those already described,punctuate this south wall.

THE EAST ELEVATION

The east elevation features a centrally located cellar door, above which rests a first floor, twelve-twelve light, rectangular casement window, flanked by a similar window, above which rest three vertically aligned and proportionally scaled, rectangular, second floor, double-hung windows, holding six-over-six lights. The north end of this wall holds a small, first and second floor, rectangular, three-three light, casement window.

Three gabled roof dormer windows are inset into the roof line of this elevation. They feature closed pediments over rectangular, double-hung windows, holding six-over-six lights.

THE NORTH ELEVATION

The second floor and attic of the north elevation is similar to the south wall. Its first floor west bay holds a rectangular, open bible and cross paneled entrance door to the office, surmounted by a flat cement lintel, while the remainder of this wall is taken up by the centrally placed, gabled roof, kitchen wing, which at one time featured an open porch, covered by the extension of its gable roof, along the east elevation. This has since been enclosed and the gable line extended for a two bay wide, one bay deep, shed roofed, frame, enclosed porch along the east elevation of the original kitchen porch. This feature enlarges the kitchen an extra bay. The north wall of the stone section holds two

rectangular, double-hung windows, holding six-over-six lights. The north wall of the two frame additions holds a similar window in the third west bay and a one-one light window inset into the wall of the enclosed porch.

## THE INTERIOR

The interior features a wide, central hall plan with innovation. Rather than one large room on either side, the plan has been arranged to incorporate only one large room off the hall on the south end of the house. The wide hall has then been shortened and the staircase put in the northwest corner, freeing the east side of the building and enabling space for a large dining room, which takes up a fourth of the floor area for the first floor. The northwest corner is then free to be used as an office or library with separate entrance. The originality and freedom of the plan is a unique feature of this house.

## THE GARAGE - ONCE A CENTURY OLD METHODIST CHAPEL

East of the house lies a large garage, which was once used as a Methodist Chapel, and later moved to this location. It now faces north and is a one bay wide, three bay deep, one story high, gabled roof (running north-south) frame building, resting on a stone foundation, with a hipped roof apse centered on its south wall. Its west wall has been altered to accommodate a large sliding, garage door, while its gothic arched transoms on each

elevation have been blocked in and can only be seen in the interior. The building features three east rectangular, double-hung, nave, windows, holding two-over-two lights, surmounted by blocked in, three light gothic arched transoms.

The original rectangular, double, cross paneled door remains centered on the north wall and surmounted by a blocked in, three light, gothic arched transom, all of which remains on the interior. A round bull's eye is set into the "A" of the gable.

The south wall holds the chapel apse, which, in turn, holds an east and west window, similar to those already described.

The interior is noteworthy for it features all of the lathing and much of the original plaster.

## 8 SIGNIFICANCE

HO-297
Woodbine Quad
District 4

| PERIOD | AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW | | | |
|---|---|---|---|---|
| —PREHISTORIC | —ARCHEOLOGY-PREHISTORIC | —COMMUNITY PLANNING | —LANDSCAPE ARCHITECTURE | —RELIGION |
| —1400-1499 | —ARCHEOLOGY-HISTORIC | —CONSERVATION | —LAW | —SCIENCE |
| —1500-1599 | X AGRICULTURE | —ECONOMICS | —LITERATURE | —SCULPTURE |
| —1600-1699 | X ARCHITECTURE | —EDUCATION | —MILITARY | —SOCIAL/HUMANITARIAN |
| —1700-1799 | —ART | —ENGINEERING | —MUSIC | —THEATER |
| —1800-1899 | —COMMERCE | —EXPLORATION/SETTLEMENT | —PHILOSOPHY | —TRANSPORTATION |
| X 1900- | —COMMUNICATIONS | —INDUSTRY | —POLITICS/GOVERNMENT | X OTHER (SPECIFY) Local History |
| | | —INVENTION | | |

SPECIFIC DATES 1921 BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Rose Hill is an excellent example of the Neo-Colonial Style, constructed of stone in 1921,[1] by James and Mary Forsyth, members of the prominent Forsyth family of Howard County.[2] It is located on a part of the following tracts of land called: "Shipley's Discovery", "Robert's Advantage", "Hobson's Choice", and "Mercer's Rambles", which comprise some 208 ¼ acres of land acquired by David H. Terhune in 1877 from Calesta and George E. Beebe, and holds an old Methodist Church, Concord Chapel.[3] It has been a working farm for over a century and was excellently managed by Mr. James Forsyth during his tenure here.[4]

Explanatory Notes

1. Rose Hill is an excellent example of the Neo-Colonial Style of the early twentieth century. It features good proportions, symmetry and balance, coupled with an innovative floor plan, which blends the formality of the nineteenth century with the iconoclism of the twentieth.

   This symmetry and balance is seen on the west elevation of the house. This elevation features a central entrance, covered by a one story high portico, flanking windows, proportionally scaled and vertically aligned fenestration and similarly scaled, balanced wings in the north kitchen and south screened in porch.

The innovative floor plan is reminiscent of the early German houses in western Maryland and Pennsylvania, which often feature a central hall with large, deep kitchen on one side of the hall and double pile organization on the other side. The large, deep kitchen here becomes the living room, which takes up the south side of the hall, two bays in width. It does not, however, feature an interior chimney, but one on the exterior wall of the room, another departure from the German house. The hall is shortened with a staircase to the left, a feature which is found in the Hager House in Hagerstown, Maryland. This allows for a deep, wide dining room at the end of the hall. The central bay, which holds this hall is wide, providing an open flow of space.

2. The builders of this fine home, James and Mary Forsyth, were members of the prominent Forsyth family of Howard County, who settled around Sykesville and Hoods Mill. They owned farms along Forsyth Road and Old Frederick Road, the most prominent being Pleasant Valley, Locust Grove and Oakland Farms, seventeenth and eighteenth century homes. His mother, Amanda Clark Forsyth, also came from a prominent family, with her brother a successful banker in Baltimore.

3. In 1920, Ernest I. Woolf, Elder of the Southern Methodist Church deeded Concord Chapel to James Forsyth, who later moved the Chapel to the backyard of his residence at Rose Hill Farm for use as a garage. The farm, which his parents had deede him was once owned by David H. Terhune in 1877, who sold it to Arthur P. Forsyth of Locust Grove for $7,050 in 1883.

4. "Rose Hill Farm", during the tenure of James Forsyth was a successful farm, operated by him, along with Locust Grove, his father's farm. Today, it remains undeveloped and it is hoped that it may continue as an agricultural operation in Howard County.

## 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Interview with Mrs. Joseph Collins on July 31, 1980 at "Rose Hill."
Interview with Mrs. Edwin Gramkow, July 29, 1980
Howard County Land Records
Interview with Mrs. K. Barrow on August 5, 1980.

CONTINUE ON SEPARATE SHEET IF NECESSARY

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1.915 acres

Please see Attachment 1, Tax Map 8

VERBAL BOUNDARY DESCRIPTION

Please see Howard County Land Records, Liber 362 Folio 740

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

STATE Maryland COUNTY Howard

STATE COUNTY

## 11 FORM PREPARED BY

NAME / TITLE
Cleora Barnes Thompson, Archivist
ORGANIZATION
Office of Planning & Zoning-Comprehensive Planning Section
DATE
STREET & NUMBER
3450 Court House Drive
TELEPHONE
CITY OR TOWN
Ellicott City
STATE
Maryland

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

TITLE SEARCH
HO-297 RoseHill
Prepared By Cleora B. Thompson, A.I.C.P.

| DATE | LIBER-FOLIO | GRANTOR | GRANTEE | TRANSACTION |
|---|---|---|---|---|
| Aug. 19, 1958 | 318-546 | John L. Porter and | Joseph F. Collins and | Deed to 208.26 Acres |
| Apr. 20, 1949 | 209-560 | Howard S. LeRoy and Emilia S. LeRoy | John L. & Katherine P. Porter | Deed to all that farm called "RoseHill" containing 210 Acres and 27 sq. perches ± 2 parcels of land<br>A) first parcel-<br>P/O "Shipley's Discovery"<br>P/O "Robert's Advantage"<br>P/O "Hobson's Choiece"<br>P/O "Mercer's Rambles"<br>238½ Acres ± minus ¼ Acres for family burial ground Save 30 Acres 2 roods 53/500 sq. perches by deed of Feb. 23, 1878 39-94 conveyed to David H. Terhune and Eliz Terhune to William H. Forsyth<br>B) second parcel-<br>2 Acres, 27 sq. perches ± April 20, 1949 209-560 conveyed by Howard S. and Emila S. LeRoy to John L. and Katherine P. Porter. |
| Dec. 23, 1940 | 169-58 | Thorton J. Parker | Howard S. LeRoy | Deed to 208.26 Acres ± |
| Feb. 24, 1936 | 153-535 | James & Mary Forsyth | Thorton J. Parker | Deed to 208.26 Acres ± |
| Oct. 13, 1928 | 135-301 | Amanda C. Forsyth | James C. Forsyth | Deed to 208.26 Acres ± |

TITLE SEARCH
HO-297 RoseHill
Prepared By Cleora B. Thompson, A.I.C.P.

| DATE | LIBER-FOLIO | GRANTOR | GRANTEE | TRANSACTION |
|---|---|---|---|---|
| July 1, 1920 | 111-554 | Ernest 1. Woolf, Elder | James C. Forsyth | Deed to Concord Chapel for $400 - (Deed to Church) |
| June 8, 1915 | 105-412 | Arthur and Amanda Forsyth | James C. Forsyth | Deed to "RoseHill Farm" 208½ Acres ± clear of ¼ acre |
| May 1, 1883 | 46-285 | David H, Terhune & Eliz | Arthur P. Forsyth | Deed to 208½ ± of RoseHill Farm for $7,050 |
| Oct 16, 1882 | 45-347 | David H. Terhune & Eliz, Trustees of a Southern Methodist Church or Concord Chapel | James H. Hobbs, William Carr, Henry Hobbs, Richard Shipley, Arthur P. Forsyth, Richard Baker and Josh Baseman | Deed to land for $1 of 128 perches for construction of a church by 1884 (Deed to Church) |
| May 19, 1877 | 38-95 | Calesta M. and George E. Beebe | David H. Terhune | Deed to 208¼ Acres ± P/O "Shipley's Discovery", P/O "Robert's Advantage", P/O "Hobson's Choice" P/O "Mercer's Rambles" |

HO-~~09~~ 297

~~14009 7904~~

Rose Hill

Hoods Mill Rd, Sykesville

located 7/21/70 MB

2-story brick - Federal - 5 bays

Mrs Alva Collins - owner

Tax Map #8

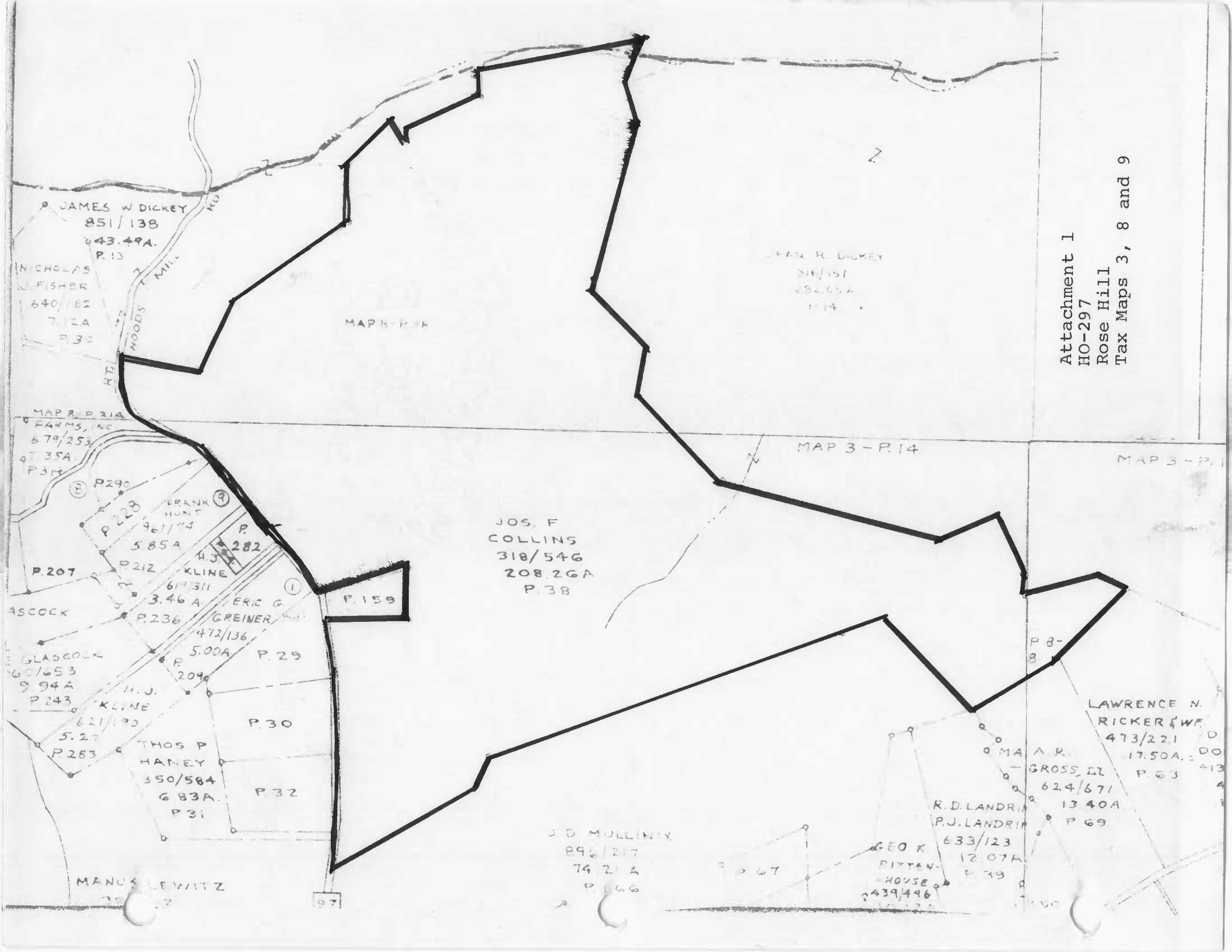
Jos. F. Collins

318/546

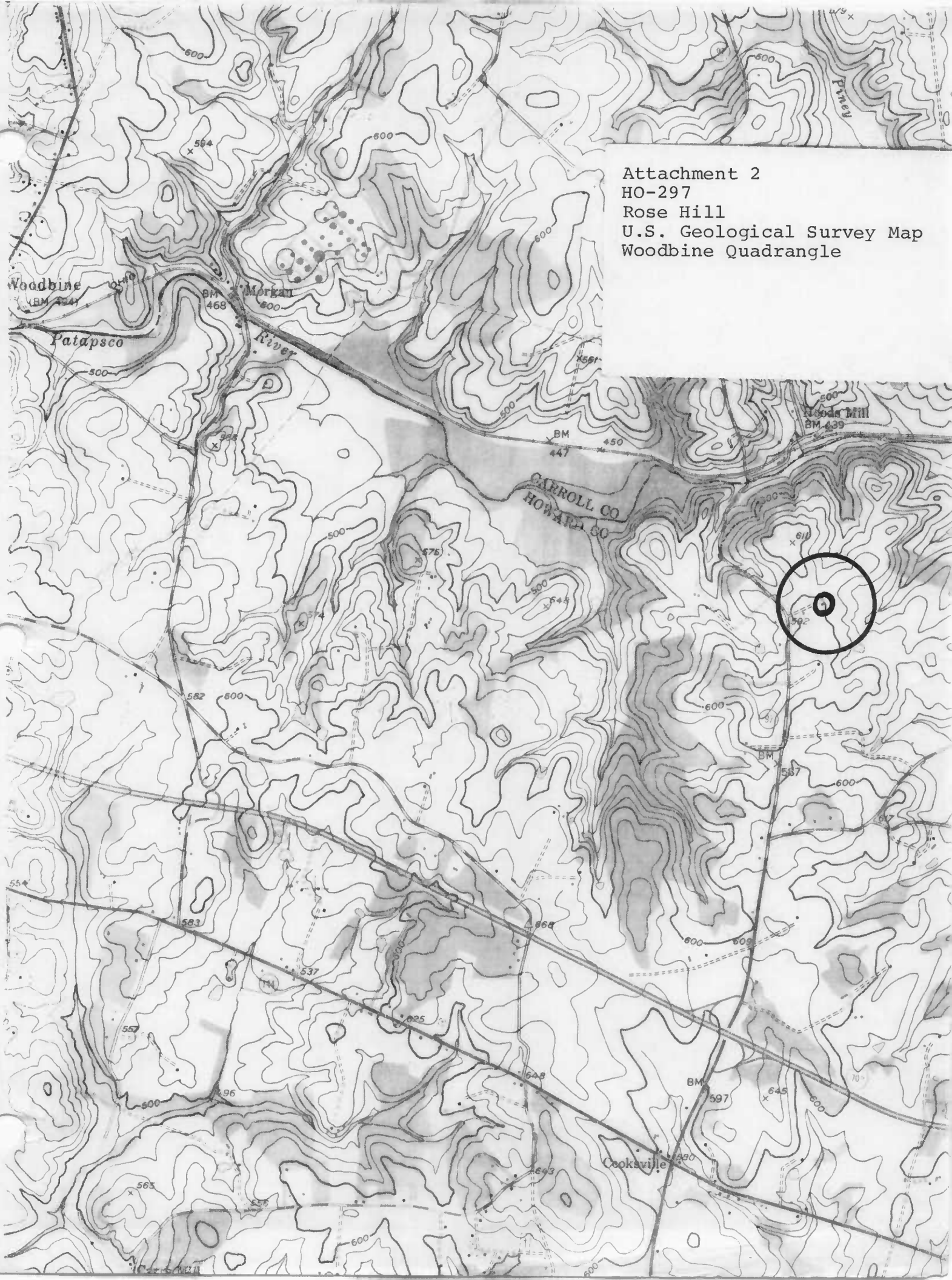
208.46 A.

P. 38

Md. Reg.


Attachment 1
HO-297
Rose Hill
Tax Maps 3, 8 and 9
JAMES W DICKEY
851/138
43.49A.
P.13
NICHOLAS
W. FISHER
640/182
7.12A
P.30
HOODS MILL RD
MAP 8 - P.14
MAP 3 - P.14
MAP 3 - P.1
MAP 8 - P.214
FARMS, INC
679/253
7.35A
P.31
P290
P.228
FRANK
HUNT
961/74
5.85A
P.282
4.3
P.212
KLINE
613/311
3.46 A
P.207
ERIC G.
GREINER
472/136
5.00A
P.236
ASCOCK
P.159
JOS. F
COLLINS
318/546
208.26A
P.38
GLASCOCK
660/653
9.94A
P.243
P.29
P.209
H. J.
KLINE
621/190
5.27
P.263
P.30
THOS P
HANEY
350/584
6.83A.
P.31
P.32
P 8-
8
LAWRENCE N.
RICKER & WF.
473/221
17.50A.
P.63
MA A.R.
GROSS, EL
624/671
13.40A
P.69
R.D. LANDRI
P.J. LANDRI
633/123
12.07A
P.39
GEO K
PITTEN-
HOUSE
439/496
J.D. MULLINIX
896/217
74.21 A
P.166
P.67
MANUS LEWITZ
97

Attachment 2
HO-297
Rose Hill
U.S. Geological Survey Map
Woodbine Quadrangle



HO. 297

- built in 1921 - famous oak.

214A

Rose Hill - oak tree

Apr '72

Name: HO-297
Rose Hill
Location: E.S. Route 97
Cooksville, Maryland 21723
Photographer: Cleora B. Thompson, A.I.C.P.
Date of Photograph: July, 1980
Negatives in possession of the Maryland Historical Trust
View: West Elevation
Photographer looking: East
Photograph number: No. 1 of 1