

ACHS SUMMARY FORM

M-10-69
(date entered 5-4-80)

1. Name: Louis Sellman House

2. Planning Area/Site Number: 10/69 3. M-NCPPC Atlas Reference: Map 6

D-3

4. Address: 24319 Old Hundred Road, Dickerson

5. Classification Summary

Category	<u>building</u>	Previous Survey Recording	<u>M-NCPPC</u>
Ownership	<u>private</u>	Title and Date:	<u>Inventory of Historical Sites - 1976</u>
Public Acquisition	<u>NA</u>		
Status	<u>occupied</u>	Federal	<u>State X County X Local</u>
Accessible	<u>no</u>		
Present use	<u>private residence</u>		

6. Date: c. 1878

7. Original Owner:

8. Apparent Condition

a. good b. altered c. original site

9. Description: The house is a three story, brick structure of square plan with a hipped roof. The main (west) facade is three bays with the entrance in the south bay. The doorway has transom and sidelights.

The windows are six-over-six double-hung sash; those on the first floor have wooden panels between the sash and the floor level. Below the eaves is a wide board fascia which carries the brackets supporting the cornice. The brackets themselves are pendent-like.

Behind the house is a spring house. It has stone foundation and a framed loft sheathed with board and batten siding. East of the spring house is a bankbarn.

10. Significance: This farm complex, situated near the town of Comus yet sequestered from the public roadways, was constructed for and associated with the Sellman family, who held a place of both political and social prominence in early Montgomery County affairs.

In 1864 William O. Sellman bought 531 acres from Leonidas ^{Willson} for \$10,000. The specific construction date is unconfirmed, but a building was probably on the property when William sold the property to his son Louis in 1880. After Louis' death in 1904, it was sold at auction, described as a 12-15 room brick house, maintained in excellent condition, "the rooms all papered and the flooring and inside arrangements first class."

The house was extensively remodeled by Charles McCall, who owned it from 1960 to 1966.

The present owners bought the property in 1975.

11. Researcher and date researched: Mark Walston-5/79

Michael Dwyer
Arch. Description

12. Compiler: Peg Coleman

13. Date Compiled: 8/79

14. Designation
Approval

15. Acreage: 11.455 acres

MARYLAND HISTORICAL TRUST

M: 10/69
Magi #

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

Louis Sellman House

AND/OR COMMON

2 LOCATION

STREET & NUMBER

24319 Old Hundred Road

CITY, TOWN

Dickerson

VICINITY OF Comus

CONGRESSIONAL DISTRICT

8

STATE

Maryland

COUNTY

Montgomery

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 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

Thomas and Sandra James

Telephone #: 972-8562

STREET & NUMBER

24319 Old Hundred Road

CITY, TOWN

Dickerson

VICINITY OF Comus

STATE, zip code

Maryland 20753

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Montgomery County Courthouse

Liber #: 3548

Folio #: 279

STREET & NUMBER

CITY, TOWN

Rockville

STATE

Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

MNCPPC Historic Sites Inventory

DATE

1976

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Park Historian's Office

CITY, TOWN

Derwood

STATE

Maryland 20855

7 DESCRIPTION

M:10-69

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

The house is a three story, brick structure of square plan with a hipped roof. The main (west) facade is three bays with the entrance in the south bay. The doorway has transom and sidelights.

The windows are six-over-six double-hung sash; those on the first floor have wooden panels between the sash and the floor level. Below the eaves is a wide board fascia which carries the brackets supporting the cornice. The brackets themselves are pendent-like.

Behind the house is a spring house. It has stone foundation and a framed loft sheathed with board and batten siding. East of the spring house is a bankbarn.

CONTINUE ON SEPARATE SHEET IF NECESSARY

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 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 checked="" type="checkbox"/> OTHER (SPECIFY) Local history
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES c. 1878 BUILDER/ARCHITECT Louis Sellman (?)

STATEMENT OF SIGNIFICANCE

This farm complex, situated near the town of Comus yet sequestered from the public roadways, was constructed for and associated with the Sellman family, who held a place of both political and social prominence in early Montgomery County affairs.

The land upon which the house was to be built came into the Sellman family with the purchase by William O. Sellman in 1864, of 531 acres from Leonidas Willson, surviving executor of John Willson, for \$10,000.¹ The property title remained in the possession of William O. Sellman until 1880, when he sold to his son Louis (b. 1852), for \$6,000, 264 1/8 acres of the original purchase.²

There has been uncovered no concrete evidence towards a specific date of construction for the house. On the Hopkins Atlas of 1878 a dwelling denoted as the residence of Louis Sellman is situated in much the same position as the present building. The fact that this predates the formal land conveyance by two years does not preclude the house's construction prior to that, for the practice of a son occupying a portion of his father's land in anticipation of future formal possession was not uncommon throughout the 19th century. Yet the dwelling on the Hopkins Atlas may have been an earlier dwelling, perhaps existing at the time of William O. Sellman's purchase in 1864. (This latter proposal is fortified by the presence on the Martinet and Bond Map of 1865 of a dwelling in this general area under the name W.O. Sellman.) However, as of this writing, it appears that the building currently occupying the site was constructed by Louis Sellman around the date of the deed of conveyance, c. 1880.

Louis Sellman died unmarried on July 22, 1904. To pay his outstanding debts, the property was placed for sale at public auction, held on Sept. 6, 1904. The sale advertisement described the farm as

...finely improved..situated...in the immediate neighborhood of Comus, and fronts on the public road leading from the village of Comus to Hyattstown... and contains 265 3/8 acres.. about 30 acres of said farm is in fine timber and wood and the residue is arable and very productive, having been thoroughly cultivated in a husband-like manner. There is a large three story Brick Dwelling House 45 square feet with not less than 12 to 15 rooms, and two porches, and the rooms all papered and the flooring and inside arrangements first class. There is also a large new barn, with stable underneath, good corn crib, a new tenant house, dairy, and numerous other outbuildings. There are two fine springs of water near the house, the water from one of which is conducted through piping into the dwelling house and stable. The land is well fenced and enclosed.³

(continued on Attachment Sheet A)

M:10-69

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Montgomery County Land Records
Montgomery County Equity Records
Martinet and Bond Map of 1865 for Montgomery County
Hopkins Atlas of 1878

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 11.455 acres

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	Michael Dwyer
Mark Walston	Architectural Description
ORGANIZATION	DATE
Sugarloaf Regional Trails	5/79
STREET & NUMBER	TELEPHONE
Box 87	926-4510
CITY OR TOWN	STATE
Dickerson	Maryland 20753

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

M: 10/69
Magi #

Attachment Sheet A
Louis Sellman House

At that sale the farm was purchased by Hadd Kinna for \$9,005.⁴ The property remained in Kinna's possession until 1950, when the entire parcel was sold to George B. Bryant, Jr.⁵ From Bryant the farm passed to Charles McCall in 1960, at whose hands the house was extensively remodeled.⁶ The house and a surrounding 11.455 acres was purchased by the present owner in 1975.

FOOTNOTES:

- 1 Montgomery County Land Records, EBP 1/478 (Nov. 26, 1864).
- 2 Ibid., EBP 22/45 (March 20, 1880).
- 3 Montgomery County Equity Records, Judgment 2/245, Filed August 4, 1904.
- 4 Montgomery County Land Records, Deed 178/484.
- 5 Ibid., 1468/558 (Dec. 5, 1950).
- 6 Ibid., 2760/110 (July 15, 1960).

MARYLAND HISTORICAL TRUST WORKSHEET

M. #10-69

1600690604
65

NOMINATION FORM

for the

NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

SEE INSTRUCTIONS

1. NAME				
COMMON:				
AND/OR HISTORIC: (W.O.) Louis Sellman House				
2. LOCATION				
STREET AND NUMBER: Comus-Hyattstown Road (Rte. 109)				
CITY OR TOWN: Hyattstown				
STATE: Maryland		COUNTY: Montgomery		
3. CLASSIFICATION				
CATEGORY (Check One)		OWNERSHIP		STATUS
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object		<input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both		<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
		Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered		ACCESSIBLE TO THE PUBLIC Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)				
<input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment		<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum		<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific
		<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify)		<input type="checkbox"/> Comments
4. OWNER OF PROPERTY				
OWNER'S NAME: William Heller				
STREET AND NUMBER: Comus-Hyattstown Road				
CITY OR TOWN: Hyattstown			STATE: Maryland	
5. LOCATION OF LEGAL DESCRIPTION				
COURTHOUSE, REGISTRY OF DEEDS, ETC.: Montgomery County Courthouse				
STREET AND NUMBER:				
CITY OR TOWN: Rockville			STATE: Maryland	
Title Reference of Current Deed (Book & Pg. #):				
6. REPRESENTATION IN EXISTING SURVEYS				
TITLE OF SURVEY: None				
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:	

7. DESCRIPTION

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

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The house is a three story, brick structure of square plan with a hipped roof. The main (west) facade is three bays with the entrance in the south bay. The doorway has transom and sidelights.

The windows are 6/6 double hung sash; those on the first floor have wooden panels between the sash and the floor level. Below the eaves is a wide board fascia which carries the brackets supporting the cornice. The brackets themselves are pendent-like.

Behind the house is a spring house. It has stone foundation and a framed loft sheated with board and batten siding. East of the springhouse is a bankbarn.

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|---------------------------------------|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | _____ |
| <input type="checkbox"/> Conservation | | | _____ |

STATEMENT OF SIGNIFICANCE

SEE INSTRUCTIONS

Large empty rectangular area for the Statement of Significance.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Empty box for Major Bibliographical References.

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		LONGITUDE		LATITUDE		LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	°	'	"	°	'	"	°	'	"
NE	°	'	"	°	'	"	°	'	"
SE	°	'	"	°	'	"	°	'	"
SW	°	'	"	°	'	"	°	'	"

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

Acreage Justification:

Empty box for Acreage Justification.

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

STATE:		COUNTY:	

11. FORM PREPARED BY

NAME AND TITLE:
Christopher Owens, Park Historian

ORGANIZATION: M-NCPPC DATE: 23 Apr 74

STREET AND NUMBER:
8787 Georgia Avenue

CITY OR TOWN: Silver Spring STATE: Maryland

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

Significance of this property is:
 National State Local

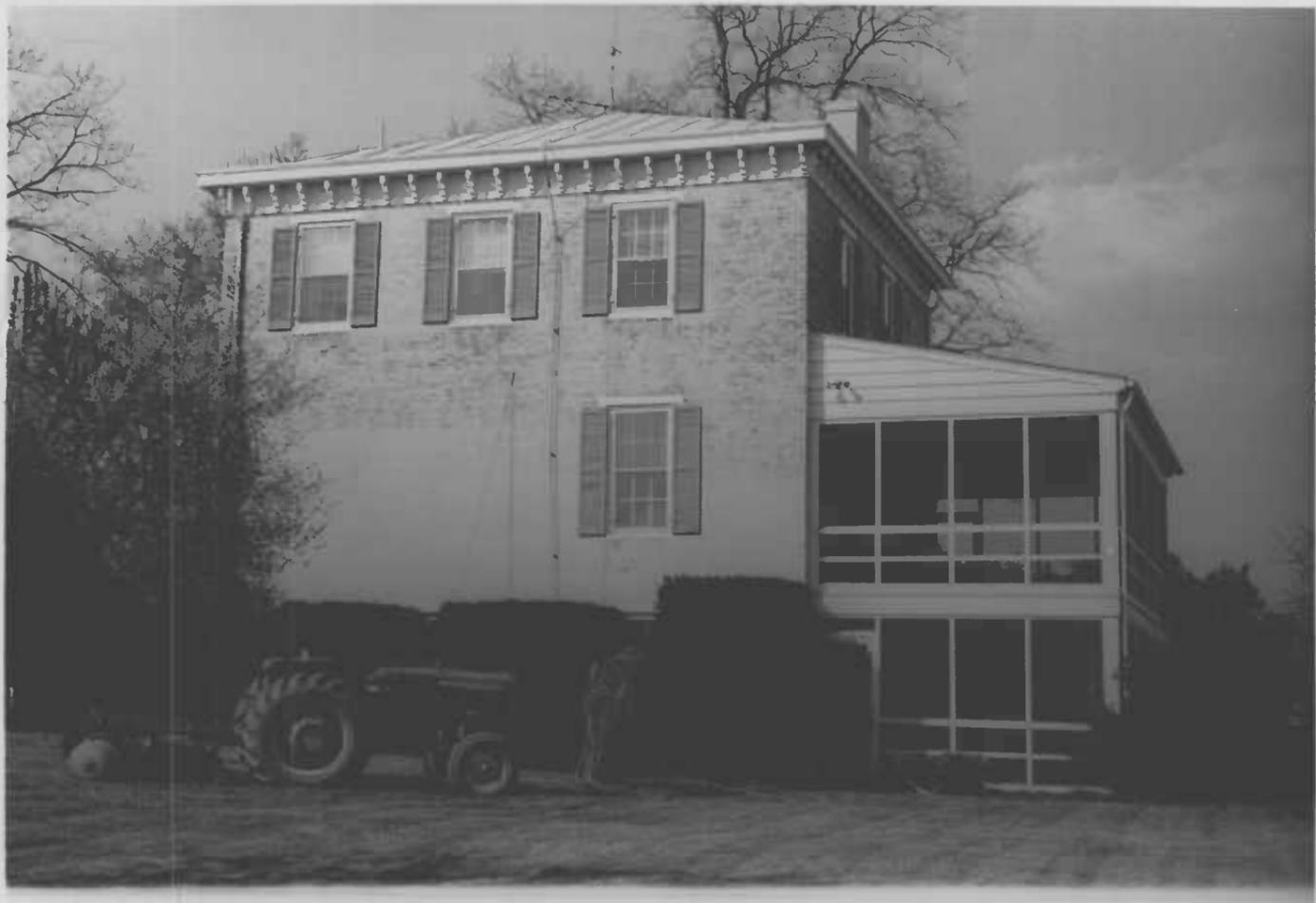
Signature _____

SEE INSTRUCTIONS



NAME W.O. SELLMAN HOUSE
LOCATION Rt 109 COMUS, Md
FACADE SW
PHOTO TAKEN 4/23/74 MOWYER

MI: #10-69



NAME W.O. SELLMAN HOUSE

M: #10-69

LOCATION Rt 109 COMUS, Md.

FACADE SE

PHOTO TAKEN 4/23/74 M DWYER



M; #10-69

NAME W. O. SELLMAN HOUSE

LOCATION Rt 109 COMUS, Md

FACADE NW

PHOTO TAKEN 4/23/74 MOWYER