PRINCE GEORGE'S COUNTY
HISTORIC SITE SUMMARY SHEET

Survey #: P.G. #74B-16a Building Date: 18th century

Building Name: William Wells House at Cool Spring Manor

Location: East of 17501 Clagett Landing Road, Upper Marlboro, Maryland

Private/ /Unoccupied/Deteriorated/Inaccessible

Description:

The William Wells house is approximately 1,200 feet east of the main dwelling house at Cool Spring Manor. It is a small, 20 by 27 feet, one-and-one-half-story double-pen frame building with a steeply pitched gable roof. The main south facade is three irregular bays wide, with entrance in the central bay. It is flanked by two 6/6 windows of unequal size. At the east gable end is a freestanding brick chimney with weatherings south of the ridge. This east gable end has a central 6/6 window and a door in the north bay; at loft level is a small 4/4 window. There is a (new) freestanding brick chimney centered on the west gable end; flanking it are two 6/6 windows, and, at loft level, two small 4/4 windows. The siding of the south (main) facade is beaded clapboard joined by rosehead nails. There is a projecting cornice across the south front, above which the roofline continues to form an overhanging porch. Siding of the gable ends is random-width weatherboard. The roof is of standing seam tin. The house stands on heavy hand-hewn joists, joined by pegs in bird-mouth joints. These joists rest on upright stumps; the floor is gone. The interior of the house consists of two rooms, the larger to the west. A boxed staircase in ruinous condition rises in the northwest corner of the west room to a loft level above.

Significance:

The William Wells house at Cool Spring Manor is one of very few surviving eighteenth century vernacular dwellings in Prince George's County. It is a one-and-one-half-story frame structure with a steeply pitched roof, and a continuous-roof porch across the south facade, which is enriched by a projecting cornice and beaded clapboard siding. The dwelling has a two-room (double-pen) plan; a freestanding brick chimney at the east gable end serves a fireplace in the easterly room. This modest form of folk housing, typical of the tidewater south, was common in eighteenth century Prince George's County, but scarcely any examples survive today. This 27 by 20 foot building was the dwelling of William Wells late in the eighteenth century. In 1842 Wells devised his home plantation, Cool Spring Manor, to his nephew William Elliott, and it was probably shortly after this time that Elliott constructed the larger house on the hill. After the construction of the larger and more prominent plantation house, and during the long ownership of the Brooke family, the older structure was used as a dwelling for the farm overseer. In this century, it was used as a tenant farmer's dwelling until ca. the 1960's when its deteriorating condition made habitation difficult and dangerous. The building is steadily deteriorating, and its structural elements can be easily observed. It is an important remnant of a once-frequent vernacular house form.

Acreage: 228.12 acres

Survey No. P.G.#74B-16a

Magi No.

DOE __yes __no

Maryland Historical Trust
State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic William Wells House at Cool Spring Manor

and/or common Beall Tenant House

2. Location

street & number East of 17501 Clagett Landing Road ___ not for publication

city, town Upper Marlboro ___ vicinity of Clagett Landing congressional district 5

state Md. county Prince George's

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	___ occupied	___ agriculture	___ museum
X building(s)	X private	X unoccupied	___ commercial	___ park
___ structure	___ both	___ work in progress	___ educational	___ private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	___ yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
	X not applicable	X no	___ military	X other:

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

name Mrs. Olive Beall

street & number 17501 Clagett Landing Road telephone no.:

city, town Upper Marlboro state and zip code Md. 20772

5. Location of Legal Description

courthouse, registry of deeds, etc. Prince George's Courthouse liber 926

street & number Main Street folio 16

city, town Upper Marlboro state Md.

6. Representation in Existing Historical Surveys

title Prince George's County Inventory of Historic Sites

date 1974 ___ federal ___ state X county ___ local

depository for survey records History Division MNCPPC

city, town Riverdale state Md.

7. Description

Survey No. P.G.#74B-16a

Condition		Check one	Check one
___ excellent	_X_ deteriorated	___ unaltered	_X_ original site
___ good	___ ruins	_X_ altered	___ moved date of move _____
___ fair	___ unexposed		

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

The William Wells house is approximately 1,200 feet east of the main dwelling house at Cool Spring Manor. It is a small (ca. 20 by 27 feet) one-and-one-half-story double-pen frame building with a steeply pitched gable roof. The main (roughly south) facade is three irregular bays wide, with entrance in the central bay. It is flanked by two 6/6 windows of unequal size. At the east gable end is a freestanding brick chimney with weatherings south of the ridge. This east gable end has a central 6/6 window and a door in the north bay; at loft level is a small 4/4 window. There is a (new) freestanding brick chimney centered on the west gable end; flanking it are two 6/6 windows, and, at loft level, two small 4/4 windows. The siding of the south (main) facade is beaded clapboard joined by rose-head nails. There is a projecting cornice across the south front, above which the roofline continues to form an overhanging porch. There is a rear entrance just west of center in the three-bay north facade.
Siding of the gable ends is random-width weatherboard. The roof is of standing seam tin.

The house stands on heavy hand-hewn joists, joined by pegs in bird-mouth joints. These joists rest on upright stumps; the floor is gone. The interior of the house consists of two rooms, the larger to the west.
A boxed staircase in ruinous condition rises in the northwest corner of the west room to a loft level above.

8. Significance

Survey No. P.G.#74B-16a

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	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	X architecture	___ education	___ military	___ social/humanitarian
X 1700–1799	___ art	___ engineering	___ music	___ theater
___ 1800–1899	___ commerce	___ exploration/settlement	___ philosophy	___ transportation
___ 1900–	___ communications	___ industry	___ politics/government	X other (specify)
		___ invention		local history

Specific dates 18th century **Builder/Architect**

check: Applicable Criteria: __A __B __C __D
and/or
Applicable Exception: __A __B __C __D __E __F __G

Level of Significance: __national __state __local

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

The William Wells house at Cool Spring Manor is one of very few surviving eighteenth century vernacular dwellings in Prince George's County. It is a one-and-one-half-story frame structure with a steeply pitched roof. There is a continuous-roof porch across the south facade, which is enriched by a projecting cornice and beaded clapboard siding. The dwelling has a two-room (double-pen) plan; a freestanding brick chimney at the east gable end serves a fireplace in the easterly room. This modest form of folk housing, typical of the tidewater south, was common in eighteenth century Prince George's County, but scarcely any examples survive today.

This 27 by 20 foot building was the dwelling of William Wells late in the eighteenth century, although it may have been constructed earlier in the century during the ownership of the Benedict Calvert family.[1] In 1798 it was occupied by William Wells and stood in a complex of buildings which included a 20 by 16 foot kitchen, a 12 by 10 foot meat house, and a 18 by 14 foot cornhouse.[2] In 1842 Wells devised his home plantation, Cool Spring Manor, to his nephew William Elliott, and it was probably shortly after this time that Elliott constructed the larger house on the hill (cf. #74B-16b).[3] After the construction of the larger and more prominent plantation house, and during the long ownership of the Brooke family, the older structure was used as a dwelling for the farm overseer. In this century, it was used as a tenant farmer's dwelling until ca. the 1960's when its deteriorating condition made habitation difficult and dangerous. An attempt was made in the 1970's to repair and renovate the building, but the project was abandoned.[4] The building is open to the elements and steadily deteriorating; because of its condition, its structural elements can be easily observed. It is an important remnant of a once-frequent vernacular house form.

9. Major Bibliographical References

Survey No. P.G.#74B-16a

Cf. Chain of Title

Cf. Notes, Item #8

10. Geographical Data

Acreage of nominated property 228.12 acres T.M.#86 parcel 2

Quadrangle name Bristol, Section B

Quadrangle scale

UTM References do NOT complete UTM references

	Zone	Easting	Northing		Zone	Easting	Northing
A				B			
C				D			
E				F			
G				H			

Verbal boundary description and justification

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

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Susan G. Pearl, Research Historian

organization Historic Preservation Commission date July 1985

street & number c/o County Planning MNCPPC telephone 952-3521

city or town Upper Marlboro 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

PS-2746

8. Continued

Notes:

1 Prince George's County Will, T #1:258; Prince George's Deed JRM #2:104.

2 Federal Direct Tax, Prince George's County, 1798.

3 Prince George's County Will, PC #1:194.

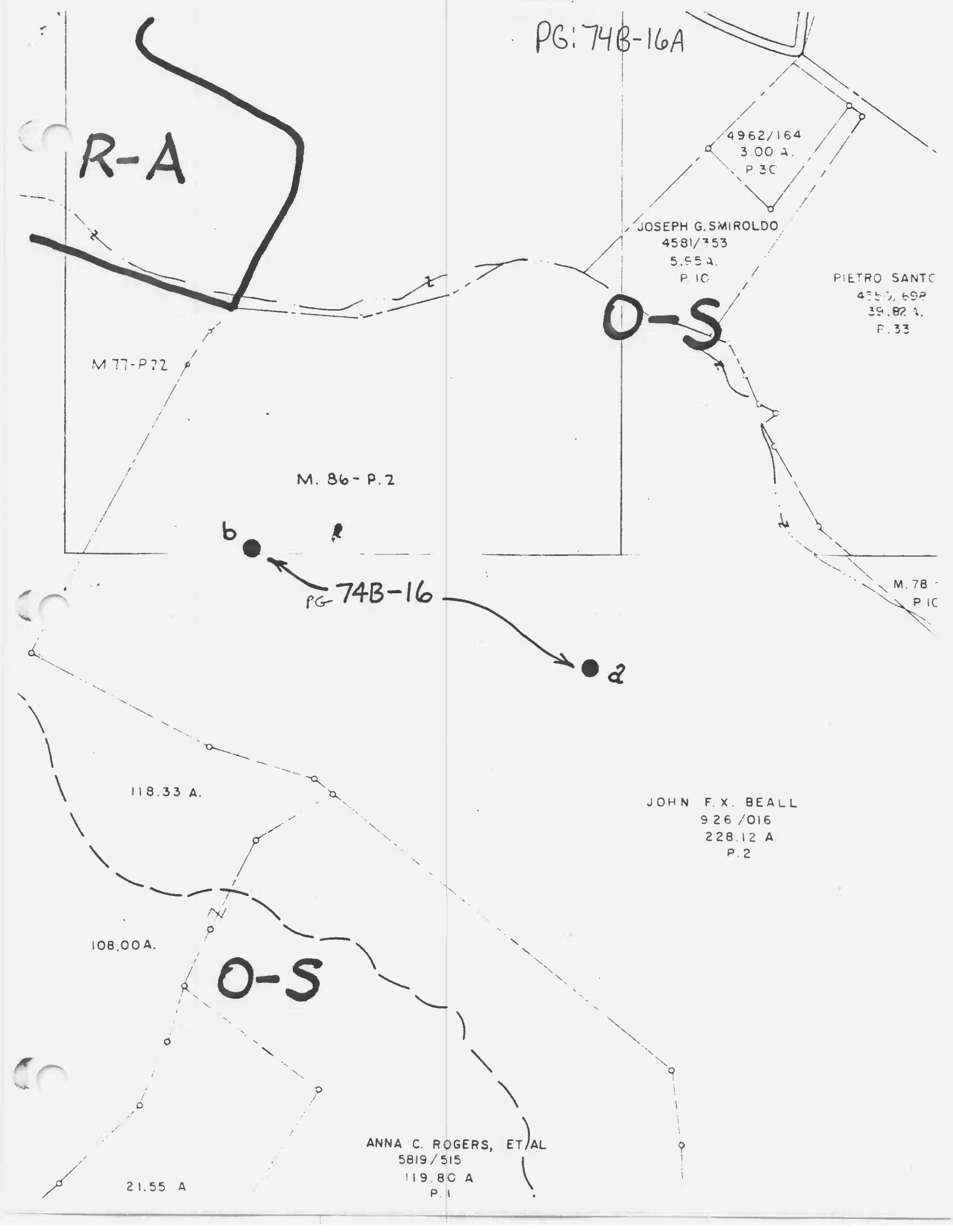
4 Interview with owner, June 1984 and March 1985.

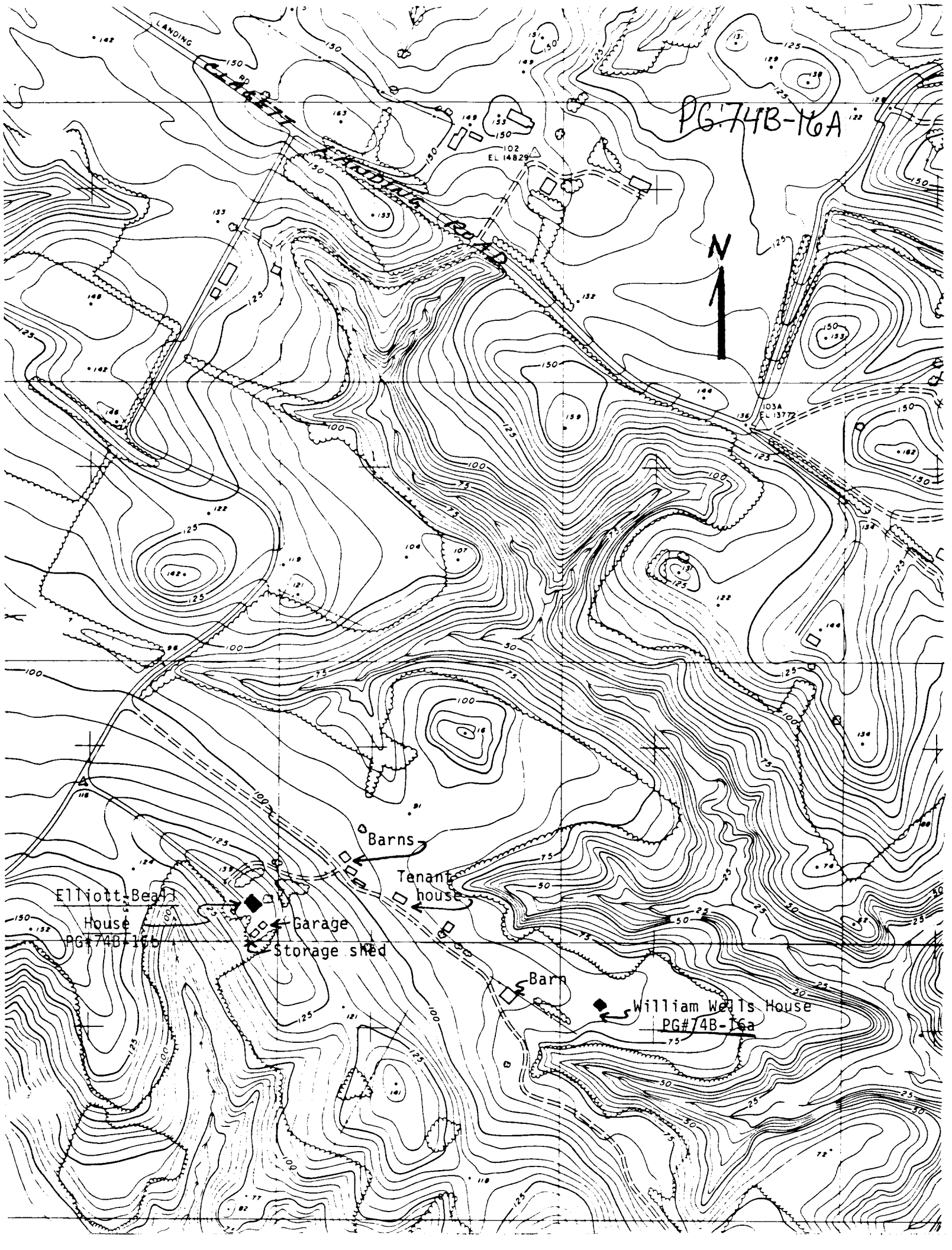
Chain of Title

William Wells House at Cool Spring Manor
P.G. #74B-16a

#926:16 24 Mar 1947 Deed	Matilda W. Duvall to John F. X. Beall and Olive C. Beall, his wife; 344 acres known as Cold Spring Manor; same which grantor acquired by #926:13.
#926:13 24 Mar 1947 Deed	John F. X. Beall and Olive C. Beall, his wife, to Matilda W. Duvall; same which grantor acquired in entirety by #164:355.
#164:355 23 Aug 1921 Deed	James B. Beall and Mildred G. Beall, his wife, to John F. Beall; their interest in tract in Oueen Anne District which James B. Beall and John F. Beall acquired as tenants in common by #137:288.
#137:288 25 Nov 1918 Deed	Samuel Brooke, Jr., trustee, Charles Hill and Gertrude F. Brooke, Samuel Brooke, Jr., Anna Brooke Steele and Nevitt Steele, her husband, Clarice Yates and Isaac Irving Yates, her husband, to James B. Beall and John F. Beall, as tenants in common; 334 acres known as Cold Spring Manor; same which Samuel Brooke, Jr. acquired as trustee by #49:342 and Brookes acquired by JWB #25:688.
#49:342 24 Dec 1908 Deed	William M. Holladay to Samuel Brooke, Jr., trustee, 334 acres of Cold Spring Manor.
#49:341 21 Dec 1908 Deed	Edward Hall, Jr., Trustee, to William M. Holladay; 334 acres of Cold Spring Manor. Hall was appointed trustee to sell property, cf. Anne Arundel Circuit Court Case, Lilly Brooke vs. Anne Brooke Steele, et al.
JWB#25:688 14 Oct 1893 Deed	Samuel Brooke, widower, to his children Anna Steele, William Clement Brooke, Samuel Brooke, Jr., Charles H. Brooke, Laura C. Brook and Clarice Brooke; 334 acres, Cold Spring Manor.
HB#13:429 3 June 1878 Deed	Nathan Masters ordered by Court to sell real estate of T. Blake Brooke (Cold Spring Manor) in order to pay debts. (Property acquired by will of his father, Samuel L. Brooke.) 334 acres of Cold Spring Manor are sold to highest holder, Samuel Brooke, Sr., brother of T. Blake Brooke.

WAJ#1:416 26 June 1869 Will	Testator, Samuel L. Brooke; devises his plantation, Cold Spring Manor, 334 acres, to son T. Blake Brooke.
FS#2:553 13 Dec 1864 Deed	William and Rachel Elliott to Samuel L. Brooke, 334 acres (at $70 per acre) of Cold Spring Manor.
PC #1:194 4 may 1842 Will	Testator, William Wells: to nephew, William Elliott "my home Plantation called Coolspring Manor containing 270 acres". (William Elliott is son of testator's sister, Sarah Wells Elliott). [cf. 1798 Federal Direct Tax for Patuxent Hundred; particular list of dwelling houses: William Wells, part of Cool Spring Manor, a frame dwelling house, 27' x 20', kitchen 20' x 16', meat house 12' x 10', corn house 18' x 14', all out of repair.]
JRM#2:104 8 Mar 1793 Deed	Elizabeth, George and John Calvert to William Wells, 200 acres of Cool Spring Manor.
T #1:258 18 Feb 1788 Will	Testator, Benedict Calvert, to son George, several parts of Cool Spring Manor and all parcels contiguous.


PG: 74B-16A
R-A
4962/164
3.00 A.
P.30
JOSEPH G. SMIROLDO
4581/353
5.95 A.
P.10
PIETRO SANTO
39.82 A.
P.33
O-S
M 77-P 72
M. 86 - P. 2
b
PG 74B-16
a
M. 78
P 10
118.33 A.
JOHN F.X. BEALL
926/016
228.12 A
P.2
108.00 A.
O-S
ANNA C. ROGERS, ET AL
5819/515
119.80 A
P.1
21.55 A


PG:74B-16A
N
LANDING RD
CLAGETT LANDING ROAD
102
EL 14829
103A
EL 13772
Barns
Tenant house
Elliott-Beall House
PG#74B-16b
Garage
Storage shed
Barn
William Wells House
PG#74B-16a

P.G. #74B-16a
William Wells House, Cool Spring Manor
Prince George's County, MD.
Susan G. Pearl
March 1985
Southwest 3/4 elevation
Neg: Md. Hist. Trust, Annapolis, MD.

P.G.#74B-16a

William Wells House, Cool Spring Manor
Prince George's County, MD
Susan G. Pearl
March 1985
Southeast 3/4 elevation
Neg: Md. Hist. Trust, Annapolis, MD

P.G.#74B-16a

William Wells House, Cool Spring Manor
Prince George's County, MD
Susan G. Pearl
March 1985
South elevation
Neg: Md. Hist. Trust, Annapolis, MD

P.G. #74B-16a

William Wells House, Cool Spring Manor
Prince George's County, Md.
Susan G. Pearl
March 1985
Detail, west elevation
Neg: Md. Hist. Trust, Annapolis, MD.

P.G.#74B-16a

William Wells House, Cool Spring Manor
Prince George's County, MD
Susan G. Pearl
March 1985
Detail floor
Neg: Md. Hist. Trust, Annapolis, MD

P.G. #74B-16a

William Wells House, Cool Spring Manor
Prince George's County, MD.
Susan G. Pearl
Detail, floor
Neg: Md. Hist. Trust, Annapolis, MD.

NAME (BEALL PROPERTY) PG.74B-16a

LOCATION OFF Rt. 301, CARTER HALL Rd., UPPER MARLBORO, Md.

FACADE SW

PHOTO TAKEN 10/3/74 M DWYER

NAME (BEALL PROPERTY)

LOCATION OFF Rt 301, CARTER HALL Rd., UPPER MARLBORO, Md.

FACADE S

PG:74B-16a

PHOTO TAKEN 10/3/74 M DWYER

PG:74B-16a

NAME (BEALL PROPERTY)

LOCATION OFF Rt. 301, CARTER HALL Rd, UPPER MARLBORO, Md.

FACADE NW

PHOTO TAKEN 10/3/74 M DWYER

NAME (BEALL PROPERTY) PG:74B-16a

LOCATION OFF Rt. 301, CARTER HALL Rd., UPPER MARLBORO, Md.

FACADE S ATTIC - CENTER PARTITION

PHOTO TAKEN 10/3/74 M DWYER

NAME (BEALL PROPERTY)

PG:74B-16a

LOCATION OFF Rt. 301, CARTER HALL Rd., UPPER MARLBORO, Md.

FACADE ATTIC – SOUTHEAST CORNER OF HOUSE

PHOTO TAKEN 10/3/74 M DWYER

NAME (BEALL PROPERTY) PG:74B-16a

LOCATION OFF Rt 301, CARTER HALL Rd UPPER MARLBORO, Md

FACADE DETAIL OF PORCH ROOF, SW CORNER

PHOTO TAKEN 10/3/74 MOWYER