CH-141 **circa 1890**
Joseph H. Penn House
La Plata vic.
Private

Located at the apex of a small rise on the south side of Bumpy Oak Road, the Joseph H. Penn House consists of a 2-story, single-pile frame I-house with an original rear "ell." The house is simple in form and sparingly adorned. Its facade is divided into three bays with a centered entry. Set on a brick pier foundation with concrete block fill, the house features an original pressed metal shingle roof and a centered decorative front gable.

The Joseph H. Penn House is a good example of a rural domestic farmstead of the latter half of the 19th century in Charles County. Its main dwelling house and complement of domestic and agricultural outbuildings remain relatively intact. Although clues point to the existence of a dwelling predating the current house on the site, little concrete evidence remains visible.

MARYLAND HISTORICAL TRUST Inventory No. CH-141
MD INVENTORY OF HISTORIC PROPERTIES

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1. Name of Property

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historic name Joseph H. Penn House
common/other name _____

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2. Location

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street & number 6905 Bumpy Oak Road not for publication _____
city or town La Plata vicinity X state Maryland code MD
county Charles code 017 zip code 20646

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3. State/Federal Agency Certification N/A

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4. National Park Service Certification N/A

==========

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5. Classification

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Ownership of Property (Check all that apply)

X private
____ public-local
____ public-State
____ public-Federal

Category of Property (Check only one box)

X building(s)
____ district
____ site
____ structure
____ object

Number of Resources within Property

Contributing	Noncontributing	
4	0	buildings
0	0	sites
0	0	structures
0	0	objects
4	0	Total

Is this property listed in the National Register?
Yes ____ Name of Listing _____
No X

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-141

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6. Function or Use

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Historic Functions (Enter categories from instructions)

Cat:	Sub:
DOMESTIC	Single dwellling
AGRICULTURE	Processing/Storage

Current Functions (Enter categories from instructions)

Cat:	Sub:
DOMESTIC	Single dwelling

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7. Description

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Architectural Classification (Enter categories from instructions)

Vernacular Victorian I-house

Materials (Enter categories from instructions)

foundation pier: brick infilled with concrete block
roof cross gable: pressed metal sheets
walls frame: aluminum siding
other original siding: wood German siding

Narrative Description (Describe the historic and current condition of the property.)

See Continuation Sheet No. 7-1

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8. Statement of Significance

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Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

____ A Property is associated with events that have made a significant contribution to the broad patterns of our history.

____ B Property is associated with the lives of persons significant in our past.

_X_ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

____ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

____ A owned by a religious institution or used for religious purposes.

____ B removed from its original location.

____ C a birthplace or a grave.

____ D a cemetery.

____ E a reconstructed building, object, or structure.

____ F a commemorative property.

____ G less than 50 years of age or achieved significance within the past 50 years.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-141

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Areas of Significance (Enter categories from instructions)

ARCHITECTURE
AGRICULTURE

Period of Significance circa 1890

Significant Dates circa 1890

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation Undefined

Architect/Builder Unknown

Narrative Statement of Significance (Explain the significance of the property.)

See Continuation Sheet No. 8-1

CH-141

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9. Major Bibliographical References

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(Cite the books, articles, legal records, and other sources used in preparing this form.)

Brown, Jack D., et al. *Charles County, Maryland, A History*. Charles County Bicentennial Committee, 1976.

Charles County Land Records, Charles County Courthouse, La Plata, Maryland.

Klapthor, Margaret Brown. *The History of Charles County, Maryland*. La Plata, MD: Charles County Tercentenary, Inc., 1958.

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10. Geographical Data

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Acreage of Property 118 acres

Verbal Boundary Description (Describe the boundaries of the property.)

The property at 6905 Bumpy Oak Road is designated as Parcel 34 on Map 21, Grid 24 on the Charles County Property Map.

Boundary Justification (Explain why the boundaries were selected.)

The Joseph H. Penn House has been associated with Parcel 34, Map 21 since its construction circa 1890.

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11. Form Prepared By

==========

name/title Kathryn Gettings Smith, Architectural Historian
organization Charles County Planning Dept. date Dec. 2, 1998
street & number P.O. Box B telephone 301-645-0689
city or town La Plata state MD zip code 20646

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12. Property Owner

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name Robert A. & Lorraine Adams
street & number 6905 Bumpy Oak Road telephone 301-934-8276
city or town La Plata state MD zip code 20646

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Located at the apex of a small rise on the south side of Bumpy Oak Road, the Joseph H. Penn House consists of a 2-story, single-pile frame I-house with an original rear "ell." The house is simple in form and sparingly adorned. Its facade is divided into three bays, with a centered entry. Set on a brick pier foundation with concrete block fill, the house features an original pressed metal shingle roof and a centered decorative front gable.

The property consists of 118 acres of rolling fields and woodland. A long asphalt driveway lined with mature evergreen trees approaches the house from Bumpy Oak Road to the north. The areas adjacent to the house are landscaped with small and large bushes and a paved parking area. The land slopes away from the house gradually in all directions.

The original portion of the house consists of a 2-story frame I-house with an original 2-story rear "ell." The house has been reclad in aluminum siding and two 1-story frame additions made to it. One addition, extending around the south and east sides of the original dwelling, is of frame construction and clad in aluminum siding. Its partially hipped sloping roof is covered in asphalt shingles and its window openings contain 1/1 double-hung metal sash. The second addition extends across the west elevation and takes the form of an enclosed porch. Covered in a half- hipped asphalt shingle roof, the addition sits on a concrete block foundation and features a continuous row of 1/1 metal sash windows extending around its three sides.

Although the majority of the house stands on a pier foundation, a small portion in the west side of the I-house is underpinned by a root cellar constructed of six-course American bond brick. The basement is accessed through an outside bulkhead entry and lit by two small window/vent openings in the north wall of the foundation. A continuous hewn sill extends around the perimeter of this cellar, and supports half-round unhewn log joists running perpendicular to the length of the house.

Two original and one additional chimney heats the interior. The two original interior flues are located along the ridge line, one in the rear "ell' and one on the I-house section. Both have original corbeled caps. An exterior brick chimney was added on the rear frame addition.

The facade is organized into three bays on the first and second stories. The first story features a centered main entrance

containing a single-leaf paneled replacement door topped by a 2-light wood transom. The entry is flanked on either side by original windows containing 6/6 double-hung wood sash. The three second story bays are vertically aligned with those below and contain the same sash. A centered shallow-pitched decorative gable completes the composition.

The west elevation contains of the 1-story enclosed porch addition on the first story and two original windows on the second. The rear of the building contains two vertically aligned original windows on the gable end of the rear "ell," and two original second-story windows on the rear face of the I-house. The rear wall of the addition contains a single-leaf door and two sets of paired 1/1 metal sash windows flanking the exterior brick chimney. Finally, the east wall of the original house displays a single original window set in the second story gable end of the I-house, and another original window on the second story of the "ell's" east wall. The wrap-around addition is pierced by three sets of paired 1/1 metal sash windows on its east wall.

Other alterations include the addition of metal awnings over the windows on the south, east, and west sides.

OUTBUILDINGS:

TOBACCO BARN:

A large tobacco barn stands several hundred feet south of the dwelling. Set on brick piers infilled with concrete and rubble, the barn appears to date to the first half of the 20th century. The building is of frame construction and is covered by a sheet metal-clad gable roof. The siding consists of vertical boards. The major framing members are circular sawn and joined with mortises and tenons. Otherwise, wire nails are used throughout.

MEATHOUSE:

The meathouse sits at an angle just southwest of the tobacco barn and consists of a side gable frame building with horizontal lapped siding attached to vertical nailers. The foundation is not visible from the exterior, but their appears to be a hewn sill, now sitting nearly directly on the ground. The roof is covered with standing seam metal sheets and the eaves are open. Moved from a location near the west side of the house, the meathouse likely dates to the

last quarter of the 19th century.

CORN CRIB/SHED:

Like the tobacco barn, the corn crib sits on brick piers and is covered by a metal-clad gable roof. The crib stands just west of the barn, and contains, in addition to the corn crib, a small shed addition on its west side. The crib is clad with vertical wood slats from the sill to the plate and by horizontal lapped siding in the gable ends. Wire nails were used in its construction. Judging from its form and construction, the crib likely dates to the last quarter of the 19th century.

The Joseph H. Penn House is a good example of a rural domestic farmstead of the latter half of the 19th century in Charles County. Its main dwelling house and complement of domestic and agricultural outbuildings remain relatively intact. Although clues point to the existence of a dwelling predating the current house on the site, little concrete evidence remains.

The frame dwelling house exhibits the typical I-house form with modest proportions and adornment. The slight assymmetry of the building's facade is the only outward clue of the sites evolution. The surrounding outbuildings indicate that the site was occupied by a small farm whose occupants likely made a livelihood off tobacco and foodstuff production.

The present owner, Robert A. Adams, indicated that a story-and-a-half frame wing once stood adjacent to the west end of the house attached via a small hyphen. During his lifetime, the first floor of this wing was used as a kitchen, while the upstairs was unused. This, in addition to the existence of the root cellar with its continuous hewn sill set atop a brick foundation, may indicate the existence of a previous dwelling predating the present house. This may also explain the slight asymmetry of the facade.

Documentary records also support the presence of a prior dwelling. In 1872, John A. and Anna Price sold the 158 acres, on a portion of which the present house now stands, to William Youngman of Baltimore County, Maryland for $2500. Youngman sold the same parcel to Joseph H. Penn for $1000 in 1888. Again the property was sold in 1917 for the sum of $4500. It is apparent from these transactions that the property was already relatively valuable in 1872, and likely contained built improvements. By 1888, those improvements had lost some of their value, and thus, the property brought a lower sale price. Sixteen years later, the property had nearly doubled its value. It is likely, then, that the present house, erected between 1888 and 1917, accounts for the large increase in value between those years.

After Joseph H. Penn, Sr.'s death, his heirs sold the property to Mary Roberta Dutton who held the property until 1923 when she and her husband transferred it to Elizabeth A. Sanders. Sanders passed it along to Dyson and Robert Welch in 1930. In an equity suit involving Robert A. Welch and the Matthews-Howard Company, Inc., a general merchandise and real estate company chartered in 1920, the court ordered that Welch's 158-acre parcel be sold at public auction. The Matthews-Howard Company was the highest bidder and

acquired the land by deed executed in March 1937. Shortly thereafter, the company went bankrupt, and was forced to sell the parcel at public sale to Carl Gardiner in 1938. Finally, in 1943, Dyson Welch regained ownership of the property, retaining it for another 14 years, at which time he sold 118 acres of it for $700 to the present owner.

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HISTORIC CONTEXT:

Geographic Organization: Western Shore

Chronological/Development Period (s):

Industrial/Urban Dominance, 1870-1930

Prehistoric/Historic Period Theme (s):

ARCHITECTURE
AGRICULTURE

RESOURCE TYPE(S)

Category: Building

Historic Environment: Rural

Historic Function (s): DOMESTIC/Single dwelling
AGRICULTURE/Processing

Known Design Source: Unknown

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Chain of Title:

April 12, 1871:	Ann T. Beall, Benjamin F. Beall, J. Allen Beall (heirs of Samuel H. Beall) to Anna H. Price
October 21, 1872:	John A. & Anna Price to William Youngman of Baltimore County, MD $2500 158 acres, 1 rood Charles County Land Records Liber GAH 3 Folio 613
November 6, 1888:	William & Mary A. Youngman to Joseph H. Penn $1000 158 acreas, 1 rood Charles County Land Records Liber JST 2 Folio 11
October 16, 1917:	Heirs of Mary F. Penn (wife of Joseph H. Penn, Sr.): Joseph H. Penn, Jr., Estelle P. & John W. Millar, Henry A. & Minnie Penn, Alice & Gilbert Peck of Connecticutt, Frank R. & Susan Penn to Mary Roberta Dutton $4500 158 acres, 1 rood Charles County Land Records Liber FBM 32 Folio 301
July 10, 1923:	Mary Roberta & Notley T. Dutton to Elizabeth A. Sanders $4500 158 acres, 1 rood Charles County Land Records Liber WMA 40 Folio 559
May 19, 1930:	Elizabeth A. Sanders to Dyson Welch & Robert Welch $10 158 acres, 1 rood Charles County Land Records Liber WMA 52 Folio 11

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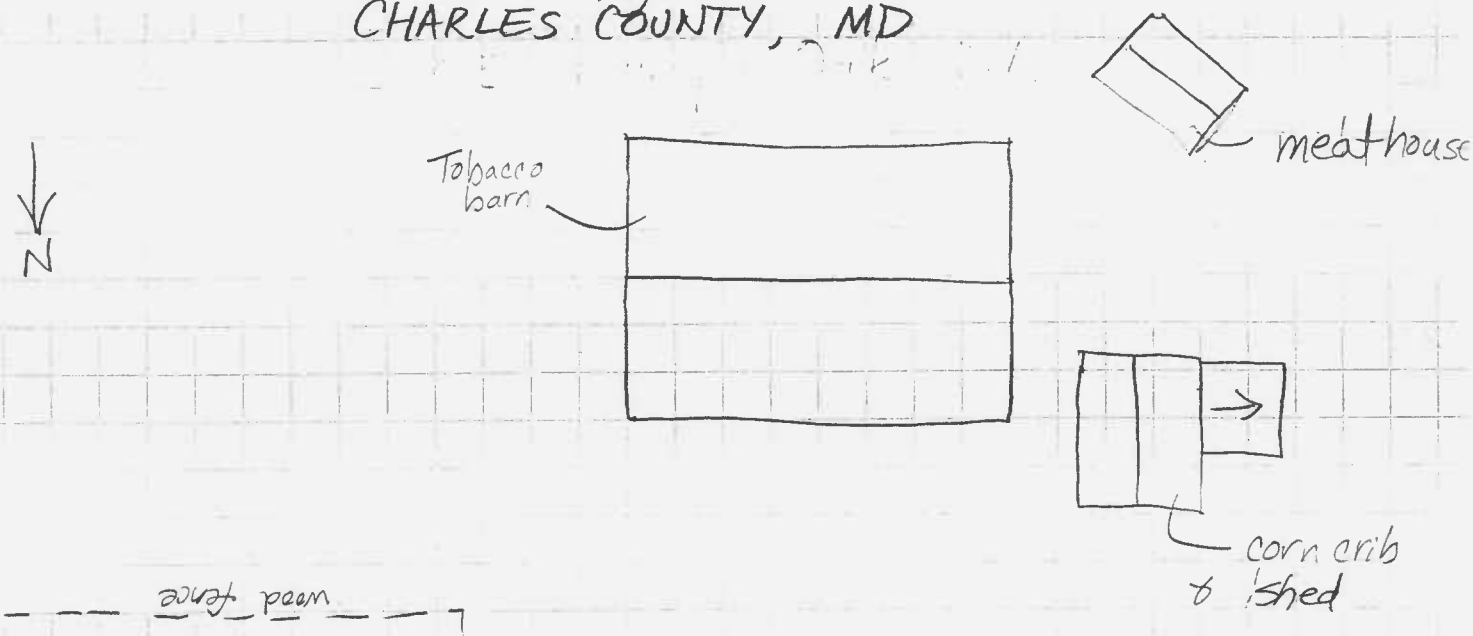
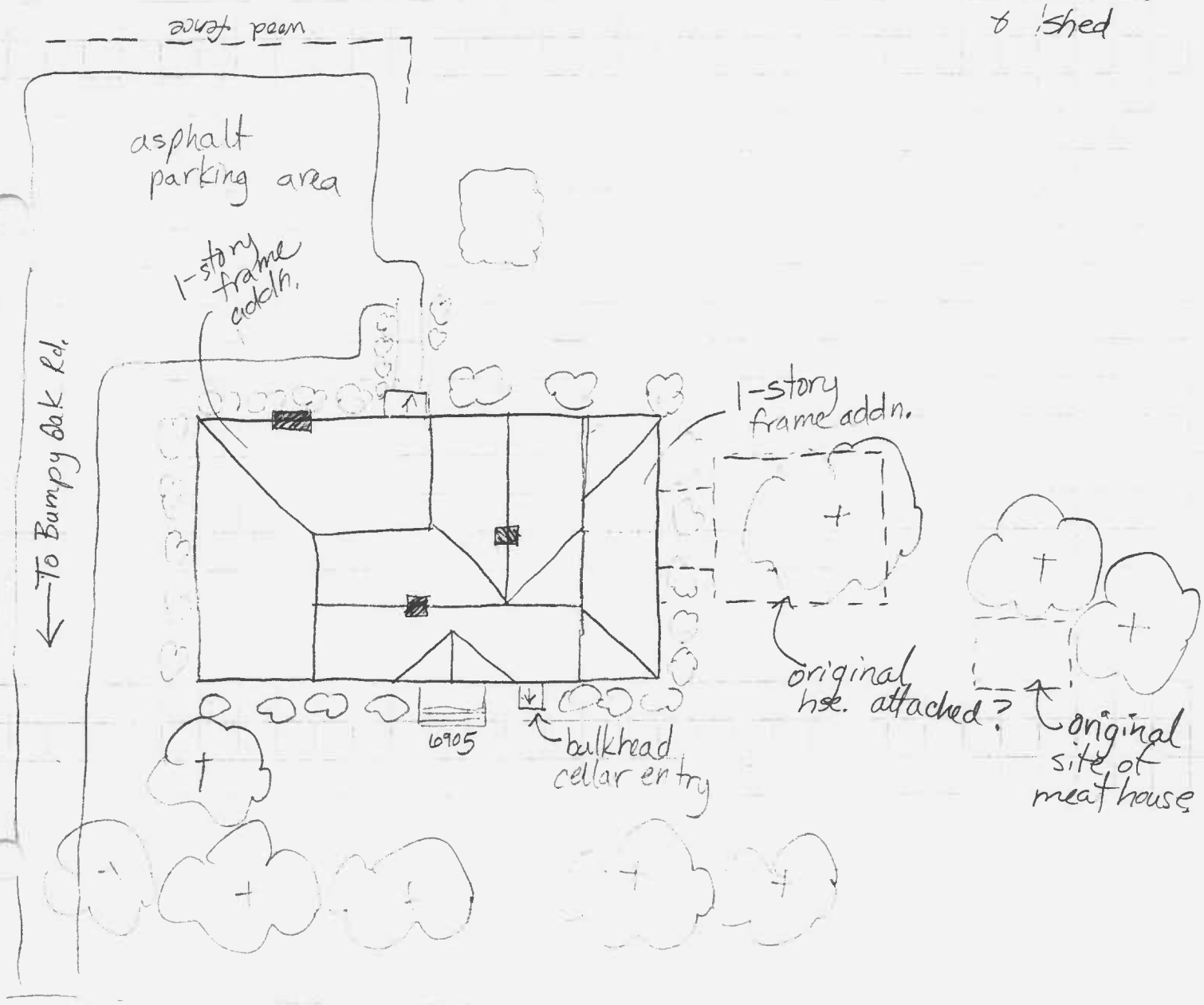
March 3, 1937:	Russell T. Howard, Sheriff to The Matthews-Howard Company, Inc. $100 158 acres, 1 rood Public sale as result of case of The Matthews-Howard Company vs. Robert A. Welch Charles County Land Records Liber WMA 64 Folio 611
June 24, 1938:	Edward J. Brannan, Trustee to A. Carl Gardiner $100 158 acres, 1 rood Public sale as result of case no. 8768, conveys title of Robert A. Welch Charles County Land Records Liber WMA 68 Folio 637
August 21, 1943:	W. Carl Gardiner to Dyson Welch $10 158 acres, 1 rood Charles County Land Records Liber TBM 79 Folio 32
December 20,1957:	Dyson Welch, widower to Robert A. Adams $700 118 acres Charles County Land Records Liber 133 Folio 443
October 26, 1979:	Robert A. Adams to Robert A. & Lorraine A. Adams $10 118 acres Charles County Land Records Liber 683 Folio 10

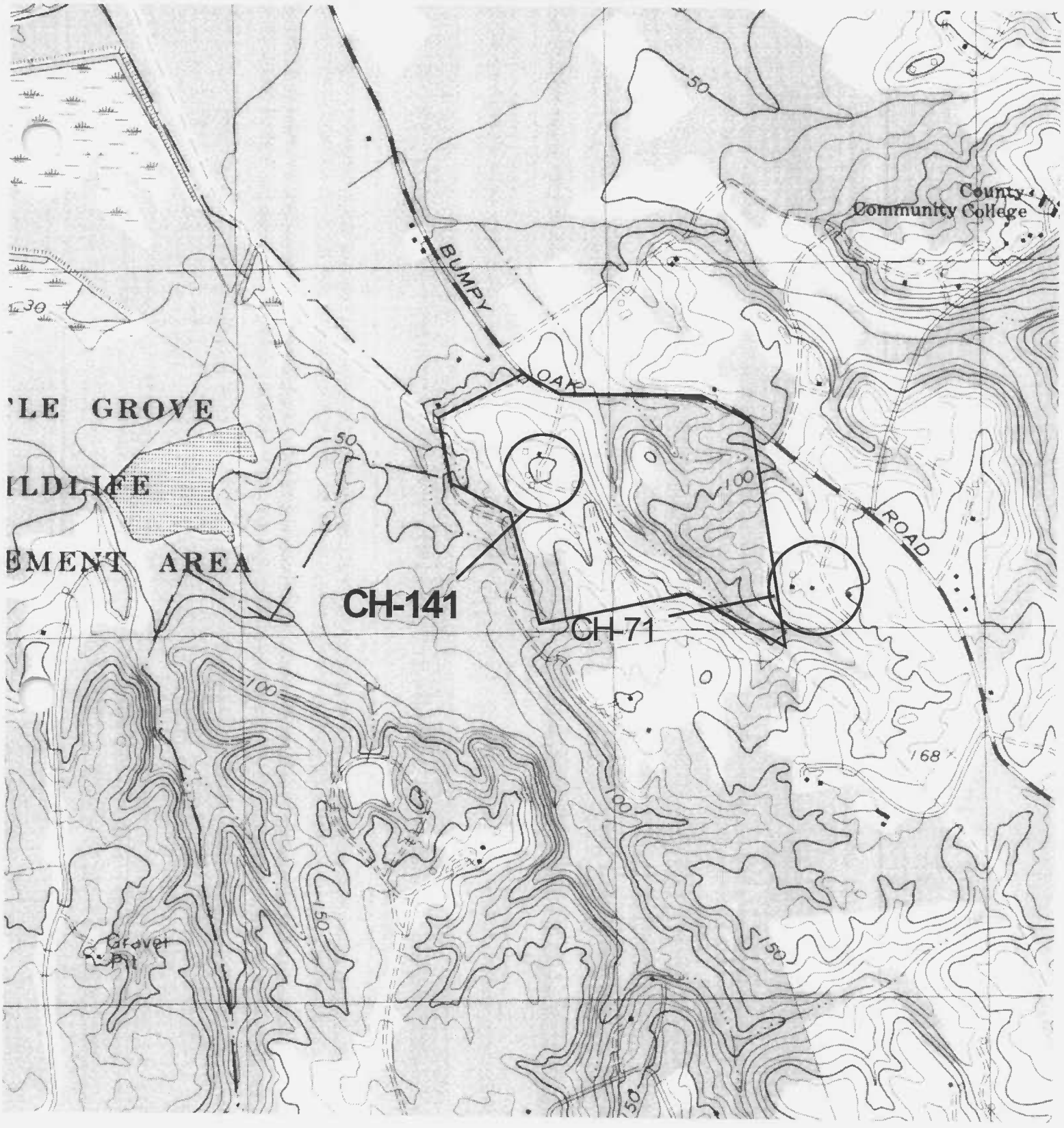
RESOURCE SKETCH MAP
10/98

JOSEPH H. PENN HOUSE
6905 Bumpy Oak Rd.
CHARLES COUNTY, MD

CH-141







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Joseph H. Penn House
Charles county, MD

CH-141

PORT TOBACCO QUAD
(1966) 1978

CH-141
JOSEPH H. PENN HOUSE
CHARLES COUNTY, MD
K.G. SMITH
10/98
MARYLAND SHPO
FACADE, LOOKING SOUTH
1 OF 7

CH-141
JOSEPH H. PENN HOUSE
CHARLES COUNTY, MD
K.G. SMITH
10/98
MARYLAND SHPO
WEST ELEVATION
2 OF 7

CH-141
JOSEPH H. PENN HOUSE
CHARLES COUNTY, MD
K.G. SMITH
10/98
MARYLAND SHPO
SOUTH ELEVATION
3 OF 7

CH-141
JOSEPH H. PENNHOUSE
CHARLES COUNTY, MD
K.G. SMITH
10/98
MARYLAND SHPO
EAST ELEVATION
4 OF 7

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JOSEPH H. PENN HOUSE
CHARLES COUNTY, MD
K.G. SMITH
10/98
MARYLAND SHPO
TOBACCO BARN - LOOKING NW
5 OF 7

CH-141
JOSEPH H. PENN HOUSE
CHARLES COUNTY, MD
K.G. SMITH
10/98
MARYLAND SHPO
SMOKEHOUSE - LOOKING WEST
6 OF 7

CH-141
JOSEPH H. PENN HOUSE
CHARLES COUNTY, MD
K.G. SMITH
10/98
MARYLAND SHPO
CORN CRIB & SHED
7 OF 7