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 INVENTORY OF HISTORIC PROPERTIES

Survey No. SM-529

Magi No.

DOE __yes __no

Maryland Historical Trust State Historic Sites Inventory Form

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street & number Peregrine Way, 1 mile N on Sotterley Gate Road from Route 235 ___ not for publication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 x vicinity of congressional district 6

state Maryland county St. Mary's County

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
	x not applicable	___ no	___ military	___ 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
___ excellent	___ deteriorated	___ unaltered	_x_ original site
_x_ 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.

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

Survey No. SM-529

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
___ 1700–1799	___ art	___ engineering	___ music	___ theater
_X_ 1800–1899	___ commerce	___ exploration/settlement	___ philosophy	___ transportation
___ 1900–	___ communications	___ industry	___ politics/government	___ other (specify)
		___ invention		

Specific dates **Builder/Architect**

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

Level of Significance: __national __state _x_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 Tippett'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

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

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
state	code	county	code

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
DHCP/SHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
514-7600

PS-2746

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 complaintants 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. Maddox 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, folios 299 to 301, the undersigned will offer at Public Sale on the premises at 12 o'clock, 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. Billingley's farm, and is improved by a comfortable DWELLING and OUT HOUSES.—Terms cash.

JOHN W. MITCHELL.

Oct. [illegible] 1866—[illegible]

The sale of the above land is postponed to

THURSDAY, the 22nd of November,

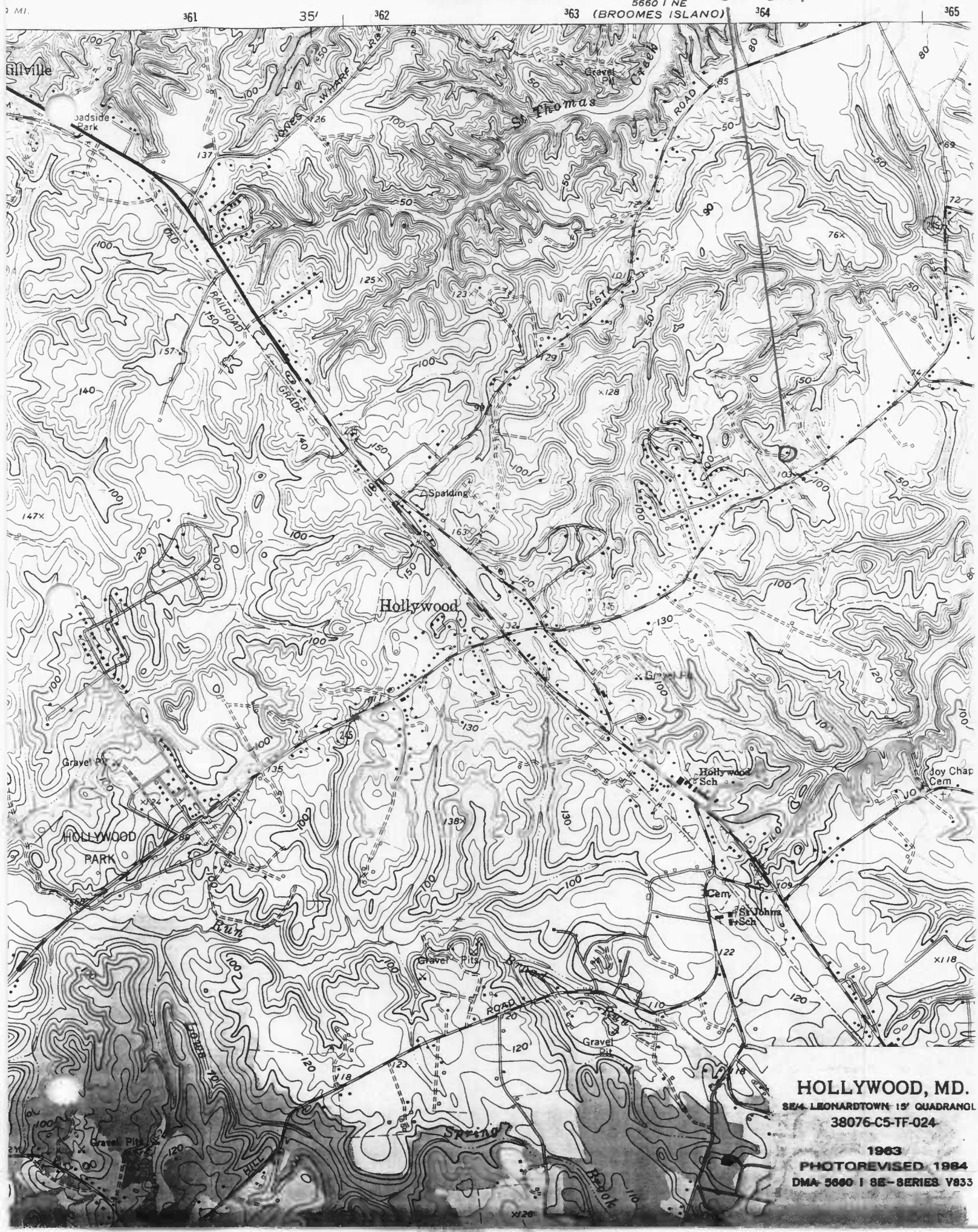
and will take place in the afternoon at Leonardtown.

JOHN W. MITCHELL.

Nov. 8, 1866—ts.

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/4 LEONARDTOWN 15' QUADRANGLE
38076-C5-TF-024

1963
PHOTOREVISED 1984
DMA 5660 I SE-SERIES V833

SM-529

Charles Martin House

St Mary's County, Md

[illegible]

Sept. 19[illegible]

Md SHP

S+M [illegible]

15

[illegible] 529

Charles Martin House

Saint Mary's County, Md

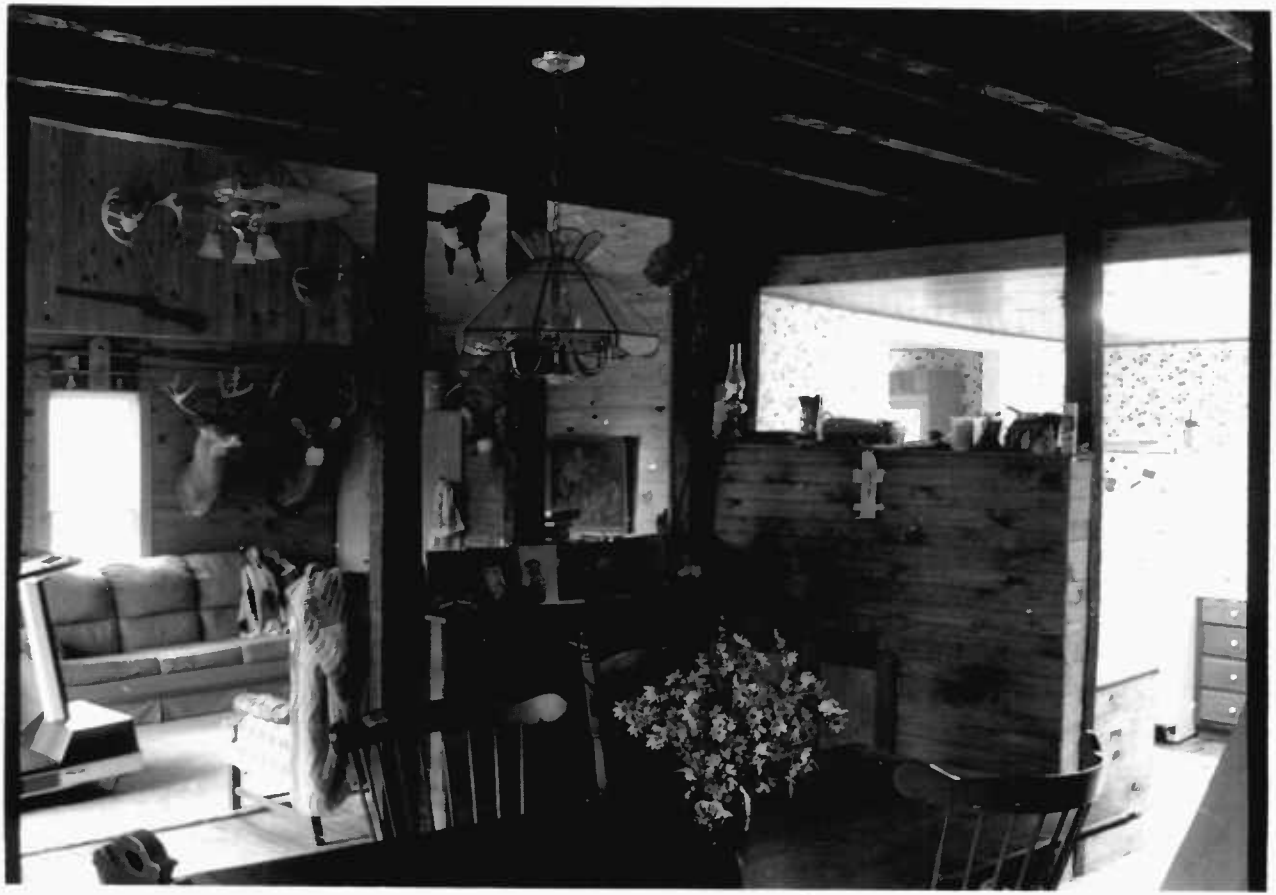
Rick Ramsette

[illegible]

Md [illegible]

[illegible]

[illegible]



SM-529

Charles Martin house

St. Mary's County, Md.

Kirk Ranzetta

[illegible]

Md SHPO

[illegible] NF room [illegible]

4/5

SM-529

Charles Carter House

St. Mary's County, Md.

Kirk Ramsette

Sept., 1996

Md SHPO

Interior Detail NT [illegible] block

5/5