

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
OCT 13 1976
RECEIVED
DATE ENTERED DEC 12 1976

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

AND/OR COMMON

* * ROSE HILL

2 LOCATION

STREET & NUMBER

Chestertown

West side Maryland Route 213, 2 miles north of

__NOT FOR PUBLICATION

CITY, TOWN

CONGRESSIONAL DISTRICT

Chestertown

VICINITY OF

First

STATE

CODE

COUNTY

CODE

Maryland

24

Kent

029

3 CLASSIFICATION

CATEGORY

OWNERSHIP

STATUS

PRESENT USE

__DISTRICT

__PUBLIC

__OCCUPIED

__AGRICULTURE

__MUSEUM

BUILDING(S)

PRIVATE

__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

__NO

__MILITARY

OTHER: Vacant

4 OWNER OF PROPERTY

NAME

Mr. and Mrs. Edwin R. Fry

STREET & NUMBER

Fair Hill Farm

CITY, TOWN

STATE

Chestertown

VICINITY OF

Maryland

21620

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE.

REGISTRY OF DEEDS, ETC.

Kent County Courthouse

STREET & NUMBER

CITY, TOWN

STATE

Chestertown

Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

__FEDERAL __STATE __COUNTY __LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Located on the west side of Md. Rt. 213, two miles north of Chestertown, Rose Hill is a 40' square, two-story, brick structure built during the latter half of the 18th century. Its principal facade is the south gable, in the manner of Wye House, Talbot County, and Whitby Hall, formerly near Philadelphia. The entrance is located in the center of five bays and possesses an architrave with carved brackets supporting a pediment. A six-panel door is set within paneled jambs, and, like Brice House, Annapolis, the lower panels of the jambs and door are flush with the stiles and rails. Below the chamfered water table the brick is laid in English bond. Two cellar windows have three-center arches and the original frames which had two horizontal bars. Above the water table Flemish bond was used, though with little regard to the usual finish around windows. (In some places closers are adjacent to the window frames.) Between the first and second story windows are two three-brick belt courses on the south and east sides. Due to the proximity of the lower belt course there are no decorative arches above the first story windows of the south and east facades. Sash remaining indicate the use of 16/12 pane sash on the first story and 12/12 sash on the second story.

Above the second story windows is a restored pent eave with plaster cove cornice. Above the pent eave, the brickwork is common bond and there is a single six-pane casement window lighting the attic.

As of this writing, the second story window frames have been replaced with copies of the original, which were badly deteriorated. In the immediate future the first story window frames will be replaced for the same reason.

All header bond was used on the east facade above the water table. The facade is divided into four bays with a door being on the northernmost bay. The latter has a new six-panel door and frame, but retains the original eight-pane transom. Like the south facade, the cellar windows are located on the two inner bays.

Due to recent structural problems in the north wall, the majority of the wall had to be reconstructed. The north wall originally had three bays on both storys. The east door, which had been blocked, is now open and will supply access to a proposed wing. The window above the door has remained blocked. In the center bay is a door with a six-pane window beside and a three-center arch above. The original frame has been restored. In place of the west door a window opening has been restored as have the windows above. The attic window has been enlarged from a six-pane casement to a 6/6 double hung window.

Neither the north nor the west sides have a water table or belt course. On the west side, the northernmost bay on both storys has been blocked in for many years. Segmental arches are used above the west windows, but both segmental and three-centered arches are located above the two cellar windows, one of which has been blocked. This wall has a very severe bulge,

(see continuation sheet #1)

8 SIGNIFICANCE

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 checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input 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 type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Rose Hill is unusual among the 18th century brick houses of Kent County. Its size is large for the period of its construction, the third quarter of the 18th century, indicating a builder of means. The use of a gable end as an entrance facade is unique in the county in this period. The form was also used in Wye House, Talbot County (1784), seat of the Lloyd family, prestigious in 18th and 19th century Maryland.

Other unusual features of the building are its brickwork and the development of its floor plan. The walls are laid up in three different bonds, Flemish on the south, all-header on the east, and English on the north and west. Rather than the usual end chimneys of this area and time period, the chimney stacks are in the center of the house on either side of the rear stair hall. The floor plan began in the third quarter of the 18th century with one large room across the front and two smaller ones separated by a stair hall in the rear. A room of such proportions as the front one at Rose Hill was usually found only in taverns at this time. In the fourth quarter of the 18th century this room was apparently divided into two smaller rooms, giving the house a "four-square" plan seldom found in rural dwellings in Kent.

Most of the woodwork remaining in Rose Hill dates from the 18th century. Despite the uniqueness of the building itself, the woodwork dating from the second (circa 1790s) phase of interior work is a representative example of the craftsmanship of that period.

The land history of Rose Hill is confusing as the house stands on land that is composed of a number of different tracts, making it all but impossible to determine which particular tract the house was built on and thus which owner was the builder. In 1849 Samuel and Christina Ringgold sold the "farm or plantation known as the 'Mansion farm' of said Samuel Ringgold and consisting of sundry tracts" to Frances Biddle. The transaction consisted of 800 acres sold for \$12,000 (Kent County Deed ING 12/119). This deed included land acquired by the Ringgolds from five sources: Benjamin Chew and wife in 1808 (Deed BC 5/269); Daniel Lamb in 1816 (BC 8/551); the estate of Unit Angier in 1833 (ING 3/184); the estate of Joseph Woodall (date and deed reference not known); and John B. Eccleston and George T. Hollyday in 1849 (ING 12/118). Unfortunately, it is not stated on which tract the "mansion" stands; however, the following chain of title is a very probable one.

(see continuation sheet #4)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Hanson, George A. Old Kent:: The Eastern Shore of Maryland.
 Baltimore: Regional Publishing Co., 1967. Reprint of
 1876 ed.
 Land and Probate Records of Kent County, Hall of Records, Annapolis.
 Tax Assessment of 1783, 3rd District, Kent County, Hall of Records.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 9 acres.

UTM REFERENCES

A	1, 8	4, 0, 8	2, 4, 0	4, 3	4, 4	6, 5, 0	B						
	ZONE	EASTING		NORTHING				ZONE	EASTING	NORTHING			
C							D						

VERBAL BOUNDARY DESCRIPTION

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 Michael Bourne, Architectural Consultant
Pamela James, Assistant Historian

ORGANIZATION Maryland Historical Trust DATE _____

STREET & NUMBER 21 State Circle TELEPHONE (301) 267-1438

CITY OR TOWN Annapolis STATE Maryland 21401

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL _____ STATE X LOCAL _____

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE John N Pearce DATE 9/19/76

TITLE State Historic Preservation Officer

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

ACTIVE DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST Charles...
 KEEPER OF THE NATIONAL REGISTER

DATE 12/12/96
 DATE 11-26-76

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CONTINUATION SHEET Rose Hill
 Kent County,
 Maryland ITEM NUMBER 7 PAGE 1

DESCRIPTION

from the ground to the cornice. Large square chimneys rise from the center of the east and west sides of the "A" roof.

When the restoration in 1974 began, the floor plan consisted of a center corridor and two rooms on each side, with the stair rising from the northern half of the corridor. The partition dividing the corridor from the southwest room was installed during the latter half of the 19th century, as it bore trim and door of that period and lacked the cornice, and chairrail of the other portion of the room. On further investigation it was found that the other parallel partition was installed after the original finish. The features which were found were: slightly lighter trim for the door and panel moldings and the continuation of the baseboard, chairrail and cornice beneath this partition, all of which bore paint of the earliest period. The crossette of the main entrance had also been obscured by the introduction of this later partition.

Thus, the original south half of the house was one large room measuring about 20 x 37 feet with two fireplaces bearing identical mantels and lighted by eight large windows (see floor plan). Both the cornice and the mantels have fretwork, the former with a clumsy Gothic pattern and the latter with a more refined Chinese motif. All eight windows have raised panel jambs and window seats and crossetted trim. Originally there were only two doors to the room, the main entrance and a door opposite to the central stair passage on the north half of the house. Subsequently doors were added to both north rooms, but the west door has been eliminated during the present restoration.

When the plaster was removed from the face of the fireplaces and the ceiling, it was found that there was considerable soot on both the chimney breast and joists and that the cheeks of the fireplaces had been worn round and smooth by some activity which may have been the preparation of food. Furthermore, the fireplaces originally had three-centered arches which were converted to jack arches before the installation of the mantels, plaster and woodwork. The west fireplace was found to have had a diagonal chimney, but due to a desire for symmetry in the completion of the room, the brickwork was carried straight to the ceiling adjoining the diagonal side, thus matching the east fireplace.

It was also found that the original entrance opening on the south was carried to the height of the windows, like the door on the east facade, but this had been filled in at the same time.

(see continuation sheet #2)

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Rose Hill
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Maryland

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

DESCRIPTION

Both the fireplaces in the north half of the house had three-centered arches, but that in the northwest room was made smaller and converted to a jack arch prior to the installation of the paneling. Similar alterations are evident on the second floor.

The fireplace wall of the northwest room is paneled, as mentioned above. To the west of the fireplace was the passage to the south room. It was found, however, that this area was originally a cabinet with four small, raised-panel doors, which had been removed and re-installed on either side of the passage creating two very small closets. Horizontal board wainscot is located only on the interior wall adjoining the stair. The one original window retains its window seat, but unlike the south room, it is not paneled.

Both north rooms have five-piece box cornices on all four walls and bolection chairrail. The composition of the overmantel raised paneling consists of one huge panel with three smaller ones below. Close to the bottom of the lower panels, a mantel shelf has been nailed, apparently after another shelf and trim had been removed.

As in the northwest room, the northeast room has a passage to the south half of the house, but the passage has been completely paneled and the spaces behind are not accessible. This room is about three feet wider than its counterpart due to the stair being located on the west side of the stair hall.

The stair ascends in two major flights, but there is a platform with step at both the base of the stair and at the landing. It has turned newel posts and rectangular balusters and handrail, all of which are very bold. Beneath the stair landing is the central exterior door with adjacent six-pane window and the door to the northwest room.

On the second story, the north half of the structure is divided into a vestibule or hall with four doors opening from it; two doors lead into chambers, a third to the south corridor, and a fourth to the attic ladder. From the south corridor, a door leads into the southeast chamber, and on the opposite side there is a single room, which was divided into two rooms when plumbing was installed.

(see continuation sheet #3)

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Rose Hill,
Kent County,

CONTINUATION SHEET Maryland

ITEM NUMBER 7

PAGE 3

DESCRIPTION

All of the trim of the second story rooms is original except the window trim of the northeast chamber and the closet in the southeast chamber. It is very plain and most of the door and window trim consists only of the backband molding. The southeast chamber windows have reeded trim with gouge-work corner blocks and recessed-panel shutters. This appears to date from the first quarter of the 19th century, as does the closet mentioned above.

The attic is unfinished and was lighted only by one small window on each gable. A common rafter roof system, joined at the apex with mortise, tenon and peg and having tie beams with half-dove-tail nailed joints, has been further stabilized with a knee wall composed of a girder running north-south with joists running to the false plate.

A common flooring system is used throughout the house with the exception of one header above the south room first floor. Two theories have been proposed for this, one that it was intended for a stair, the other that it was installed due to structural failure in the west wall. Either theory is possible.

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CONTINUATION SHEET ITEM NUMBER 8 PAGE 4

SIGNIFICANCE

In 1752 James Calder, a lawyer from Chestertown, left a will giving his son Alexander several tracts of land in Kent County which he had purchased from Arthur Foreman of Kent, a planter (Will 3/318). These tracts were 180 acres of Dallington (Deed JS 23/214) and 100 acres of Swerstein (Deed JS 16/429) and 1 1/2 lots in Chestertown. Alexander Calder, Gentleman, sold the land devised to him by his father "by whatsoever names the same may be called and whatsoever Quantity or number of acres the same doth contain" in 1778 to Anthony Banning, merchant of Kent, for £3,600. Five years later on the 1783 Tax Assessment for the third district of Kent County, the following listing is found under the name of Anthony Banning:

- part Dallington, 181 1/4 acres, £362
- part Swersten, 40 1/4 acres, £80
- part Triangle, 109 acres, £95
- One Large Brick Dwelling House & small Kitchen two out Houses & small log House Near Chester Town
- [Tax Assessment of 1783, Chester & Worton Hundreds (District 3), Account of Land, page one]

This brick house is probably Rose Hill as it is listed near Chestertown on parts of tracts later included in property known to contain the house. Banning died in 1787, leaving all of his estate, both real and personal, to his only surviving child Catherine. In his will he made provisions for her to receive a good education, a request usually restricted to sons. His mercantile activities are reflected in the will also in his direction to sell his half share in a vessel and cargo he shared interest in with "Messrs. George Mead & Co." His will also illuminates Banning's attitude toward his slaves:

My desire is that my lands and Such of my Negroes as do not chose [sic] to be sold, may for the benefit of my Daughter be rented out, obliging the Tenant to make every necessary repair and improvement and to oblige them to use the negroes with humanity and keep them well cloathed [sic] - Oxford and Cato to be hired to none others but such persons as they chose to live with from year to year. (Will 7/198)

As Rose Hill, from the architectural evidence, was constructed in the third quarter of the 18th century, it was built by either Alexander Calder or Anthony Banning. As there is no mention of a dwelling in

see continuation sheet #5

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CONTINUATION SHEET ITEM NUMBER 8 PAGE 5

SIGNIFICANCE

the deeds involving the Calders, Banning is a more likely candidate. Also the size and detailing of Rose Hill indicate a wealthy owner and Banning's mercantile business assured him of this wealth.

Catherine Banning married Benjamin Chew, Jr. some time after her father's death. Whether or not they ever lived at Rose Hill is not known. In 1808 the Chews sold parts of several tracts, Dallington, Viaven, Swistern, Skirvins Neglect, Comegys Farm Addition (402 1/4 acres) and part of Triangle contiguous to them (106 3/4 acres) to Samuel Ringgold. Thereafter this land is called Ringgold farm in the deeds until Robert Cochran's will of 1902 where it is called Rose Hill for the first time in the official records.

The house is being restored by its present owners.