CH-609

Howell's Run

Architectural Survey File

This is the architectural survey file for this MIHP record. The survey file is organized reverse-chronological (that is, with the latest material on top). It contains all MIHP inventory forms, National Register nomination forms, determinations of eligibility (DOE) forms, and accompanying documentation such as photographs and maps.

Users should be aware that additional undigitized material about this property may be found in on-site architectural reports, copies of HABS/HAER or other documentation, drawings, and the “vertical files” at the MHT Library in Crownsville. The vertical files may include newspaper clippings, field notes, draft versions of forms and architectural reports, photographs, maps, and drawings. Researchers who need a thorough understanding of this property should plan to visit the MHT Library as part of their research project; look at the MHT web site (mht.maryland.gov) for details about how to make an appointment.

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Last Updated: 11-21-2003

Howell's Run **Circa 1900**
CH-609
Dentsville vic.
Private

Howell's Run is a good example of a typical late-Victorian farmhouse and outbuildings which were a common part of the rural Charles County landscape. The farmstead, located on the west side of Route 5 just north of Route 488, includes a circa 1900 two story, double-pile, center passage dwelling that is three bays in length. The house is situated on the top of a small rise surrounded by several mature trees. Dominant characteristics include a center gable at the facade adorned with a square casement window, and a one story full length porch with turned wooden posts and scrollsawn brackets. To the rear of the dwelling are three circa 1930 barns and a heated frame workshop. Non-contributing resources include one frame and two concrete block sheds.

The house was originally part of a 250-acre tract known as Howell's Run, and is associated with the Posey, Bean and Ryon families of Charles County. Together with the three early twentieth century tobacco barns and a heated workshop, Howell's Run is a good sampling of common building forms found on a Charles County farmstead during the early twentieth century.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. CH-609

1. Name of Property (indicate preferred name)

historic	Howell's Run (preferred)
other	Dwelling, 12870 Windy Knolls

2. Location

street and number	12870 Windy Knolls Place	___ not for publication
city, town	Waldorf	x vicinity
county	Charles	

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

name	Bernice E. Richards				
street and number	12870 Windy Knolls Place			telephone	301-645-7657
city, town	Waldorf	state	MD	zip code	20602

4. Location of Legal Description

courthouse, registry of deeds, etc.	Charles County Courthouse			tax map and parcel:	25-13-28
city, town	LaPlata			liber 153	folio 392

5. Primary Location of Additional Data

___ Contributing Resource in National Register District
___ Contributing Resource in Local Historic District
___ Determined Eligible for the National Register/Maryland Register
___ Determined Ineligible for the National Register/Maryland Register
___ Recorded by HABS/HAER
___ Historic Structure Report or Research Report at MHT
___ Other: _____

6. Classification

Category
___ district
x building(s)
___ structure
___ site
___ object

Ownership
___ public
x private
___ both

Current Function
x agriculture
___ commerce/trade
___ defense
x domestic
___ education
___ funerary
___ government
___ health care
___ industry
___ landscape
___ recreation/culture
___ religion
___ social
___ transportation
___ work in progress
___ unknown
___ vacant/not in use
___ other:

Resource Count

Contributing	Noncontributing	
1	___	buildings
___	___	sites
4	3	structures
___	___	objects
5	3	Total

Number of Contributing Resources previously listed in the Inventory
0

7. Description

Inventory No. CH-609

Condition

___ excellent	___ deteriorated
___ good	___ ruins
x fair	___ altered

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

Howell's Run is a good example of the typical late-Victorian farmhouse and outbuildings associated with the rural Charles County landscape. The farmstead, located on the west side of Route 5 just north of Route 488, includes a circa 1900 two story, double-pile dwelling that is three bays in length and situated on the top of a small rise surrounded by several mature trees. The dwelling has a center passage plan. Dominant characteristics include a center gable at the façade adorned with a square window, and a one story full length shed porch with turned wooden posts and scrollsawn brackets. To the rear of the dwelling are three circa 1930 barns and a heated frame workshop. Non-contributing resources include one frame and two concrete block sheds. The dwelling rests on a solid rock-faced concrete block foundation. Currently the walls are clad with aluminum siding. Asphalt shingles covers the roof and meets the walls at an open cornice. The roof is interrupted by two interior brick chimneys with corbelled caps.

The façade, which faces the southeast, features a central entrance and vertically symmetrical fenestration on the first and second floor with the exception of a three part projecting bay window on the first floor façade. Unlike the other elevations, all of the windows on the façade appear to be replacements, with the possible exception of the attic gable. The first and second floor windows consist of metal double-hung 1/1 light composition. This elevation includes a single panel and light metal door centrally located under the second story window.

The southwestern and northeastern gable-ends mirror one another and feature four symmetrical windows, with two centered on the second floor, and two below. These are double-hung 2/2 light windows which appear to be original. The southwest wall also includes what appears to be a gabled external cellar entrance.

The rear or northwestern elevation also largely mirrors the symmetrical façade with the exception of a later shed addition to the first floor that extends over two of the overall three-bay width. The second story includes three original double-hung wood sash 2/2 light windows, as does the first floor northernmost bay. The shed addition includes a rear entrance with a single panel and light door. Paired windows are placed to the north of this door while a single window is placed to the south. The rear ell windows appear to be modern with double-hung, 6/6 lights, and metal sashes.

Outbuildings
Three tobacco barns are located to the far rear of the property, near the tree line. All have a gable roof sheathed in metal, with vertical board siding.

A low rectangular frame shed is located between the larger barns and the dwelling. The gable roof is covered in metal and the frame is sheathed with vertical board siding. The structure also contains an interior brick chimney with a corbelled cap at the southwestern end and may have been used for stripping tobacco.

While the dwelling appears to be in fair condition, overall the site houses mixed use activities, most notably a concrete block garage located in the center of the barn complex. A row of trailers are also found nearby as well as a modern housing development.

8. Significance

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Period	Areas of Significance	Check and justify below		
___ 1600-1699	___ agriculture	___ economics	___ health/medicine	___ performing arts
___ 1700-1799	___ archeology	___ education	___ industry	___ philosophy
___ 1800-1899	x architecture	___ engineering	___ invention	___ politics/government
x 1900-1999	___ art	___ entertainment/ recreation	___ landscape architecture	___ religion
___ 2000-	___ commerce	___ ethnic heritage	___ law	___ science
	___ communications	___ exploration/ settlement	___ literature	___ social history
	___ community planning		___ maritime history	___ transportation
	___ conservation		___ military	___ other:

Specific dates	Circa 1900	**Architect**	Unknown
Construction dates	Circa 1900	**Builder**	Unknown

Evaluation for:

_____ National Register _____ Maryland Register x not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance reports, complete evaluation on a DOE Form - see manual.)

The dwelling and outbuildings associated with Howell's Run are representative of domestic and agricultural buildings associated with the rural Charles County landscape during the first quarter of the 20th century.

According to tax records, the dwelling was constructed in 1920. However, land records point to a slightly earlier date between 1892 and 1908. In 1908, Adrian and Mary A. Posey sold to J. Milton Bean 250 acres including buildings and improvements known as "Howell's Run." The property was to James P. and Samuel G. Ryon in 1927 and remained in the Ryon family for over three decades. The heirs sold the property to James Elmer and Beatrice E. Richards in 1961.

The dwelling at Howell's Run is similar to other Charles County dwelling constructed during the first quarter of the 20th century. The two story, three bay composition with a one story porch with a decorative center gable and window dominated domestic architecture in the area for at least twenty five years. Similarly, the outbuildings on the site are also highly typical of regional preferences and include vertical board siding, and metal seam roofs.

9. Major Bibliographical References

Inventory No. CH-609

10. Geographical Data

Acreage of surveyed property	250		
Acreage of historical setting	5		
Quadrangle name		Quadrangle scale	1:24,000

Verbal boundary description and justification

The property at 12870 Windy Knolls Place is and has historically been associated with Charles County Property Tax Map 25, Grid 13, Folio 392.

11. Form Prepared By

name/title	Cathy Currey/Historic Sites Surveyor		
organization	Charles County Planning	date	12/10/2000
street and number	200 Baltimore Street	telephone	301-396-581
city or town	LaPlata	state MD	zipcode 20622

The Maryland Inventory of Historic Properties 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
DHCD/DHCP
100 Community Place
Crownsville MD 21032
410-514-7600

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-609

Section 8 Page 1

Howell's Run
name of property
Charles County, MD
county and state

Chain of title:

July 19, 1877	R.H. Edelen, trustee to Benjamin F. Montgomery and Anne Jane Montgomery, his wife. 200a.the land of the late Henry H. Thompson devised to Richard Boarman called Mankin's & Latimer's Gift east of east of the stream through the land known as Howlands Run. **G.A.H 3 Folio 239**
November 22 1892	Leigh M. Sutherland, trustee for the Montgomery family to Adrian Posey. **J.S.T. 5 Folio 322**
February 27, 1908	Adrian and Mary A. Posey to J. Milton Bean by L.M. Sutherland trustee. Buildings and improvements. Howell's Run 250a..
September 1, 1910	J. Milton Bean to Francis O. Boarman and Sarah Boarman. **W.M.A. 22 Folio 269**
May 15, 1920	Francis O. Boarman and Sarah Boarman to J. Milton Bean. **W.M.A. 36 Folio 440**
April 27, 1927	J. Milton Bean and Leah E. Bean to James P. and Samuel G. Ryon, Howell's Run, 250a. **W.M.A. 47 Folio 51**
November 21, 1935	Agnes G. Ryon, widow, Gertrude Ryon Monroe, G. Ovalton Monroe, Jr. her husband, Audrey Ryon Moreland and Gerry Moreland her husband, Evelyn Ryon Posey and Howard Posey her husband, heirs of the late Samuel G. Ryon and James P. Ryon."Howell's Run" 250a. **Liber 62 Folio 66**
May 17, 1961	James P. Ryon and Ula J. Ryon to James Elmer Richards and Bernice E. Richards."Howell's Run" 250a. **Liber 153 Folio 392**

Major Bibliographic References:

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

Charles County Land Records, Charles County Courthouse, LaPlata, Maryland.

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

RESOURCE SKETCH MAP

Date: 11/18/99

North arrow: N

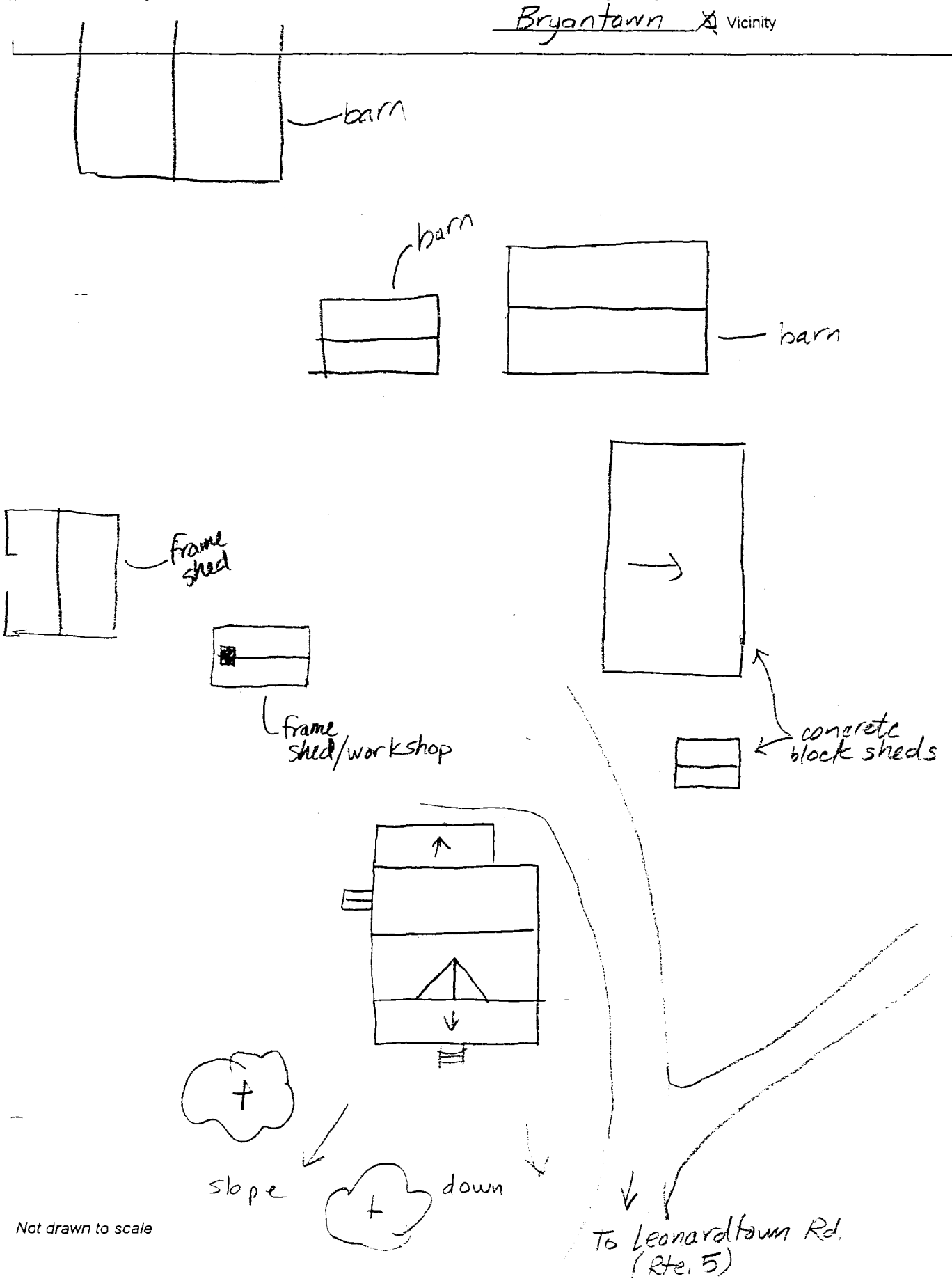
Name: HOWELL'S RUN

Address: 12870 Windy Knolls Place

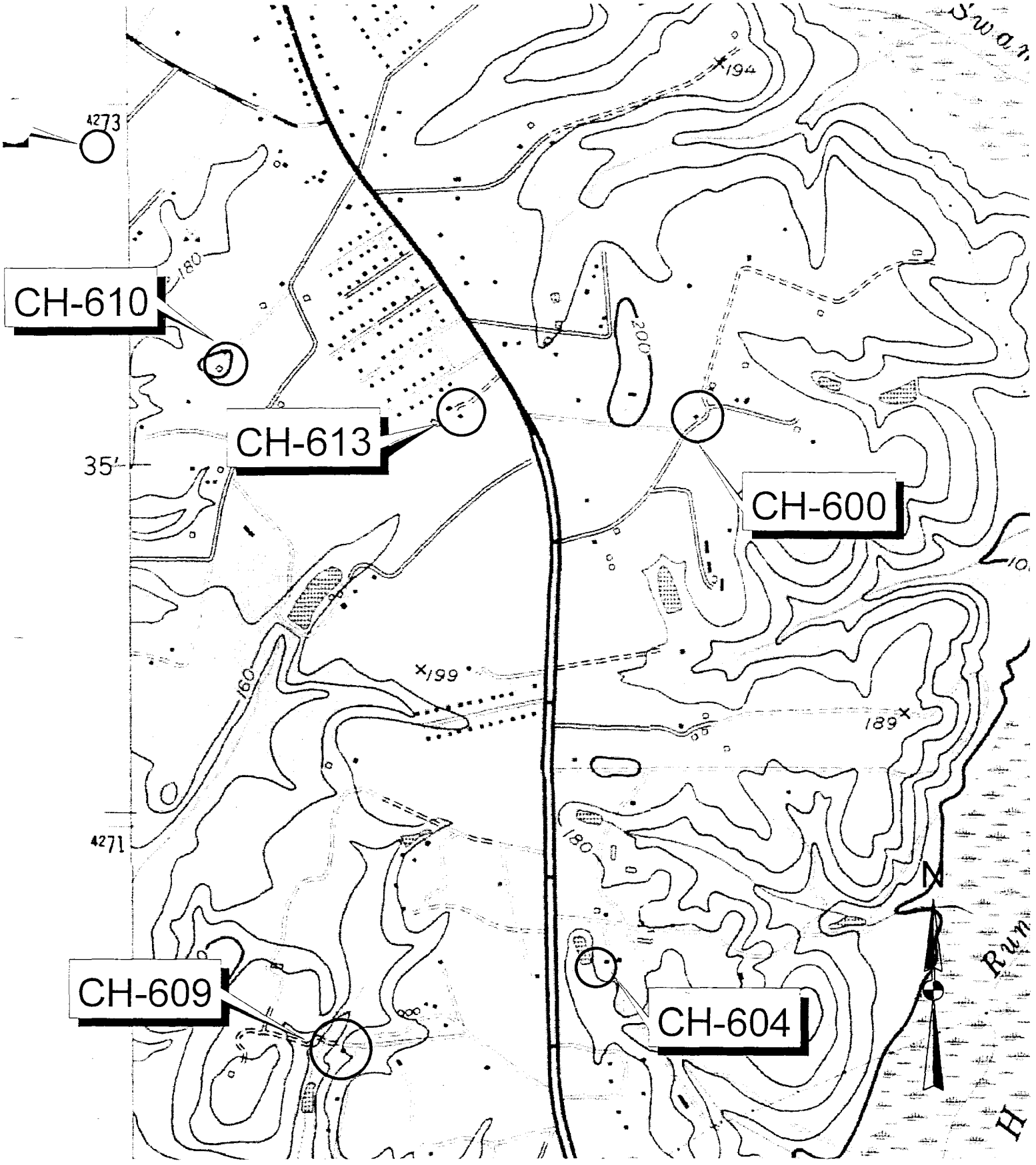
CH - 609

Charles County, Maryland

Bryantown ☒ Vicinity



Not drawn to scale



Howell's Run
CH-609
Charles County, MD
Hughesville, MD Quad



CH-609
HOWELL'S RUN
CHARLES COUNTY, MD
11/99
K. G. SMITH
MARYLAND SHPO
LOOKING WEST

1 OF 5



CH-609
HOWELLS RUN
CHARLES COUNTY, MD
11/99
K.G. SMITH
MARYLAND SHPO
LOOKING EAST
2 OF 5



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HOWELL'S RUN
CHARLES COUNTY, MD
11/99
K. G. SMITH
MARYLAND SHPO
WORKSHOP, BARN, SHED, LOOKING NORTH
3 OF 5



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HOWELL'S RUN
CHARLES COUNTY, MD
11/99
K. G. SMITH
MARYLAND SHPO
OUTBUILDINGS, LOOKING NW
4 OF 5



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HOWELL'S RUN
CHARLES COUNTY, MD
11/94
K. G. SMITH
MARYLAND SHPO
SHEDS, LOOKING NORTH
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