

CH-249
West House
White Plains vic.
Private

1900-1915

Characterized by its additive form and modest adornment, the West House is typical of rural dwellings of the early 20th century in Charles County. Originating as a modest 2-story side gable house, the building was later expanded to accommodate new domestic needs. The house has been dramatically altered over the years, both on the interior and the exterior. Its exterior finishes, prominent front porch, and window sash are all products of mid-20th century renovations.

Erected circa 1900-1915, the West House represents the evolution of the domestic house form in Charles County during the first half of the 20th century. As domestic needs changed, the house was expanded and altered to reflect those needs. Numerous changes made recently have obscured much of the dwelling's original character.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. CH-249

=====

1. Name of Property

=====

historic name West House

common/other name _____

=====

2. Location

=====

street & number 3915 Countryside Lane not for publication _____
city or town White Plains vicinity state Maryland code MD
county Charles code 017 zip code 20695

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3. State/Federal Agency Certification N/A

=====

4. National Park Service Certification N/A

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5. Classification

=====

Ownership of Property (Check all that apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

	Contributing	Noncontributing	
	<u>2</u>	<u>1</u>	buildings
	<u>0</u>	<u>0</u>	sites
	<u>0</u>	<u>0</u>	structures
	<u>0</u>	<u>0</u>	objects
	<u>2</u>	<u>1</u>	Total

Is this property listed in the National Register?

Yes _____ Name of Listing _____
No

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-249

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6. Function or Use
=====

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single dwelling

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single dwelling

=====
7. Description
=====

Architectural Classification (Enter categories from instructions)

Early 20th Century Vernacular

Materials (Enter categories from instructions)

foundation solid: concrete block

roof front gable: asphalt shingles

walls frame: stucco

other _____

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.
- 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-249

Areas of Significance (Enter categories from instructions)

ARCHITECTURE

Period of Significance 1900-1915

Significant Dates 1900-1915

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

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9. Major Bibliographical References
=====

(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 3.191 acres

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

The property at 3915 Countryside Lane is designated as Parcel 205 on Map 13, Grid 16 on the Charles County Property Map.

Boundary Justification (Explain why the boundaries were selected.)

The house has been associated with Parcel 205, Map 13 since its construction between 1900 and 1915.

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11. Form Prepared By
=====

name/title Kathryn Gettings Smith, Architectural Historian
organization Charles County Planning Dept. date Oct.29,1998
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 Rebecca West
street & number 3915 Countryside Lane telephone 301-638-1685
city or town White Plains state MD zip code 20695
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MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-249

Section 7 Page 1

West House
name of property
Charles County, Maryland
county and state

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Characterized by its additive form and modest adornment, the West House is typical of rural dwellings of the early 20th century in Charles County. Originating as a modest 2-story side gable house, the building was later expanded to accommodate new domestic needs. The house has been dramatically altered over the years, both on the interior and the exterior. Its exterior finishes, prominent front porch, and window sash are all products of mid-20th century renovations.

Once associated with an extensive farm, the West House now occupies a 3.2-acre lot within the context of a suburban-style subdivision known as "Countryside Estates." The lot is prominently located at the end of a straight road leading directly south from Billingsley Road. Visible from the main road, the West House stands on an open tract enclosed by a split rail fence. One non-historic domestic outbuilding, and one historic agricultural outbuilding also occupy the lot.

The house is two stories in height and stands on a solid concrete block foundation. Originally clad in wood weatherboard, this frame building has been stuccoed in a rough finish. Two exterior concrete block flues extend above the eaves at the rear of the house, and the windows throughout have been replaced with modern 2/2 horizontal wood sash. The prominent molded wood lintels that adorn many of the windows were added within the last ten years.

The house consists of two main sections. The older of these is the 2-story, side gable single-pile building located at the west end of the house. It features a side-passage entrance and open eaves. The second portion, built later, constitutes a large front gable structure built adjacent to the east gable end of the original house. This addition features a boxed cornice and molded vergeboards. A 1-story, 4-bay porch supported on square wood posts extends across the front of the front gable section.

The original house encompasses two bays across the front, one window and one door. The entry contains a single-leaf paneled metal door. The window holds 2/2 wood sash and is capped by a molded wood lintel. The two second story bays contain identical sash windows.

The west gable end of the original building contains a single window opening with a 2/2 wood sash topped by a molded lintel. The shed addition that extends across the entire length of the rear elevation contains another 2/2 wood window on its west elevation.

Section 7 Page 2

West House
name of property
Charles County, Maryland
county and state

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The first story of the house's rear elevation is obscured by the 1-story frame shed addition that extends across its length. The south wall of this addition is pierced by three windows and two doors. The windows contain modern 2/2 sash. The two single-leaf doors are paneled with four lights. The upper story of the original house contains a single 2/2 window, just under the eaves. Two similar windows capped by molded wood lintels pierce the upper story of the front gable section.

The east side of the building consists of the rear shed addition with its single window, and the east elevation of the front gable section. This wall encloses four symmetrically arranged windows, two below and two above. Each contains modern 2/2 sash and is crowned by a recently added molded lintel.

The facade of the 2-story front gable section is divided into two bays. The first story contains a single leaf paneled metal door next to a single 2/2 light window. Two identical windows pierce the upper story of this facade.

The building's interior displays evidence of numerous renovations. The plaster walls have been replaced in many places with drywall, the door trim replaced, and the rooms redesigned. According to the current owner, the house was divided into two apartments at one time.

Evidence seen in the roof structure indicates that the smaller side-gable section predates the larger portion of the house.

OUTBUILDINGS:

Two outbuildings are related to the main house. One, a historic granary, consists of a 1-story, front gable structure clad in wood weatherboard and set on wood piers set in the ground. The roof is covered in corrugated metal sheets, and the lower half of the interior walls clad in horizontal wainscoting covered in pressed tin sheets. Erected during the first half of the 20th century, the granary is currently in poor repair.

The second outbuilding, a 1-story front gable frame shed, was built within the last ten years. Its exterior is clad in faux vertical board panels, while its shallow-pitched roof is covered with asphalt shingles. Standing on wood piers, the building contains paired 1/1 wood sash windows on its west wall.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-249

Section 8 Page 1

West House
name of property
Charles County, Maryland
county and state

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Erected circa 1900-1915, the West House represents the evolution of the domestic house form in Charles County during the first half of the 20th century. As domestic needs changed, the house was expanded and altered to reflect those needs. Numerous changes made recently have obscured much of the dwelling's original character.

The house was erected on a parcel derived from two major tracts of land known as "Green's Inheritance," and "Rozier's Farm," and has had a long succession of owners. "Green's Inheritance" began as a 2400-acre land grant made in 1666 to the three surviving sons of Thomas Green, Maryland's second Provincial Governor. The property remained in the Green family for generations (see "Green's Inheritance" (NR), CH-61). Frances B. Green sold 196 acres of "Green's Inheritance" to Edward M. Bowling in 1868. The land was eventually acquired by Francis W. Stone who passed it to his daughters when he died. The daughters sold the property to their mother, Mary E. Stone, who held the tract until 1935.

The second tract, known as "Rozier's Farm," was once held by Francis E. Rozier of Prince George's County. The property transferred hands several times from the turn of the 20th century onwards, and slowly diminished in size from over 500 acres to only an acre and a half.

Louis T. and Mary M. Ullman purchased both parcels during the latter half of the 20th century: "Green's Inheritance" (196 acres) in 1949, and "Rozier's Farm" (1.576 acres) in 1965. In 1965, the Ullmans transferred their title to John Truver. Over the next two decades the property changed hands several times, eventually resting in the ownership of a development partnership known as "Billingsley Farmettes Partnership" in 1984. After this, the remaining 159 acres of the property was subdivided into suburban-style lots, with the three acres surrounding the existing house reserved. The house was sold to the present owner within the last year.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-249

West House
name of property
Charles County, Maryland
county and state

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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

RESOURCE TYPE(S)

Category: Building

Historic Environment: Rural

Historic Function (s): DOMESTIC/Single dwelling

Known Design Source: Unknown

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-249

West House
name of property
Charles County, Maryland
county and state

=====
Chain of Title:

Parcel 1:

August 4, 1868: Frances B. Green & John W. Mitchell,
Trustees to Edward M. Bowling
Court of Equity decree issued July
17, 1856 in case of Sarah E. Green,
William F. Dement, his wife & others
vs. Frances B. Green
Land sold at public sale
\$2350
196 acres formerly owned by Frances
B. Green, known as "Green's
Inheritance" & surveyed by James L.
Brawner, Esq. in 1836 (1856?)
Charles County Land Records
Liber GAH 1 Folio 498

Parcel 1A:

March 10, 1891: William J. Boarman, Trustee to
Martha Robey & Mary E. Bournes
Charles County Land Records
Liber JST 4 Folio 52

June 13, 1912: Martha E. & Somerset D. Robey & Mary
E. Bournes to Mary E. Stone
2 tracts inherited by Robey &
Bournes from their father, Francis
W. Stone
196 acres & 26 acres
Charles County Land Records
Liber HCC 24 Folio 443

Parcel 1B:

June 25, 1912: James Carroll & Annette M. Stone of
Philadelphia, & Walter J. & R. Louie
Mitchell, Assignee & Trustees of F.
DeSales Stone to Mary E. Stone
Charles County Land Records
Liber HCC 24 Folio 440

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-249

West House
name of property
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Parcels 1A & 1B:

February 7, 1935: Mary E. Stone, widow of Baltimore City to Walter & Annie Peterson
2 tracts inherited from her husband, Francis W. Stone
Parcel 1A: "Green's Inheritance": 196 acres
Parcel 1B: part of "Rozier's Farm": 26 acres
Charles County Land Records
Liber WMA 60 Folio 325

October 28, 1949: Walter & Annie C. Peterson to Louis T. & Mary M. Ullman
196 acres
As surveyed by James L. Brawner, Esq. in 1856; being all the land formerly owned by Frances C. Green called "Green's Inheritance..."
Charles County Land Records
Liber 89 Folio 347

Parcel 2:

March 15, 1901: Phil H. Tuck, Attorney to Frederick E. & Mary E. Bournes
Charles County Land Records
Liber BGS 12 Folio 179

January 3, 1913: Frederick & Mary Bournes to Walter J. Mitchell & Edward A.T. McPherson
McPherson deeded his 1/2 interest to Mitchell June 17, 1918 (see Liber WMA 33, Folio 205)
Charles County Land Records
Liber HCC 25 Folio 220

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-249

West House
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April 19, 1930: Walter J. & Florence J. Mitchell to
J.F. Paul C. & S. Eleanor Cressor
501 acres, 3 roods, 22.5 perches
"the greater part of Lot No. 1 in
the division of the real estate of
Francis E. Rozier, late of Prince
George's County
Charles County Land Records
Liber 51 Folio 497

September 28, 1965: S. Eleanor & McArthur J. Cressor to
Edwin C. & Mary M. Dutton
1.965 acres as surveyed by D.H.
Steffens (no date given)
Charles County Land Records
Liber 177 Folio 369

September 29, 1965: Edwin C. & Mary M. Dutton to Louis
T. & Mary M. Ullman
1.576 acres
Charles County Land Records
Liber 177 Folio 371

Parcels 1 & 2:

September 28, 1965: Louis T. & Mary M. Ullman to John W.
Truver
Parcel 1: Residue of all land
acquired by deed from Walter
Peterson
Parcel 2: Land acquired from Edwin
C. Dutton = 1.576 acres
Charles County Land Records
Liber 177 Folio 373

September 28, 1965: John W. Truver to David S. Stone &
Irving Adler
Charles County Land Records
Liber 177 Folio 375

MARYLAND INVENTORY OF HISTORIC PROPERTIES
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October 18, 1972: David S. Stone & Irving Adler to
Bernard I. Nordlinger
10% undivided interest in 158.91
acres on the S. side of Billingsley
Road
Charles County Land Records
Liber 265 Folio 598

February 7, 1972: David S. Stone & Irving Adler to
Bernard I. Nordlinger
Deed of Correction
Charles County Land Records
Liber 268 Folio 382

July 12, 1984: Irving Adler, Bernard I. Nordlinger,
Melvin Schwartz & Melvin Oksner,
personal representatives of the
estate of David S. Stone (Montgomery
County Orphan's Court Admin. no.
005-84) to Carl R. Baldus, Jr. &
Donald R. Cox
\$160,000
Charles County Land Records
Liber 1010 Folio 124

August 8, 1984: Carl Baldus, Jr. & Donald R. Cox to
Billingsley Farmettes Partnership
158.91 acres
Charles County Land Records
Liber 1010 Folio 128

Parcel A:

December 6, 1985: Billingsley Farmettes Partnership to
Wayne S. & Sandra L. Womack
\$78,500
Parcel A: 2.691 acres
Charles County Land Records
Liber 1100 Folio 109

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-249

West House
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Charles County, Maryland
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Parcel B:

"Lot 13B:"

August 6, 1990: Billingsley Farmettes Partnership to
Wayne S. & Sandra L. Womack
Lot 13B: .3334 acres
Charles County Land Records
Liber 1489 Folio 309

Parcel C "Green Area:"

January 23, 1991: Billingsley Farmettes Partnership to
Wayne S. & Sandra L. Womack
"Green Area": .1667 acres
Charles County Land Records
Liber 1525 Folio 368

Parcel A, B & C:

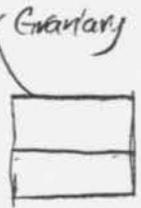
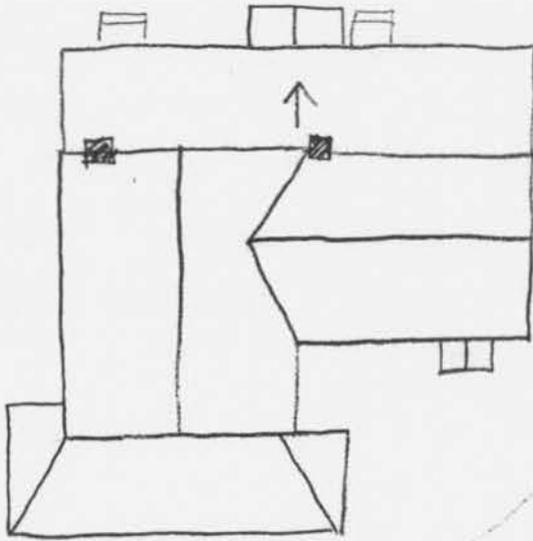
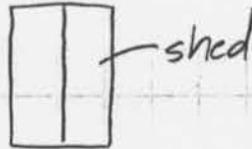
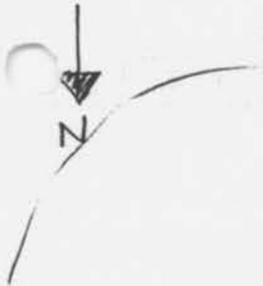
November 27, 1991: Wayne S. & Sandra L. Womack to
Winters & Kathy M. Winters
\$144,950
Parcel A: 2.691 acres (see Plat Book
#34, folio 51)
Parcel B: "Lot 13B" (.3334 acres) (as
shown in Plat Book DGB #40, folio
153) and land labeled "Green Area"
on plat of "Countryside" (.1667
acres) (see Plat Book #39, folio 271)
Total acreage: 3.191 acres
Charles County Land Records
Liber 1605 Folio 429

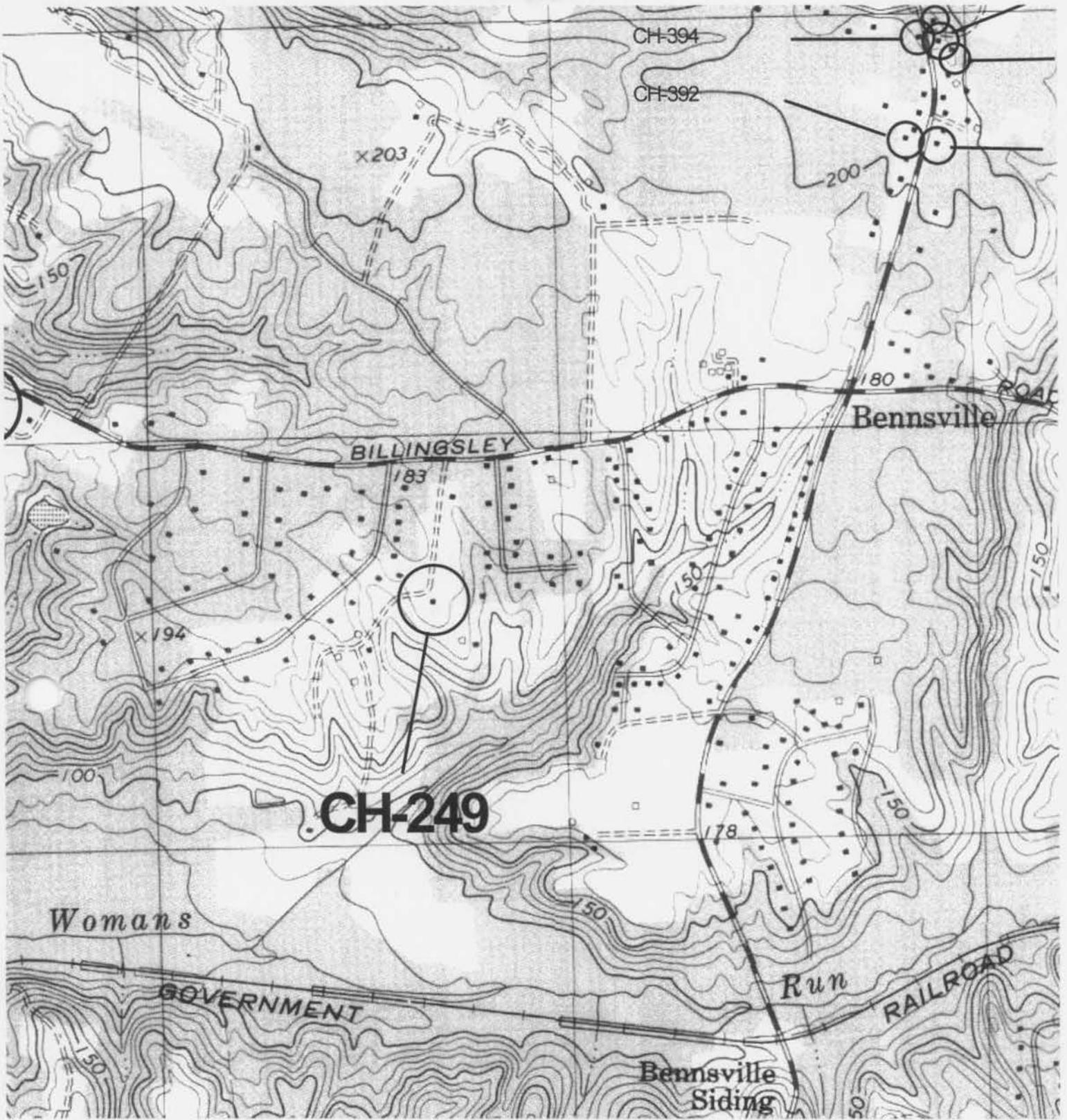
RESOURCE SKETCH MAP

10/98

WEST HOUSE
CHARLES COUNTY, MD
3915 Countryside Lane
White Plains vic.

CH-249





West House
Charles County, MD
PORT TOBACCO, MD QUAD

CH-249



CH-249

WEST HOUSE

CHARLES COUNTY, MD

K.G. SMITH

10/98

MARYLAND SHPO

FACADE, LOOKING SE

1 OF 4



CH-249

WEST HOUSE

CHARLES COUNTY, MD

K. G. SMITH

10/98

MARYLAND SHPO

LOOKING NW

2 OF 4



CH-249

WEST HOUSE

CHARLES COUNTY, MD

K.G. SMITH

10/98

MARYLAND SHPO

GRANARY - LOOKING SW

4 OF 4



CH-249

WEST HOUSE

CHARLES COUNTY, MD

K.G. SMITH

10/98

MARYLAND SHPO

SHED - LOOKING SE

3 OF 4