NPS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

PG: 79-11
PG: ~~79-63-11~~

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name ASHLAND

other names/site number

2. Location

street & number 16109 Marlboro Pike N/A ☐ not for publication

city, town Upper Marlboro ☒ vicinity

state Maryland code MD county Prince George's code 033 zip code 20772

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
☒ private	☒ building(s)	7	0 buildings
☐ public-local	☐ district		sites
☐ public-State	☐ site		structures
☐ public-Federal	☐ structure		objects
	☐ object	7	0 Total

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official STATE HISTORIC PRESERVATION OFFICER Date 8/16/94

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

☐ entered in the National Register.
☐ See continuation sheet.

☐ determined eligible for the National Register. ☐ See continuation sheet.

☐ determined not eligible for the National Register.

☐ removed from the National Register.

☐ other, (explain:) _____

Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)
DOMESTIC/single dwelling
DOMESTIC/secondary structures
AGRICULTURE/SUBSISTENCE/animal facility

Current Functions (enter categories from instructions)
DOMESTIC/single dwelling
DOMESTIC/secondary structures
AGRICULTURE/SUBSISTENCE/animal facility

7. Description

Architectural Classification
(enter categories from instructions)
ITALIANATE

Materials (enter categories from instructions)
foundation BRICK
walls WEATHERBOARD
roof METAL
other WOOD

Describe present and historic physical appearance.

DESCRIPTION SUMMARY:

Ashland is a two-and-one-half story hip-roof frame dwelling with fine Italianate decorative detail. Its nearly square plan is varied by projecting bays and porches, and the lines of its hip roof are varied by a central cross gable in each of the four elevations. Entrance is in the central bay of the three-bay main east facade, sheltered by an ornate entry porch which has chamfered posts and deeply molded jigsawn brackets. The porch is flanked by two one-story semi-octagonal projecting bays; the south elevation is also varied by a one-story porch and a projecting bay. The house is sheathed with plain board siding painted white; the hip roof is covered with patterned metal, and all cornices are decorated with jigsawn brackets. Windows are generally 6/6, with green louvered wooden shutters. The house rests on a brick foundation which encloses a basement. Interior of the house follows an irregular Georgian plan: central stairhall with two unequal spaces on each side. The stairhall features a handsome open-string, curving staircase with turned newel and balusters; this elegant stair is unsupported above the first curve, and continues, with the same decorative detail, to the third story. The house stands with a few domestic outbuildings on a knoll in a grove of large oaks and white pines; it is approached from the old road between Upper Marlborough and Hill's Bridge by a long unpaved drive lined with young beech trees. On lower ground to the south stand a tobacco barn, a stable, a chicken house and pump house.

[X] See continuation sheet No. 1
For GENERAL DESCRIPTION

PG: 79-11
~~PG: 79-63-11~~

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)
ARCHITECTURE
AGRICULTURE

Period of Significance
1866-1941

Significant Dates
1866
1941

Cultural Affiliation
N/A

Significant Person
N/A

Architect/Builder
Peake, William H., Jr.
Hunt, John H.

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

☒ See continuation sheet No. 9

For HISTORIC CONTEXT and MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN data.

GENERAL DESCRIPTION:

Ashland is a two-and-one-half-story hip-roof frame dwelling with Italianate decorative detail. Its square plan is varied by semi-octagonal projecting bays and porches, and the lines of its hip roof are varied by a central cross gable in each of the four elevations. The house stands on a knoll in a grove of large oaks and pines, accessible by a long lane from the old road between Upper Marlboro and Hills Bridge.

The house is of frame construction, two-and-one-half stories high, 42 by 32 feet, with no wings or additions. It is three bays by two, and entrance is in the central bay of the three-bay main east facade. The door has six rectangular molded panels, and is framed by a six-pane transom and three-pane sidelights over molded wainscot panels. The entire door enframement has a plain narrow board surround. The entrance is sheltered by a very ornate one-story entry porch. It has a shallow hip roof and panelled frieze supported by ornate posts, arranged in groups of two and three: there are three posts at each of the outside corners, and two (of which one is engaged) at the two inner corners of the porch. The posts are slim and chamfered, with boldly molded square capitals and bases. At each intersection point of post and frieze is a deeply molded jigsawn bracket, four on each of the three surfaces of the frieze. This very handsome porch is accessible by a flight of five wooden steps, which lead from the driveway circle.

The building is sheathed with plain horizontal board siding painted white. Windows are generally 6/6 double hung sash, longer on the first story than on the second. They have plain wood sills and green louvered wood shutters. The hip roof is covered with patterned metal, and is pierced by two large corbelled brick chimneys, one centered in each of the north and south planes of the roof. Beneath the boxed molded cornice is a frieze course with crown and bed molding. On each of the four elevations, the lines of the cornice are varied by a central cross gable, each one lighted by a small 4/2 double hung sash window with segmental pointed arch in the upper sash. Around all four elevations and the raking cornices of all four cross gables, the molded cornice is continuously decorated with small jigsawn brackets. The cornice brackets are smaller than and not as deeply molded as the more

See Continuation Sheet No. 2

ornate brackets of the porch entablature. There is a plain wood cornerboard at each of the four corners of the building. All surfaces and trim, with the exception of the shutters, are painted white. (The siding was originally painted gray, with details picked out in maroon.)

The building rests on a high brick foundation which encloses a full basement. This basement is accessible by a bulkhead centered in the west (rear) elevation. There are two openings in the north foundation which light the basement; these two windows have grey stone sills. There are two corresponding windows in the south foundation, with the same stone sills, but the two south windows are covered by the south porch and projecting bay, both of which are supported by high brick piers. The bricks of the house foundation are laid in common bond, topped by one course of rowlock.

The main east facade is distinguished not only by the ornate entry porch, but by the two semi-octagonal projecting bays which flank it. Each bay is one story high with hip roof, and rests on a full brick foundation. Each bay is lighted by a long, narrow 4/4 window in each of its three faces, and each window is fitted with dark green louvered wood shutters. Above the windows, but not below, are narrow horizontal molded frieze panels, and the boxed molded cornices of the bays are punctuated by the same type of jigsawn brackets as is the main cornice of the house.

Although the north and west elevations of the house have no variation in their plain surfaces, the south elevation of the house is distinguished by a porch and a semi-octagonal projecting bay. The first (westernmost) bay consists of a semi-octagonal hip-roof projecting bay, and each of its three faces is lighted by a narrow 4/4 double hung sash window, complete with louvered shutters. Decorative trim of the bay (i.e., boxed molded cornices adorned with the same small jigsawn brackets) is identical to that of the two east bays. Unlike the two east bays, however, the south projecting bay rests on brick piers rather than on a full brick foundation. Immediately east of the projecting bay is a one-story porch which shelters the second (easternmost) bay of the south elevation. This porch has a shallow-pitched hip roof which is supported by chamfered posts with molded capitals and bases; the

See Continuation Sheet No. 3

two corner posts are engaged, and there are four posts across the south front of the porch. The four corner posts are decorated by openwork jigsawn brackets of floral tendril design, totally different from the cornice brackets of the east and other elevations. The porch has a molded boxed cornice, punctuated by small solid brackets identical to those of the three projecting bays. There is a plain balustrade railing which encloses the porch on the south, east and west, allowing no access from or exit to the lawn. Access to the south porch from inside the house is by a full-length 6/9 double hung sash window which opens from the southeast parlor.

The north elevation of the house has no ornamentation other than the central cross gable with its 4/2 loft window, and the cornice brackets. The difference in size between the first and second story windows is more easily apparent on this plain north elevation. It is on this elevation, also, that the cellar windows are fully visible.

The three-bay west (rear) elevation is also undecorated except for the cross gable and cornice brackets. An entrance has been opened into this elevation between the northwest corner and the first (northernmost) bay, allowing access to the kitchen which occupies the northwest space. This kitchen door has a modern enframement, with fluted wood pilasters and a dentiled frieze; the door itself is modern, with molded panels and upper glazing. The kitchen door is accessible by a small modern wooden deck, which has a plain balustrade railing with molded finials, and a flight of steps to the rear yard. There is an entrance to the basement beneath the center bay, accessible by a bulkhead; there are no basement windows in the west foundation.

Interior of the house is Georgian in plan: in the front of the house there is a central stairhall with a parlor on each side, and in the rear are two rooms separated by a pantry and a bathroom, and a small rear hall. The principal east entrance leads into the formal stairhall. The open-string staircase rises westward along the north wall of the stairhall, and, at the eleventh tread begins a counter-clockwise curve to the second story. There is a heavy turned newel with mitered cap, and turned balusters. Above the curve in the stair, the carriage is unsupported, giving the

See Continuation Sheet No. 4

impression of a very handsome flying staircase. Framing the curve of the staircase, a balustrade at second-story level forms a sort of balcony. The staircase treatment continues to the third story.

Floorboards are generally wide, except in the southwest space which has narrow floorboards, installed after fire damage in the 1930s. All rooms have high baseboards, with ogee crown molding. Doors throughout have four deeply molded rectangular panels. Surrounds of doors and windows are deeply molded without corner blocks, typical of the Italianate style: central frieze flanked by two ogee moldings, all bounded by squared backband and inner bead. In the two front parlors and in the stairhall new plaster medallions have been applied to the ceilings.

The fireplace has been closed in the northeast parlor (dining room). There is a wood mantel in the southeast parlor; it has a "cushion" frieze, and dentiled cornice, and is painted white. (An early photograph shows that the dining room mantel was identical to that of the southeast parlor.) In the rear, southwest parlor, now used as a den, is a Victorian mantel, no doubt original to the house; it is of slate, painted brown and black, with incised geometric decoration. The northwest space is devoted to kitchen space, certainly its original function; a rebuilt brick fireplace is still visible centered in the east wall. Originally there was an enclosed staircase in the southwest corner of the kitchen space; this staircase was removed in the 1960s, and the space was rebuilt into a pantry. At the same time, the kitchen was renovated and modernized.

The second story follows the basic plan of the first, with four spaces grouped around the stair well and intermediate landing: a front passage connecting the two front (east) bed chambers, and a narrow rear passage connecting the rear (west) spaces. Centered in the rear and accessible from the rear passage is a bathroom, built according to the original plans to serve that purpose.

The staircase continues to the third floor attic, which consists of four basic spaces: a wide hallway in front (east), two major storage spaces (north and south), and a smaller (westerly) space with recessed floor, which originally contained the water storage tank for the bathroom below it. Each of these four attic

See Continuation Sheet No. 5

spaces is lighted by one of the four cross gable windows.

The house stands at the west end of a long unpaved lane, which forms a circle in front of the house. The lane is lined with (young) beech trees, and there are white pines, boxwood, and very large old oaks in and around the circle. On lower ground to the south are the remnants of an old orchard. In addition to a modern garage, there is a complex of domestic and agricultural outbuildings south and west of the house.

Immediately north of the house and also accessible from the circle, is a frame garage structure. Built in the 1930s and open on the east, it has three car bays. The planes of its gable roof have an uneven pitch and are covered with standing-seam metal. The siding is board and batten, painted dark green.

A short distance northwest of the house is a 1920s smoke house, built of concrete block covered with stucco; its gable roof is covered with concrete slabs. In the south elevation is a door, composed of boards arranged diagonally. There is a triangular louvered opening above the door.

The ground slopes down to the south and west of the house. On lower ground to the south is a frame pump house. Built around 1940, it is sided with wide horizontal boards painted white, and its hip roof is covered with green asphalt shingle. There is a door in the south elevation, and a well immediately to the north.

West of the pump house is a large and deteriorating chicken house which was built about 1940. It has a pyramidal roof covered with green asphalt shingle, and a wood finial at the peak. It is sided with wide horizontal boards painted white, and there is a door and a window in its south elevation.

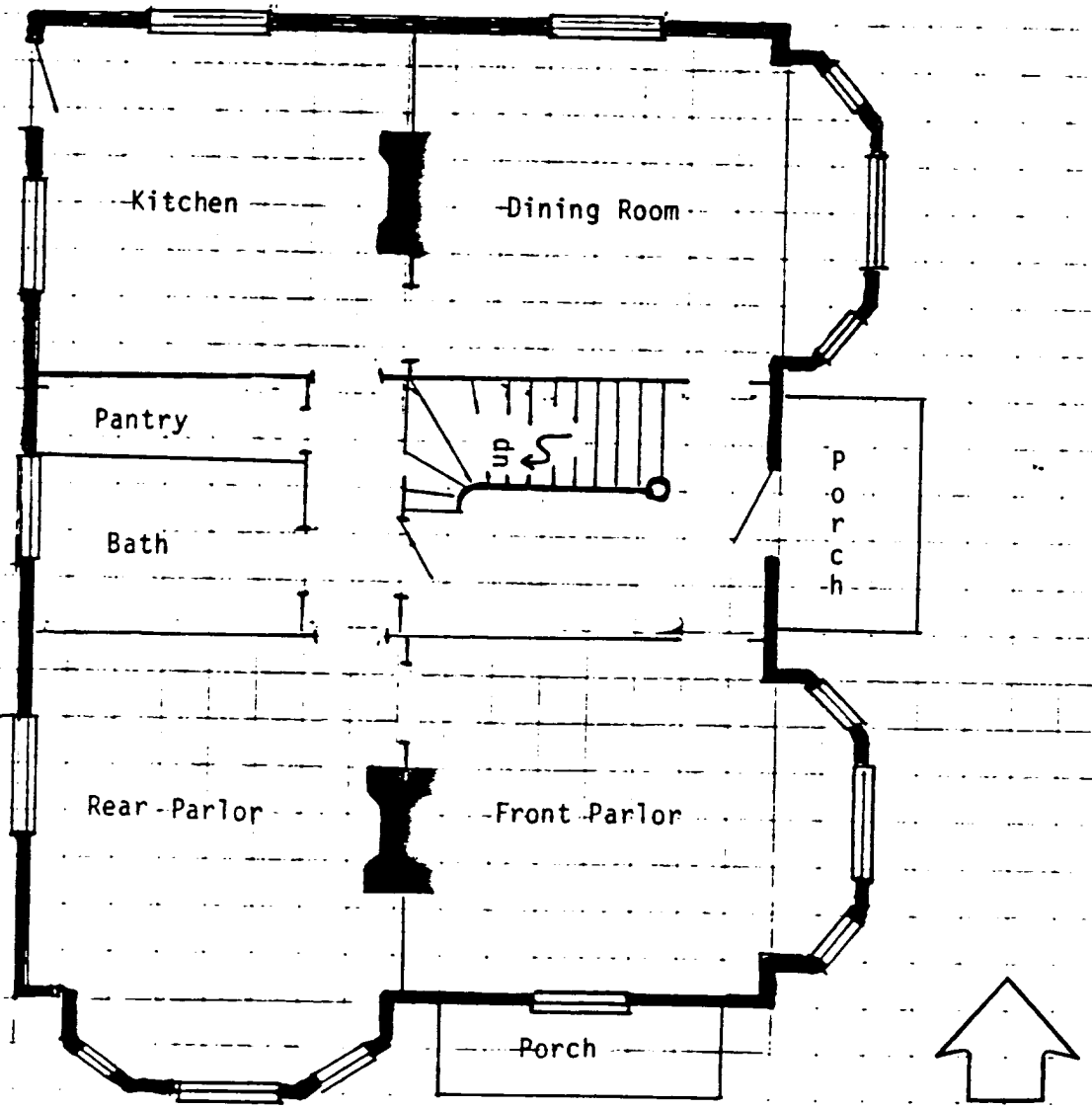
On lower ground to the south stand a tobacco barn and a large old stable building. The barn, erected and altered between the 1870s and the 1920s, has a gable roof covered with standing-seam metal; siding is of vertical board, with vertical hinged ventilators. At right angles to and northeast of the barn is a gambrel-roof building which has served as a stable and for the storage of hay. Built in the 1920s, its gambrel roof is covered

See Continuation Sheet No. 6

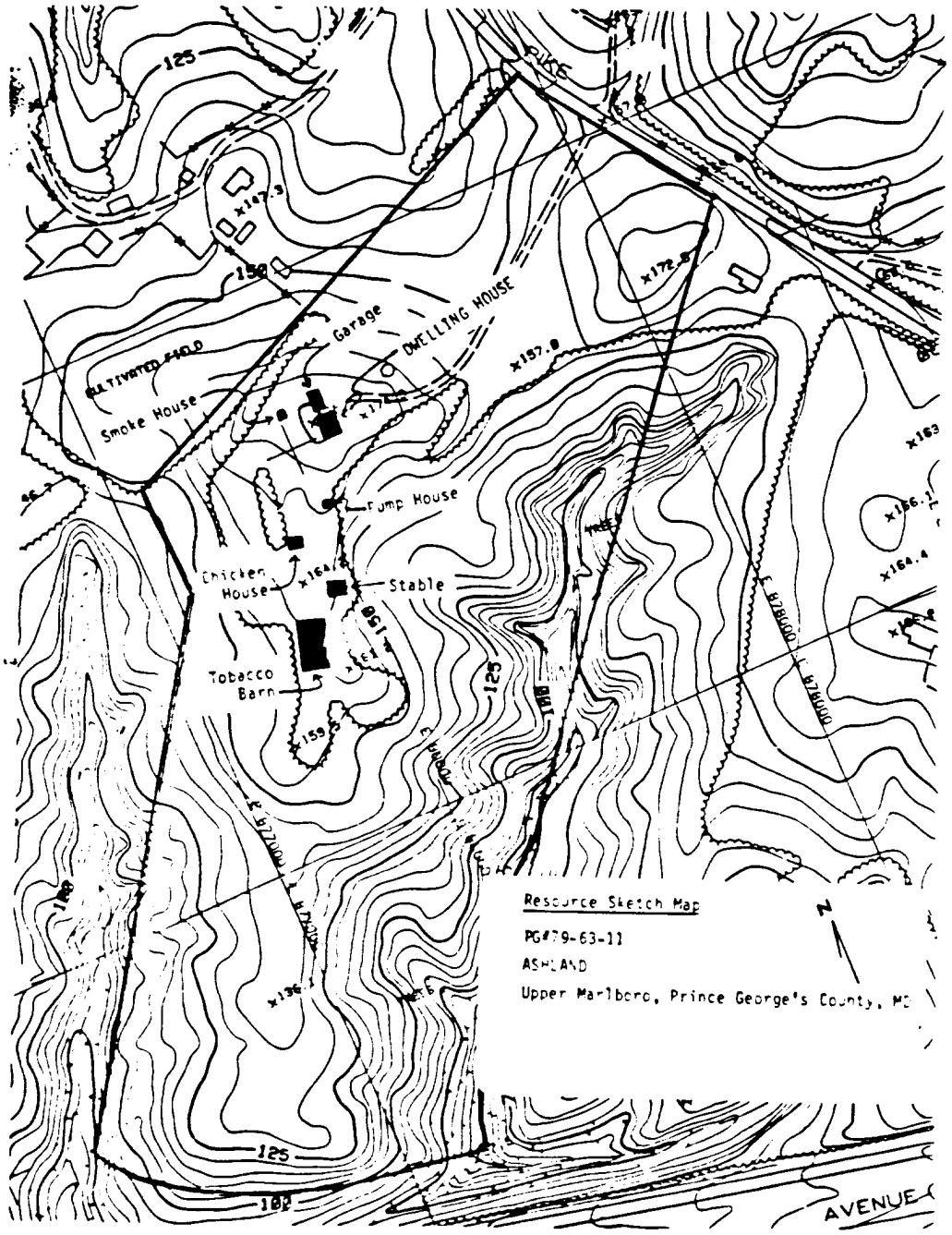
with standing- seam metal, it is sided with vertical boards, and it has a large swinging door in the west gambrel end.

The complex of outbuildings is located to the south and west of the house, and is not visible from the road or from the lane.

See Continuation Sheet No. 7



See Continuation Sheet No. 8


Garage
DWELLING HOUSE
Smoke House
Pump House
Chicken House
Stable
Tobacco Barn
AVENUE
Resource Sketch Map
PG#79-63-11
ASHLAND
Upper Marlboro, Prince George's County, MD

HISTORIC CONTEXT:

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Geographic Organization: Western Shore

Chronological/Development Periods:

Agricultural-Industrial Transition A.D. 1815-1870

Historic Period Themes:

Agriculture
Architecture/Landscape Architecture/Community Planning

Resource Type:

Category: Building(s)

Historic Environment: Rural

Historic Functions and Uses:

DOMESTIC/single dwelling
DOMESTIC/secondary structures
AGRICULTURE/SUBSISTENCE/animal facility

Known Design Source: Peake, William H., Jr.
Hunt, John H.

See Continuation Sheet No. 10

HISTORIC CONTEXT:

Prince George's County has had an agriculture-based economy since the earliest days of its settlement; its principal crop during the eighteenth century was tobacco, and the principal avenue of commerce in the eastern part of the County was the Patuxent River. When Prince George's County was established in 1696, Charles Town on the Patuxent was selected as the seat of government. After the establishment of Marlborough[1] and other port towns in 1706, however, Charles Town began to fade in importance. By 1718, residents petitioned for the removal of the County Seat to Marlborough, approximately three miles northwest on the Western Branch. This was accomplished in 1721, and from that time until early in the twentieth century, Upper Marlboro (so called to distinguish it from Lower Marlboro on the other side of the Patuxent in Calvert County) was the commercial, political and social center of Prince George's County. In this milieu, several families, the Clagetts, the Sasscers, the Bowies and the Hills, played prominent roles in the society, economy and politics of the County Seat.

By the early nineteenth century the Hundreds, which had served as the early political and geographical divisions of the county, were replaced by five Election Districts; one of these was the Marlborough District, which included all of east-central Prince George's County. It was slightly reduced in size in 1816 and 1843 by the creation of two more Election Districts. From this time to the end of the century, the Marlborough District constituted approximately 63 square miles of wooded and agricultural land around the County, watered principally by the Collington and Western Branches.

The Hill family had established itself in the Marlborough District by the end of the seventeenth century. In 1699 Clement

[1] From the time of its establishment until early in the twentieth century, the name of the town and district was spelled **Upper Marlborough**. By the end of the nineteenth century, the name came to be abbreviated to **Upper Marlboro'**, and today is consistently spelled **Upper Marlboro**.

See Continuation Sheet No. 11

Hill patented 748 acres called Compton Bassett, and established the family plantation on this high ground overlooking the Patuxent River. The original frame plantation house built by Clement Hill at the beginning of the eighteenth century, was replaced by the present fine Federal-style brick mansion in the 1780s. For four generations after Clement Hill's original land patent, the Hill family farmed this land as they gradually acquired additional adjoining acreage. By the early nineteenth century, Dr. William Hill (Clement Hill's great-grandson) had amassed 2184 acres which in 1818 he resurveyed and renamed "Woodland." After the death of Dr. Hill in 1823, the Woodland acreage was divided among his four children, and over the years, homes were built for succeeding generations of the Hill family. Today four fine dwellings, each representing a distinct style and period of residential architecture, stand on the original Woodland acreage, giving it considerable architectural as well as agricultural significance.

Compton Bassett, the Hill family seat, is a Federal-style brick plantation house, dating to the period immediately following the American Revolution. It was built by the second Clement Hill on the site of and to replace the earlier frame plantation house of the first Clement Hill. It remained the home of Dr. William Hill, and of his son, William Beanes Hill, and is still the home of their descendants.

Bleak Hill is a side-gabled frame plantation house of the Greek Revival style. It was built in 1852 by one of the sons of Dr. William Hill, Richard Smith Hill, on his portion of the Woodland acreage.

Ashland is an elegant frame farmhouse of the Italianate style. It dates from the period immediately following the Civil War, and was built by William Beanes Hill for his son, William Murdock Hill, on part of the Woodland acreage.

Kenilworth (now known as Linden Hill) is a Queen Anne style frame house which stands on part of the Bleak Hill acreage. It was built in 1889 for Catherine Hill, daughter of Richard Smith Hill of Bleak Hill, on her portion of her father's estate.

See Continuation Sheet No. 12

Ashland is a noticeable feature in the rural area comprising the old Woodland acreage, an important chronological landmark in the Hill family occupation and development of this land.

PERIOD OF SIGNIFICANCE:

The period of significance of the Ashland property covers the years 1866 and 1867, during which the planning and construction of the house at Ashland took place.

RESOURCE HISTORY:

Much of the land in the immediate area of Ashland was, by early in the eighteenth century, part of the large landholdings of the Hill family. The Hill family seat was at Compton Bassett, a plantation of 748 acres patented to Clement Hill in 1699, on which he built his dwelling soon afterwards.[2] This early frame house was replaced circa 1780 by the Federal-style brick mansion which stands today, the home of one of Clement Hill's descendants. During the eighteenth century the Hill family gradually acquired more land in the Marlboro area, extending their holdings all the way west to the easterly boundary of the Town of Upper Marlboro. By the end of the eighteenth century, a later Clement Hill (his grandson) owned nearly 2000 acres, bordered on the east by the Patuxent River and on the west by the town. The land passed to his son, Dr. William Hill, who, in 1818, had the several tracts (including Compton Bassett, parts of Giant's Range, Weymouth, Collington, Turner, and Truman's Choice) resurveyed. The new survey encompassed 2184 3/4 acres, and the land was renamed "Woodland." Clement Hill's mansion itself has been known as Compton Bassett or Woodland since that time.[3]

The Hill family members were Roman Catholics, and worshipped in a private chapel which stands approximately 150 feet southeast of the mansion. The chapel building appears to be roughly

[2] Patents CC#4:161, WD:261

[3] Patented Certificate #2392.

See Continuation Sheet No. 13

contemporary with the mansion, although it is not recorded in the detailed Federal Direct Tax of 1798. It is an outstanding and rare example of a private Catholic chapel.

Dr. William Hill lived at Compton Bassett until his death in 1823. In 1836, the County Court divided the lands of Dr. Hill among his four children: William Beanes Hill was allotted the southeasterly portion (Compton Bassett), Clement Hill was allotted the southwesterly portion (Weymouth), Eleanor Hill Lee the northeast portion (where she and her husband built "The Lodge," no longer standing), and Richard Smith Hill the northwest portion (Giant's Range, on which he built Bleak Hill).[4]

William Beanes Hill made his home at Compton Bassett, the fine Federal-style plantation house, which stood on the 515 acres of land which he had received as his portion of his father's estate. From the early years of the eighteenth century, there had been a shipping landing on the Patuxent just south of Compton Bassett. In 1854, William B. Hill received, by act of the General Assembly, a charter to build a bridge across the Patuxent just north of this landing, to connect Anne Arundel and Prince George's Counties; the bridge, known thenceforth as Hill's Bridge, was opened in October of 1854.[5] From this time forward, most of the old private lane into Compton Bassett became a public road allowing access to Hill's Bridge from the Marlborough-Queen Anne Road.

During the middle years of the nineteenth century, William Beanes Hill bought several small parcels of Weymouth from his brother, Clement Hill. During the same time period, he purchased part of Billingsley, a large tract which adjoined Compton Bassett and stretched south along the Patuxent. (This included the three-acre landing just south of Hill's Bridge, on which he gradually developed a complex of stores, warehouses, mill, wharf

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[4] Prince George's County Deeds, AB#11:416-420, plat and partition; JBB#1:241.

[5] Laws of Maryland, 1854, chapter 85; Planters' Advocate, 30 March 1853, 30 August 1854, 11 October 1854.

See Continuation Sheet No. 14

and dwellings for the steamship captains and tollkeeper, etc.)[6] Through these acquisitions, he now owned much of the farmland which adjoined Compton Bassett on the southwest. Out of a combination of these lands, William Beanes Hill began the development of a 310-acre farm, renamed "Ashland," with the intention of turning it over to his son, William Murdock Hill, at the time of the latter's marriage in 1867. In 1866, the younger Hill began planning the construction of a new house; construction began at the end of 1866 and was finished in the spring of 1867. The new dwelling stood close to the road from Upper Marlborough to Hill's Landing, on the northerly section of the Ashland farm; approximately 2000 feet to the south, on part of the Billingsley tract, stood an older barn (cf. MHT Form #82B-36) which became the principal livestock barn for the Ashland farm.[7]

In February 1867, William Murdock Hill married Aimee Hopkins of New Orleans. In preparing a home for his bride-to-be, the younger Hill contracted with builders from Anne Arundel County, to build for him a house on the developing Ashland plantation. Hill signed a contract 18 October 1866 with William H. Peake, Jr., and John H. Hunt, housebuilders and contractors of nearby Owensville in Anne Arundel County. For $1000, the two builders contracted to build for Hill a framed house 42 feet by 32 feet; its roof was to be finished with "four pediments" and with a flat in the center. The main floor would be divided into four rooms, one large hall, one small passage, and one pantry, also a covered front porch, a covered side portico, and a small uncovered porch at back. The chamber floor was also to have four rooms, a landing space, a narrow passage "running in two directions," a bath room and a water closet, and a landing at the end of the passage to meet the steps from the kitchen. The house was to have three bay windows; the windows and doors of the main floor were to be finished with double casing, while those of the cellar, chamber and attic floors were to be finished with only the plain band. The kitchen and pantry were to be supplied with convenient and sufficient cupboards and

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[6] Prince George's County Deeds EWB#1:214; CSM#1:206; Planters' Advocate, 27 December 1854; Deeds JBB#6:602, FS#4:252.

[7] Prince George's County tax assessments 1865-71.

See Continuation Sheet No. 15

shelves; each room of the chamber floor was to have one small closet adjoining the chimney. All the necessary "plain material" was to be furnished by William M. Hill, as well as the prepared doors and window sashes, shutters and frames, cornices and moldings. Hill agreed to provide boarding and lodging for the builders and their assistants during the period of the construction.[8]

The framing of the house was apparently complete by May 1867, when Hill contracted with a plasterer to do the final finishing. Its form followed the directives of the contract exactly, as to the dimensions and room arrangements, porches and bays, and the flush cross gables ("pediments") and flat at the peak of the roof.

William M. Hill purchased 2500 bricks (almost certainly for the chimneys) and 3030 feet of lumber, dressed on both sides. He also ordered 30 by 20 feet of carpet, as well as many houseware items, including china, glassware, etc. In May 1867 he contracted with Andrew Henning to do all of the plastering work. Hill agreed to pay Henning 15 cents per square yard where three coats of plaster were required, and 12½ cents per square yard where only two coats were required. He also agreed to pay extra for surfaces which were not flat: 6 cents per running foot for convex edges and angles, and double rate for curved or irregular surfaces and for the bay windows. Cornices were to cost 25 cents per foot. Again Hill agreed to provide food and lodging for Henning and his assistants as long as they were at work.[9]

In 1867, William Murdock Hill brought his bride to live at the new house at Ashland. Two sons were born to them there; the first, William, died in infancy, while the second, James Hopkins Hill,

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[8] Contract, 18 October 1866, between William H. Peake, Jr., and John H. Hunt, house builders, and William M. Hill, in the possession of the family of the present owner (direct descendant of William M. Hill).

[9] Contract, 20 May 1867, between Andrew G. Henning, plasterer, and William M. Hill, and other papers in possession of owner.

See Continuation Sheet No. 16

grew to adulthood. William Murdock Hill himself died at an early age, however, in 1871, and his third child (a daughter, Anna) was born two months after his death. Aimee Hopkins Hill returned with her children to New Orleans, and did not return to Ashland until both children were educated. William Beanes Hill had never legally conveyed the Ashland farm to his son, and he continued to manage the farm for the family of his deceased son until his own death in 1890. In his will he devised the Ashland farm to his daughter-in-law, Aimee Hopkins Hill, and to her two children, with the widow to have a life estate in the property.[10]

The Ashland farm passed to the daughter of William Murdock and Aimee Hopkins Hill, Anna Hill, who in 1893 married William G. Brooke. During the 1890s, Anna Hill Brooke purchased her mother's and brother's interest in Ashland, and the Brookes made their home there.[11] In 1901, Anna Hill Brooke sold the southerly half of the Ashland farm (162½ acres on which stood the old livestock barn) to Reverdy Sasscer, whose wife, Mary Beale (granddaughter of William Beanes Hill) had inherited Compton Bassett. The southerly half of the Ashland farm became again in this century part of the larger Compton Bassett acreage, the home farm of the Reverdy Sasscer family. It is still farmed and occupied by several descendants of William B. Hill.[12]

The Brookes continued to farm the northerly section of Ashland, residing in the handsome house which had been built for Anna Brooke's parents. Although Anna Hill Brooke died at a early age in 1905, her husband remained at Ashland, and brought up their

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[10] Prince George's County Will WAJ Jr. #1:660; Administration file #889.

[11] Prince George's County Deeds JWB#19:603, JWB#35:568, JWB#37:795.

[12] Prince George's County Administration files #9283, #12747; Deeds #3446:687 (and plat #3446:690); #3603:92,100; #4140:746.

See Continuation Sheet No. 17

five children there.[13] In 1945 Ashland passed, by agreement of all of the Brooke heirs, to one of the Brooke daughters, Anna Brooke Kelly; members of her family own and maintain the Ashland property to the present day.[14]

RESOURCE ANALYSIS:

Ashland is one of the finest examples in Prince George's County of Victorian Italianate domestic architecture. It may be compared with Waverly and Mount Clare, both of which date from the 1850s, about a decade earlier than Ashland. Both Waverly and Mount Clare differ from Ashland in that they have attached kitchen wings, and Mount Clare differs further with its side-gabled roof.[15] Ashland may also be compared with the P.A. Bowen House (Maplewood Farm) in Aquasco, which like Ashland was built in the period just after the Civil War, and which is the closest parallel to Ashland in elegant exterior trim, i.e., porch, brackets, etc. The Bowen House differs from Ashland, however, in its roofline (gabled, with a parapetted section) and in its attached wing.[16] Ashland, with its nearly square Georgian floor plan, its repeated cross gables in each plane of the hip roof, and principally in its elegant Italianate trim, is perhaps the County's most outstanding example of Victorian Italianate domestic architecture. It also derives unique importance from the associated family papers (contracts, bills, etc.) which give evidence of the planning and construction of the house, and thereby important information on building practices of the period.

The outbuildings on this farm represent the continuity of agricultural practices during the period following the Civil War.

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[13] Prince George's County Deed #5:416; Census for Election District #3, 1910.

[14] Prince George's County Deeds #801:59,61.

[15] See MHT Form #82B-9, #82A-39.

[16] See MHT Form #87B-20.

See Continuation Sheet No. 18

They reflect a period of approximately 60 years, and three generations of the Hill-Brooke-Kelly family residence: from the earliest building (the carriage house) built soon after the construction of the house, through the rebuilding of the tobacco barn and the construction of the garage in the 1930s, to the construction of the pump house and chicken house in the 1940s. The farm complex represents several generations of agricultural practices: first of William Murdock Hill who initiated development of the farm, then of his father, William Beanes Hill, who managed the operation of the farm after William Murdock Hill's death in 1871, then of Anna Hill and her husband, William G. Brooke, and then of their daughter, Anna, and her husband, John Kelly, into the 1940s.

Agriculture changed in Prince George's County during the later years of the nineteenth century. Tobacco production on the Hill family farms decreased (by 1880) to a third of what it had been on the eve of the Civil War, but enough was still produced at Ashland to warrant the conversion of an old carriage house into a new tobacco house in the early years of this century. The raising of sheep (and production of wool) was begun at Ashland after the death of William Murdock Hill, as was the cultivation of fruit trees (apples and peaches); in addition to hay and straw, these became the most important products of the last decades of the nineteenth century, and, at the Ashland farm, made up for the substantial decrease in tobacco culture in the farms of this period and region. The raising of swine continued, too, into the twentieth century, and the smoke house represents this aspect of farm production.[17]

The complex of farm buildings which survives at Ashland represents the continuity and the changes in agricultural practice over several generations of family ownership. It differs in several ways from outbuilding complexes at other historic farmsteads in Prince George's County. For example:

at Belleview, an important grouping of domestic and agricultural frame buildings represents the period between the 1790s and the 1830s, located on the immediate

[17] Agricultural schedules, U.S. Census records, Enumeration District #3, Upper Marlboro, 1850 through 1880.

See Continuation Sheet No. 19

grounds of a frame plantation house built in the 1790s and rebuilt in the 1830s;

at Compton Bassett, an important grouping of domestic outbuildings (all brick) survives from roughly the same period, located on the immediate grounds of the Federal-style (1780s) brick plantation house;

at His Lordship's Kindness, a grouping of both brick and frame outbuildings, probably from the early nineteenth century, is located on the immediate grounds of the Federal-style brick plantation house; these buildings illustrate a variety of domestic uses;

at Waverly, two unique frame outbuildings, of the same period (1855) and style as the house, illustrate four different domestic functions;

at both Bowling Heights and Villa de Sales, built in the 1870s in the Victorian Gothic style, there are small complexes of agricultural and domestic outbuildings; and

at the Furgang Farm, a small complex of early twentieth-century domestic and agricultural outbuildings survives, clustered near the 1897 farmhouse.

The complex of outbuildings at Ashland is more modest than some of those enumerated above; it also represents a longer period of construction and greater variety: from post-Civil War carriage house to World War II vintage pump house. As the twentieth century draws to a close, agricultural operations are decreasing in Prince George's County, and farm complexes such as Ashland's are fast disappearing. The Ashland farm buildings are important because they represent the continuity and the changes in agricultural practice over several generations of the Hill family ownership, from the end of the Civil War through the second quarter of the twentieth century.

See Continuation Sheet No. 20

THE PLANNING AND CONSTRUCTION OF THE HOUSE AT ASHLAND

A collection of papers belonging to William Murdock Hill is in the possession of his descendants, members of the family which currently owns Ashland. The collection consists of letters, contracts, bills and receipts, and gives a detailed picture of the planning and construction process at Ashland. This sequential summary of the process, compiled from the papers, is attached to the National Register nomination as an Addendum.

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Planning for the house at Ashland began in the summer of 1866. It is not known how the match between William Murdock Hill and Aimee Hopkins came about; it is, however, clear from family letters that Hill had spent some time in New Orleans prior to their engagement. They were certainly engaged by the summer of 1866 when Hill began making plans to build his house.

By the end of the summer, William M. Hill had envisioned the shape and size of the house which he wanted to build for his bride. The earliest record (in the family papers) of materials ordered is 3 September 1866, when Hill ordered 25,000 bricks from C.W. Robinson, brick manufacturer of Baltimore. The bill ($275) was paid 12 September, and another 10,000 bricks were ordered 12 October 1866. (The bricks were carried by boat to Hill's Landing on the Patuxent River, from which they were delivered the very short distance to the Ashland building site; see infra.) On 13 October 1866, Hill ordered the lumber for framing: approximately 1000 feet of 6x4s ($77), and 2000 feet of 4x4s ($112), all of "white pine select" and dressed on both sides. Then on 16 October, William Murdock Hill signed a building contract with William H. Peake, Jr., and John H. Hunt, builders (and brothers-in-law) from nearby Owensville in Anne Arundel County. At this time the envisioned dimensions, plan and decorative features of the dwelling were committed to paper, and Hill agreed to pay them $1000 for their work, "upon its thorough completion." (See contract attached.) Also Hill was to provide all of the "plain" material necessary for the construction of the house, and the family papers document Hill's orders for much of this material, as well as the transport and delivery of the materials to the building site. Hill

See Continuation Sheet No. 21

contracted to provide boarding and lodging for the contractors and their assistants during the term of their actual employment.

On 19 October 1866, James A. Smith was paid $86.52 for the first phase of construction, the laying of 21,630 foundation bricks ($4 per 1000 bricks). It was not until 8 November 1866 that an order was placed with D. Wilson of Baltimore, who operated steam planing mills, and advertised production of window frames and sashes, doors, and blinds. William M. Hill's large order, totalling $542, included over 2700 feet of molding, 148 cornice brackets, 23 doors, the principal formal entrance door with its sidelights, and all the window frames and sashes (for the first story, 14 windows of two sizes, as well as the single 15-light jib; ten windows for the second story; and four "peaked" windows for the third-story gables) and, in addition, "blinds" (exterior shutters) for all of the first- and second-story windows.

At approximately the same time, 10 November 1866, John Collins was paid $80 for building the two chimneys, and $14 for installing stone sills and iron bars in the four basement windows. On this same date (Captain Levin) Gardner, who operated steamboats on the Patuxent River, was paid $227 by W.M. Hill for transporting not only the two large orders of bricks (as well as material for mortar) to Hill's Landing, but also 5000 board feet of 5/8" siding, 350 feet of flooring, 950 feet of scantling, 16,000 shingles, and 15,000 sections of lath. (The shingles may have been intended for outbuildings, since indications are that the house was originally roofed with tin.)

Near the end of November 1866 John R. Elvans provided Hill with 11 boxes of the "best bright tin" in 14 by 20 inch sections, and a week later with seven more boxes of the same. It is assumed that these metal panels formed the original roof covering on the Ashland house.

On the 10th of December 1866, Hill wrote a letter to Peake and Hunt, in effect authorizing the additional expense and work of constructing whatever door frames would be required in the house, at the extra charge of 50 cents each. On the same date Hill paid for more wood supplies from D. Wilson of Baltimore: 1504 feet of flooring (at $75.20), and 40 more brackets of three different sizes

See Continuation Sheet No. 22

(for $15).

The sequence of documents clearly indicates that the house was well under way by the end of 1866. On 29 December Hill made his first payment to Peake and Hunt: $125 "in partial payment as agreed."

By January of 1867, the framing of the house was nearly finished, but the roof had not been constructed, and lath had not yet been applied to the interior walls. A.J. Henning, who would later plaster the interior walls of the house, wrote a letter to William M. Hill on 10 January, suggesting that lathing process should then be initiated. He wrote: "Please inform me if I can lath your house this winter as it would be an advance towards getting it plastered early in the spring. It don't [sic] matter about it not being tinned. We can lath it and then when the roof is on we can go to plastering and have it finished earlier in spring. Please write as soon as possible." There is no indication in the documents as to when the lathing work was done, but it was clearly completed before the contract was drawn up with Henning, 20 May 1867, to undertake the plastering (cf. infra).

The wedding of William Murdock Hill and Aimee Hopkins took place in New Orleans 4 February 1867. The preparations and associated festivities took up much of the months of February and March, and the family documents give no indication of construction work carried out on the house during this period. A letter from a relative of Aimee Hopkins to the newlyweds indicates that they returned to Upper Marlboro around the middle of March. The house at Ashland was certainly not finished by this time, and it is assumed that the newlyweds took up residence at Compton Bassett, the home of William Hill's parents. By the early part of April, Hill ordered more flooring and molding, and work continued on the interior of the house. Construction of the formal staircase either had not yet been begun, or, if begun, had not met with the approval of the Hills.

On the 14th of April, Hill wrote a letter to Peake and Hunt authorizing them to construct an "improved stairway" at the extra charge (for labor) of $30. This stair project was not immediately undertaken; a letter written in July 1867 indicates that there was

See Continuation Sheet No. 23

still at that time uncertainty about the design of the staircase, and the materials for the staircase were not delivered until September. (Cf. infra.)

During the course of the spring of 1867, more supplies were ordered by William Hill: additional 4x4 lumber and molding from D. Wilson, and 2500 more bricks from C.W. Robinson. Progress on the construction was apparently satisfactory, since 12 May 1867, Hill paid Peake and Hunt an additional $300 dollars for their work.

On the 20th of May 1867, a contract was drawn up between William Hill and Andrew J. Henning for the plastering of the interior walls of the house. Henning (who had urged Hill to complete the lath work during the winter so that plastering could be started early in the spring) was contracted to do all the plastering work required in Hill's Ashland house "with no unnecessary delay." Certain costs were agreed upon: Henning would receive 15 cents per square yard for the three coats of plastering, and 12½ cents per square yard for the two coats of plastering; convex edges of all angles were to cost 6 cents per running foot; all curved or other irregular surfaces, as well as the bay windows were to be chargeable at double rate; and cornices were to cost 25 cents per foot. As he had done with the contractors, Hill promised to provide food and lodging to Henning and his assistants as long as they were actually employed on the site.

By the summer of 1867, the house was still incomplete, but progress continued. A letter written 1 June 1867 by R.M. Chase of Annapolis indicates that he had been asked to "convey water into your house ..." In July Hill was negotiating with his cousin N.S. Hill, supplier and merchant of Baltimore, for doorknobs and hearths for the house. Hill was informed that he could exchange the knobs he had ordered for "plated white knobs" (probably silver plated), but the plated knobs would cost him 75 cents more per lock. Hill ordered 11 mineral knobs and 5 porcelain ones. At the same time he ordered sash weights for all of the windows. On the 12th of July, N.S. Hill wrote that he could not yet send the slate hearths, but did so on the 6th of August. Documents suggest that, as the summer drew to an end, the house at Ashland was essentially finished, and needed only the finishing of the formal staircase to make it complete.

See Continuation Sheet No. 24

It is clear that a lot of time and effort went into the design and building of the very handsome staircase at Ashland. As early as 14 April, i.e., soon after the newlyweds returned from their wedding trip, William Hill requested an "improved stairway." The job of preparing the materials for the staircase was subcontracted to John Thomas and Son of Baltimore. On the 19th of July, John Thomas wrote to Hill requesting more information about the "handrail spoken of by your carpenter ... his explanation is not explicit enough for us to get the work out ... [we] must ask for another sketch of the stairs ... [we] must have the number of rizers [sic] and treads in each flight, also sizes of same, length of platform, width of opening between string and position of rizers in the well hole. By giving us these, we can make the rail to fit ... Let your man make a little diagram of the stairs. He will understand, as he has ordered of us in that way before ... As soon as you comply, the job will be put in hand and forwarded without delay."

The diagram and explicit instruction was apparently transmitted as requested, for the materials were prepared and shipped by Thomas by the end of August. The material included one seven-inch walnut newel and two four-inch walnut newels, two five-inch walnut caps (newel caps), 150 oak "banisters" (balusters), 136 feet of walnut (handrail), and 21 handrail screws. The handsome staircase was probably fully constructed in September of 1867.

With the finishing of the staircase early in the fall, the house at Ashland was complete. A photograph from the end of the nineteenth century shows that the siding was painted gray, and the shutters and trim were painted maroon. The house became a handsome and noticeable feature in the Marlboro area, and T.J. Turner, editor of a small, local newspaper, ("The Wild Cat") wrote to William Hill asking for details: "I would like to give, under the head of 'Improvements in the County' a description of such buildings going up in the County as are worthy of a notice." The Maryland Newspaper Project has discovered no extant issues of "The Wild Cat," so it is not certain whether a description of Ashland was ever published. The existence of the editor's letter, however, indicates the prominence and fine appearance of the new house at Ashland.

See Continuation Sheet No. 25

For the remainder of 1867, the Hills furnished their handsome house with fine furniture and accessories. Some items, of course, had been ordered before and immediately after the wedding in February, and no doubt other items were received from family and friends. Only a small, but representative, selection of furnishings is documented in William M. Hill's papers:

> In August 1867, 22 chairs (including two oak office chairs), a wash stand, bureau with glass, and an oak hat rack were ordered from S.S. Stevens (Cabinet Furniture Manufactory of Baltimore), and delivered at Hill's Landing. Also in August, a china service was ordered from Webb and Beveridge of Baltimore. More china (12 large dinner plates, cups and saucers), as well as spoons and forks, was delivered in September. N.S. Hill provided a large amount of fabric, including 17 yards of chintz for furniture. In October, 75 yards of carpet and a small floor oil cloth were ordered from John Turnbull of Baltimore, dealer in carpets. Less than a month later, Turnbull provided 30 yards of Ingrain and 20 yards of Venetian carpet. Early in December, Stevens shipped a large sofa, a table and a rocking chair and a nursing chair.

Family letters in the collection suggest that the younger Hills spent some time in New Orleans in the fall of 1867. It can be assumed from the other documents that when they returned to Upper Marlboro later that autumn, they settled into their newly finished and elegantly furnished home at Ashland.

9. Major Bibliographical References

~~PG: 79-63-11~~
PG: 79-11

[X] See continuation sheet No. 26

Previous documentation on file (NPS):
- [ ] preliminary determination of individual listing (36 CFR 67) has been requested
- [ ] previously listed in the National Register
- [ ] previously determined eligible by the National Register
- [ ] designated a National Historic Landmark
- [ ] recorded by Historic American Buildings Survey # _____
- [ ] recorded by Historic American Engineering Record # _____

Primary location of additional data:
- [X] State historic preservation office
- [ ] Other State agency
- [ ] Federal agency
- [X] Local government
- [ ] University
- [ ] Other

Specify repository: _____

10. Geographical Data

Acreage of property 52.93 acres
USGS Quad: Bristol, MD

UTM References

	Zone	Easting	Northing
A	18	350200	4297800
B	18	349810	4297380
C	18	349550	4297440
D	18	350080	4298010

[ ] See continuation sheet

Verbal Boundary Description

[X] See continuation sheet No. 27

Boundary Justification

[X] See continuation sheet No. 27

11. Form Prepared By

name/title Susan G. Pearl, Research/Architectural Historian
organization PG County Historic Preservation Commission date June 1993
street & number 14741 Governor Oden Bowie Drive telephone (301) 952-3521
city or town Upper Marlboro state Maryland zip code 20772

MAJOR BIBLIOGRAPHICAL REFERENCES:

Laws of Maryland, Maryland State Archives, Annapolis, Maryland.

Maryland Inventory of Historic Properties, Prince George's County, Maryland Historical Trust, Crownsville, Maryland.

Patents and Patented Certificates, Maryland State Archives, Annapolis, Maryland.

Planters' Advocate, newspaper published in Upper Marlborough, Prince George's County, 1851-61, on microfilm, Maryland State Archives, Annapolis, Maryland.

Private papers in the possession of the descendants of William Murdock Hill, including bills, letters, contracts, etc., dating from the 1860s.

Prince George's County Deeds, at Maryland State Archives, Annapolis, Maryland, and at Land Records, Prince George's County Courthouse, Upper Marlboro, Maryland.

Prince George's County Tax Assessments, Marlborough District, 1865-71, at Maryland State Archives, Annapolis, Maryland.

Prince George's County Wills and Administration files, at Maryland State Archives, Annapolis, Maryland, and at Register of Wills, Prince George's County Courthouse, Upper Marlboro, Maryland.

VERBAL BOUNDARY DESCRIPTION:

The nominated property consists of all that part of parcel No. 25, on Maryland Department of Assessments and Taxation Prince George's County Map 102. The property fronts on Marlboro Pike (to the northeast) and is bounded by the right-of-way of Md 4 on the south. On the northwest it is bounded by parcel 49 (#5591:562), on the north by parcel 31 (#5484:126), and on the southeast by parcel 73 (#5199:597). The nominated property consists of 52.93 acres.

BOUNDARY JUSTIFICATION:

The nominated property consists of all of the land historically associated with Ashland, 52.93 acres, or about 10% of the original Ashland property; it now constitutes that part of the Ashland farm still belonging to direct descendants of William Murdock Hill, and lying north of the right-of-way of MD 4. It includes the house (which stands at the highest point on the property) and its immediate grounds, the historic entrance from the Marlboro public road, including the tree-lined lane and carriage circle, and also the surviving outbuildings southwest of the house.

Ashland
PG: 79-11
~~PG: 79-63-11~~

Prince George's Co
Maryland

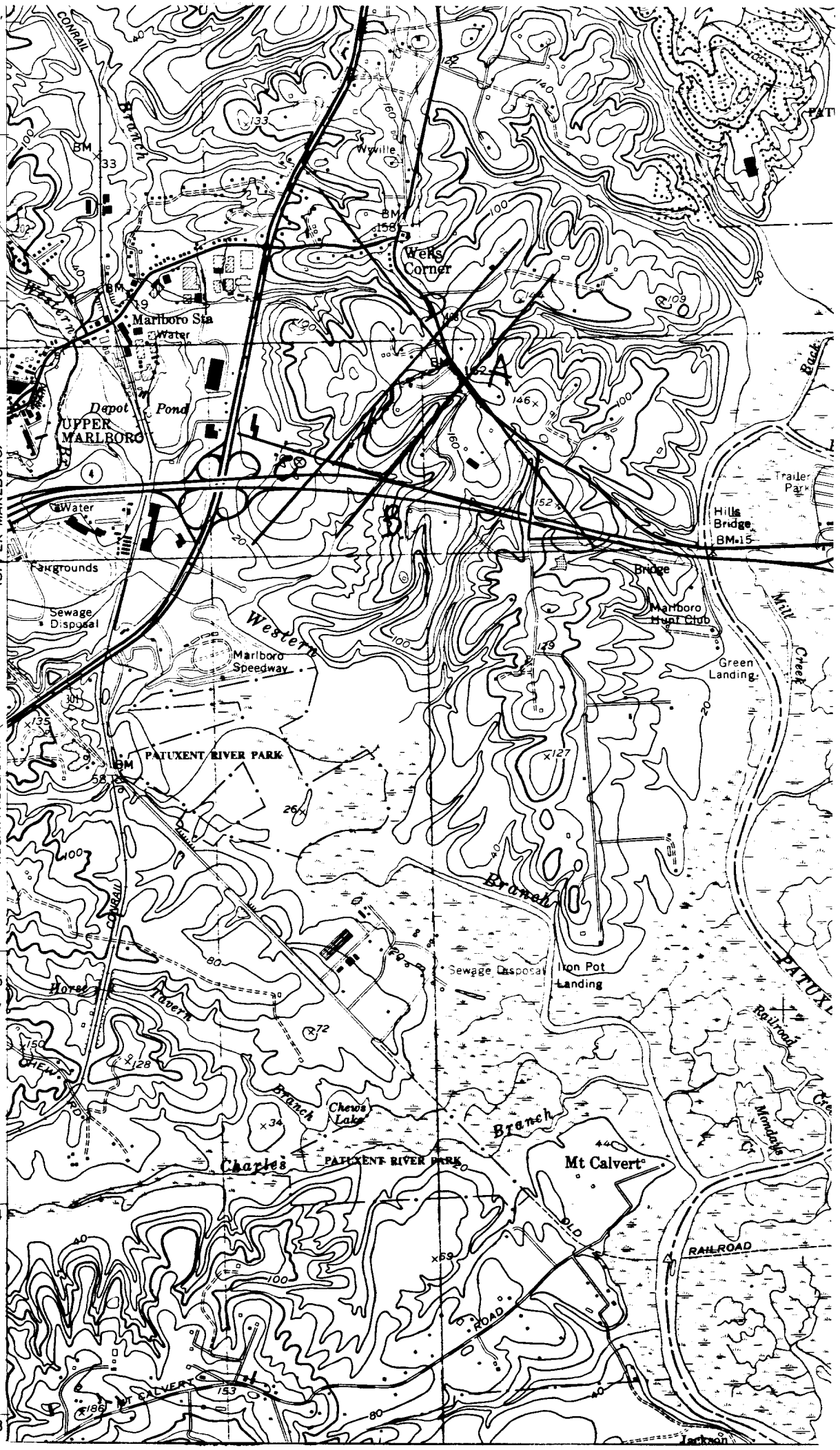
A 18/350200/4297800

B 18/349810/4297380

C 18/349550/4297440

D 18/350080/4298010

Bristol



PG # 79-11

Ashland
Prince George's Co. MD
Susan E. Pearl
February 1993
MD SHPO
East facade

1 of 21

PG # 49-11

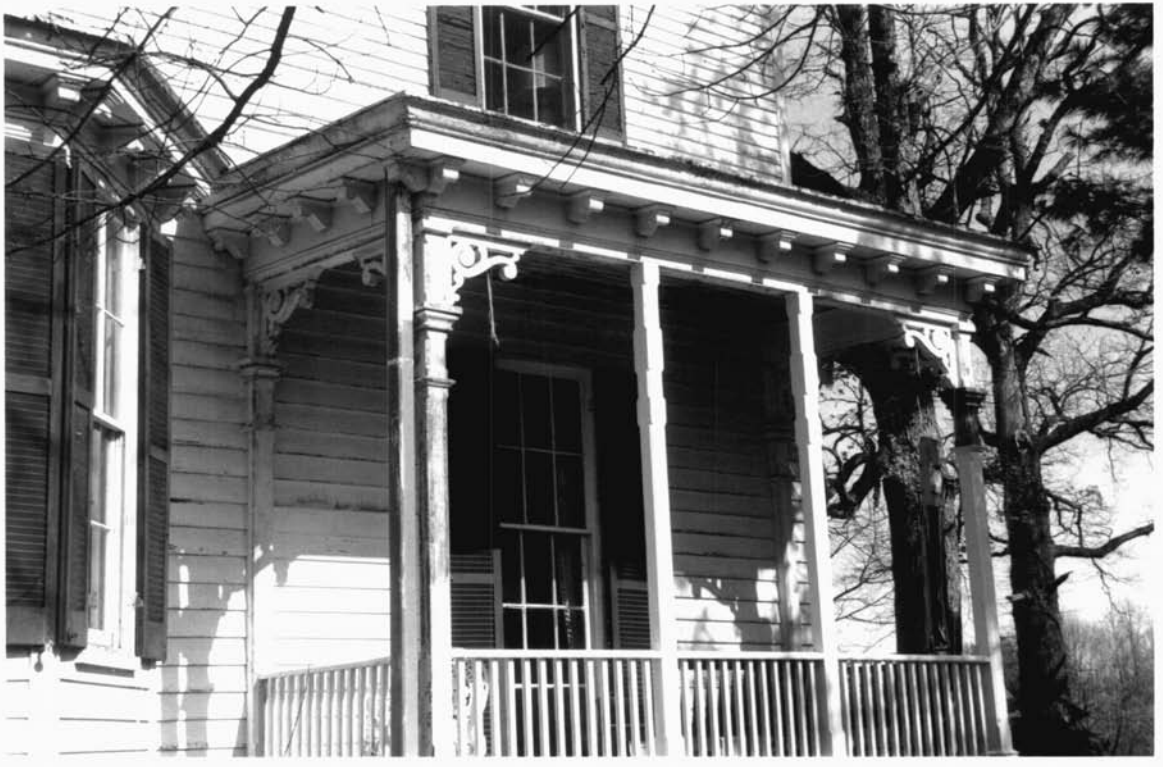
Ashland
Prince Georges Co. MD
Susan G. Pearl
February 1993
MD SHPO
East entrance
2 of 21

PG# 79-11
Ashland
Prince Georges Co MD
Susan G. Pearl
February 1993
MD SHPO
east porch detail

3 of 21

PG - 77-11

Ashland
Prince George's Co. MD.
Susan D. Pearce
February 1993
MD SHPO
South Bay and Pond
4 of 21



PG #79-11
Ashland
Prince Georges Co MD
Susan G. Pearl
February 1993
MD SHPO
South porch detail

5 of 21

PG#79-11
Ashland
Prince Georges Co MD
Susan G Pearl
February 1993
MD SHPO
West (rear) elevation from SW

6 of 21

Pg. # 79-11

Ashland
Prince George's Co MD
Susan H Pearl
February 1993
MD SHPO
SW corner detail

7 of 21

PG # 79-11

Ashland

Prince Georges Co. MD

Susan G. Pearl

February 1993

MD SHPO

Interior molding

5 of 21

PG # 49-1

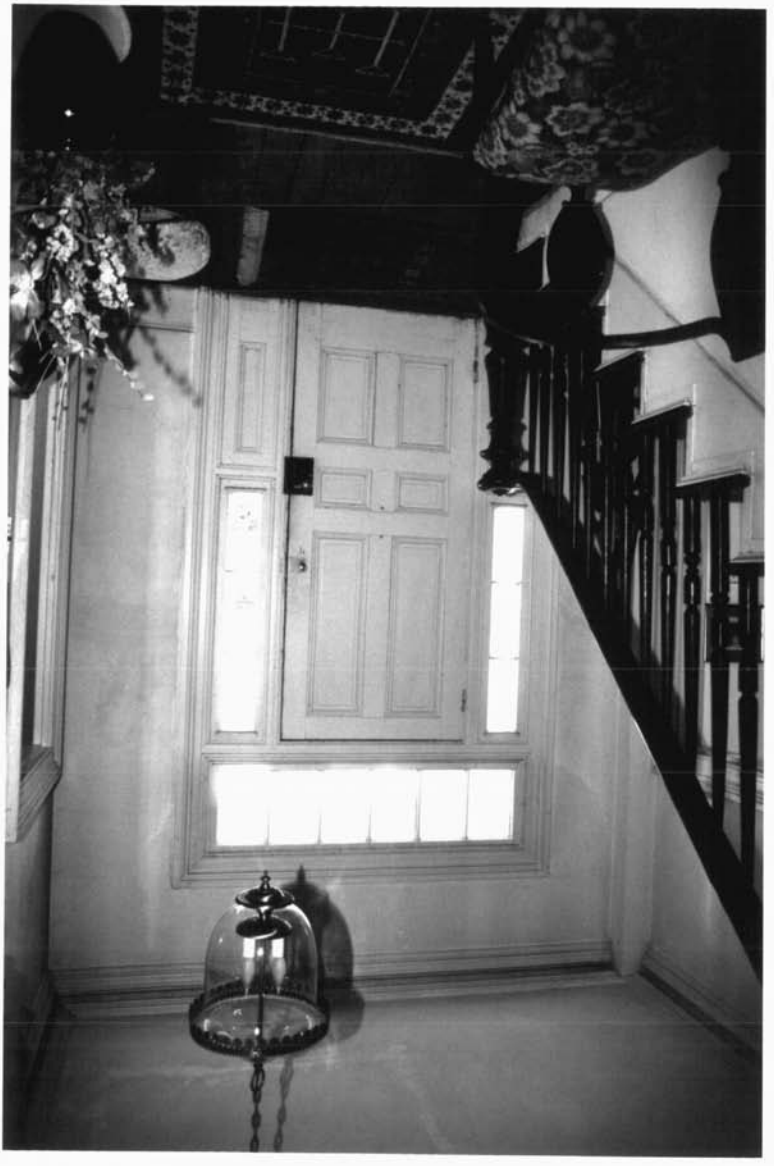
Hilland
Prince George's Co. MD
Susan A. Pearl
February 1993
MD SHPO
Stair, view from SE

1 of 21

PG # 79-11

Ashland
Prince George's Co MD
Susan G. Pearl
February 1993
MD SHPO
Travel Post

10 of 21



Pg. # 79-11

Ashland

Prince George's Co MD

Susan G. Pearl

February 1993

MD SHPO

Stair, view to east

11 of 21

PG #79-11
Ashland
Prince Georges Co MD
Susan G. Pearl
February 1993
MD SHPO
mantel, SW room

12 of 21

PG # 79-11

Ashland

Prince Georgis Co. MD

Susan G. Pearl

February 1993

MD SHPO

Vied south from Dining Room (NE space)

13 of 21

No. # 73-11

Ashland
Prince George's Co. MD
Susan H. Pearl
February 1973
MD SHPO
Southeast parlor window
to porch

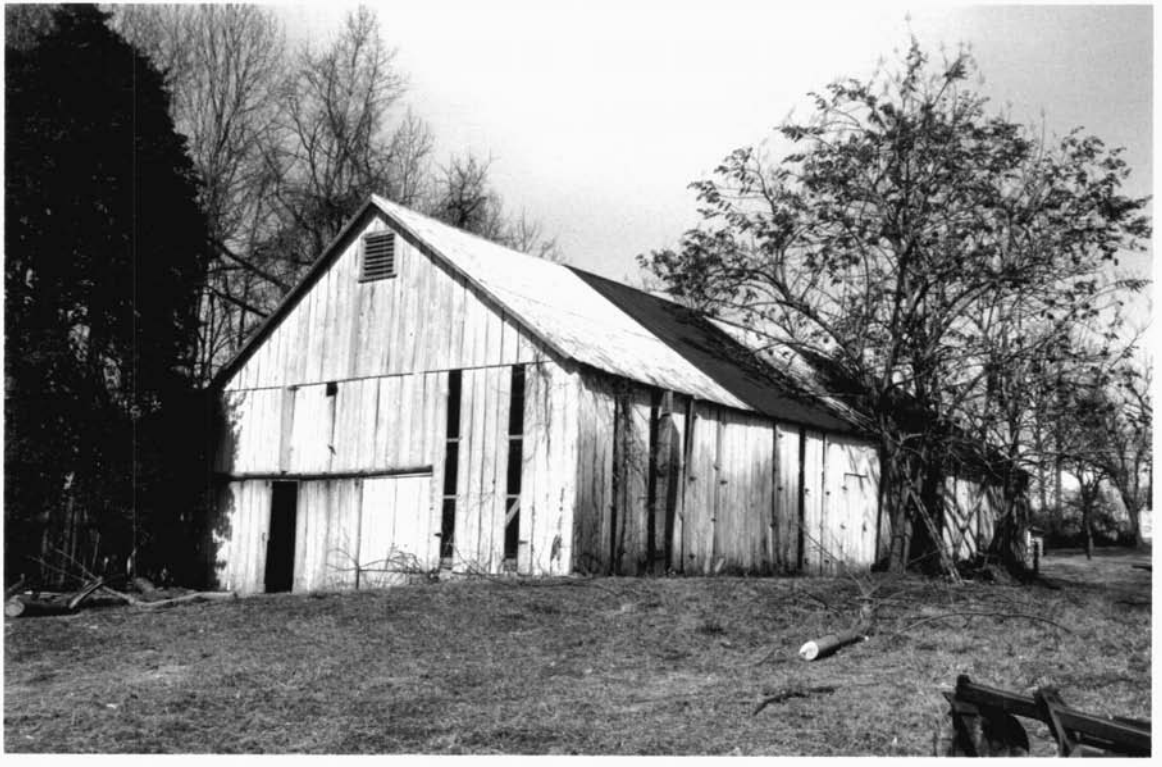
HQ 21

PG#79-11
Ashland
Prince Georges Co MD
Susan G. Pearl
February 1993
MD SHPO
SE parlor, view to east

15 of 21

PG #79-11
Ashland
Prince Georges Co. MD
Susan G. Pearl
February 1993
MD SHPO
garage, view from east
16 of 21

PG#79-11
Ashland
Prince Georges Co. MD
Susan G. Pearl
February 1993
MD SHPO
view SW from house: sat. dish, pumphouse, stable, t° barn, chicken house



PG #79-11
Ashland
Prince Georges Co MD
Susan G. Pearl
February 1993
MD SHPO
Tobacco barn, from S

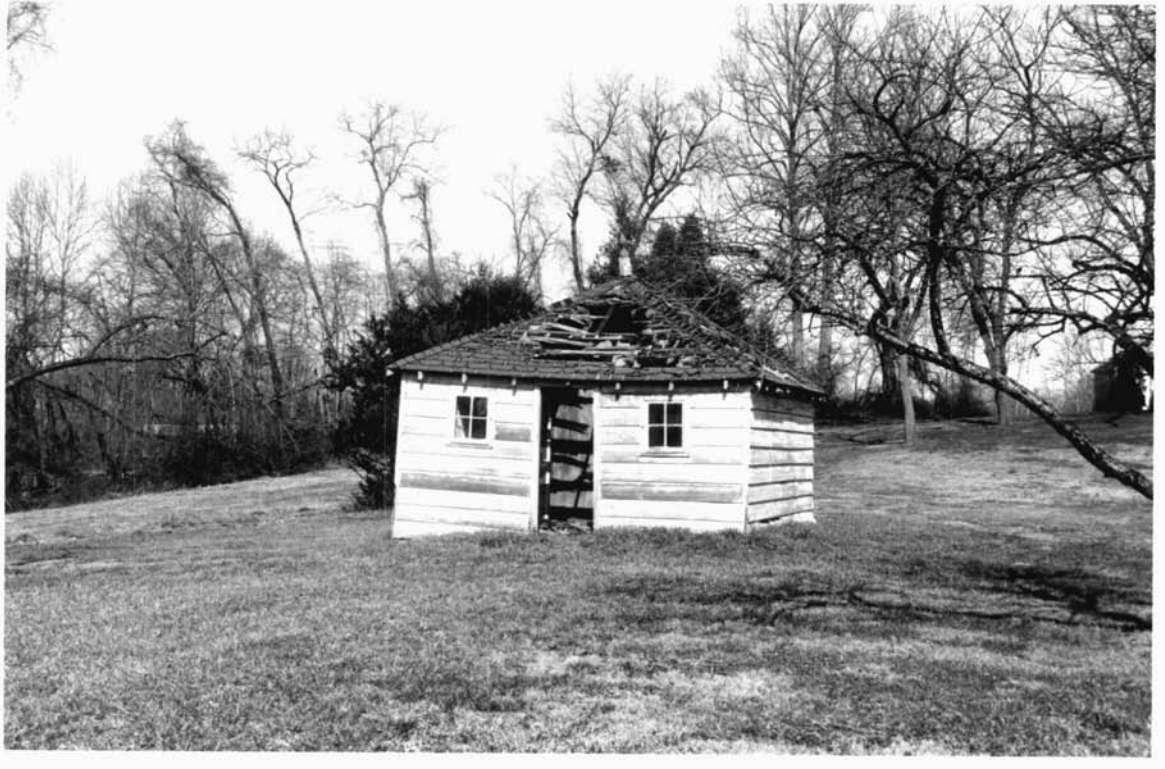
18 of 21

PG # 79-1
Ashland
Prince Georges Co MD
Susan G. Pearl
February 1993
MD SHPO
View to NE: smokehouse, chicken house, dwelling, pump house

19 of 21

PG # 79-11
Ashland
Prince Georges Co MD
Susan G. Pearl
February 1993
MD SHPO
Stable from SW

20 of 21



PG#79-1
Ashland
Prince Georges Co MD
Susan G, Pearl
February, 1993
MD SHPO
Chickenhouse from S

21 of 21