NPS Form 10-900
(Rev. 10-90)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

historic name Pleasant Hill

other names/site number CH-78

2. Location

street 9205 Marshall's Corner Road

not for publication n/a city or town Pomfret vicinity x

state Maryland code MD county Charles code 017 zip code 20675

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x 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 x meets ____ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide x locally. (___ See continuation sheet for additional comments.)

10-21-97

Signature of certifying official Date

State or Federal agency and bureau

In my opinion, the property ____ meets ____ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. 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 Keeper Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

_x_ private
___ public-local
___ public-State
___ public-Federal

Category of Property (Check only one box)

_x_ building(s)
___ district
___ site
___ structure
___ object

Number of Resources within Property

Contributing	Noncontributing	
1	2	buildings
		sites
		structures
		objects
1	2	Total

Number of contributing resources previously listed in National Register 0

Name of related multiple property listing n/a

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)

OTHER: Southern Maryland house type

Materials (Enter categories from instructions)

foundation BRICK
roof WOOD/shingle
walls WOOD/weatherboard
other BRICK (chimneys)
WOOD (porch)

Narrative Description (see continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

____ 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.

_x_ 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

____ 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.

10. Geographical Data

Acreage of Property approximately 18 acres

USGS quadrangle La Plata, MD

UTM References

	Zone	Easting	Northing		Zone	Easting	Northing
A	18	326230	4272980	D	18	326240	4272350
B	18	326460	4273060	E	___	_____	_____
C	18	326530	4272850				

___ See continuation sheet.

Verbal Boundary Description (see continuation sheet.)

Boundary Justification (see continuation sheet.)

11. Form Prepared By

name/title Betty Bird, Architectural Historian

organization Betty Bird & Associates date December 1996

street & number 2607 24th St., N. W., Suite 3 telephone (202) 588-9033

city or town Washington state DC zip code 20008

Areas of Significance (Enter categories from instructions)

ARCHITECTURE

Period of Significance ca. 1760-1848

Significant Dates ca. 1760; ca. 1808; ca. 1848

Significant Person n/a

Cultural Affiliation n/a

Architect/Builder unknown

Narrative Statement of Significance (see continuation sheets.)

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9. Major Bibliographical References

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(see continuation sheet.)

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
___ Local government
___ University
___ Other
Name of repository: _____

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state ____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Description Summary:

Pleasant Hill is a 1-1/2 to 2-1/2 story, frame and brick dwelling constructed in three phases from 1760 to 1848. Pleasant Hill well illustrates characteristic pattern of evolution of vernacular domestic architecture in Charles County from small one and two room 18th century dwellings into the larger houses that survive today. The basement and first floor of the frame main block of the house were constructed around 1760 (Period I). The brick kitchen wing to the west and the first floor of the center section were constructed prior to 1828 (Period II). Pleasant Hill did not assume its present form until the mid-19th century when second stories were added to the main block and center sections of the house (Period III). Characteristic southern Maryland porches were also added during the Period III building campaign.

The house, which has tripartite horizontal massing, displays features typical of southern Maryland domestic architecture of the period. Pleasant Hill incorporates distinctive regional features like prominent exterior end chimneys, chimney pents, contrasting materials, porches, and telescoped massing. The house, which retains the small scale associated with historic architecture in Charles County, is sited above Port Tobacco Creek and retains its historic setting of fields and woodland. While Pleasant Hill has been altered over time, its evolution illustrates a distinctive regional pattern of adaptation common in surviving domestic architecture of the 18th and 19th century in southern Maryland. Late 20th century alterations to the house have left its distinct form, materials, and spatial character visible and intact. There are two other structures on the property in addition to the house. These structures include a 1995 pool house and garage. These 20th century structures all postdate the period of significance of the house and do not contribute to the significance of the resource.

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General Description

Pleasant Hill is a 1-1/2 to 2-1/2 story brick and frame house of compound form situated on an 18-acre tract of open fields and woods. The house is sited at the top of a ridge above the wooded ravine sloping down to Port Tobacco Creek. Pleasant Hill, which was constructed in three phases, exhibits the telescoped massing often found in surviving 18th and early 19th century houses in southern Maryland. The house, which faces north, is composed of three primary historic elements: the main block, center section, and east section. A 1992 frame hyphen connects the historic section of the house with a kitchen wing, also constructed in 1992. Other buildings on the property include a frame pool house and pergola and a gable-fronted board and batten garage with a tin roof constructed in 1995.

The 2-1/2 story main block of the house is the most prominent element of the composition. The frame structure, which rests on a raised basement, has brick end chimneys rising above a gabled roof. A frame pent projects out from the north side of the east wall of the main block. The gable of the main block is canted over full height porches on the north and south sides of the house. (An earlier porch at the rear of the house was demolished in the 1920s. The present south porch dates to 1992. The south facade of the main block is intact within the glazed porch.) Brick piers support the front (north) porch, which has a tongue and groove heart pine floor and wide sills. The porch is framed with square wood piers and has simple wood replacement rails. The front porch exhibits an unusual entablature similar to detailing found on the front (north) facades of the center and eastern section. Blocks of wood have been fastened to the fascia below the roof line. The blocks are fastened above the posts and are centered between the posts. This detail may be a local interpretation of modillion blocks.

The original asymmetrical pattern of fenestration and openings of the main block remains intact. Window and door openings on the front facade

are irregularly spaced and have simple architrave molding. The front door is placed slightly to the west of center, reflecting the hall-parlor plan found in the main block. (See attached floor plans.) On the first floor there are single windows with 9-over-9 sash at either end of the facade. Some of the glazing in the first floor windows dates to the mid-19th century. "John W. Carroll" and "F. W. Carroll 1833" are scratched in a pane on the north side of the first floor. "John Spalding" is scratched in a pane on the south side. The openings on the second floor of the north facade do not line up with those on the first floor. There are two windows located at the east end of the second floor of the north facade. The door to the second floor porch is located on the west end of the second floor. This upper part of the door is detailed to resemble the window openings on the second floor.

The one story frame chimney pent to the east of the main block of the house has a shed roof that slopes to the east. The pent rests on a brick foundation detailed in Flemish bond. In a pattern exhibited in the main block, the front (north) wall of the pent is clad in beaded weatherboard; plain weatherboards are used on the secondary facade to the east. Each facade has a single window opening. The fascia is beaded.

Changes in form and materials of the main block show that the second floor was added at a later date. (The addition of the second floor is referred to as Period III construction.) The first floor of the north side of the house is framed with random width, beaded weatherboards; the second floor on the north is lath and plaster. Plain weatherboards are used on the secondary facades on the east and west. The initials "LJS" have been carved four times in the weatherboards on the north side of the chimney on the west side of the main block. Differences in configuration and brickwork in the chimneys are typical of chimneys whose height has been raised. The west chimney is detailed in Flemish bond with glazed headers to the level of its lowest shoulder, where common bond is used. The base of the east chimney, visible within the middle section of the house, is also detailed in Flemish bond with glazed headers.

Historic photographs of the house dating to ca. 1915 also provide evidence of how the appearance of the main block and chimney pent have been altered over time. The 1915 photographs depict a frame addition to the north of the pent. This addition does not have a brick foundation and appears to have settled to the north in the 1915 photograph. The eastern 1/6 of the first floor of the north porch is also framed in. This enclosure appears distinct from the addition to the pent. Both additions were gone by the 1980s. In the ca. 1915 photograph, there is an opening in the foundation of the pent in line with the window on the east facade. The front porch has the same configuration as it presently does. The second floor of the front porch has a paneled rail. In the 1915 photograph the rear porch has no visible rails on the west or at the west end of its south facade. The rear porch was removed in the 1920s. By the mid-1980s the first floor of the front porch on the north had been screened. The rails depicted in the 1915 photograph were missing. The paneled rail at the second floor was removed in the 1990s restoration. The panels, which were less than 3 ft. high and which did not appear to pre-date the 1890s, were stored and replaced by the present simple square rails. The present rails duplicate the appearance of the first floor rails shown in the 1915 photograph.

The center section of the house is attached to the south side of the east wall of the main block behind the chimney pent. The first floor of the section is Period II construction and probably pre-dates 1810. The center section of the house, which is roughly square in plan, is built over a crawl space and has a gable roof. This section of the house has no visible foundation, although there is a brick watertable east of the door on the south facade. Like the main block of the house, the physical fabric of the center section also shows that the second floor was added. The second floor is referred to as Period III construction and probably dates to around 1840. The garret of the center section has construction details similar to the garret of the main block. Both sections have fir floors in the garrets and fir treads in the stairs leading to the garrets.

Additionally, the window trim in the second floor of the center section is identical to that found in the main block.

The first floor of the center section is detailed in Flemish bond with glazed headers. (The former west exterior wall, now visible within the interior of the rear porch, is also detailed in Flemish bond.) The north and south walls of the second floor are sheathed in weatherboards. The east wall of the second floor is brick. The outline of a lower roof line is visible on the east wall. The gable is frame. There are doors and single windows on both the north and south facades. Doors are located on the east end of the center section. There is also a window centered within the gable. No chimneys serve the center section of the house. The ca. 1915 historic photographs show that the exterior section of the center section has been little changed.

The east section of the house is a 1-1/2 story brick structure with a gable roof and an interior end chimney on the east. The east section rests on a partial brick watertable topped by a course of headers. The exterior is detailed in Flemish bond with glazed headers. In the 1980s, there was a door in the west end of the south wall. (See attached floor plans from *Homeplaces*.) This opening was bricked in when the house was restored in 1992. There is a single window opening at the center of the north facade, a small window cut into the west end of the south facade, and two small window openings to either side of the chimney within the gable. The beaded fascia of the east section of the house exhibits a treatment similar to that displayed in the center section. Unlike the center section, there is a bolection frieze pulled in from the corners of the building below the fascia. The ca. 1915 photograph shows that the eastern section of the house retains much of its earlier appearance. The photograph suggests that the east section of the building was whitewashed. Evidence of the whitewash is still present on the upper portion of the north facade.

There is a 1992 addition attached to the house to the west. In keeping with the additive pattern of southern Maryland architecture, a one-

story frame hyphen is attached to the main block of the house south of the chimney. This hyphen joins the main block of the house with a recent 2-1/2 story frame kitchen wing. The kitchen wing is topped by a gable roof and is faced with brick on the north side of the first floor.

The interior of Pleasant Hill retains much of its earlier floor plan and finishes. While the house has been altered over the years, there appear to have been few structural changes and only minor replacement of finishes. The most recent alterations to the house prior to the 1992 restoration took place in the mid-1980s at the time J. Richard Rivoire recorded the house. These changes were apparently cosmetic and easily reversed. The present owners of the house, Donald Rice and Elizabeth St. John Loker, restored the house saving as much of the 18th and 19th century fabric and finishes as possible and relocating modern facilities like the kitchen and utility systems to a new addition west of the house. Donald Rice did much of the interior work himself to insure that original fabric was retained.

The first floor of the main block of the house (Period I) has a hall parlor plan with an encased dog-leg stair located east of the front entry. The second floor of the main block (Period III) has a center hall plan. The Period I construction of the earliest section of Pleasant Hill, the basement and first floor of the main block, consists of nogging between posts.[1] The basement consists of unfinished log joists utilizing mortise and tenon joints. Joints are hewn. Basement walls are exposed brick. The foundation of the pent visible within the basement below the main block of the house suggests that the pent was built close to the time of the construction of the main block. The sills of basement windows, which have been blocked with brick and obscured by the porches for over a century, are at ground level.

[1]This construction was visible when the house was being restored and can be seen in a closet space under the stair and in construction photographs.

The first floor of the house has wide board floors running in an east/west direction. The cherry ceiling beams are beaded with a rubbed finish.[2] Shadows of lath marks suggest that a later ceiling, subsequently removed, was applied over split lath. Baseboard molding, which has a beaded profile, varies from 5/8 in. thickness to 1-1/4 in. thickness. The recent chair rail is of the same height and width of an earlier chair rail that could be seen as a shadow on the bricks during the 1993 restoration of the house. A fragment of the rail remaining between the window casing and the window sill was used as evidence for the present molding profile. There is no cornice in either room. The unusual mantel in the west room displays fluted pilasters supporting a deep, ridged shelf. One of the panes of glass in this room is inscribed, "John W. Carroll" and what appears to be "F.W. Carroll 1833." A board-and-batten door with original hinges leads to the stair. The east room of the main block exhibits similar finish to that found on the west. The underside of the stair visible in the east room is framed in pine between cherry posts.

The mantel in the east room of the main block consists of piers supporting a plain frieze topped by a simple shelf. Similar mantels are found in the second floor chambers in the main block. A board-and-batten door to the north side of the chimney opens into the pent; an opening to the south leads down to the center section. There are two chambers to either side of a center hall on the second floor. The only access to the center section of the house from the second floor of the main block is through the rear porch. The mantels on the second floor resemble the mantels in the east room of the main block. The stair has a simple rail and baluster.

The finish of the interior of the center section of the house is plainer than that of the main block. The face of the east chimney of the

[2]No saw marks could be discerned on this feature.

main block is visible within the center room; the stair to the second floor is located in the southwest corner. An opening at the center of the east wall leads into the east section of the house. The encased stair leading to the second floor of this section is framed in pine between cherry posts; ceiling beams are oak. The stair opens directly into the single chamber on the second floor.

The eastern half of the east section of the house was in severely deteriorated condition prior to the 1990s restoration.[3] Much of the deteriorated work had to be reworked at that time. Prior to the restoration, the east section had a brick floor under a concrete slab and an open hearth. There was a closet with shelves to the north of the hearth and a ladder leading to a loft on the south. The hearth, closet, and ladder were retained as part of the 1990s restoration. Because the loft floor boards were rotted, they were removed at the time of the restoration to create the present full-height space that includes the former loft. Noteworthy remaining original features include the oak ceiling beams, which run north/south, shutters, and some shelves in the closet.

Although Pleasant Hill has changed over time, the building still retains integrity of location, design, setting, workmanship, feeling, and association. Pleasant Hill's location on a ridge above the wooded ravine of Port Tobacco Creek in a setting of fields and woodlands maintains the rural feeling and association of the house's historic setting. Changes to the house in the early 1990s retain its distinctive additive massing. The new addition is west of the building, setback from the historic structure. The small, one-story hyphen that connects the addition to Pleasant Hill has been attached to a secondary facade and recessed behind the chimney of the main block. The prominent porch on the north facade remains. The rear porch, removed in the 1920s, has been replaced by a glazed porch that

[3]The previous owner recalls that the east section was severely deteriorated in the 1930s.

connects the historic section of the house with the new addition. The south facade of the house remains unchanged within this new, glazed porch. The access provided by the rear porch has made it possible to retain the original interior spatial configuration within Pleasant Hill since it connects the older section of the house with a new kitchen and facilities that adapt the house to present day use. Because the addition accommodates the present day functions, the historic portion of Pleasant Hill retains much of its distinctive spatial configuration and floor plan.

While materials have been replaced over time, Pleasant Hill still retains a significant amount of earlier fabric exhibiting skilled workmanship and the changes in workmanship that trace the evolution of the house. On the exterior the house retains its Flemish bond walls and chimneys, beaded weatherboard, glazing elements, and distinctive cornice treatment on the east and center sections. On the interior, the house retains its wide floor boards, timber framing, beaded cherry beams, mantels, doors, and enclosed stairs.

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Significance Summary

Pleasant Hill, constructed in three stages between 1760 and 1848, is a good example of domestic architecture of the period in Charles County. The house, which retains its rural setting, displays features characteristic of late 18th and early 19th century architecture in southern Maryland. The size and plan of the earliest portion of the building, the telescoped massing, the combination of brick and weatherboard, and the 19th century piazzas offer a catalogue of traditional Charles County building practice. Pleasant Hill meets National Register Criterion C as an excellent illustration of the evolution of domestic architecture in Charles County, Maryland during this period. The restoration of the building in the 1990s, which encompassed the addition of a kitchen wing, does not impair the overall integrity of the resource.

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HISTORIC CONTEXT

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Geographic Organization: Southern Maryland

Chronological/Developmental Period(s):
Rural Agrarian Intensification, 1680-1815
Agricultural-Industrial Transition, 1815-1870

Historic Period Theme(s):
Architecture/Landscape Architecture/Community Planning

Resource Type:
Category: Building
Historic Environment: Rural
Historic Function(s) and Use(s):
DOMESTIC/single dwelling

Known Design Source:
none

RESOURCE HISTORY AND HISTORIC CONTEXT

Pleasant Hill was constructed and expanded by the Spalding family, a prominent Charles County family who owned the property from 1713 to 1911.[4] In 1713 John Spalding purchased 200 acres of the 2400 acre land patent entitled "Green's Inheritance." Physical evidence and the 1783 tax assessment suggests that John Spalding's grandson, Basil Spalding, constructed the basement and first floor of the main block, the oldest portion of the house (Period I), around 1760. The 1783 tax assessment for this 200 acre parcel states that the property was improved by a "middling good dwelling," three "indifferent outbuildings," and a tobacco house.[5] In *Homeplaces: Traditional Domestic Architecture of Charles County Maryland*, J. Richard Rivoire argues convincingly that 18th century upper end housing in the county typically consisted of small one-story buildings.[6] The size and materials of the first floor of the main block combined with its site above Port Tobacco Creek on a low ridge are consistent with the structure described in the 1783 assessment.

Basil Spalding died in 1792 and his wife Catherine died prior to 1797. In accordance with Basil Spalding's will, after Catherine's death his property was divided among his three sons. Basil Spalding, Jr. received

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[4]J. Richard Rivoire, *Homeplaces: Traditional Domestic Architecture of Charles County, Maryland*, pp. 128-133.

[5]Rivoire, p. 128 and 130. Although the eastern section of the house, which was probably built as a kitchen wing, could date to this period of construction, it is unlikely that an assessor would describe a Flemish bond brick building as an "indifferent" outbuilding.

[6]Rivoire, pp. 11-12. Coordinating his work with ongoing scholarship devoted to the Chesapeake region, Rivoire has conducted an extensive study of southern Maryland architecture. His analysis of information from the 1783 and 1798 tax assessments permits Rivoire to trace how surviving architecture relates to the much larger body of dwellings that do not survive.

the house and 150 acres. At the time of the 1798 assessment, the house and four outbuildings were still standing and received an assessment of $400.

Basil Spalding, Jr., a successful farmer and merchant, acquired substantial property during his lifetime, including buildings in Port Tobacco. While his mercantile activity was centered in Port Tobacco, he continued to live at Pleasant Hill. The workmanship and design characteristics of the first floor of the center section and the eastern section of the house, particularly the Flemish bond brick, suggest that Basil Spalding, Jr. constructed this portion of the house (Period II) prior to his death in 1828.[7] Because these characteristic features show little influence of building tradition beyond southern Maryland, it is likely that they were constructed before 1810, the date that Rivoire gives for widespread evidence of outside influence in the county.[8] The date of ca. 1808 has been adopted for the Period II construction because this date is the midpoint of Basil Spalding, Jr.'s occupancy. Because the center section has no chimney, Spalding may have used this part of the house as his store. While the Flemish bond incorporated within the east section might argue against original construction as a kitchen, Flemish bond was used in a late 18th century kitchen associated with Clifton in Charles County.[9]

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[7]Rivoire, p. 130. Rivoire implies that the 1st floor of the center section and the eastern kitchen section were constructed as a unit. The 1990s restoration, however, revealed that these two sections have different floor levels. The center section is constructed over a crawl space; there is no cellar under the eastern kitchen section. Further, there appears to be evidence of a seam on the south where these sections adjoin each other, although this seam could also relate to reworked openings.

[8]Rivoire, p. 21.

[9]Rivoire, p. 77.

In 1838, Basil Spalding, Jr.'s sons, John Spalding and Basil Richard Spalding, divided their father's real property between them. John Spalding took Pleasant Hill and its lands and his brother, Basil R. Spalding, acquired the lots in Port Tobacco. Basil R. also received Stagg Hall in this partition of the estate. While both brothers were merchants, Basil R. Spalding lived in Baltimore. John Spalding confined his activities to Pleasant Hill where he is believed to have operated a store and post office from his Pleasant Hill property. It is likely that John Spalding constructed the second floor of the main block of the house and raised the roof above the center section (Period III).[10] Because the roofs of the front and rear porches are integral to the second floor of the main block, the porches also date to the period when the second floor was constructed. Since these changes probably took place shortly after John Spalding received the house, a date of 1840 has been assigned to this work. At the time of John Spalding's death in 1848, his store merchandise (consisting primarily of dry goods), household furnishings, farming equipment, livestock, crops, and 19 slaves were valued at slightly over $9,000.

The house then passed to John's son Basil W. Spalding who lived in the house until 1911 when the property was sold to John F. Sinclair. In 1919 the property was transferred to Jeremiah T. Mudd. The property remained in the Mudd family until 1992.[11] Most of the changes made to the house during this time appear to have been incremental and primarily cosmetic. A photograph taken about 1915 during the Sinclair occupancy, shows changes to the north end of the pent and the east end of the porch and records the deterioration of the rear porch. In the mid-1980s, R. J. Mudd, Jr. remodeled the interior, removing architrave molding and storing mantels in the basement.

In 1992 Donald Rice and Elizabeth St. John Loker acquired the property with the intent of restoring the house to its earlier appearance. Rice and

[10]Rivoire, p. 130.
[11]Abstract of Title, Collection of Donald Rice.

Loker collected antiques and had previously restored and occupied Lawton House in Falls Church, Virginia. The couple hired Washington, D.C. architect Thomas Shiner to design an addition that would permit them to restore the house without compromising its interior to accommodate a modern kitchen and plumbing. Rice himself did the restoration work on the interior fabric of Pleasant Hill.

The evolution of the form of the house is typical of traditional building practice in Charles County. The rural character of Charles County stems from its dependence on an agrarian economy dominated first by tobacco and later by grain. Settlement moved inland from navigable waterways. There was little need for towns since self-sufficient plantations could be supplied from larger cities accessible by water.[12] The pattern for building practice that developed in Charles County and other parts of southern Maryland was one in which buildings were small and often impermanent. In contrast with other parts of the Chesapeake region, "furnishings rather than houses signified wealth and social stature."[13] Consequently, dwellings constructed during the 18th and early 19th century for wealthy individuals were small and unpretentious. Because of the relative isolation of this rural area, there is a provincial and pervasively local character to much of its 18th and early 19th century architecture, a character reflected in the appearance of Pleasant Hill. Local building preferences like chimney pents, contrasting materials, prominent chimney stacks, and the telescopic pattern of horizontal additions prevailed over current fashions. Even when Charles County became less isolated after 1810, displays of current architectural style were typically confined to trim and finish rather than plan, form, and massing. Charles County continued to remain somewhat isolated both economically and politically throughout the 19th and early 20th century. There was little

[12]Inventory, p. 57.
[13]Rivoire, p. 11.

significant building activity in the county until after the first World War.[14]

Pleasant Hill is a good example of how Charles County's historic dwellings incorporate regional building patterns that are strongly tied to the area's history as an isolated, rural area. The survival of the oldest portion of the house and the visible evidence of the changes to the building over time show how the area's economy and cultural biases resulted in the reuse and incremental adaptation of building stock. The Period I first floor, chimneys, chimney pent, basement framing, and floor plan of the main block of the house provide a good example of the size, scale, and lack of architectural pretension found in dwellings constructed by prosperous individuals in the county in the latter half of the 18th century. In 1783, the main block of Pleasant Hill, like Dearbought, Spye Park, and Laurel Branch, were dwellings that the assessor regarded as "middling" or "middling good."[15] The hall-parlor plan of the main block with its enclosed stair is characteristic of the retention of older building typologies in this rural county. The juxtaposition of details like Flemish bond brick with glazed headers, beaded weatherboard, and beaded cherry ceiling beams with the modest size and scale of the Period I dwelling is particularly revealing. The horizontal, telescoped addition to the east, which dates to the early 19th century, displays a characteristic regional pattern in its massing and combination of materials. Charles County houses of varying size and date and floor plan typology incorporate this pattern of adaptation. Sarum, LaGrange, Oak Hill, Mt Republican, Cedar Grove, Locust Grove (demolished), Johnsontown, and Hard Bargain all

[14]Rivoire, p. 28.
[15]Rivoire, pp. 15-16.

display the linear horizontality of telescoped massing.[16] The addition of the second floor to the main block to the center section in the mid-19th century (Period III) illustrates the persistence of the telescopic massing. The Period III building campaign also incorporates a feature characteristic of 19th century Charles County dwellings, full height porches or piazzas.

Pleasant Hill retains sufficient integrity to convey characteristic southern Maryland form and Charles County building practice. Its setting of fields and wooded ravine provide an important historic and visual context for the evolution and survival of the dwelling. While the loss of the rear porch in the early 20th century is unfortunate, the weatherboards forming the gable and canted roof covering that porch are still intact, showing how the porches were an integral part of the second floor addition in the mid-19th century. The 1992 addition is set back from the west end of the house, maintaining the distinctive massing of the eastern part of Pleasant Hill. The 1990s restoration of the house restored the house's earlier floor plan and its surviving historic fabric dating to the period of significance enhancing the historic feeling and associations of the house.

[16]Rivoire well illustrates this pattern throughout *Homeplaces*.

GEOGRAPHICAL INFORMATION

Verbal Boundary Description: Boundaries are indicated by the solid line on the attached map, labeled National Register Boundaries.

Boundary Justification: The boundary has been drawn to encompass the historic rural visual setting associated with the house. The northern edge of this irregularly shaped property adjoins Maryland Route 227; the western edge is the western boundary of the land under current ownership. The eastern edge of the National Register boundary extends in a northeasterly direction that follows the topography of the ravine below the house. The eastern boundary encompasses the land to either side of the ravine and the fields and woodland that provide the visual setting for the house. Beyond the eastern boundary lie approximately 20 acres which are under the same ownership but which do not contribute directly to the historic visual setting for Pleasant Hill.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

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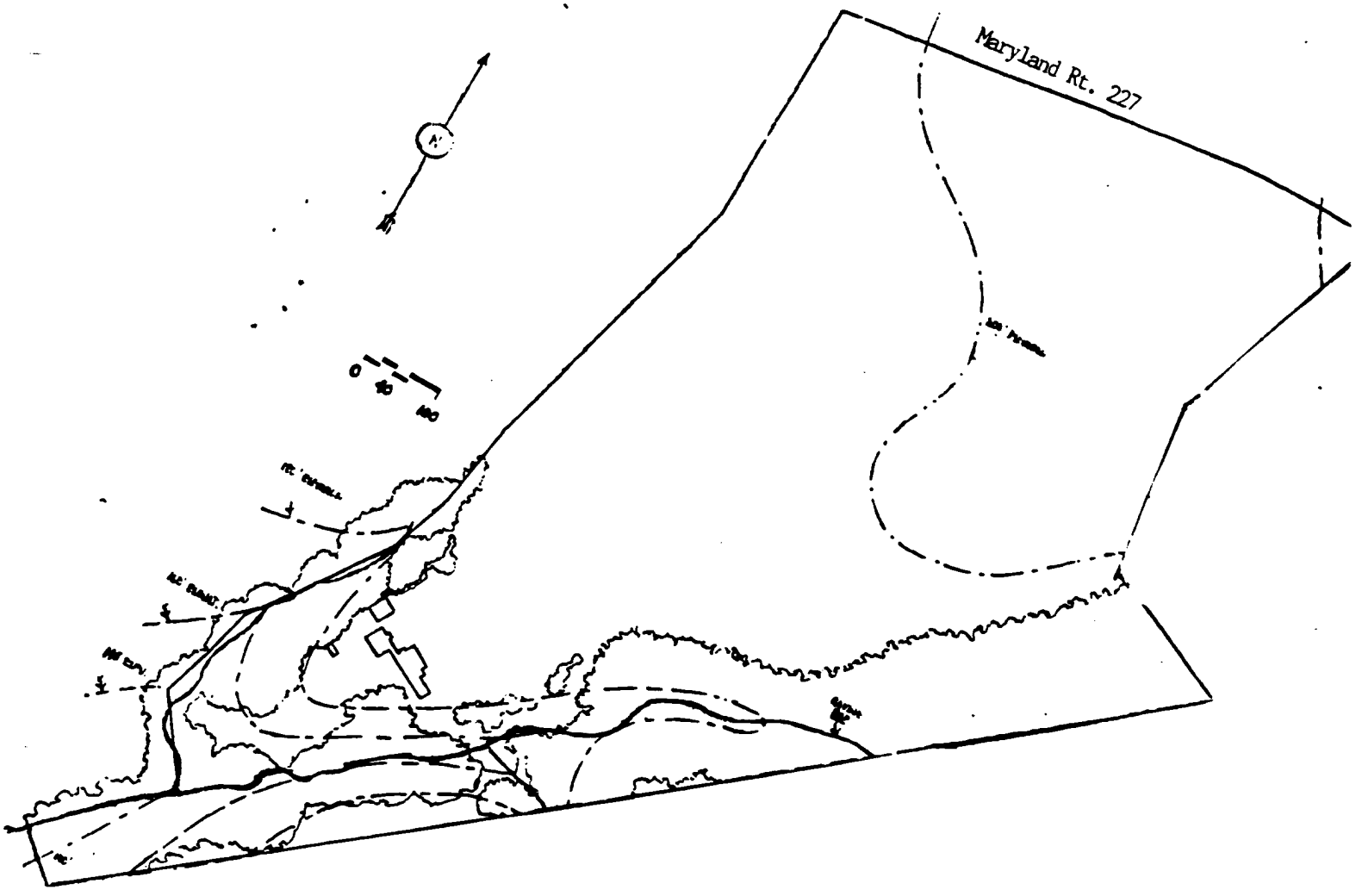
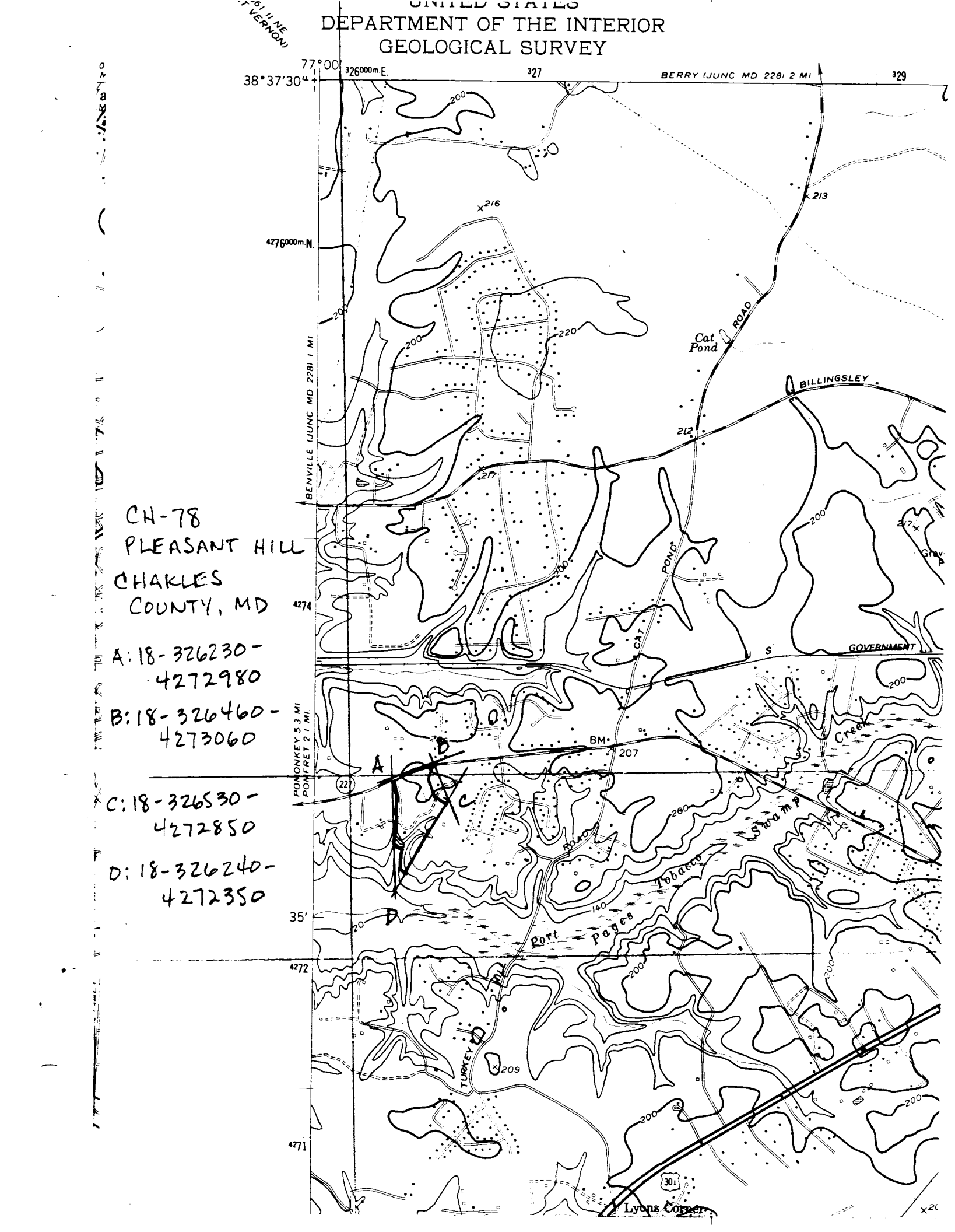
CH-78
Pleasant Hill
Charles County, MD

National Register Boundaries





CH-78
PLEASANT HILL
CHARLES
COUNTY, MD

A: 18-326230-
4272980

B: 18-326460-
4273060

C: 18-326530-
4272850

D: 18-326240-
4272350

PLEASANT HILL, CH-78
CHARLES CO., MARYLAND
BETTY BIRD
NOVEMBER 1996
MARYLAND SHPO

S FACADE FROM SOUTH, NEW KITCHEN
WING & HYPHEN ON LEFT

PHOTO 3 OF 12

153658
1=21A

PLEASANT HILL, CH-78

CHARLES COUNTY, MD

PHOTO: BETTY BIRD

NOVEMBER 1996

MD SHPO

NORTH & WEST FACADES FROM NW, 1990s HYPHEN & KITCHEN ON RIGHT

4 OF 12

153156
#2
F13A

PLEASANT HILL, CH-78
CHARLES COUNTY, MD
PHOTO: BETTY BIRD
NOVEMBER 1996
MD SHPO
PLEASANT HILL FROM NE SHOWING SETTING (1990s GARAGE ON RIGHT)
1 OF 12

13154
#2
PA

PLEASANT HILL, CH-78
CHARLES COUNTY, MD
PHOTO: BETTY BIRD
NOVEMBER 1996
MD SHPO
EAST & NORTH FACADES FROM NE
2 OF 12

153154
#1
1-24A

PLEASANT HILL, CH-78
CHARLES COUNTY, MD
PHOTO: BETTY BIRD
NOVEMBER 1996
MD SHPO
INTERIOR: DETAIL OF FRAMING IN BASEMENT, VIEW FROM NW

12 OF 12

PLEASANT HILL, CH-78
CHARLES COUNTY, MD
PHOTO: BETTY BIRD
NOVEMBER 1996
MD SHPO
INTERIOR: STAIR TO GARRETT FROM 2ND FLOOR
MAIN BLOCK, VIEW FROM S

11 OF 12

PLEASANT HILL, CH-78
CHARLES COUNTY, MD
PHOTO: BETTY BIED
NOVEMBER 1996
MD SHPO
INTERIOR: STAIR CASEMENT IN NW CORNER & BEADED BEAMS IN EAST ROOM (DINING ROOM)
1ST FLOOR OF MAIN BLOCK, VIEW FROM S

10 OF 12

PLEASANT HILL, CH-78
CHARLES COUNTY, MD
PHOTO: BETTY BIRD
NOVEMBER 1996
MD SHPO
INTERIOR: MANTEL & DOOR IN CHIMNEY PENT IN EAST ROOM (DINING ROOM)
1ST FLOOR OF MAIN BLOCK, VIEW FROM W

9 OF 12

153154
#3
F7

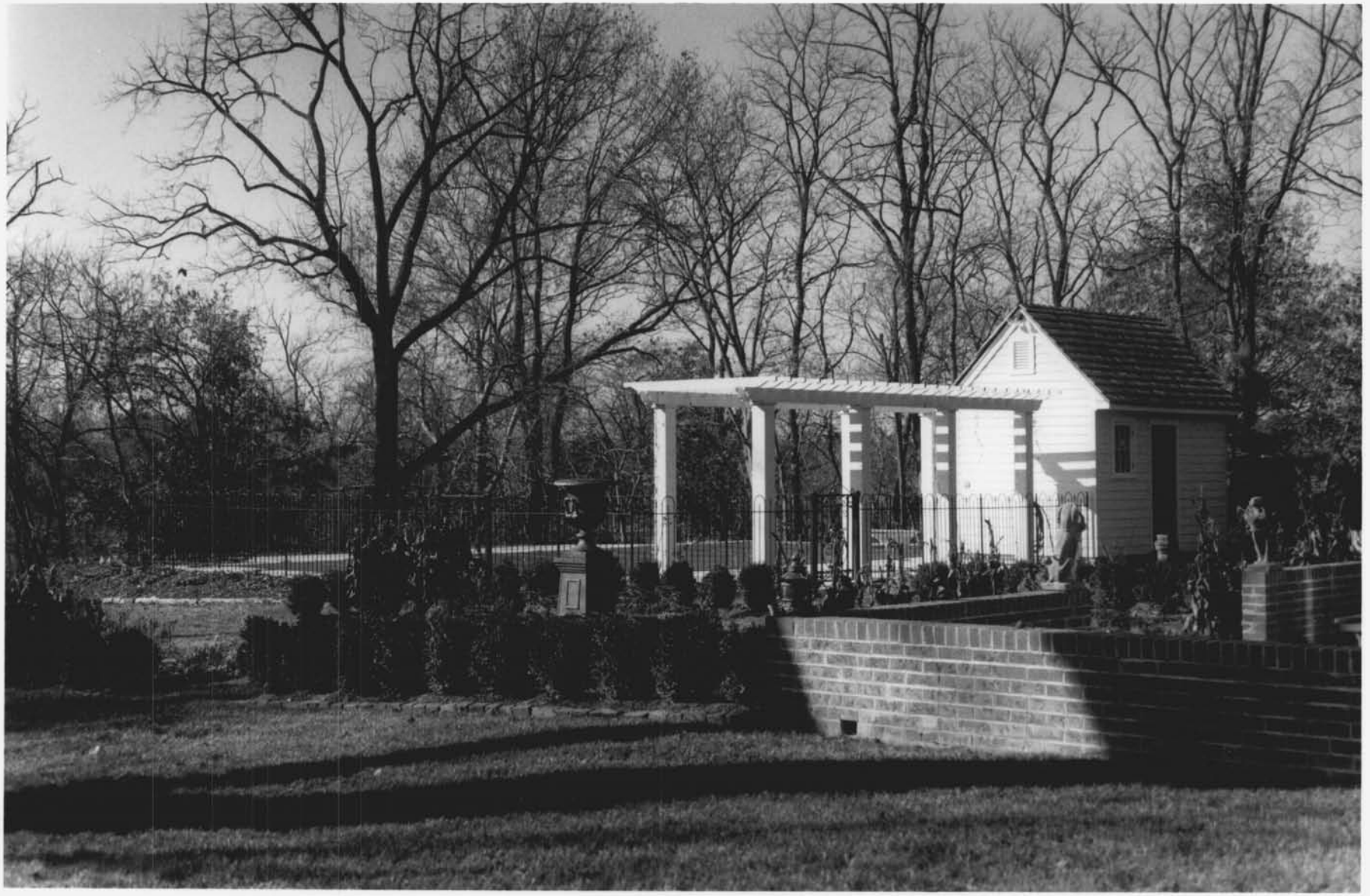
PLEASANT HILL, CH-78
CHARLES COUNTY, MD
PHOTO: BETTY BIRD
NOVEMBER 1996
MD SHPO
INTERIOR: "JOHN SPALDING" SCRATCHED IN GLASS
SOUTH WALL OF MAIN BLOCK, VIEW FROM N
8 OF 12

CH-78
#8
12

PLEASANT HILL, CH-78
CHARLES COUNTY, MD
PHOTO: BETTY BIRD
NOVEMBER 1996
MD SHPO
INTERIOR: MANTEL IN PARLOR (WEST ROOM)
1ST FLOOR, MAIN BLOCK, VIEW FROM SE

7 OF 12

CH-78
#7



PLEASANT HILL, CH-78
CHARLES COUNTY, MD
PHOTO: BETTY BIRD
NOVEMBER 1996
MD SHPO
POOLHOUSE & PERGOLA FROM NE
5 OF 12

PLEASANT HILL, CH-78
CHARLES COUNTY, MD
PHOTO: BETTY BIRD
NOVEMBER 1996
MD SHPO
EAST & CENTER SECTIONS FROM NE SHOWING SHADOW OF PERIOD II ROOFLINE ON EAST WALL OF CENTER SECTION, FLEMISH BOND BRICK & DISTINCTIVE ENTABLATURE OF EAST SECTION
6 OF 12

T-204 #2