NPS Form 10-900
(Expires 5/31/2010)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Quarter Place

other names AA-0276, Moreland House, Woodbourne Farm

2. Location

street & number 216 Marlboro Road (216 Mt. Zion Marlboro Road) ☐ not for publication

city or town Lothian ☐ vicinity

state Maryland Code MD county Anne Arundel code 003 zip code 20711

3. 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. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments).

Signature of certifying official/Title — Date 11-5-09

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 certifying official/Title — 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 the Keeper — Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☒ Private
- ☐ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(Check only one box)

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

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1	7	buildings
0	0	sites
0	1	structures
0	0	objects
1	8	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: single dwelling
AGRICULTURE: agricultural field

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwelling
AGRICULTURE: agricultural field

7. Description

Architectural Classification
(Enter categories from instructions)

MID-19TH CENTURY: Gothic Revival

Materials
(Enter categories from instructions)

foundation	BRICK
Walls	WOOD: weatherboard
Roof	WOOD: shingles
Other	WOOD: trim

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets)

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☐ A Property is associated with events that have made a significant contribution to the broad pattern of our history.
- ☐ B Property associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply)

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or 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.

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets)

Area of Significance
(Enter categories from instructions)

ARCHITECTURE

Period of Significance

c. 1860

Significant Dates

N/A

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

William H. Peake, Jr., builder

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

Previous documentation on files (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:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government: Anne Arundel County
- ☐ University
- ☐ Other

Name of repository:

Quarter Place (AA-0276)
Name of Property

Anne Arundel County, Maryland
County and State

10. Geographical Data

Acreage of Property 15.92 acres

USGS Bristol MD and Deale MD Quads

UTM References
(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing
1	18	358635	4298632
2	18	358844	4298531
3	18	358996	4298294
4	18	358678	4898243

☐ See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title Betty Bird
Organization Betty Bird & Associates LLC date July 1, 2009
street & number 2607 24th Street, NW, Suite 3 Telephone 202-588-9033
city or town Washington, District of Columbia state N/A zip code 20008

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 SHPO or FPO)

Name Jim Meyer
street & number 216 Marlboro Road Telephone 410-320-3921
city or town Lothian state Maryland zip code 20711

Paperwork Reduction 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.

Description Summary:

Quarter Place is located on the west side of Route 408 (Marlboro Road), one-half mile south of the road's junction with Maryland Route 2 (Solomon's Island Road), near Lothian in Anne Arundel County, Maryland. Constructed in the 1860s by house carpenter William Peake, Jr. (1837-1920), Quarter Place is a two-and-one-half-story, center hall, frame, I-house form with details and elements derived from the mid nineteenth century rural Gothic Revival. The house retains the distinctive interior details and trim that characterize William Peake's work. Eight twentieth-century outbuildings and structures on the 15.92 acre property do not contribute to the historic significance of the resource. The house and outbuildings are situated on the northern third of the farm on slightly elevated terrain, sited well back from the road. The property retains a high degree of integrity and retains the distinctive characteristics of William Peake's work, despite alterations, which have been confined to the secondary facades.

General Description:

Quarter Place, constructed in the 1860s by house carpenter William Peake, Jr., is a fine example of mid-nineteenth-century rural Gothic Revival in Maryland. The traditional form of the two-and-one-half story center hall farm cottage has been transformed by cross gables, a one-story semi-octagonal bay, and a prominent one-story porch. Likely inspired by contemporary architectural pattern books, the vernacular house is noteworthy for its distinctive trim. Scrollwork bargeboards highlight the central cross gable. Paired chamfered columns with cross bracing and jig-sawn side brackets support the front porch. A tripartite window above the entrance further emphasizes the central bay.

The house, which is in excellent condition, retains the distinctive interior details and trim that characterize William Peake's work. It also contains a sideboard and bookcase reputed to be associated with Augustus Hall and Mary Cheston Hall, the initial owners of the house. Alterations consist of an infilled side porch, a rectangular side bay, and a rear addition. These alterations have been confined to secondary facades. Between 1981 and 1986, the house was carefully rehabilitated and restored. In 2006, the Anne Arundel County Trust for Preservation awarded the restoration its Orlando Ridout IV prize.

The 15.92 acre property preserves both the mature trees and shrubs that constitute the domestic landscape setting for the house and its agricultural surrounding of woods and cornfields. There are nine twentieth-century outbuildings and structures that do not contribute to the historic significance of the resource.

Setting

Quarter Place, which encompasses the farm cottage and its setting, is situated on a 15.92 acre parcel on the west side of Route 408 (Marlboro Road), one-half mile south of the road's junction with Maryland Route 2 (Solomon's Island Road). The property is near Lothian and 15 miles southwest of Annapolis. Only partially visible from the road, the house and its outbuildings are situated on the northern third of the farm on slightly elevated terrain. This parcel, which encompasses the legal boundaries of the house and its associated landscape, was once part of a 200 acre farm. There are woods on the far bank of the stream that meanders 150' back to the rear of the house on the north and cornfields south of the front lawn between the house and Marlboro Road.

The house is situated within gently rolling terrain. An unpaved right of way and private drive extend up to the house from Marlboro Road, making a narrow loop at the front of the house. Specimen trees and shrubs survive as part of the mature domestic landscape associated with the house and its immediate surroundings. Specimen trees include magnolia, pin oak, dogwood, river birch, Pawlonia, tulip poplar, juniper, cedar, hemlock, persimmon, ash, and Norway spruce. There are also evergreens and shrubs including forsythia, lilacs, and azaleas.

With the exception of the housekeeper's dependency, small non-contributing outbuildings associated with the working landscape are set some distance from the domestic landscape associated with the cottage. The tractor barn along the drive, housekeeper's dependency, and the pump house are west of the cottage. The farrowing houses and chicken house are north of the farm house, set along the wood fence that separates the house from the stream and woods. The office and shop and tool shed are sited below the house to the east, at the northeast end of the fork that separates the unpaved right of way from the private drive that leads to the cottage.

Exterior

Quarter Place is a two-and-one-half-story frame house that faces due south. Consisting of a main block and a two-story rear ell, the house rests on a brick basement and is topped with a cross-gabled roof covered in cedar shingles. Porches extend along the front (south) and rear (north) façades of the house; a small porch along the east side of the house was infilled in the 1960s. A one-story semi-octagonal bay projects from the east side of the main block; a ca. 1940s rectangular bay from the west.

The main block of the center hall house is one room deep. The house, which was originally L-shaped, now has a roughly rectangular footprint because of additions at the rear of the house. The main block of the house has interior chimneys to either side of the central cross gable; there is an exterior chimney at what was the top of

the L at the north end of the earlier kitchen. An exterior brick stack for oil furnace exhaust has been added at the northwest corner of the main block. Window openings are rectilinear with the exception of arched windows that occupy the side and cross gables at the attic level. For the most part, the house has six-over-six wood sash windows. There are six-over-three windows within the arched openings in the dormers; a jib window opens onto the former side porch (now infilled) from the parlor on the east. The entry door is set below a three-light transom and flanked by paneled side lights.

The front of the house is centered by a bay with a cross gable that projects two feet from the plane of the main block. The front gable has a deeply overhanging eave embellished with jig-sawn bargeboards featuring stylized scrollwork and drop pendants. The fenestration pattern on the second floor of the projecting bay consists of a central window flanked by two sidelights within a single opening. The opening is topped by a bracketed wood cornice, creating a simplified, rectilinear version of a Palladian window. Vertical boards frame the house at either end of the façade. The hipped front porch is supported by brick posts and features paired chamfered wood posts. Cross-bracing and jig-sawn side brackets enhance the picturesque character of these vertical elements. Bed molding trims the juncture between the underside of the porch roof and the house. The central portion of the porch projects above the front steps. The house still retains its original louvered shutters. The pivot shutters that conceal the sidelights of the tripartite second-floor window and the bifold shutters on the parlor bay are particularly noteworthy.

The house is in excellent condition, having been restored by the current owner in the 1980s. Alterations to the secondary facades of the house over the years have established its present roughly square footprint. During the 1940s, a one-story rectangular bay was added to the dining room. The former side porch within the L, which once extended north of the main block, was infilled in the 1960s. In 1990, Wanamaker Raphael Architects adapted the cottage for the current owner and his family of seven. The east wall of the original kitchen was removed and the kitchen expanded. A one-story addition was added to the rear. This north addition, which has a porch, is topped by a hipped roof below a second floor deck.

Interior

The interior of the house is remarkably intact with an interior plan exhibiting the distinctive trim that characterizes William Peake's work. In plan, the main block of the house consists of one room to either side of a center hall. On the first floor, the center hall is comprised of a roughly square vestibule separated from the hair hall beyond by an arched opening with paired louvered doors, similar to Peake's documented work at Ashland (PG-79-11), near Upper Marlboro. Within the vestibule, shallow closets are located on either side of the entrance; single doors connect the vestibule to the dining room and parlor. The plan of the second floor of

the main block is similar to the plan of the first floor with a dressing room opening onto either bedroom above the vestibule.

The rear wing of the house developed from the kitchen that occupied the top of the L when the house was built. The large hearth, which centered the original rear wall, still survives. When the kitchen was expanded to the east in 1990, most of the original east wall of the kitchen was removed to create a large open space. A stub of the former exterior wall survives at the northeast corner of the kitchen. On the second floor, a bedroom is situated at the top of the L. As part of the 1990 rehabilitation, a one story addition expanded the house to the north with a mudroom and stairs to the basement on the west, a family room against the original rear wall of the kitchen, and a laundry on the east. The original rear wall of the house was left exposed within the family room. A porch bracket from the original rear porch found during the rehabilitation was salvaged and installed in a window within the mudroom on the west side of the house.

The attic consists of open plan space with heart pine floors. Trim consists of straight cut baseboards. The attic doors retain their original box locks.

Within the main block of the house, mantels and trim are restrained and in keeping with the hierarchy of room use. In the parlor (east room), the chimneypiece features a projecting arched black slate mantel, now painted, with a keystone and incised panels. This mantel is the most elaborate mantel in the house. The mantels in the dining room and west second floor bedroom are similar, displaying a simple cornice and shelf supported by pilasters. The wood mantel in the dining room is slightly larger with a segmental arch above the hearth. Its chamfered pilasters bear more complex capitals. The black slate mantel in the bedroom, which has been painted, is entirely rectilinear and lacks the chamfering that gives the dining room mantel its more three-dimensional character. There are also simple, wood mantels in the other upstairs bedrooms. The oversize kitchen mantel is brick topped with a wood shelf that is not original to the house. The hearth opening is framed with brick headers and a segmental brick arch constructed of a double course of header brick. The kitchen fireplace has the original wrought iron rings that would have held cooking rods.

The stair to the second floor splits at the landing. The open string stair has simple turned balusters, unembellished stringers, and robust, turned starting and landing newels. There is a simple, beaded wall string against the west wall of the hall. The heart pine treads show years of wear. An additional winder stair situated behind a hall door leads to the attic.

The house retains its original doors and trim. The six panel doors have a distinctive paneled lock rail. The jib below the window opening onto the former side porch from the parlor is also paneled. Like the mantels, the baseboards are consistent with hierarchy of room use. The vestibule, parlor, and dining room feature wide

baseboards with ogee molding. Window and door trim consist of simple quirked bead molding. There is bed molding on the second floor; there is no crown molding or cornice on the first floor. Wood floors on the first floor were replaced in kind in the early 1980s. All other floors are the original heart pine.

The house boasts two pieces of furniture that may be original to the house. The sideboard in the dining room is attributed to Joseph Bucey, a cabinet maker on the Eastern Shore. A book case and books came from Lothian, the property belonging to Mary Cheston Hall's grandfather Philip Thomas.[1]

Non-contributing Outbuildings

There are eight twentieth-century non-contributing structures and outbuildings scattered around the property:

- Tractor barn (ca. 1945) – The tractor barn is a one-story square frame building constructed of vertical boards below a shed roof.

- Office and shop (ca. 1950s) – The office and shop consists of a mid-twentieth-century house that resembles a single-wide modular house attached to a board and batten barn. In the late twentieth century the house was used as a tenant house.

- Tool shed – There is a small, square, one-story, frame tool shed constructed in 1970 just east of the office and shop.

- Chicken house – The chicken house is a one-story rectangular frame structure with six-over-one windows topped by a shed roof. This building is now used as a potting shed.

- Pump house – A small, late twentieth-century frame structure has been placed over a late twentieth-century standpipe. A 55' hand-dug well that probably dates to the late nineteenth century services the standpipe.

- Housekeeper's dependency - Constructed in 1955, the housekeeper's dependency is a small, one-story square frame building topped by a steeply pitched shed roof with exposed rafters. The structure is clad in drop siding; its two construction phases can be clearly read on the exterior of the building. Paired windows and a door are set within the north façade. In recent years the building has been adapted to serve as a kennel.

[1] Maryland Inventory of Historic Properties AA-276.

- Farrowing houses - There are two square-shaped farrowing houses toward the rear of the property. The smaller, more recent farrowing house is a plywood structure with a shallow metal roof. The older structure, built along the fence line, is constructed of vertical boards and is topped with a metal roof.

Alterations and Integrity Considerations

While the house has been altered over time, its distinctive architectural character remains intact. Jim Meyer, a contractor and the current owner of the house, rehabilitated it from 1981 to 1986. Meyer removed the late twentieth century changes that detracted from the house and restored its character-defining features. On the exterior, he restored the front porch, which had been screened during the Moreland/Lengyal occupancy. The struck joints in the brick piers supporting the porch date to the 1981-86 rehabilitation. He removed the asbestos shingles cladding the house and replaced damaged and deteriorated wood siding to restore the exterior. In his adaptation of the rear, Meyer converted the space that was the original pantry into a bathroom using new wainscot and historic fixtures from Annapolis houses. He uncovered the kitchen fireplace, replacing the deteriorated hearth with a new hearth hewing to the same footprint and adding a new mantle.

Meyer, who has extensive experience with fine carpentry and historic residences, has repaired the distinctive exterior and interior trim, replacing deteriorated fabric with in-kind material that replicates the historic fabric. The character-defining features that identify the house remain. Quarter Place retains integrity of location, setting, materials, workmanship, design, feeling, and association. The house sits within a cultivated, domestic landscape that serves as a counterpoint to its agricultural setting. The pastoral setting reinforces the building's architectural character as a designed farm cottage, strengthening the feeling and association of the property. While the overall massing and form of the secondary areas have changed over the years, these changes are typical of houses in continuous use and have not affected the reading of the house. The careful in-kind replacement of damaged and deteriorated wood siding in the 1980s restored the original appearance of the house, leaving its character-defining trim intact. The prominent front porch, cross-gabled roof, projecting semi-octagonal bay, and especially interior trim and finish mark the house as William Peake's work and provide integrity of materials, workmanship, and design.

Summary Statement of Significance:

Quarter Place is significant locally under Criterion C for its architectural character, as a representative example of the work of locally-prominent house builder William Peake, Jr., and as an artful example of a mid-nineteenth-century rural Gothic Revival cottage likely inspired by architectural pattern books. Character-defining features of Peake's work include its proportions, scrollwork trim, idiosyncratic Palladian window, and paired chamfered columns with cross-bracing and jig-sawn side brackets supporting the porch. Built around 1860 for Augustus Hall and his wife Mary Cheston Hall, Quarter Place is part of the short-lived burst of building activity in southern Anne Arundel County in the mid-nineteenth century. The period of significance, c. 1860, corresponds to the presumed date of construction, at which time the house substantially achieved its present form and appearance.

The building also has been known as Moreland after the twentieth century occupants of the property, and as Woodbourne Farm, a name that appears to have been first used when the property was converted to institutional use in the 1940s.

Resource History and Historic Context:

While the significance of Quarter Place lies in its builder and architectural design, the property offers a window into historical circumstances operating in the second half of the nineteenth century in southern Anne Arundel County. This era, which has been little studied in comparison with Anne Arundel's earlier history, was marked by a spurt of development followed by decline and abandonment by the 1890s. The never completed Baltimore & Drum Point (B&DP) Railway shaped the historic context for the house and for the economic climate that provided William Peake's livelihood in the county. The occupants of the house were closely connected with the B&DP Railway. Augustus Hall was a commissioner along with Mary Cheston Hall's uncle and brother.

Augustus Hall's family had long resided in the West River area. In addition to serving as a commissioner of the Baltimore & Drum Point Railway, Hall was a staunch Democrat. By 1887 he was also a tobacco inspector for Anne Arundel County. Mary Cheston Hall's mother had family roots in West River; Mary and her sister lived with her grandparents here for a time. William Peake, Jr., a skilled designer and builder, descended from a prominent West River County family. He constructed many noteworthy Anne Arundel County buildings of the 1860s and 1870s, only to spend the last decades of his life moving from house to house and working as a carpenter in Baltimore.

The web of chronological and family coincidence that wraps around Quarter Place, its builder, and its owners is suggestive of the larger historical forces at play in the County during this period. Peake's role in the growth of Owensville and the cottage he built for Augustus Hall and Mary Hall Cheston, who were both closely connected with the railway, relate to the optimism the B&DP would have generated. The diminishing prospects for completion of the B&DP and the decline both of Peake's career and the economic prospects for southern Anne Arundel County argue for the important role this unbuilt railway played in the history of the county during the second half of the nineteenth century. The historic context that the proposed railway provides illuminates the wave of building that furnished Peake's livelihood. It also underscores how pattern books could appeal to both owner and builder in an era when railway transportation promised closer connection between town and country.

Baltimore & Drum Point Railway

The ill-fated Baltimore & Drum Point Railway, which would have run through Anne Arundel and Calvert Counties to connect Baltimore with the harbor at Drum Point, was only partially constructed. Promoted by Governor Oden Bowie, who was instrumental in building railroads connecting Baltimore and Washington, the B&DP would have provided Baltimore with a deep water coal port. Drum Point, at the mouth of the Patuxent River in Calvert County, offered a sheltered harbor close to open sea that, unlike Baltimore Harbor, could be used year round.[2]

The attraction of the railroad shifted in various ways during the 40 years of its checkered existence. First touted in the 1850s, rail connection to Baltimore markets would have facilitated more diversified agriculture in a region largely dominated by tobacco. Farms depleted by tobacco cultivation could be placed in more productive use as truck farms and orchards once the railway permitted quick shipment of produce to the rapidly growing city. In addition to easier travel, area residents could also look forward to a jump in the value of their land as country house and suburban development similar to that seen along rail lines in neighboring Prince George's County took place.

Interest in the Baltimore & Drum Point spiked after the Civil War. Emancipation eroded the financial position of farmers in Anne Arundel and Calvert counties, affecting both their personal wealth as well as their control of the labor force needed to grow tobacco. In 1868, the General Assembly chartered the railway and appointed

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Baltimore's shallow harbor often froze during the winter months. This situation placed a choke hold on the newly developed coal trade from the Cumberland fields and disrupted local waterborne commerce that provided food for Baltimore. There was a particularly harsh winter in 1867, the year before the Baltimore & Drum Point Railway was chartered.

commissioners to receive stock subscriptions. In addition to surveyor George W. Hughes and Augustus Hall, Henry M. Warfield, James Cheston, Jr., Thomas S. Iglehart, Johns Hopkins, and Galloway Cheston were among the 31 commissioners. Henry M. Warfield was a member of Baltimore's Reform Party who ran unsuccessfully for mayor. Johns Hopkins (1795-1873), whose wealth came from the B&O Railroad, was born in Anne Arundel County and maintained family connections with the West River area. Galloway Cheston (1806-1881), Mary Cheston Hall's uncle, was a secretive figure deeply enmeshed in Baltimore's business and philanthropic communities. He was close to both Johns Hopkins and George Peabody, serving as the first president of the Board of Trustees of Johns Hopkins University and heading the Board of the Peabody Institute.[3] Married to Margaret Carey, Cheston left an estate of $700,000 upon his death in 1881. James Cheston, Jr., was Mary Cheston Hall's brother. Thomas S. Iglehart (1820-1904) owned 900 acres in the northern part of Anne Arundel County. Educated at St. John's College and Yale, he served as County Commissioner and Orphan's Court Judge. In the 1850s, Iglehart built Indian Range (AA-0200), a picturesque Gothic revival cottage that is a striking example of pattern book architecture.[4]

Progressive citizens in lower Anne Arundel and Calvert counties were well aware of how closely their post-war fortunes were tied to improved transportation. Local interest was so strong that people in the community provided food and lodging for the railroad survey party of fourteen, including fodder for their horses and teams. Indeed, the survey engineer (who also became a railroad commissioner) was so confident of community support that his budget for land acquisition was negligible.[5] The course of the first segment of the railroad from Davidsonville to Friendship through Anne Arundel County was obvious and presented few challenges to construction. The railway would utilize the Annapolis & Elk Ridge (later the Annapolis Washington, & Baltimore) tracks from the junction at Millersville, then proceed on a new roadbed. The proposed route through Anne Arundel County ran south to Butlers, then ran roughly parallel to Solomon's Island Road to the Lothian crossroads. It then extended south slightly west of Tracy's Landing and Friendship to the Calvert County line. Rural settlements near the railway, such as Marriott Hill, Butlers, Owensville,

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[3] A July 5, 1953 newspaper article from the *Baltimore Sun* in the Enoch Pratt Free Library biographical file notes that, "he [Cheston] disliked personal publicity. Virtually nothing about him and his activities was recorded during his lifetime." The article reports that Cheston was born in Baltimore and graduated from St. Mary's College. He also headed the Maryland Bible Society. His country house, Walbrook, gave its name to the later Baltimore neighborhood. Lawrence Buckley Thomas wrote that he was on the Finance Committee of the B&O Railroad. Although Mary Cheston Hall also had a half-brother, Galloway Cheston (m. 1864), who was the son of Dr. James Cheston's third wife Sally Scott, it is more likely that her uncle served as a B&DP commissioner.

[4] Donna M. Ware, *Anne Arundel's Legacy: The Historic Properties of Anne Arundel County*, p. 87.

[5] George W. Hughes, *Report on the survey of a rail road route connecting the city of Baltimore with Drum Point, on the Patuxent River*, pp. 12 and 20.

Lothian, Tracy's Landing, and Friendship could be expected to boom once the railway began operations. (See attachment showing Proposed Route of the Baltimore & Drum Point Railway.)

While the course of the Baltimore & Drum Point through Calvert County had not been determined after the initial survey was conducted in 1868, the way seemed clear for its construction. As excavation and grading proceeded, local residents would have been justified in their optimistic hope for the future. Indeed, when the railroad went into receivership in 1892, more than 80% of the grading was complete, including the more complex portion in Calvert County.[6] Although it came tantalizingly close to completion, the new railroad faced financial challenges that it could never overcome.

One of the first signs of trouble came from its feeder line. In 1879, the Maryland Board of Public Work demanded to know why the Annapolis & Elk Ridge (A&ER) Railroad hadn't paid any interest on Maryland's initial investment in its forty year existence. By 1885 litigation forced its sale and it was rechartered as the Annapolis, Baltimore, & Washington Railroad. By 1892, after bouts of litigation, the B&DP entered receivership. Even though the railway required only $415,000 for completion, it was never finished, with the financial panic of 1893 likely delivering a mortal blow.[7]

Augustus Hall, Mary Cheston Hall, and the Construction of Quarter Place

Augustus Hall and Mary Cheston Hall's lives directly intersect with the B&DP Railway. Like Peake, Augustus Hall (1830 -1915) was a member of a family long associated with southern Anne Arundel County. His father, Henry Hall (1791-1859) was a wealthy farmer who owned real estate worth $48,000 in 1850.[8] On May 9, 1859, one month after his father died, Augustus Hall married Mary Cheston (1830-1916). Shortly thereafter, he set

[6] *History, Condition, Earning Capacity and Cost of Completion of the Baltimore & Drum Point Railroad Co.*, pp. 27, 79-80.

[7] *History, Condition*, pp. 27-28. By the mid-1890s, the B&O completed their deep water coal port at Curtis Bay (Robert Brugger, p. 352), removing the primary draw for extending the railroad through Calvert County down to Drum Point.

[8] U.S. Manuscript Census for 1850. The 1850 census is the last census in which Augustus Hall is identified as a member of his parents' household. Like many farmers in southern Maryland, his family owned slaves. The Slave Schedule of the U.S. 1860 Census shows that Ann L. Hall, by that time widowed, possessed four slave houses and 34 slaves and Augustus, two slave houses and 27 slaves. The Hall household also included two free African Americans, an elderly black man and an elderly black woman.

up his own household near Tracy's Landing in the 8th Election District, some distance from Quarter Place.[9] His brother, Martin Fenwick Hall, later married Mary's half-sister, Nannie Cheston.[10]

Augustus Hall constructed Quarter Place on family land well before he held title to the property. With its proximity to Owensville and the crossroads at Lothian, Quarter Place and other Hall family holdings were slated to increase in value as the railway enhanced the marketability of their crops and the value of their land. (See attached 1860 Martinet Map.) Both Hall and his mother owned slaves; emancipation would have cost his family dearly in both labor and personal wealth.[11]

The cottage at Quarter Place is a particularly fine example of Peake's work, illustrating how he incorporated various elements found published in architectural pattern books. Peake developed this graceful L-shaped farm cottage from the traditional I-house plan, varying the massing and employing decorative trim and finish to great effect. Several elements found in Calvert Vaux's *Villas and Cottages*, published in 1864, can be seen in the house: small closets to either side of the entry hall, the dressing room above the entry hall, the semi-octagonal bay in the dining room, the rear kitchen, the decorative barge boards, the large front porch with elaborate, airy vertical supports, and the jib window opening onto the porch.

By 1870, Augustus and Mary Cheston Hall had five living children. Henry (ca. 1860); Murray Cheston (1862) Edward (1864), Mary (1866), and Annie (ca. 1869). Hall owned real estate worth $4700 and personal goods worth $2330. The 1870 Agricultural Census shows Quarter Place to be a relatively prosperous farm that included 150 acres of improved land and 40 acres of woodland valued at $12,000. Hall owned $550 worth of

[9] Mary Cheston, the daughter of Mary Dorsey Thomas and James Cheston lived with Philip and Cornelia Thomas at the time of the 1850 census.

[10] Tight family connections appear throughout the Cheston family genealogy. Mary Cheston Hall and Nannie Cheston Hall's father, Dr. James Cheston (1804-1885), first married Mary Thomas, then her sister Cornelia Thomas after Mary Thomas Cheston's death. Mary and Cornelia Thomas were the daughters of Philip Thomas, a prominent West River landowner who resided with his wife Cornelia Lansdale at Lothian, the family seat. Mary Cheston Hall was Mary Thomas's daughter; Nannie Cheston Hall was Cornelia's. James Cheston, Jr., was the son of Mary Thomas and Mary's full brother. In 1850 the sisters had moved from their earlier home in Baltimore and lived with the Thomas family at Lothian after the death of their respective mothers. Martin Fenwick Hall, an attorney, died in April 1876.

[11] Secondary sources treating the Hall family genealogy offer conflicting information about the numerous branches of the Hall family. The U.S. Manuscript Census and cemetery records are the source for information on the Hall family in this National Register Nomination.

machinery and equipment and paid wages, including board, of $550.[12] He owned seven horses, a pair each of mules and oxen, eight milk cows, and 12 pigs. In contrast to his neighbors, Hall did not plant wheat. Most of Hall's land was planted in tobacco ($9000) with a small portion devoted to Indian corn ($500).

By the end of 1871, the Mary Cheston Hall and the Cheston family had provided close to $7000 in capital to the farm. Augustus Hall's need for capital may have provoked the partition of his family's land in 1871, 12 years after his father's death. Hall did not receive full title to Quarter Place until August 1871 when he and his younger brother Fenwick divided the land that they jointly inherited from their father. Augustus received "The Quarter," a 190-acre parcel east of the road leading from Mt. Zion Church to South River.

Four months later in December of 1871, Galloway Cheston paid Augustus Hall and Mary Cheston Hall $2200 to place the 200 acres in a life trust for the benefit of Mary Cheston and her heirs. James Cheston, Jr., and Henry M. Murray were to administer the trust. The document creating the trust notes mortgages of $2000 held by Dr. E Burwell, $1250 held by James R. Howson, and one to Mary C. Hall for $4500. Nevertheless, the Hopkins Map of 1878 shows that Augustus Hall maintained a house in Owensville as well as the farm. (See Attachment.)

By 1879, Hall shifted his agricultural strategy. He had three pair of oxen, 124 sheep, and abandoned his pigs. The only dairy product Hall's cattle produced was 250 lbs. of butter. The sheep yielded 70 fleeces and 440 lbs. of wool. Hall did not keep chickens. Forty acres of his farm was planted in Indian corn, 50 in wheat, and nine in tobacco. The nine acres, however, yielded 7500 lbs. While Hall appears comfortable, his Anne Arundel County Commissioners Tax Assessment of $1800 did not change in the interval from 1876 to 1896.

William Peake, Jr. (1837-1920)

William Peake, Jr., was well situated to become the premier house builder in the region in the second half of the nineteenth century. As a resident of West River/Owensville, the cultural heart of the West River region, Peake grew up among the well-educated, landed people who would become his clients. The son of William Peake, Sr. (1810-1886) and Margaret Gardiner (1814-1880), Peake belonged to a wealthy West River family long associated with the Owensville area. His grandfather, George Gardiner, was a major landowner. William

[12] Hall's holdings were far more valuable than those of his neighbors, including his brother Fenwick. Of those people listed on his page of the Agricultural Census, only James Cheston (likely Mary's brother) and Daniel Murray, both of whom had more land, owned more valuable farms and possessed farm equipment of greater value. Hall's total for wages and board, however, was less than most of his neighbors, including those who owned less land.

Peake, Sr. came to West River as the overseer at Gardiner's farm. Upon George Gardiner's death in 1832, his daughter Margaret Gardiner inherited one fifth of his holdings. William Peake, Sr. and Margaret married in 1834 and raised a family of 13 children, including William Peake, Jr., who was born in 1837. Peake's family lived at the family seat with his grandmother where William Peake, Jr., resided through 1860. In 1866, he married his wife, Virginia Sanks (1844-1920), the daughter of a Pennsylvania Methodist minister and the sister of Galesville teacher Carrie Sanks Weedon.[13]

In addition to living in a village slated to grow as a result of the B&DP, William Peake, Jr., had the good fortune to live in a long-settled, relatively prosperous agricultural area dotted with 100- to 500-acre farms. Blessed with fertile soil and abundant streams, southern Anne Arundel County withstood the ravages of tobacco culture far better than other Tidewater areas. Not only was the soil rich in silicate of potash – one of the best fertilizers for both wheat and tobacco, many farmers in the area were knowledgeable about the latest developments in agriculture and soil conservation. Moreover, people living in the West River area were well-educated and relatively worldly. In the years before the Civil War, the West River Classical Institute drew students from throughout the South, offering instruction in ancient languages, moral philosophy, English, mathematics, and chemistry.[14] Peake could draw on a client base responsive to current architectural trends, particularly as presented in architectural pattern books.

Peake appears to have functioned as a designer and general contractor, working with other carpenters. Building was a family affair for Peake's generation. William Peake, Jr., worked with John H. Hunt (1838-1899), who was the husband of his sister Georgia G. Peake; his younger brother, Charles Peake, was also a carpenter.[15] Local tradition holds that Peake was the designer in his partnership with Hunt.[16]

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[13] William Peake, Jr., and Virginia had thirteen children; only four survived to 1900. Their oldest child, Carrie, was born in 1865. (U.S. Manuscript Census, Anne Arundel County cemetery records, Susan Wetherill personal communication).

[14] An unscientific examination of the U.S. Manuscript Census depicts a literate white population.

[15] John Hunt lived in the Peake/Gardiner household at the time of the 1870 census. U.S. Manuscript Census, Ashland National Register form, "Quaker Burial Grounds, Anne Arundel Co., MD: Galesville & Muddy Creek Roads (Rts. 255 & 468), Maryland Tombstone Transcription Project." Cemetery inscriptions suggest additional connections between the Peake and Hunt families. There is a gravestone for another sister of William H. Peake, Jr., Rebecca Fry Peake Hunt Lyons (1846-1919), who was married to John's brother, Robert.

[16] Susan Wetherill personal communication.

Quarter Place may have been among Peake's earlier commissions. Probably constructed in 1860-61, the cottage is the work of a skillful builder with an excellent sense of proportion and style.[17] The house is clearly indebted to pattern book architecture. Gothic elements have been grafted onto a traditional center hall plan in an exuberant, idiosyncratic fashion.

Many of Peake's documented buildings were constructed in Owensville (AA-70), which would have thrived as a railroad stop had the B&DP been completed. In 1865-1866, Peake & Hunt built the first Our Lady of Sorrows Roman Catholic Church (demolished) in Owensville, on land partially donated by Peake's father.[18] Working with his brother-in-law John H. Hunt, William Peake began work on Ashland in 1866, completing it in the summer of 1867.[19] Ashland (PG:79-11), perhaps the finest Italianate residence in Prince George's County, was situated near Upper Marlboro. Around 1867, Peake's parents commissioned Tamarack Hill (AA-282) in Owensville as a wedding present for his sister Sallie and her husband, Nathaniel Chew. A two-and-one-half-story frame house, Tamarack Hill (AA-0282) displays the cross gables, scroll work barge boards, and graceful porch columns that Peake favored. Peake also constructed a number of other buildings shown on the 1878 Hopkins Atlas. In Owensville, Peake also designed his own house "Caywood Place" (AA-0284), and his sister Betty Owens' house at 123 Owensville Road. He also remodeled earlier houses, bringing them up to date. At the James Owens farm, situated in Bristol, Peake enlarged an earlier house for James Owens, Jr. The elegant two-and-one-half-story brick residence is one of his finest works.[20]

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[17] While Quarter Place was constructed in the 1860s, the exact date of construction is not known. Augustus Hall and his wife lived in the Tracy's Landing Post Office in the 8th Election District in August 1860 when the U.S. Census was recorded. However, the 1860 Simon Martinet Map shows Hall at Quarter Place in the First District. The year 1860-61 is a plausible date given the 1859 marriage of Augustus Hall and Mary Cheston. The 1870 Anne Arundel County Assessment as well as the U.S. Agricultural Census also show that Hall resided at Quarter Place. The primary argument for a later date in the 1860s is the configuration of the entry vestibule, which is virtually identical to one depicted in Calvert Vaux's *Villas and Cottages*, published in 1864.

[18] Susan Wetherill has a copy of the 1868 receipt of the $2700 payment to Peake and Hunt.

[19] Hunt was less established than William Peake. In 1860, he boarded with the senior Peakes. In 1880 he and his wife were boarding with his father, Robert Hunt, also a carpenter, in an area settled by oystermen and tradesmen. Charles Peake, William's younger brother, also appeared to be junior. In 1880, at the age of 38 he and his 17 year old wife Emma were still living with his parents.

[20] Peake may have been responsible for other buildings in Owensville as well. The form and trim of the James Cheston House (AA-285), enlarged from an earlier house around 1864, suggest that Peake had a role in its design. James Cheston was the brother of Augustus Hall's wife, Mary Cheston, and was involved with Augustus in the Baltimore & Drum Point Railroad. Peake's role in the form of domestic architecture given the flurry of building activity in and around Owensville in the 1860s and 1870s should not be underestimated.

By 1870, Peake was well-established and relatively prosperous. The census for that year noted that he owned $4000 in real property and $500 in personal property. By the last two decades of the nineteenth century, Peake's fortunes appeared to decline in step with southern Anne Arundel County and the vision of its development inspired by the Baltimore & Drum Point Railway. One of his last known commissions in the region was the Grand Stand (now demolished) at the Marlboro County Fairgrounds, constructed in 1893.[21]

In 1880, the Census reported that he was out of work for two months. In the early 1890s, Baltimore City Directories show that his son Howard worked as a laborer in Baltimore. By 1897, the senior Peakes had moved to Baltimore and Peake was working as a builder. The Peakes moved frequently, living in rented quarters.[22] In 1899 Peake and his sons Albert and Frank all worked as carpenters. William Peake and his wife later resided with their son Howard, by then a salesman, on Wilton Heights Avenue in Baltimore. When Peake was 73, the 1910 Census listed his occupation as "house carpenter."[23] Peake was out of work at the time and had been out of work for fifteen weeks in 1909. Toward the end of their lives, he and Virginia moved back to Anne Arundel County and were living in a rented house in Galesville in 1920, the year of their deaths. Both are buried in the Methodist cemetery in Lothian.

William Peake's Architecture

Peake's work helped establish the picturesque character of mid-nineteenth century architecture of the region. Surely influenced by pattern books, his buildings incorporated contemporary fashion and stylistic details, often grafted onto traditional form. In addition to being one of the few area "house carpenters" active from 1860-1880, William Peake's documented houses share formal characteristics that constitute a clear set of aesthetic preferences. His interior treatment and trim are so distinctive that the presence of these features alone may identify additional work.

Typically two-and-one-half stories in height, Peake's houses have centered cross gables. All have broad one-story porches, usually accessed by jib windows. Most rest on brick posts. (The grander Ashland has full-

[21] *Prince George's Enquirer*, 18 August 1893.

[22] The Peakes lived at 1014 Hopkins Avenue, 1377 North Carey, and West Lafayette Avenue. (Baltimore City Directories and U.S. Manuscript Census, 1900.) Howard Peake's oldest daughter Elizabeth recalled that Peake and his wife lived for a time with each of their married children before moving to Galesville. Elizabeth recalled that Peake "lost his mind" after the death of his wife. Peake died that same year in Crownsville Hospital. Susan Wetherill personal communication.

[23] As a sign of the economic decline in the West River area, in 1900, Sewell Chew, William Peake's 28 year old nephew, lived in the Lafayette Avenue household. Chew's family had long run the general store in Owensville. Howard Peake was a dry goods salesman who lived in rented housing.

length windows.) The houses feature semi-octagonal bays and front entrances with transoms flanked by sidelights. Vertical side boards mark the corners of the house. Ornate scrolled woodwork appears on porches and on the barge boards highlighting the cross gables, which all have round-arched windows. Graceful posts, often paired, support the porch. Interior chimneys with corbelled tops flank central stair halls.

The similarities on the interior are even more pronounced, particularly the stair treatment. While use of the same building supplier could account for some of the consistency, the appearance of interior trim expresses Peake's aesthetic preferences and construction methods as well. While Peake built various stair configurations, the trim is remarkably consistent. The newels and turned tulip balusters in Ashland, the James Owens House, and Quarter Place are virtually identical. Peake employed paired, turned balusters. To accommodate the difference in height created by the ascending stair rail, Peake cut off the bottom section of the lower baluster creating a rhythm of alternating elements. Stair treads and the baseboard along the stair are unornamented and consist of plain boards. In the James Owens House and Quarter Place, Peake used louvered doors to separate the vestibule from the stair. Both houses feature similar mantels.[24] The uniformity of interior window and door trim from the modest Quarter Place to the far grander Ashland is also noteworthy. Trim typically consists of quirked bead molding.

Twentieth Century History of Property

Augustus Hall, Mary Cheston Hall, and three of their four surviving children lived at the house in 1900. By that date their son Murray Cheston Hall was working in the area as an attorney. Henry Hall, who became a farmer, lived apart from the family.[25] The Hall family retained ownership of the house and property through 1941. Mary Cheston Hall died in 1916. Her only descendants, James Cheston Hall, Edward Hall, Jr., Mary T. Hall, and Annie C. McC. Hall, inherited their mother's land holdings. Mary and Annie received an approximately seventy-acre portion on which the farm house was situated in a partition of the estate. In 1917, they rented the property to C. Russell Moreland and his wife, who were able to buy it in 1941. After Moreland died, Mrs. Moreland married Stephen Lengyel in 1963. She converted the property to institutional use, first as an orphanage and then as the Woodbourne Home for the elderly.[26]

The dining room mantel at Quarter Place is virtually identical to a second floor mantel at the James Owens House.

[25] U.S. Manuscript Census for 1880 and 1900.

[26] Maryland Inventory of Historic Properties AA-276; "Social Notes" in Annapolis *Capital*, 9 July 1963. By 1963 Mrs. Lengyel operated a home in Lumberton, North Carolina as well as Woodbourne.

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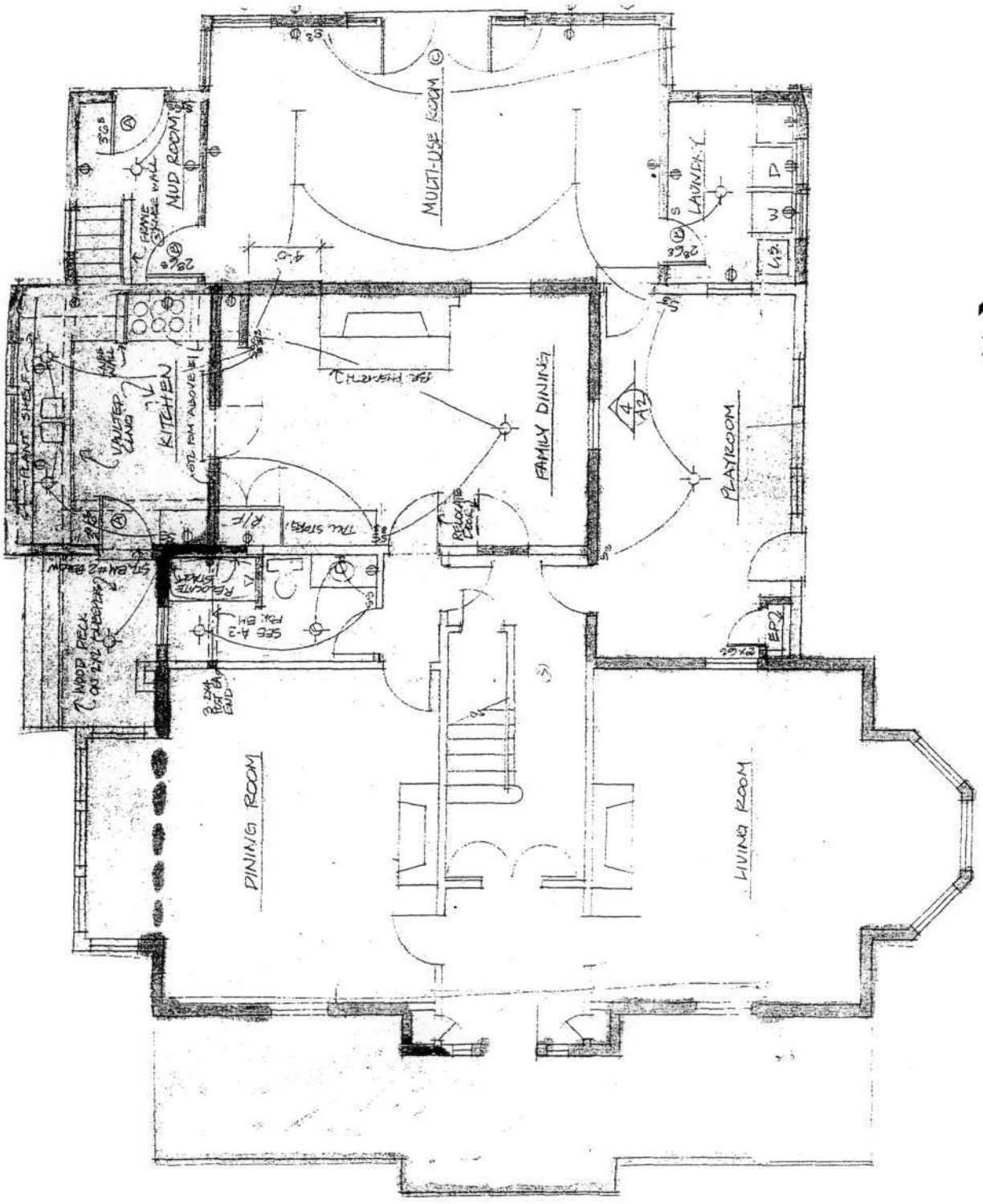
Verbal Boundary Description:

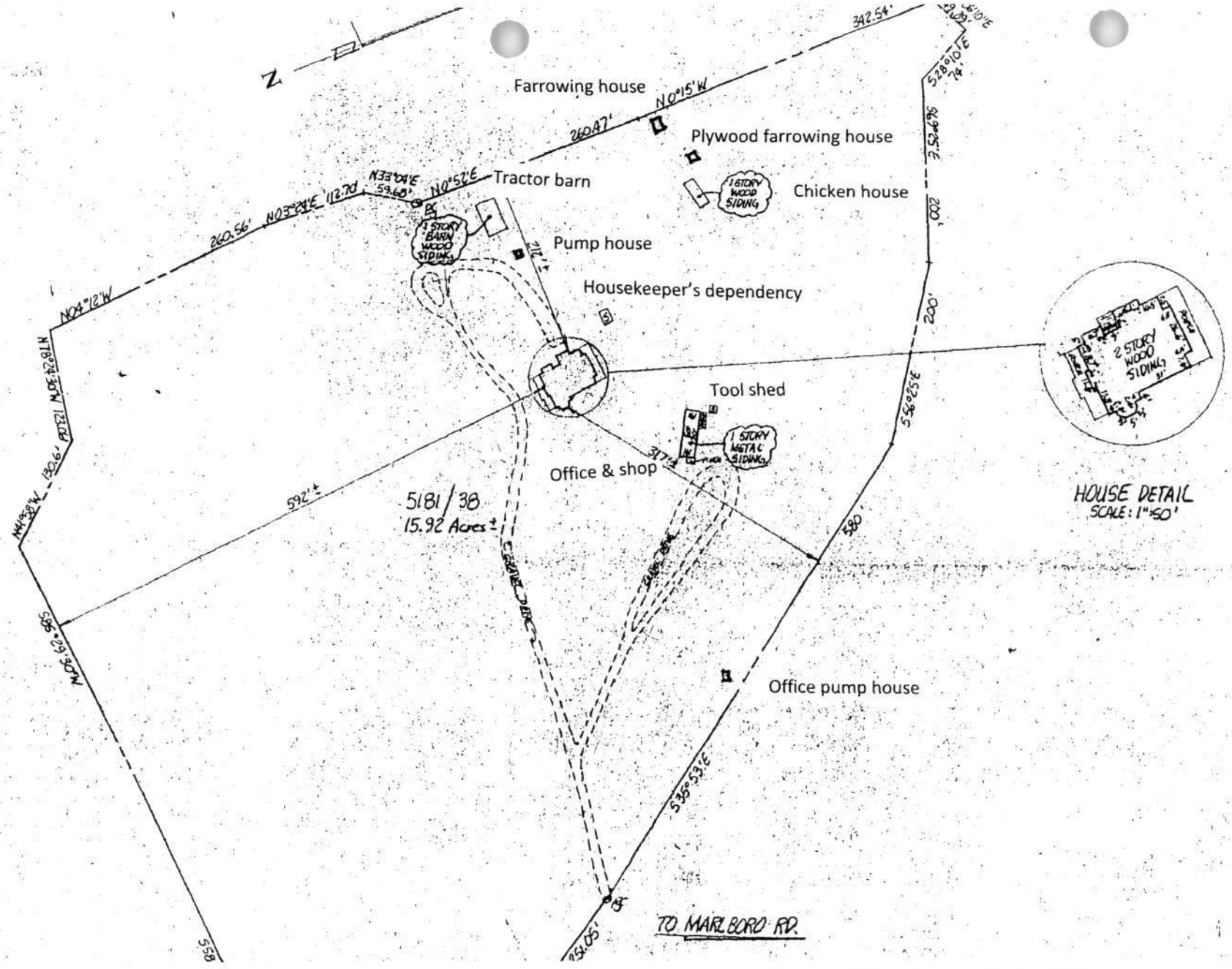
The National Register Boundary for Quarter Place is shown on Anne Arundel County Tax Map 67, Parcel 89, and recorded among the Land Records of Anne Arundel County in Liber 11413, Folio 309 and Liber 5181, Folio 38. The triangular-shaped parcel encompasses approximately 15.92 acres and is bounded on the south, west, and northeast by adjacent properties. The upper half of the northeast boundary is roughly contiguous to a stream originating off the property near the intersection of the gravel drive and the northeast boundary. The property is accessed by 100 yards of right-of-way off of Route 408, Mt. Zion Marlboro Road.

Boundary Justification:

The National Register Boundary for Quarter Place encompasses the farm house and its associated landscape and setting. It represents the remnant of the acreage historically associated with the resource.

Quarter Place Farm (AA-0276)
Anne Arundel County, MD
1st Floor Plan
(Outline of original house darkened)





Quarter Place Farm (AA-0276)

Anne Arundel County, MD

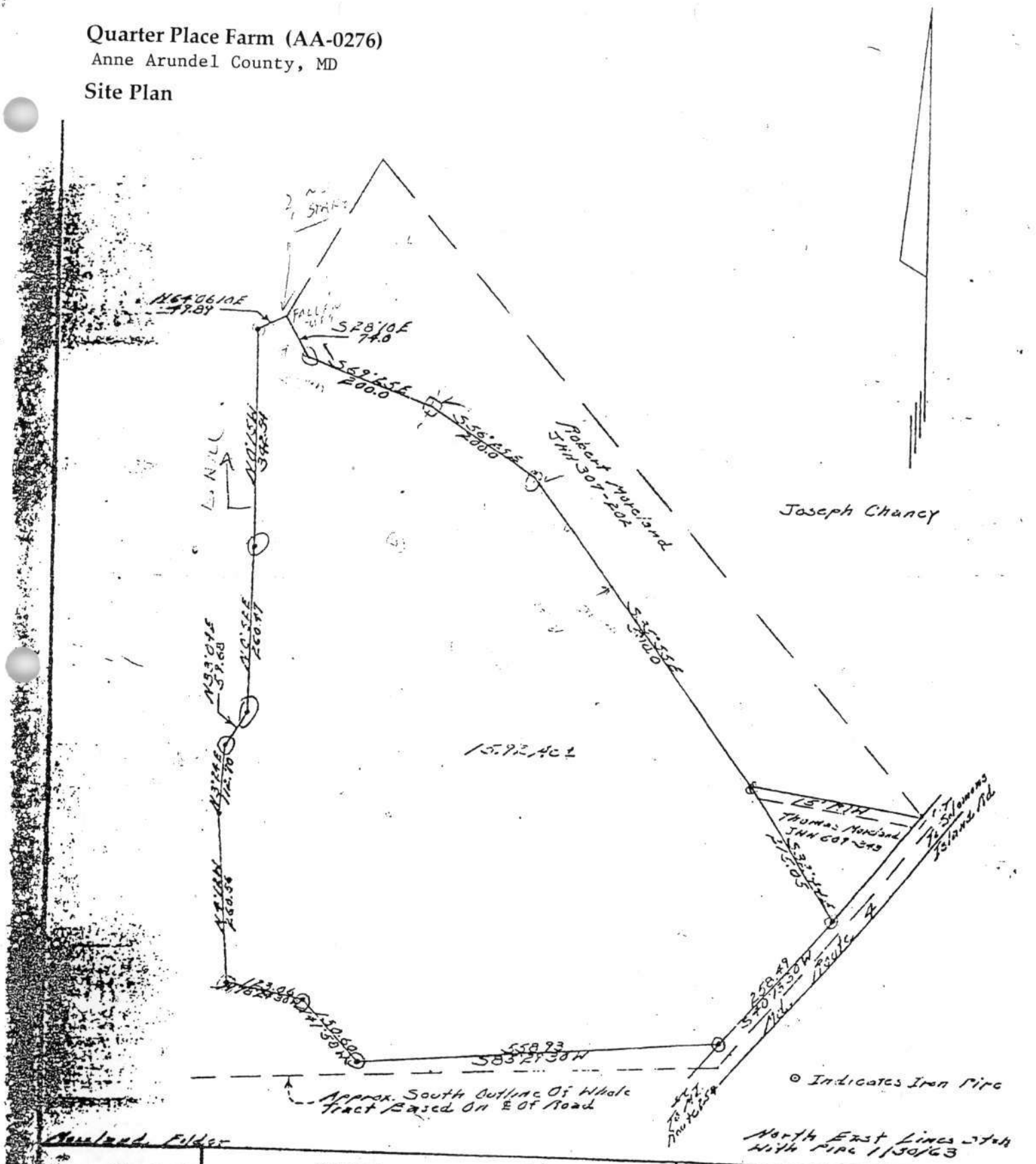
Site Plan showing buildings & structures

(House is only contributing building)

Source: 1994 Property Survey, Deed 51/38

Quarter Place Farm (AA-0276)
Anne Arundel County, MD

Site Plan



Moreland Folder

SCALE 1" = 200'	SURVEY OF 15.92 AC. ±	J. R. McCRONE, JR., INC.
DATE Dec. 1958	PART OF MARY S. MORELAND'S	REGISTERED PROFESSIONAL ENGINEERS AND SURVEYORS
JOB NO. 5216	PROP. NEAR LATHIAN 1ST DIST.	ANNAPOLIS, MARYLAND
DRAWN BY H.S.	A.A. COUNTY MARYLAND	PRINCE FREDERICK CENTERVILLE TRAPPE LEONARDTOWN

Quarter Place Farm (AA-0276)

1860 Simon J. Martinet Map
of Anne Arundel County MD

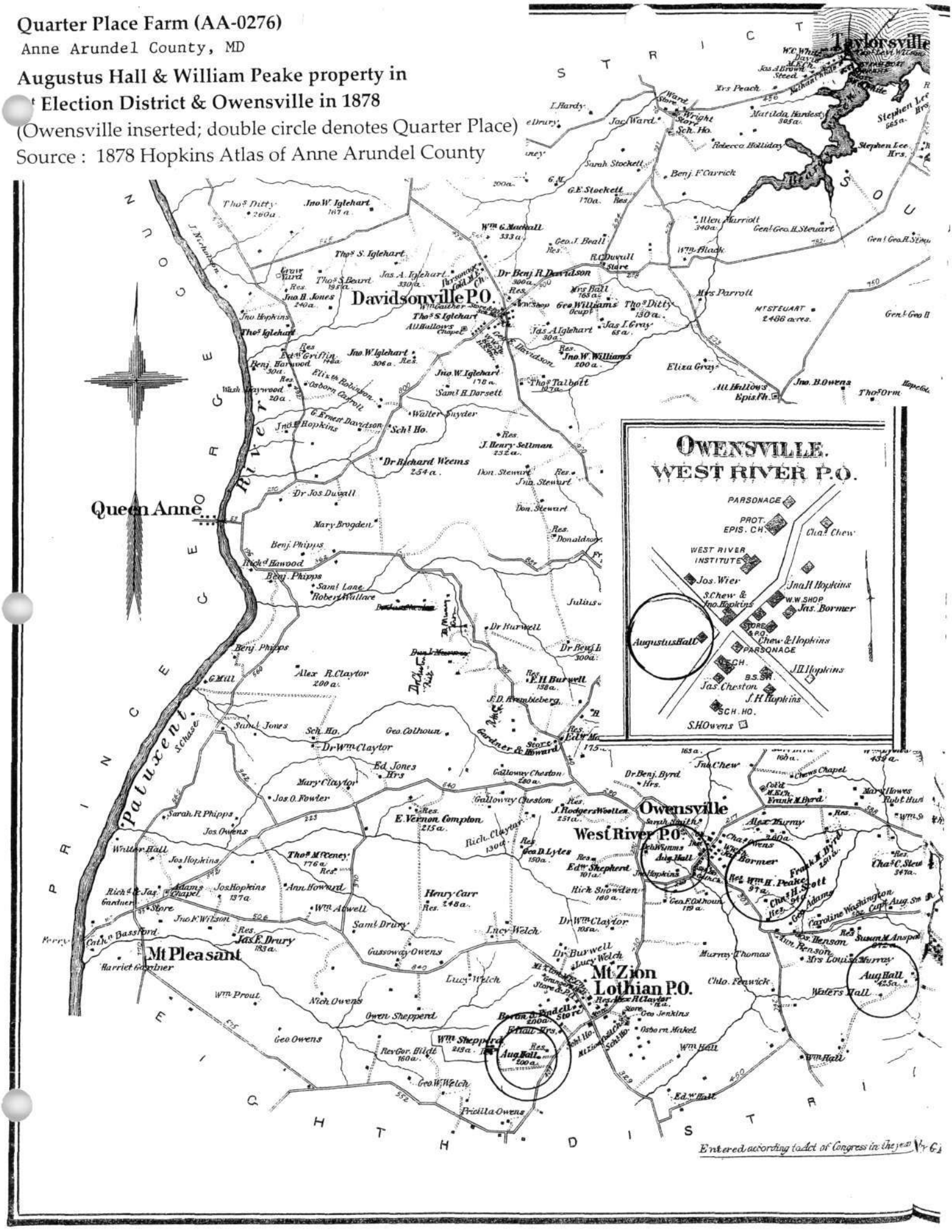
Quarter Place Farm (AA-0276)

Anne Arundel County, MD

Augustus Hall & William Peake property in
t Election District & Owensville in 1878

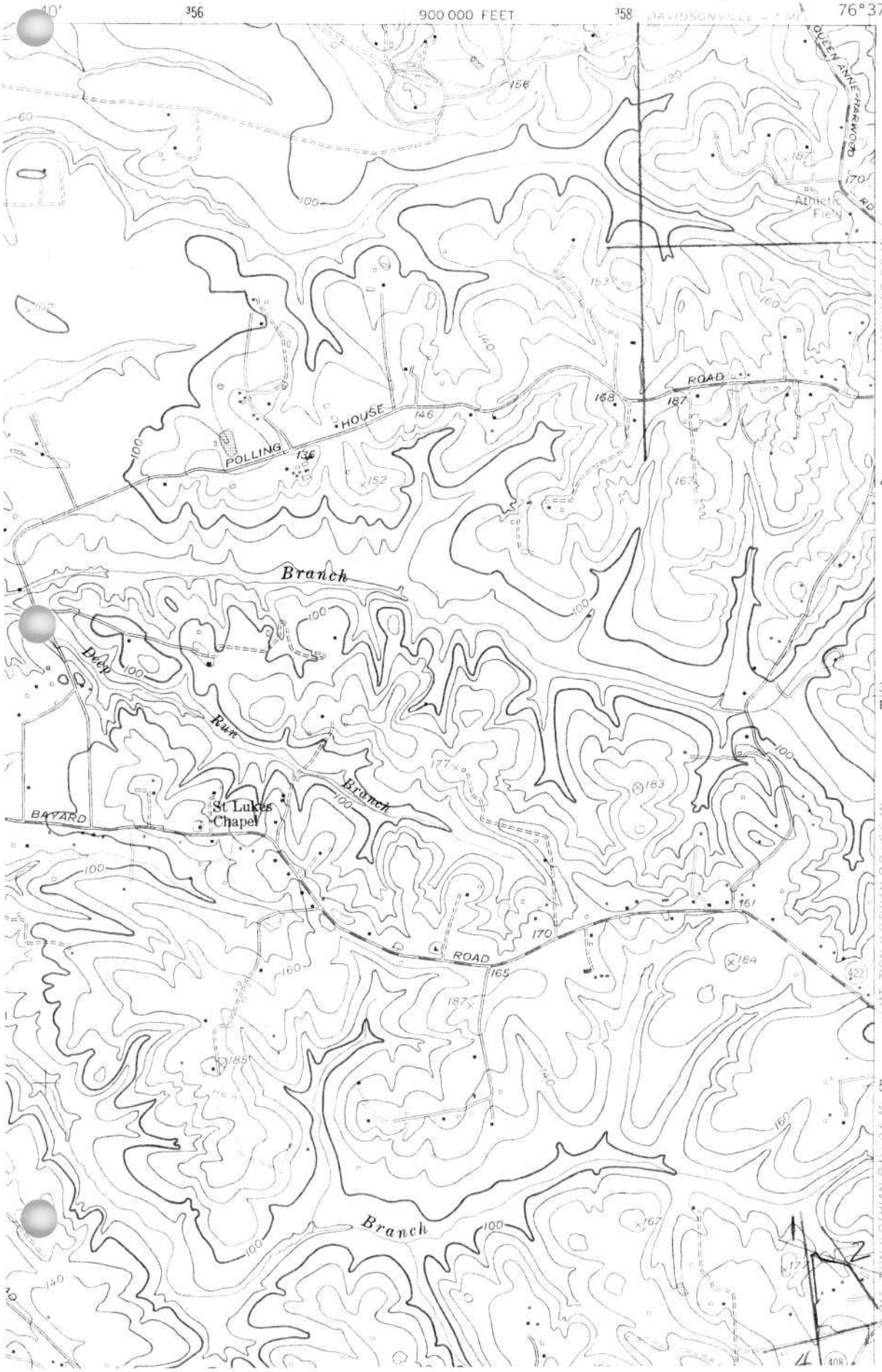
(Owensville inserted; double circle denotes Quarter Place)

Source : 1878 Hopkins Atlas of Anne Arundel County



Quarter Place Farm (AA-0276)
Anne Arundel County, MD
Proposed Route of Baltimore & Drum Point Railway
("West River" denotes Owensville)
Source: 1893 U.S.G.S. Quadrangle, Library of Congress

BRISTOL QUADRANGLE
MARYLAND
7.5 MINUTE SERIES (TOPOGRAPHIC)



AA-0276
Quarter Place
Lothian,
Anne Arundel Co.,
MD
UTM References:
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2. 18/358844/4298531
3. 18/358996/4298294
4. 18/358678/4298243

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UNITED STATES
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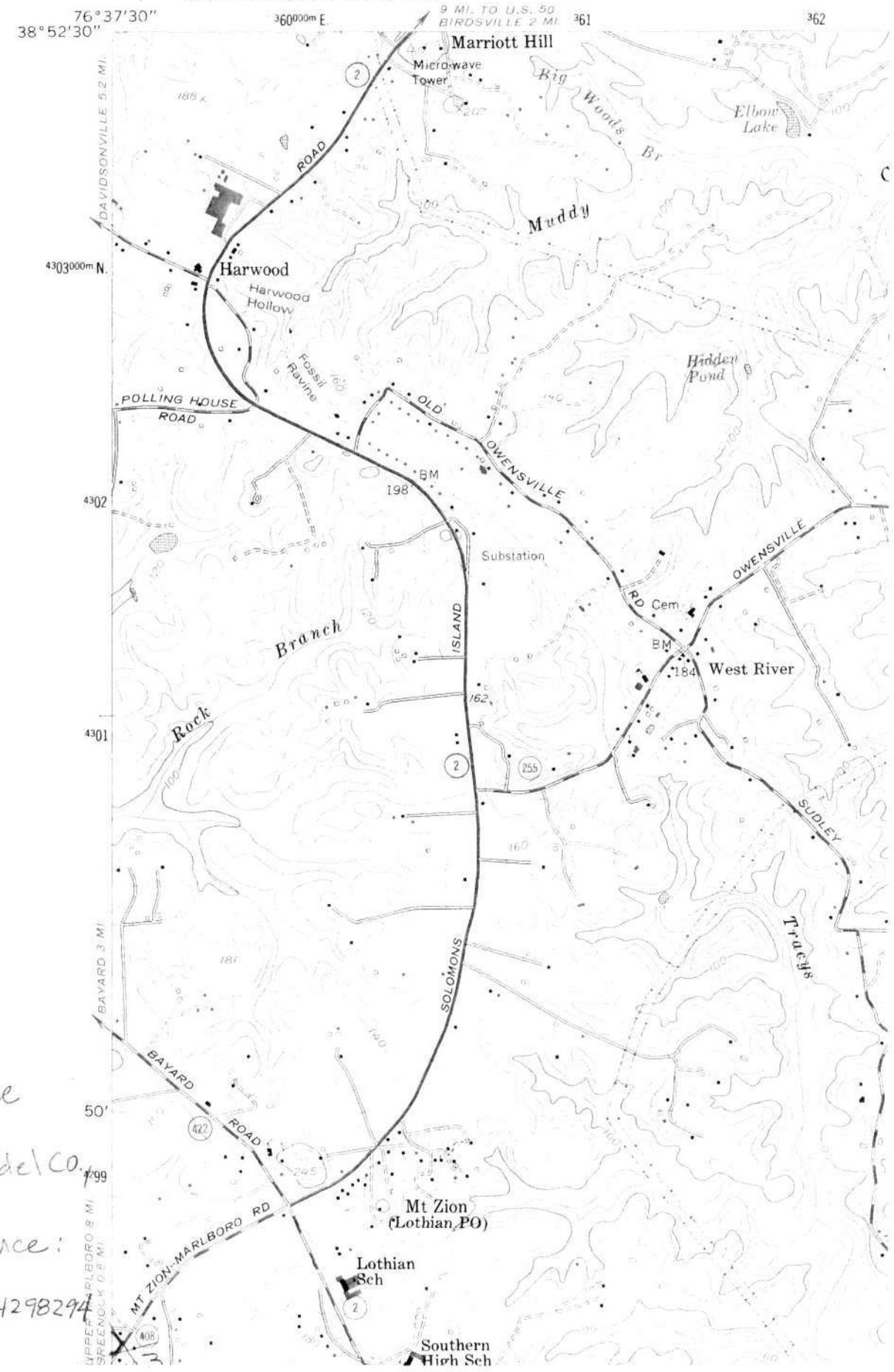
GEOLOGICAL SURVEY



AA-0276
Quarter Place
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Anne Arundel Co.
MD
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