

United States Department of the Interior
Heritage Conservation and Recreation Service

For HCRS use only

National Register of Historic Places Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Morton's Mill Farm; Oakland (preferred)

and/or common Oakland

2. Location

street & number Maryland Route 5 (Waldorf Leonardtown Road) n/a not for publication

city, town Bryantown vicinity of congressional district First

state Maryland code 24 county Charles code 017

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Kenneth R. Ptack and Jo Ann Ptack

street & number P. O. Box 285

city, town Bryantown vicinity of state Maryland 20617

5. Location of Legal Description

courthouse, registry of deeds, etc. Charles County Courthouse

street & number

city, town La Plata state Maryland 20646

6. Representation in Existing Surveys

Maryland Historical Trust
le Historic Sites Inventory has this property been determined eligible? yes no
date 1983 federal state county local

depository for survey records Maryland Historical Trust, 21 State Circle

city, town Annapolis state Maryland 21401

7. Description

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<u>Condition</u>		<u>Check one</u>	<u>Check one</u>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

DESCRIPTION SUMMARY:

Oakland is a two-story, three-bay brick dwelling located near Bryantown in Charles County, Maryland. Constructed in 1822-1823, the building embodies the distinctive characteristics of Federal architecture in the Lower Southern Maryland region. The principal (east) facade has a large, double-leafed entrance door framed by transom and sidelights in the northernmost bay. The remaining bays hold 9/6 sash windows. Three second floor windows of 6/6 sash are aligned with the openings below. A one-story frame porch with a bracketed frieze supported by tapered square posts with chamfered corners spans this elevation. The interior is organized in a side-hall plan, two rooms deep, with two interior chimneys at the south end. The building retains all its original interior finishes and detailing, including plaster ceiling cornices, doors, chairrails and baseboards, door and window trim, window sash, mantels, and paneling. A three-story spiral stair rises in two curving flights from the entrance hall to the attic. About 1880, the present Greek Revival entrance and the Italianate front porch were constructed; a one-story frame wing was built perpendicular to the house at the south end in the early 1940's.

GENERAL DESCRIPTION:

Facing east, Oakland's principal facade has a large, double leafed entrance door framed by transom and sidelights and headed by a flat wood lintel that occupies the third bay to the right. To the left of the door are two windows of 9/6 sash. Three second floor windows of 6/6 sash are aligned with the openings below. Extending the width of this elevation is a one story frame porch of simple Italianate design, its deep bracketed frieze supported by four tapered square posts with chamfered corners. The same fenestration and door placement of the front is repeated on the rear elevation. The rear door, lacking transom or sidelights, occupies the left end bay and was once sheltered by a small pedimented porch. At the north end the house is two bays deep at the two main floor levels and the gable. At the opposite end of the house the only exterior openings are two gable windows. At the south end two flush chimneys extend above the roof line as an unbroken extension of the wall.

As is characteristic of this architectural type, the exterior of the house, except for the later front porch, is almost severely plain, with only subtle refinements such as the Flemish bond masonry of the side elevations, the finely laid window arches and the ornamental beading on the fascias of the eave cornices, to relieve its rather austere appearance. At one time the windows of the first and second floor levels were fitted with exterior blinds, but only a few of the original iron shutter stays remain.

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Continuation sheet	Oakland	Item number	7	Page	1
	Charles County, Maryland				

GENERAL DESCRIPTION (Continued)

One of the more interesting features of the exterior of the house is the presence of two date bricks set into the corners of the front wall, one inscribed "1822" and the other "G.M. 1823." These are presumed to mark the start and completion dates in the construction of the house. Additional dates and initials can be found scratched into the bricks in various areas around the house, particularly in the area adjacent to the rear door.

Both the front entrance and porch date from a ca. 1880 renovation. The simple, Greek Revival design of the entrance door is typically found on local examples of this house type built a decade or so later than Oakland, so is not architecturally incompatible in this context; the porch, while obviously of an altogether different style, is not unattractive and in addition is one of the few surviving examples of post-Federal nineteenth century architectural design in the area.

The interior of Oakland is in striking contrast to the exterior. The first floor room configuration consists of a side hall at the north end with a drawing room and dining room to the south. All of the rooms are partitioned by solid masonry walls. All three rooms at this level have plaster ceiling cornices of simple but bold profile, two-piece door and window trim, and molded baseboards. The trim of the front drawing room is the most elaborate of that in the house, having a deeper and better defined ceiling cornice and chairrails with alternating panels of flutes and scrolls. An especially noteworthy feature of this room is the fireplace mantel with its high, paneled frieze supported by pairs of tapered fluted columns and a blocked cornice shelf with fluting, dentils and gadrooning. The hall, detailed in a fashion similar to the drawing room, has as its focal point an extremely graceful and well proportioned stair. One of the most impressive features of the house, the stair rises in two curving flights to the third floor attic and has a half-round mahogany rail with square balusters. The rail, supported by slender turned and blocked posts at the upper levels, terminates in a scroll without newel at the base. Having unusually shallow risers and deep treads, the stair has a closet at the first floor enclosed behind a slightly curved paneled wall, and plastered soffits. An additional feature of the hall is a plaster ornamental ceiling medallion located between the foot of the stair and the front door.

The two intersecting interior walls of the first floor continue up to create the same room configuration on the second level, with an additional frame wall providing a small room at the front of the hall. The two principal bedchambers, both with built-in cupboards adjacent to the fireplaces, have plaster ceiling cornices but the hall and hall room do not. The basic profile

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Continuation sheet Oakland Item number 7 and 10 Page 2
Charles County, Maryland

GENERAL DESCRIPTION (Continued)

of the chairrails and other trim in these rooms is similar to but on a smaller scale than those of the lower rooms. The mantels of both bedchambers are of basic Federal styling, that in the front room being the better of the two in its ornamentation and similar in design to the drawing room mantel. At the attic level the same configuration of the second floor is repeated, the secondary utilitarian functions of these chambers reflected in the use of simple one-piece trim throughout.

At one time Oakland undoubtedly had a number of ancillary service structures such as meat and dairy houses, barns, stables, ice house and kitchen, but no trace of these buildings survives. The existing south wing of the house, a modest, one story, three bay structure housing a kitchen and bath, was built in the early 1940's and is said to have replaced an earlier kitchen-service wing that stood in the same area.

BOUNDARY DESCRIPTION:

The National Register nomination for Oakland includes one acre surrounding the house, being 204 feet on a side, with the northeast corner of the existing 32 feet by 38 feet house positioned 100 feet southwest of the northeast corner of the square on a line drawn between the northeast and southwest corners.

BOUNDARY JUSTIFICATION:

The nominated property encompasses the house and its immediate setting.

8. Significance

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Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1823 Builder/Architect George Morton

Statement of Significance (in one paragraph) Applicable Criterion: C

SIGNIFICANCE SUMMARY:

Built in 1823, Oakland is significant as one of the best representative examples of rural Federal architecture in the lower southern Maryland region. Its importance to on-going studies of regional architectural traditions on both the state and local levels is further enhanced by its excellent state of preservation and relatively early construction date. In Charles County, where no unaltered examples of this house type dating before 1830 have been recorded, Oakland is a valuable architectural landmark, particularly noted for the quality of its interior ornamentation that includes a finely proportioned and detailed three story spiral stair. Its excellent woodwork, proportions and detailing, and its overall physical integrity, in combination with the fact that so few early Federal houses of comparable quality survive in the region, clearly establish Oakland as a locally significant example of this particular architectural form.

HISTORY AND SUPPORT:

George Morton, who built Oakland in 1823, began acquiring property in the area beginning in the late-eighteenth century, much of which had been previously owned and occupied for many years by members of the Hagan family.¹ For the most part these were relatively small tracts of under 200 acres, all contiguous to one another and which by the time of Morton's death together totalled over 1,000 acres. Some years prior to the construction of the existing house, perhaps as early as 1790, Morton built and operated a grist mill on the property and until the 1850's the 1,000 acre tract continued to be known as Morton's Mill Farm.

In his will Morton bequeathed a life estate in his farm to his widow and after her death to his daughter, Julia Ann Turner of Prince George's County (Maryland) and her heirs.² In 1843 Dorcas Morton, widow, willed to grandsons George and Joseph Turner all her rights to the farm.³ In 1850 the heirs sold the 1,000 acre Morton's Mill Farm to Alfred Gardiner of Charles County for \$5,500.00.⁴

In 1868 Gardiner and his wife, then of St. Mary's County (Maryland), transferred title to "Morton's Mill Farm, more recently known as Oakland," to Daniel Haviland of New York.⁵ The following year Daniel and his brother, Philip Haviland, recorded a deed of sale and partition in which Philip was

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Oakland

Continuation sheet Charles County, Maryland

Item number

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HISTORY AND SUPPORT (Continued)

granted "the privilege to dig a new road to the mill under the old road on condition that he first dig up and level down the old mill race."⁶ In 1873 Daniel Haviland's widow and son, for \$3,696.00, assigned Oakland, comprising the house, mill and 398 acres, to Thomas Carrico as security against a mortgage evidently arranged between Daniel Haviland and Carrico shortly before the former's death.⁷ The Haviland heirs defaulted on the mortgage and transferred full title to the property to Carrico in 1877.⁸

Thomas Carrico, member of a prominent local family and descended from many of the first settlers in the area, died in 1881 leaving real estate holdings amounting to 2,643 acres, much of it in the Bryantown area.⁹ Shortly after his death his eldest son, Dr. Thomas A. Carrico, petitioned the Charles County Court to divide his father's real estate holdings among the surviving heirs.¹⁰ The subsequent distribution suggests that Thomas Carrico Sr. did not live at Oakland but on another adjacent tract referred to in court records as the Home Farm. In awarding the Widow's Dower mention is made of the yard fence of Carrico's dwelling and an adjacent garden, as well as the road "leading to the mill of the late Thomas Carrico."¹¹ It was determined by the Commissioners appointed by the court to make the division that the 398 acre Oakland tract, referred to in parenthesis as the "Mansion Place" and clearly separate from the "Home Farm," was not susceptible to division "owing mostly to its location and the value of the buildings thereon," and recommended that the property be sold at public auction and proceeds from the sale distributed among the heirs.¹² The sale occurred in Bryantown on September 17, 1881, with Thomas A. Carrico the highest bidder at \$4,950.00.¹³

Dr. Carrico, a respected local physician who is said to have practiced medicine from an office on the third floor of Oakland, was probably responsible for the late-nineteenth century alterations at Oakland, specifically the enlargement and replacement of the front door and construction of the existing front porch. Since Dr. Carrico's medical practice was fairly well established in the area by the time of his father's death and the division of his estate in 1881, it is likely that he lived at Oakland as early as 1877 when his father acquired the property from the Havilands.

By 1908, following the death of Dr. Carrico, Oakland had passed in ownership to Albert J. Carrico, one of his heirs, and in 1910 title to the farm was assumed by Lucy D. and Frances M. Carrico as tenants in common.^{14,15} In the same year Frances Carrico assigned her half-interest in Oakland to Lucy Carrico.¹⁶ In 1924 Lucy Carrico Burch transferred ownership in the remaining 350½ acre Oakland tract to her husband, J. Benjamin Burch.¹⁷ In 1949 the property was

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Charles County, Maryland

HISTORY AND SUPPORT (Continued)

purchased by Francis and Cecelia Ferrall, the latter a daughter of Lucy and Benjamin Burch.¹⁸ The 346 acres of Oakland was divided among the heirs of Francis Ferrall and the house and 20 acres sold to the present owners in 1982.

MAJOR BIBLIOGRAPHICAL REFERENCES

Footnotes

1. Charles County Land Records, La Plata, Maryland.
2. Register of Wills, La Plata, Maryland. L. WDM#15, f. 221
3. Ibid. DJ#16, f. 331.
4. Land Records. L. WM#2, f. 267.
5. Ibid. L. GAH#1, f. 389
6. Ibid. L. GAH#2, f. 179.
7. Ibid. L. GAH#3, f. 652.
8. Ibid. L. BGS#2, f. 127.
9. - 13. Land Commission Records, 1873-1903. Charles County Land Records, La Plata. L. BGS#1, f. 249-255.
14. Land Records. L. FDM#18, f. 633.
15. Ibid. L. HCC#21, f. 324.
16. Ibid.
17. Ibid. L. WMA#43, f. 282.
18. Ibid. L. 88, f. 406.

9. Major Bibliographical Reference

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SEE FOOTNOTES ON CONTINUATION SHEET #4

10. Geographical Data

Acreeage of nominated property 1 acre

Quadrangle name Hughesville, Maryland

Quadrangle scale 1:24,000

UMT References

A	1 8	3 4 2 2 0 0	4 2 6 9 1 2 0
	Zone	Easting	Northing

B			
	Zone	Easting	Northing

C			
	Zone	Easting	Northing

D			
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G			
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H			
	Zone	Easting	Northing

Verbal boundary description and justification

SEE CONTINUATION SHEET #2

List all states and counties for properties overlapping state or county boundaries

state	n/a	code	county	code
ate		code	county	code

11. Form Prepared By

name/title	J. Richard Rivoire		
organization		date	December 1982
street & number	P. O. Box 132	telephone	301-932-1000
city or town	La Plata	state	Maryland 20646

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

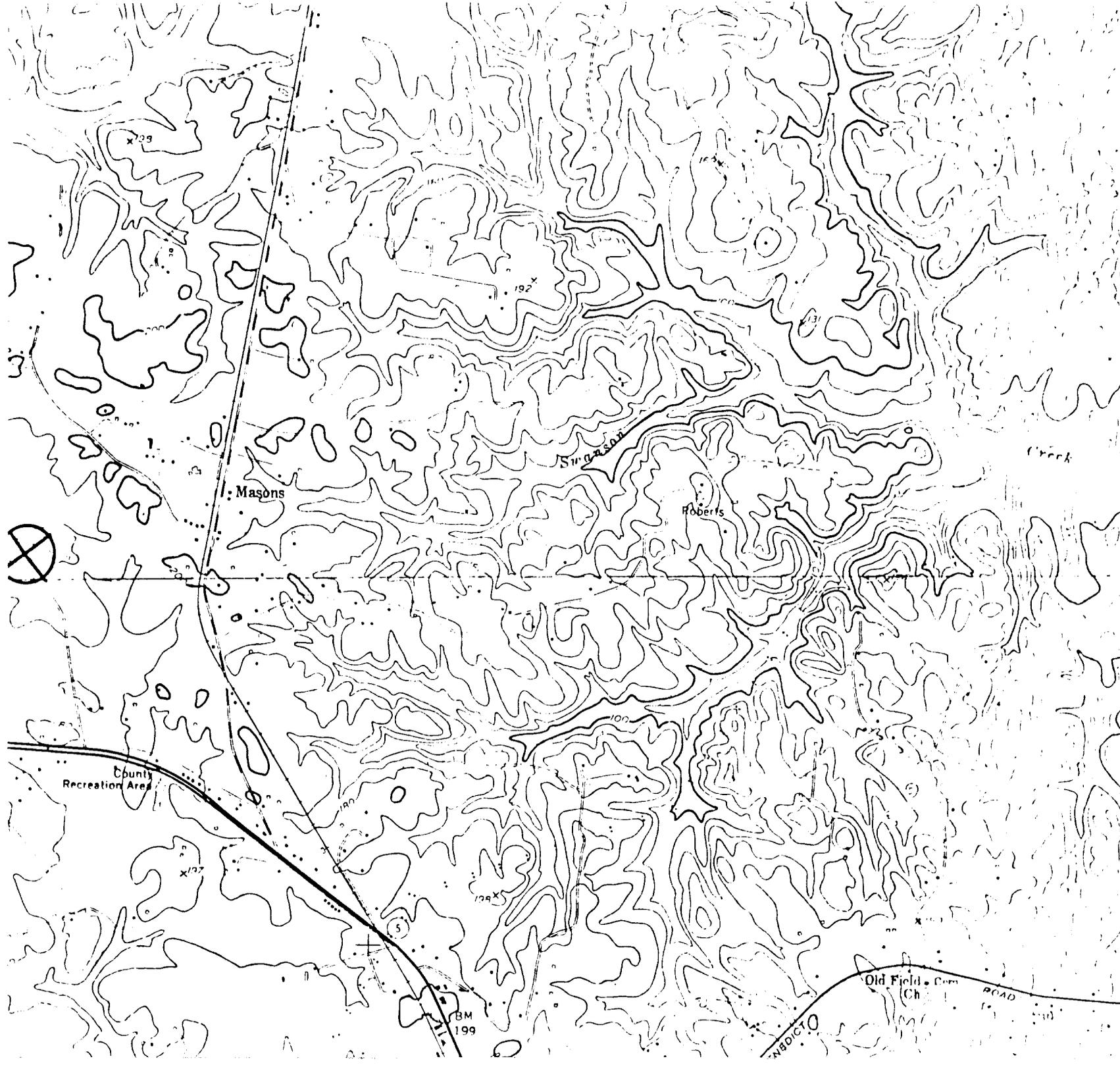
State Historic Preservation Officer signature *J. R. Rivoire* 6-30-85

title STATE HISTORIC PRESERVATION OFFICER date

For HCRS use only I hereby certify that this property is included in the National Register

Keeper of the National Register date

Attest: Chief of Registration date



471

470

(BENEDICT)
5661 17 Sw

469

468

32'30"

CH-195
OAKLAND
CHARLES CO.,
MD.

18-342200 -
4269120

Old Field Corn
Road

BENEDICTO



ROAD

GALLANT GREEN

U.S. GOVERNMENT

Substation

Bryantown Bridge

Mason's

County Recreation Area

BM 101

134

45

44

137

175

BM

190

195

BM

179

BM

184

212

190

180

185

180

196

199

160

170

180

180

180

170

160

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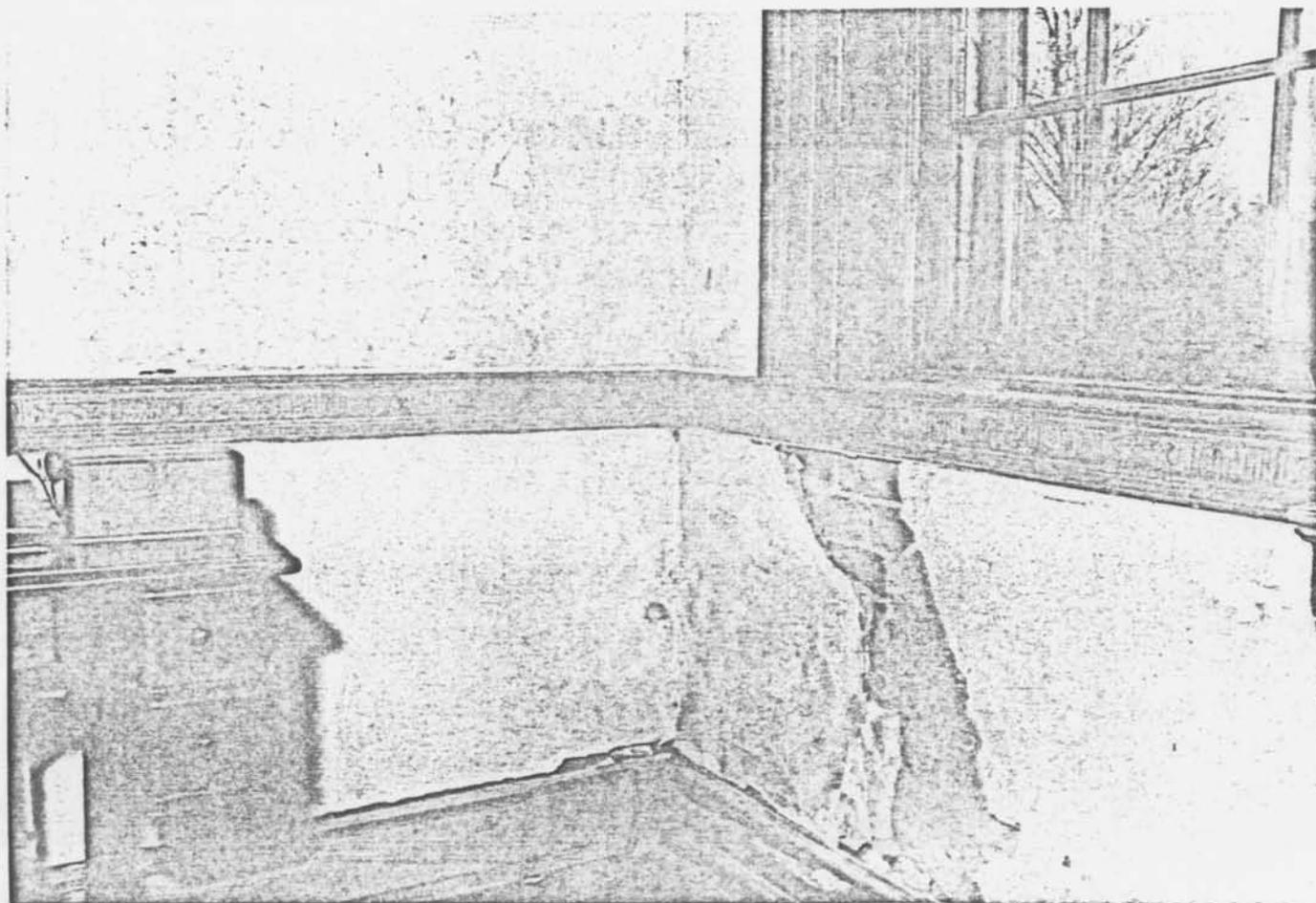
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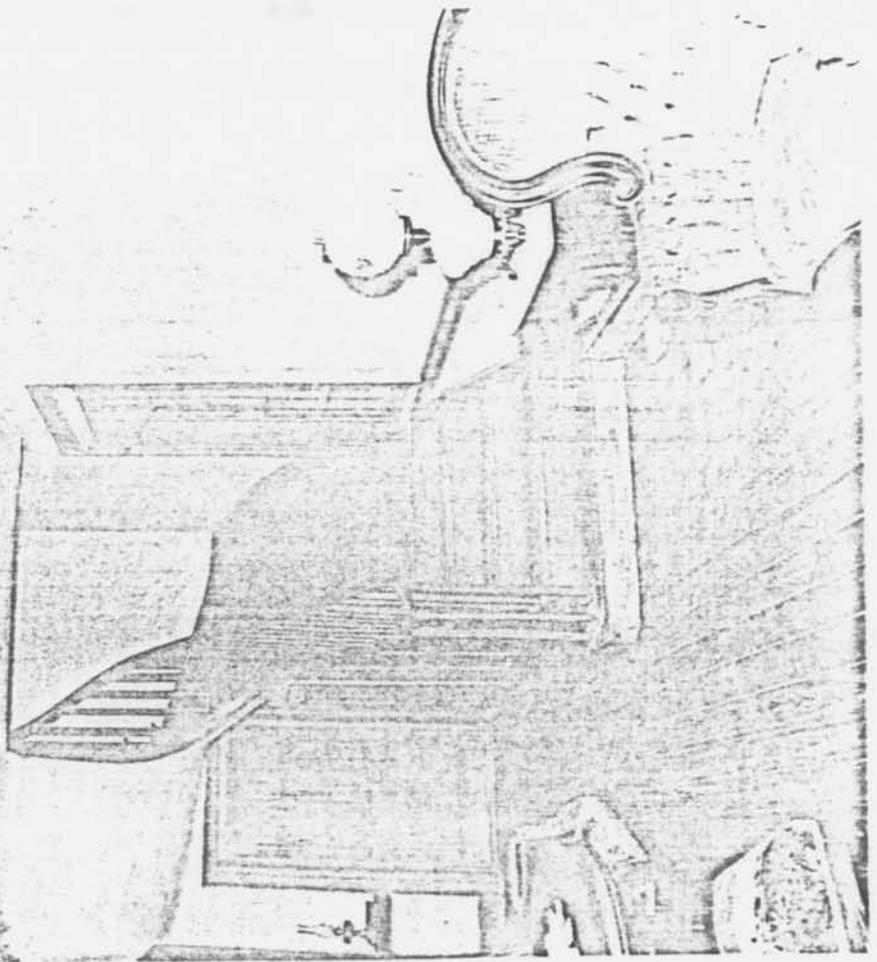
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OAKLAND (CH-195)
CHARLES COUNTY MARYLAND
KENNETH R. & JO ANN PTACK, PHOTO
3/83
OWNER (PTACK), NEG. LOC.
DRAWING ROOM MANTLE

6/7