Easement

CH-59

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

For HCRS use only
received
date entered

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

1. Name

historic: Green's Inheritance; Dower Farm; Oak Grove; Turkey Hill

and or common: Oak Grove (preferred)

2. Location

street & number: Turkey Hill Road — N/A not for publication

city, town: La Plata — X vicinity of — congressional district: First

state: Maryland — code: 24 — county: Charles — code: 017

3. Classification

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

4. Owner of Property

name: Dr. Robert N. Borkowski

street & number: Oak Grove, Turkey Hill Road

city, town: La Plata — X vicinity of — state: Maryland — 20646

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

title: Maryland Historical Trust Historic Sites Survey — has this property been determined elegible? ___ yes X no

date: 1983 — ___ federal X state ___ county ___ local

depository for survey records: Maryland Historical Trust, 21 State Circle

city, town: Annapolis — state: Maryland — 21401

7. Description

Condition		Check one	Check one
X excellent	___ deteriorated	X unaltered	X original site
___ good	___ ruins	___ altered	___ moved date _____
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

DESCRIPTION SUMMARY

A one story, two part brick house of excellent proportions and detailing, Oak Grove combines elements of both traditional regional architecture and Federal design. Facing north, the three bay wide main block is of Flemish bond masonry above a chamfered watertable, and has two flush gable chimneys at both ends of its dormered roof. In addition to the brickwork, notable exterior features include first floor and gable windows with morticed and tenoned frames and rubbed brick arches. The main entrance door, occupying an end bay of the principal facade, is of interest for its delicately fashioned transom of stylized concentric circles. A second formal entrance, located at the west end and now bricked in, included a fanlight framed by a segmental arch of rubbed brick. The first floor room configuration of the main portion of the house consists of a corner stair hall and three rooms, with basically the same arrangement repeated above. Both levels retain woodwork typical of the early Federal period, including window reveals with reeded panels and mantles decorated with reeded panels and pilasters, punchwork and fluting. At the east end of the house stands a brick kitchen wing, the original portion of which is now painted white. The wing initially incorporated a separate kitchen room with fireplace that was joined to the main block by a narrow brick walled passage. The connecting passage area was enlarged in the mid-twentieth century by a gable fronted brick addition to house a modern kitchen. The old kitchen wing included a full cellar that was exposed on the south side and east end. Among several ancillary structures are two dating from the early nineteenth century. The most interesting of these is a small frame dependency built circa 1830. Containing a single room and loft, it has high foundation walls of fieldstone and brick construction and a brick exterior chimney with stepped shoulders and free standing stack. The other is a small corncrib with flanking sheds. Believed to be contemporary in age with the house, it was extensively renovated and partially rebuilt at various times in the nineteenth and early twentieth centuries.

GENERAL DESCRIPTION

Facing north, Oak Grove is a one story, three bay Flemish bond brick house with a watertable of English "garden wall" construction. The principal entrance door occupies the first, west end bay of the facade and includes a fixed transom designed in a series of five stylized circles. The two windows to the left of the door frame nine-over-nine sash and have morticed and tenoned frames. All three openings have flat arches of rubbed brick, their darker red color in sharp contrast to the more subdued color of the walls.

At the west end of the main block there are two first floor windows positioned towards the ends of the wall. The window to the left frames sash of nine-over-nine panes while the one to the right is somewhat narrower, framing sash of six-over-six panes, the sash units two panes in width. Centered in the gable wall above are two windows of nine-over-nine panes. Above these, just below the gable peak, is a small window of two-over-two panes. The same fenestration is repeated at the east end of the house, although there is some variation in the sizes of the openings and the sash designs, and the first floor southeast window

SEE CONTINUATION SHEET #1

GENERAL DESCRIPTION (Continued)

is covered by a later addition to the kitchen wing. As on the principal facade the windows of both end elevations have morticed and tenoned frames and flat arches of rubbed brick. An additional original feature of the west end is a former first floor entrance door positioned to the right of center, the opening now filled in and cemented over. The doorway, once fronted by a wood stoop, evidently included a fanlight and retains its segmental arch of rubbed brick. Immediately to the left of the door is a small four-pane window that appears to have been installed after the house was built.

The south elevation, like the front, is three bays wide, but in this instance the door is centered on the wall and includes a tall, four-pane transom. Flanking the door are two windows of nine-over-nine sash with morticed and tenoned frames. Fronting the door is a gable roofed frame porch with square posts that was added to the house early in this century. At this elevation the windows and doors are headed by segmental arches, in contrast to the flat arches over the other openings. In addition, the watertable is capped by a flat top course while that of the other three walls is capped by chamfered bricks.

The roof, formerly wood shingled but now sheathed with slate, has two pedimented dormers on both sides, those of the north elevation framing sash of six-over-nine panes and those of the south six-over-six. All four dormers have side walls sheathed with diagonal beaded boards and appear to be original to the house in both construction and exterior detail. On both sides of the house the cornices are boxed and have bold ogee crown and bed moldings. Beaded rake boards at the ends of the house terminate in shaped cornice and boards with flat returns. At each end of the roof there are two chimneys with corbelled caps. Only three of the chimneys are actually functional; the northwest chimney is false, constructed for the sake of symmetry in the exterior design.

The room arrangement of the first floor level of the main block includes a corner stair hall, front drawing room and two rear rooms. The same basic configuration is repeated above, and there are two small rooms in the attic. An unusual feature of the first floor plan is a narrow room between the hall and the southwest corner room. The room probably used for storage, appears to be an original feature since the trim of both walls is consistant with that found elsewhere in the house and there are no signs of an obvious alteration; however, it is possible that it is of later date.

All of the principal rooms of the house retain woodwork appropriate in profile or decoration to the early Federal period. The most formal woodwork is found in the hall and drawing room, which feature window reveals with reeded panels and, in the drawing room, a large cupboard with paneled doors, reeded pilasters and a cornice embellished with dentils and gougework. The only obvious alteration to the woodwork was the replacement of the trim framing the door between the drawing and dinings rooms, and the replacement of the lower section of balustrade of the main stair, the former fairly recently and the latter in about 1900.

SEE CONTINUATION SHEET #2

GENERAL DESCRIPTION (Continued)

At the east end of the house stands a one story, three-part brick wing incorporating a formerly semi-detached kitchen and connecting passage. The north wall of the wing has two evenly spaced windows of six-over-six pane sash. Both openings appear to be original. On the north slope of the gable roof there are two pedimented dormers. Although repeating the design of the dormers of the main block, both were added when the wing was altered circa 1935. At the east end of the wing there is a flush gable chimney, the area of the chimney flanked by four windows, two on the first floor level and two in the gable. Partially covering the exposed cellar wall is a small, one room, brick "office" of mid-twentieth century construction. On the south side the kitchen wing is in two parts, the east half, less the "office," being the area of the original kitchen, with a door at the exposed cellar level and one window at the first floor level, the latter located in a former door opening. The area fronting the former hyphen, the south wall of which was initially recessed back from the south walls of the main block and kitchen, was enclosed circa 1935 by a brick, gable fronted "filler" addition built to house a modern kitchen.

On the interior the wing retains the original kitchen room and its large cooking fireplace. The connecting passage is now somewhat narrower than when first constructed, its south wall having been removed and relocated when the newer kitchen addition was built. At the attic level there are two bedrooms with access provided by a corner stair in the old kitchen. (In its original design the roof of the hyphen was considerably lower than that of the kitchen, but when the kitchen addition was built the roof of the hyphen was raised to accomodate a second bedroom.)

Among the several additional buildings standing on the property, only two are of note. One, dating circa 1830 and located on a hillside northwest of the house, is a small, one story, one room frame structure with high fieldstone and brick foundation walls and an exterior chimney with stepped shoulders and a free-standing stack. This building, probably once a farm office or servants quarter, was extensively renovated about fifteen years ago to serve as a guest house. The other structure of interest is a former corncrib with flanking sheds located in a group of other buildings several hundred feet southwest of the house. Structural features suggest the crib is contemporary in age with the house, but subsequent alterations have obliterated many of its original details. Remaining buildings include a circa 1900 stable/cow barn, a frame chicken house, a large tobacco barn and a garage.

Attractively sited on the crest of a hill, Oak Grove is surrounded by mature trees and woods that in addition to providing a degree of protection against adjacent housing developments, visually enhances its formal architecture and age.

8. Significance

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

Specific dates circa 1800 **Builder Architect** Basil Spalding

Statement of Significance (in one paragraph)

SIGNIFICANCE SUMMARY

Oak Grove is one of Maryland's more significant examples of regional, early-Federal architecture, successfully combining many of the more sophisticated qualitites of regionally traditional eighteenth century architecture with design motifs popular during the American Federal period. Of excellent proportions and detail, Oak Grove is particularly significant to Charles County, being the only extant example of a brick, one story, early Federal house of this type. Among its many locally important features are its finely executed Flemish bond construction and chamfered watertable, arched west end door, rubbed brick window and door arches, the exterior fenestration and door arrangement, and the survival of its original morticed and tenoned exterior door and window frames. Of additional significance are its four room first floor plan, a locally unique example of this arrangement in the Federal house, and its brick kitchen passage wing over a partially exposed cellar, of which there are no other recorded examples of similar form in this area. Oak Grove is believed to have been built circa 1800 by Basil R. Spaulding, a prominent Charles County merchant and landowner. The property, renamed Oak Grove in the 1940's was originally part of Green's Inheritance, a 2400 acre proprietary grant surveyed in 1666 for the sons of Maryland's second Provincial Governor, Thomas Green. In 1713 two hundred acres of Green's Inheritance was purchased by John Spalding, in whose family the property descended for a period of 216 years.

HISTORY AND SUPPORT

Oak Grove is traditionally cited as having been built in 1740, with the kitchen wing pre-dating the main block. There is, however, no physical evidence to support these claims. Instead, all construction features and architectural details combine to conclusively point to a probable construction date of between 1790 and about 1810 for both parts of the house.

Extant examples of Federal architecture far outnumber any other eighteenth or early nineteenth century architectural form in Charles County, and almost all of these are the standard two story, three bay type with side through halls, double parlors and two chimneys at one end. Oak Grove is the only one that in its basic exterior plan is fairly typical of dwelling houses of the latter part of the eighteenth century, but which shows in its exterior detailing, three bay facade with end door, and interior trim, an obvious Federal influence. Regardless of its date of construction, Oak Grove is an extremely important building, illustrating very successfully the transition from early traditional architecture to the standardized formulas of design and decoration that became increasingly popular during the Federal period and which ultimately brought about the demise of vernacular architectureal traditions.

SEE CONTINUATION SHEET #3

HISTORY AND SUPPORT (Continued)

The land on which Oak Grove was built was initially part of Green's Inheritance, a 2400 acre proprietary grant awarded to Thomas Green, second Provincial Governor of Maryland, in 1648.[1] In 1666, following the Governor's death, a patent and a warrant for resurvey was recorded in the names of the Governor's three surviving sons, Francis, Robert and Leonard. In 1694, in compliance with their father's will, the property was divided into three equal parts, with Leonard Green receiving the easternmost third part of 800 acres.[2] (In a resurvey of the original tract in 1762 it was determined that the boundaries established in 1666 and 1694 actually encompassed 3,089 acres and that Leonard Green's share totalled 1,097 acres.[3])

In the 1694 survey Leonard Green's portion of the tract was divided into four parts and distributed among his children and heirs, with son Thomas Green receiving that part designated as Lot Number Two and recorded as containing 200 acres. (In the 1762 resurvey this was established as actually 356 acres.) In 1713 Thomas Green sold Lot Number Two to John Spalding, then a resident of St. Mary's County, Maryland.[4]

The rent Rolls of 1753 for Charles County list Basil Spalding, son of John Spalding, as the owner of Lot Number Two of Leonard Green's third part of Green's Inheritance.[5] In the 1762 resurvey of the tract a Basil Spalding is again listed as owner, but he is believed to have been the son of the Basil Spalding of 1753 and grandson of John Spalding of 1713. In the 1783 Tax Assessment, District 4, Charles County, Basil Spalding is again listed as owner. Improvements to the property at that time included "a middling good dwelling house, one tobacco house (and) three indifferent out houses."[6] The description of improvements, however, does not refer to the present house known as Oak Grove, but instead to an earlier structure of modest size known later as Pleasant Hill. This earlier house, which still stands, was built on part of the 200 acres assessed to Basil Spalding in 1783 and was the principal dwelling plantation of the Spalding family until a 1796 division of the property among several brothers.

In 1796 a deed of partition was recorded between Edward, George H. and Basil Spalding, sons of Basil Spalding, following which Basil Spalding eventually assumed ownership of the part encompassing the existing Oak Grove property.[7] It is likely that it was this Basil Spalding, a successful merchant who owned numerous properties, who was the builder of the existing house.

In 1846 a suit was entered in the Charles County Court by various creditors to satisfy claims against the estate of George R. Spalding. The Court directed that a Widow's Dower be laid off from Oak Grove, "the dwelling plantation of the late George R. Spalding," and the remaining two-thirds of the property be sold to satisfy the claims. The sale occurred in 1846, Mary A. Spalding, widow, retaining 132 acres and the dwelling house.[8]

SEE CONTINUATION SHEET #4

HISTORY AND SUPPORT (Continued)

At the time of the 1846 division and sale George Spalding's widow and an only child, Mary, were living in Washington, D. C. where they had evidently moved following George Spalding's death in 1843. In 1849 Walter Mitchell, a local attorney representing Mary A. Spalding, arranged to have various repairs made to the house, including replastering, painting and roofing. This work was done by George H. Heisler, a Baltimore contractor who did considerable construction and renovation work in Charles County between 1845 and 1860, including the building of the county alms house, Green's Inheritance (NR) and Cedar Grove (NR), as well as repairs and/or additions to such other landmark buildings as Rose Hill (NR) and Locust Grove (Beech Neck, NR), among others.[9]

Ownership of Oak Grove subsequently passed to Mary Spalding Page, daughter of George R. Spalding, whose husband and children assumed ownership at her death in 1887.[10] The Page family retained ownership until 1929.[11]

In 1982 a preservation easement, involving the interior and exterior of the house and the existing twenty acres of land, was deeded in perpetuity by the present owner to Maryland's preservation agency, the Maryland Historical Trust.

Notes

[1]Hall of Records, Annapolis, Maryland. Patents: Liber 10, folio 337.

[2]Land Records, Charles County Courthouse, La Plata, Maryland. Liber S#1, folio 288.

[3]Private manuscript collection.

[4]Land Records, La Plata. Liber D#2, folio 82.

[5]Calvert Papers, Maryland Historical Society, Baltimore, Maryland

[6]Hall of Records. 1783 Tax Assessments, Charles County, District 4, General.

[7]Land Records, La Plata. Liber IB#2, folio 252.

[8]Land Records, La Plata. Equity Proceedings: Liber WM#1, folio 107-149.

[9]Private manuscript collection.

[10]Land Records, La Plata. Liber FDM#15, folio 477.

[11]Ibid. Liber WMA#50, folio 585.

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property approximately 12

Quadrangle name La Plata, Maryland

Quadrangle scale 1:24,000

UMT References

		Zone	Easting	Northing
A				
B				
C				
D				
E				
F				
G				
H				

Verbal boundary description and justification

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

state n/a	code	county	code
state	code	county	code

11. Form Prepared By

name/title J. Richard Rivoire, Preservation Consultant

organization

date May 1983

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 _X_ 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

title STATE HISTORIC PRESERVATION OFFICER date

For HCRS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

Form 10-300
(Dec. 1968)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

N. R. FIELD SHEET CH 60

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY – NOMINATION FORM

(Type all entries – complete applicable sections)

MD. HISTORICAL TRUST
BOX 1704
ANNAPOLIS, MD. 21404

STATE:	
COUNTY:	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME

COMMON: Dr. Spaulding's Office – Oak Grove

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER: Oak Grove / W. Side Turkey Hill Rd.)

CITY OR TOWN: White Plains

STATE	CODE	COUNTY:	CODE
Md.		Chas.	

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
District ☐ Building ☐	Public ☐	Public Acquisition:	Occupied ☐	Yes:
Site ☐ Structure ☐	Private ☑	In Process ☐	Unoccupied ☑	Restricted ☐
Object ☐	Both ☐	Being Considered ☐	Preservation work in progress ☐	Unrestricted ☐
				No: ☑

PRESENT USE *(Check One or More as Appropriate)*

Agricultural	☐	Government	☐	Park	☐	Transportation ☐	Comments ☐
Commercial	☐	Industrial	☐	Private Residence	☐	Other *(Specify)* ☑	
Educational	☐	Military	☐	Religious	☐	Storage	
Entertainment	☐	Museum	☐	Scientific	☐		

4. OWNER OF PROPERTY

OWNERS NAME:

STREET AND NUMBER:

CITY OR TOWN:	STATE:	CODE

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC:
Chas. Co.

STREET AND NUMBER:

CITY OR TOWN:	STATE	CODE
La Plata.	Md.	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:

DATE OF SURVEY: Federal ☐ State ☐ County ☐ Local ☐

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN:	STATE:	CODE

STATE: | COUNTY: | FOR NPS USE ONLY: ENTRY NUMBER | DATE

N. R. FIELD SHEET CH-60

7. DESCRIPTION

CONDITION	(Check One) Excellent ☐ Good ☑ Fair ☐ Deteriorated ☐ Ruins ☐ Unexposed ☐	
INTEGRITY	(Check One) Altered ☐ Unaltered ☑	(Check One) Moved ☐ Original Site ☑

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

Oak Grove hse. dates ca. ~~1745~~ Late 18th
Office may be ~~late~~ 19th. cent. possibly
Earlier ~~possibly later~~.
Of frame construction - 1½ storeys
"A" roof ⊆ ridge running E-W.
Single flue chimney at E ~~end~~ gable.
Stone + brick foundation.
Cellar with door to N wall of
chimney base.
Front 2 bays W. West - D. East.

SEE INSTRUCTIONS

N. R. FIELD SHEET

CH-60

8. SIGNIFICANCE

PERIOD *(Check One or More as Appropriate)*

Pre-Columbian ☐	16th Century ☐	18th Century ☐	20th Century ☐
15th Century ☐	17th Century ☐	19th Century ☑	

SPECIFIC DATE(S) *(If Applicable and Known)*

AREAS OF SIGNIFICANCE *(Check One or More as Appropriate)*

Aboriginal	Education ☐	Political ☐	Urban Planning ☐
Prehistoric ☐	Engineering ☐	Religion/Philosophy ☐	Other *(Specify)* ☐
Historic ☐	Industry ☐	Science ☐	
Agriculture ☐	Invention ☐	Sculpture ☐	
Art ☐	Landscape Architecture ☐	Social/Humanitarian ☐	
Commerce ☐	Literature ☐	Theater ☐	
Communications ☐	Military ☐	Transportation ☐	
Conservation ☐	Music ☐		

STATEMENT OF SIGNIFICANCE *(Include Personages, Dates, Events, Etc.)*

SEE INSTRUCTIONS

N. R. FIELD SHEET

CH-60

9. MAJOR BIBLIOGRAPHICAL REFERENCES

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY							OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN ONE ACRE					
CORNER	LATITUDE			LONGITUDE				LATITUDE			LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds		Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	°	'	"	°	'	"		°	'	"	°	'	"
NE	°	'	"	°	'	"							
SE	°	'	"	°	'	"							
SW	°	'	"	°	'	"							

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: Richard Moore

ORGANIZATION: M.H.T.

DATE: 6/26/70

STREET AND NUMBER:

CITY OR TOWN: Annap.

STATE: Md.

CODE:

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison 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 National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☐ Local ☐

Name _____

Title _____

Date _____

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

_____

Chief, Office of Archeology and Historic Preservation

Date _____

ATTEST:

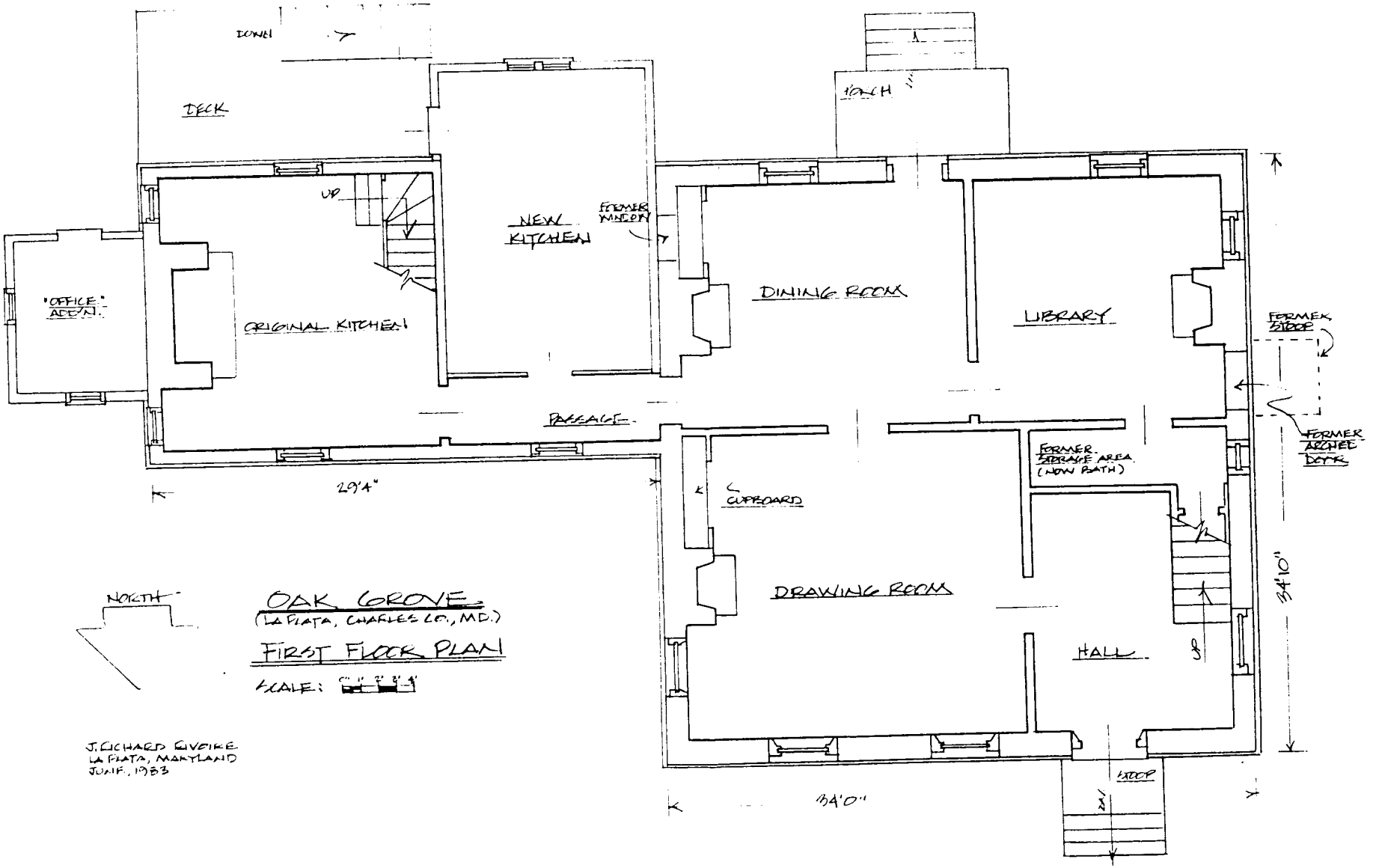
_____

Keeper of The National Register

Date _____

SEE INSTRUCTIONS

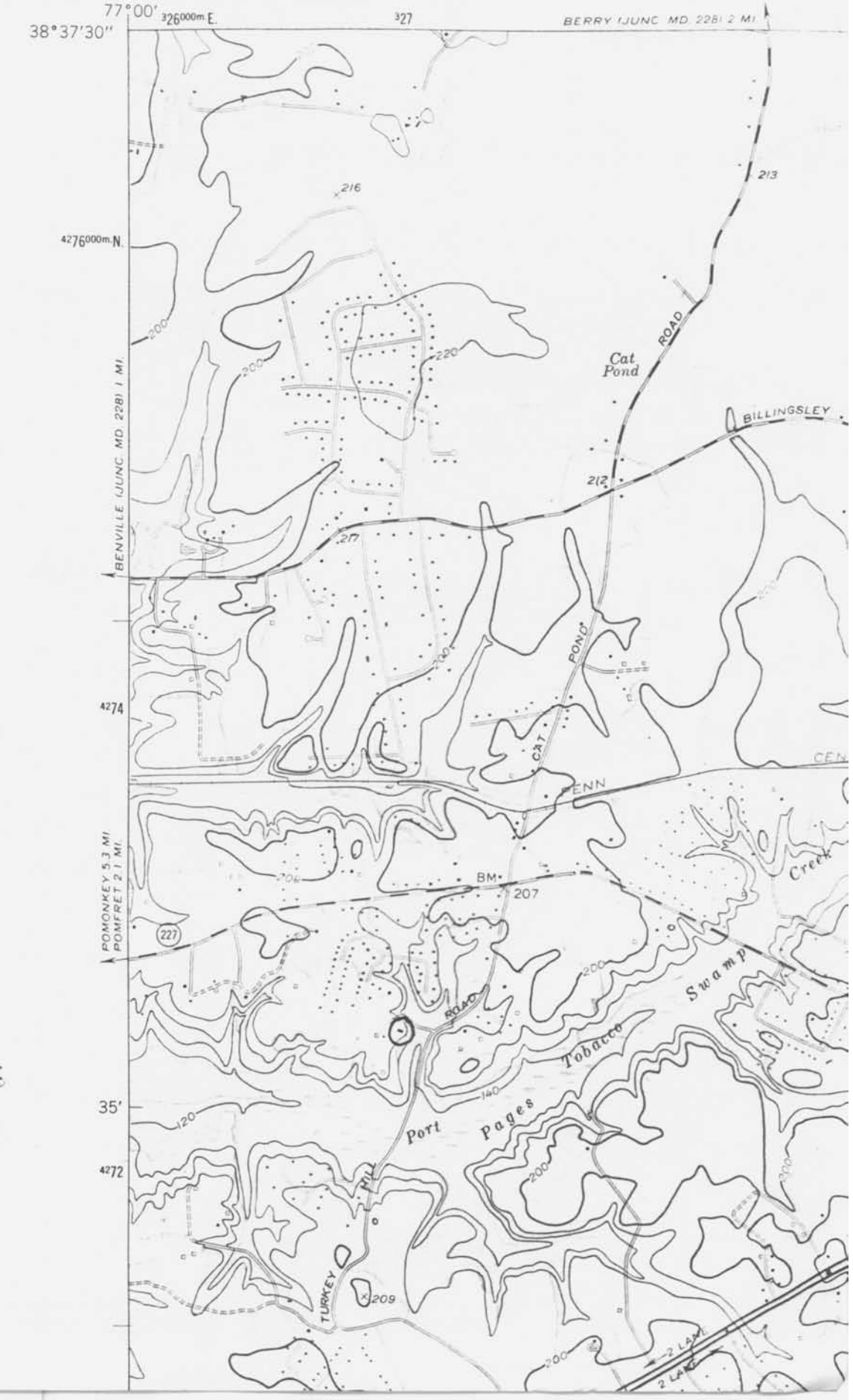
CH-59



OAK GROVE
(LA PLATA, CHARLES CO., MD.)
FIRST FLOOR PLAN
SCALE: 0" 1' 2' 3' 4'

J. RICHARD GIVEN
LA PLATA, MARYLAND
JUNE, 1953

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



OAK
GROVE
CH-59