

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**



1984

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

**1. Name**

historic Greenland; The New Exchange; The Exchange

and/or common The Exchange (preferred)

**2. Location**

street & number Spring Hill - Newtown Road n/a not for publication

city, town La Plata  vicinity of First congressional district

state Maryland code 24 county Charles code 017

**3. Classification**

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

**4. Owner of Property**

name Mrs. Maria I. Boone

street & number Route 3, Box 90

city, town La Plata  vicinity of Maryland state 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 Inventory has this property been determined eligible?  yes  no

date 1984  federal  state  county  local

depository for survey records Maryland Historical Trust, 21 State Circle

city, town Annapolis state Maryland 21401

# 7. Description

CH-299

**Condition**  
 excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

**Check one**  
 unaltered  
 altered

**Check one**  
 original site  
 moved date n/a

## Describe the present and original (if known) physical appearance

### Number of Resources

Contributing	Noncontributing
<u>2</u>	<u>2</u> buildings
<u>0</u>	<u>0</u> sites
<u>0</u>	<u>1</u> structures
<u>0</u>	<u>0</u> objects
<u>2</u>	<u>3</u> Total

Number of previously listed National Register properties included in this nomination: 0

Original and historic functions and uses: residential

### SUMMARY DESCRIPTION:

A narrow, one story, two-bay, gambrel-roofed frame house with pedimented dormers and two chimneys at one end, The Exchange is a simple, modestly proportioned eighteenth century house that retains a considerable amount of its original exterior and interior fabric. Among its most notable features is its interior woodwork, including flush plaster paneled wainscoting and, in the large front room, a pilastered and paneled chimney breast. Deeper than wide, the house originally had a three bay south facade (altered by removing and relocating a centered entrance door to the west end of the building early in this century), its narrowness enhanced by the height and depth of the gambrel roof. Built over a full cellar, the house has two exterior chimneys at the east end of finely executed English bond brickwork, joined at the ground and first floor levels by a shed-roofed, projecting brick pent. Later additions include a full-length, one story, screened porch at the west end and a smaller, enclosed, shed-roofed porch on the north side. Both date from the first half of this century. Interior alterations have been minor, largely confined to the renovation of two small rooms to provide a kitchen and bath. A small, late-eighteenth century frame tobacco house is located about 350-feet west of the main residence. Although recently converted for use as a stable, the building retains most of its original morticed and tenoned framing, including tilted false plates, and portions of its early roof sheathing of riven clapboards. A twentieth century frame garage, well house, and a swimming pool stand near the house.

# 8. Significance

CH-299

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 checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input 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** 1778 **Builder/Architect** unknown

**Statement of Significance (in one paragraph)** Applicable Criterion: C  
Applicable Exceptions: none  
Level of Significance for Evaluation: local

### SIGNIFICANCE SUMMARY:

The Exchange, built circa 1778, is regionally significant as the most architecturally distinctive, least altered and earliest known example of a late-eighteenth and early-nineteenth century architectural style especially popular among those of moderate economic means in lower Southern Maryland. Characterized by a deeper than wide one story plan of two back-to-back laterally partitioned first floor rooms, with two exterior chimneys and connecting pent at one end, this was a house type built in considerable numbers throughout the area. However, with the exception of The Exchange, all other known and recorded examples have been extensively altered and most date from the period 1790-1820, a fact that places considerable importance on this house to the study and illustration of regional architectural traditions. Particularly significant is its woodwork and exterior detailing, and the fact that it is the only surviving early dwelling of this type built with a gambrel roof. Of equal significance to the study of regional architecture is its adjacent eighteenth century barn. Believed to be contemporary with the house in age, this structure possesses several important features, notable among them its tilted false plate eaves construction and the preservation of portions of its original riven clapboard roof sheathing. More importantly, it is the only known surviving eighteenth century tobacco barn in Charles County, historically an area whose socioeconomic life, until recently, depended almost solely on the successful cultivation, curing and marketing of tobacco.

# 9. Major Bibliographical References

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Probate and Land Records, Charles County Courthouse, La Plata, MD  
1783 Tax Assessments, District 6, Charles County. Hall of Records, Annapolis, MD

# 10. Geographical Data

Acreeage of nominated property 7.64 acres

Quadrangle name La Plata, Maryland

Quadrangle scale 1:24,000

### UMT References

A	<u>1</u> <u>8</u>	<u>3</u> <u>2</u> <u>8</u> <u>1</u> <u>2</u> <u>0</u>	<u>4</u> <u>2</u> <u>6</u> <u>4</u> <u>6</u> <u>2</u> <u>0</u>
	Zone	Easting	Northing

B	<u>1</u> <u>8</u>	<u>3</u> <u>2</u> <u>8</u> <u>1</u> <u>2</u> <u>0</u>	<u>4</u> <u>2</u> <u>6</u> <u>4</u> <u>5</u> <u>2</u> <u>0</u>
	Zone	Easting	Northing

C	<u>1</u> <u>8</u>	<u>3</u> <u>2</u> <u>7</u> <u>8</u> <u>6</u> <u>0</u>	<u>4</u> <u>2</u> <u>6</u> <u>4</u> <u>5</u> <u>0</u> <u>0</u>
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D	<u>1</u> <u>8</u>	<u>3</u> <u>2</u> <u>7</u> <u>8</u> <u>5</u> <u>0</u>	<u>4</u> <u>2</u> <u>6</u> <u>4</u> <u>6</u> <u>0</u> <u>0</u>
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E	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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F	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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G	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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H	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>
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### Verbal boundary description and justification

See Continuation Sheet No. 4.

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

state	code	county	code
n/a			

state	code	county	code

# 11. Form Prepared By

name/title J. Richard Rivoire

organization n/a date January, 1984

street & number P. O. Box 132 telephone (301) 932-1000

city or town La Plata state Maryland 20646

# 12. State Historic Preservation Officer Certification

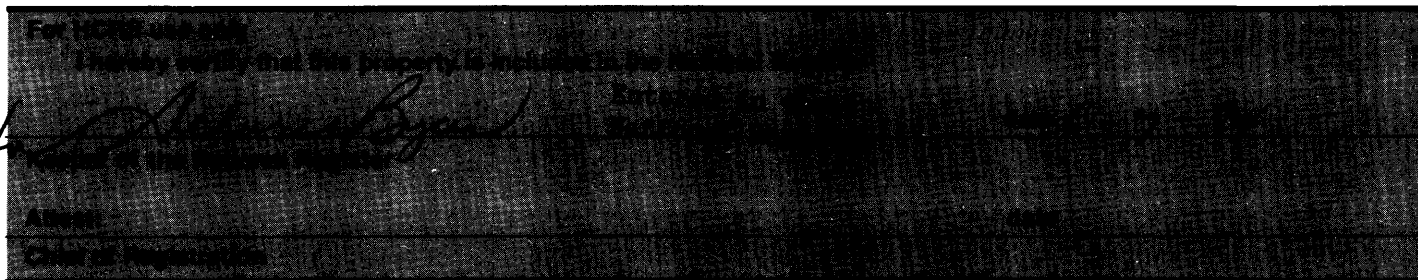
The evaluated significance of this property within the state is:

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 

title STATE HISTORIC PRESERVATION OFFICER date 5.4.84



**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
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date entered

Continuation sheet The Exchange Charles County, Maryland Item number 7 Page 1

GENERAL DESCRIPTION:

Measuring 22 by 32 feet, The Exchange is a modestly scaled, one story, gambrel-roofed frame house, deeper than wide, with two exterior chimneys at one end. The south elevation, formerly the entrance front, was initially three bays in width, having a centered door flanked by two windows. This elevation was altered in about the mid-1900s by removing and relocating the entrance door to the west end of the house and covering over the former opening. The two windows, as well as two pedimented dormers above, however, are original. On the north (rear) elevation there is a centered door and one window to its left at the first floor level and two pedimented dormers above, all occupying original locations. About two thirds of the wall area beginning at the west end is covered by an enclosed shed-roofed porch added to the house circa 1950. The west end elevation consists of a first floor door and window, and three windows in the gable. Alterations to the first floor level include the replacement of a former window with a door (now the formal entrance) toward the south end of the wall, and the replacement of a former door with a window at the opposite end. Both of these changes, as well as the addition of a one story, full length porch with turned posts and sawn brackets occurred during the first half of this century. The west end of the house is dominated by two English bond brick chimneys, both with brick tiled shoulders and free-standing stacks and joined at the foundation and first floor level by a projecting, shed-roofed brick pent incorporating a cellar entrance at the base and a small first floor closet window. Much of the original two-piece window and door trim, ogee crown and bed moldings of the cornices, beaded rake boards and the trim and sheathing of the dormers remains preserved. The beaded lapped siding of the north wall is the only original siding to survive; the sheathing of the east and west sides was replaced in the early nineteenth century and that of the south front early in this century.

Built over a full, brick-walled cellar with arched niches in the chimney bases, The Exchange contains two principal first floor rooms and a smaller northwest corner room. The largest of the rooms is to the south and spans the full width and half the depth of the house. Both this room and the northeast dining room retain their early wainscoting of beaded vertical stiles, plastered flush panels and molded baseboards and chairrails, two-piece door and window trim and ceiling cornices, and raised panel doors. Of particular note are the expansive arched fireplace openings of these two rooms, especially that of the front room which is framed by a chimney breast of fluted pilasters flanking four raised panels over a molded arch. Another feature of interest in the front room is a full height cupboard to the right of the fireplace, its arched opening with keystone framed by fluted pilasters and containing scrolled shelving and a ceiling ornamented in a stylized shell motif. The northwest corner room originally functioned as a rear stair hall. Access to an enclosed stair, rising up along the north side of the east-west lateral partition, was formerly gained by a series of steps and a door in the southwest corner of the room. This arrangement was later altered by removing the door and steps and repositioning the stair winders to open from the northwest corner of the front (south) room. The former stair hall currently functions as a modern kitchen.

See Continuation Sheet No. 2

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The Exchange

Continuation sheet Charles County, Maryland

Item number

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GENERAL DESCRIPTION (continued)

The great height of the wood shingled gambrel roof and the width of the gable walls provides a second floor area almost equal to that of the first floor, and is partitioned to include a center hall and four bedrooms. Of these rooms those toward the west end are the largest and only one, the southeast room, has a fireplace. The northeast bedroom, instead of a fireplace, has a small, low ceilinged closet built into the corresponding chimney. Although two doors and the stair rail have been replaced, early remaining woodwork includes two four-panel doors, two-piece window and door trim, beaded baseboards and chairrails, and wide pine flooring.

At the west end of the second floor hall a narrow enclosed stair with winders provides access to a spacious attic. This area, although sufficiently large enough to provide additional bedrooms, remained unfinished until the mid-nineteenth century when it was first plastered. It was subsequently renovated in the 1950s and again in 1981.

Ancillary structures include a pyramid-roofed, open-sided well house several yards north of the house built about 20-years ago, a modern (1981) two-bay, frame garage located about 150 feet north-northwest of the house, and a small eighteenth century frame barn. The last, located about 250-feet west of the house and of morticed and tenoned post and beam construction, retains portions of an early riven clapboard roof sheathing that was lapped in a vertical rather than horizontal pattern, and a roof framing system employing tilted false plates. Along both side walls are later full-length sheds, the south shed dating from about the early nineteenth century and the north shed from the the early twentieth century. The barn, originally used for curing tobacco, was recently converted for stabling horses.

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HISTORY AND SUPPORT:

The Exchange was built on a 755 acre tract of land known as Greenland, patented in 1737 by John Hanson, Jr. (1681-1754), member of a prominent Charles County family and an uncle of John Hanson, First President of the United States under the Articles of Confederation. (The name "The Exchange" derives from a smaller adjacent tract patented in 1668 as the New Exchange, and added to Greenland in 1800.) On the death of John Hanson, Jr. the property was inherited by his eldest child and only son, John Hanson, III. It was John Hanson, III, and three of his four sons who, beginning in 1771, built and operated a mill financed in part by the Maryland General Assembly to manufacture gunpowder for the Maryland militias. The mill site, which in 1780 included a "mill house 40 by 18 feet, barrelling and refining houses and a waterwheel 20 feet in diameter fed by a mill race 7 feet deep and 12 feet wide" was located about 1/4 mile east of the house. Abandoned in the early 1800s, the site was subsequently sold. The existing house, believed built circa 1778 by John Hanson, III, was described in a 1783 tax assessment as "a good dwelling house with two brick chimneys" and the mill, listed under the name of Walter Hanson, a son of John Hanson III, as "so well known that description is unnecessary."

Greenland remained in the possession of the Hanson family until 1792 when that portion of the property including the house was inherited by Sarah Hanson, a widow of Walter Hanson. In 1795 Sarah Hanson married William Morris, a local merchant, and the property remained in the possession of their heirs until 1886. In 1900 the house and 361 acres were acquired by Reuben Gladfelter, a land speculator, who in 1909 sold the house and 236 acres to William F. Cooksey. For about 50 yeras, from 1900 until its purchase and renovation by D. Fairfax Cooksey, the house stood abandoned, used for the storage of grain and the stripping of tobacco. The property was acquired by the present owner in 1981.

The Exchange is one of 28 historic structures in lower southern Maryland that was tested by the American Institute of Dendrochronology, Inc. This project, co-sponsored by the Maryland Historical Trust and the St. Mary's City Commission, another state agency, used the analysis of tree rings to date structures. The date for the Exchange was determined as 1778.

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BOUNDARY DESCRIPTION:

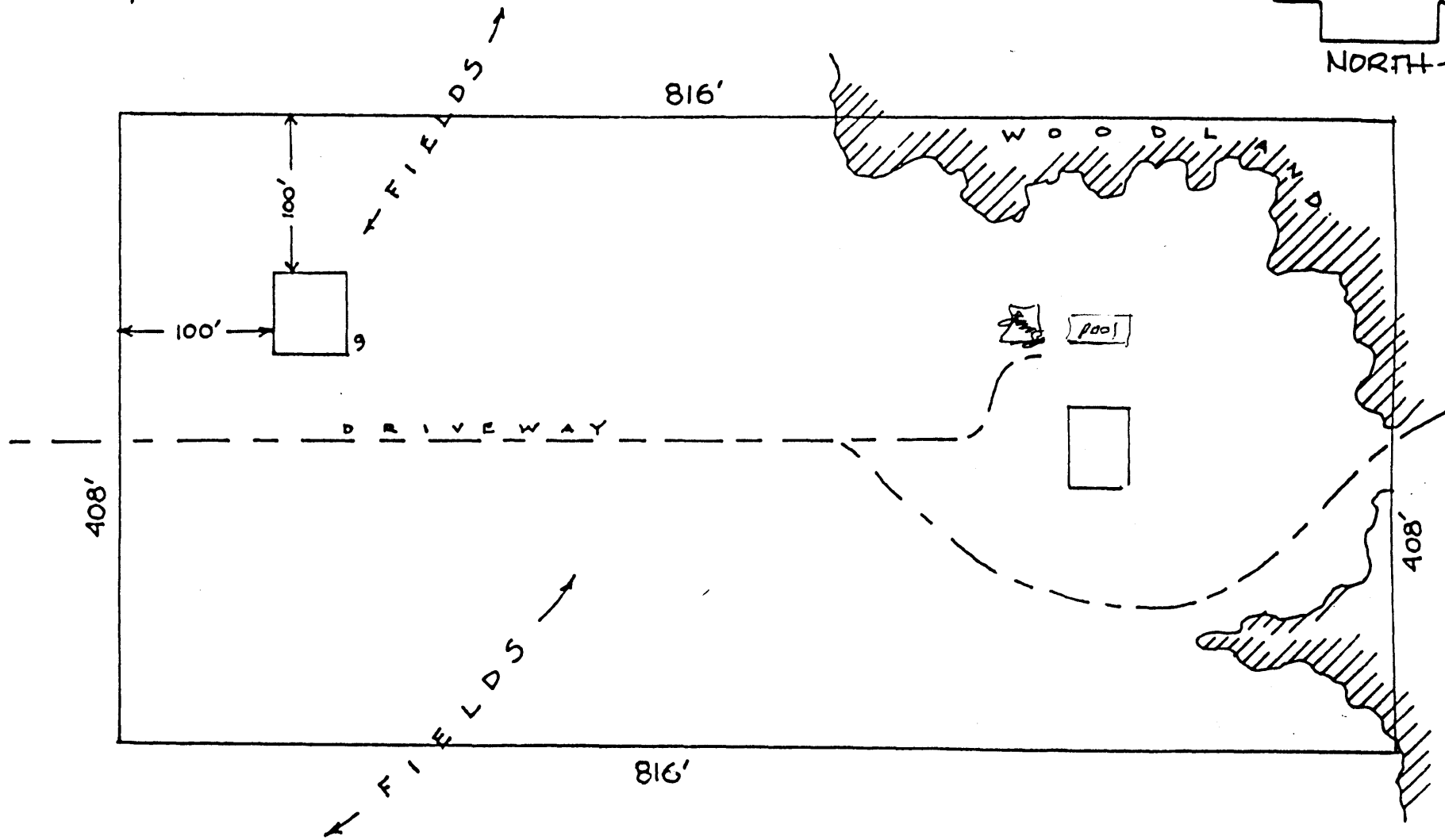
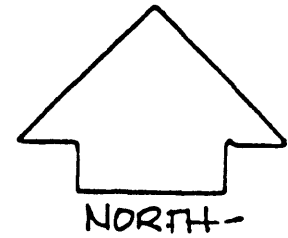
The boundaries are delineated on the attached map labeled National Register Boundaries.

BOUNDARY JUSTIFICATION:

The boundaries form a rectangle for which the exact lines were determined by the location of the eighteenth century barn. As the resource is being nominated for the architectural merit of the house and the barn and as no historical or geographical features suggest particular boundaries, the lines were drawn so as to provide a setting for the buildings that would still reflect their agricultural origins. Most of the property is surrounded by tilled fields.



"THE EXCHANGE", WARLES & Y, MD.  
PLAT PLAN &  
NATIONAL REGISTER BOUNDARIES



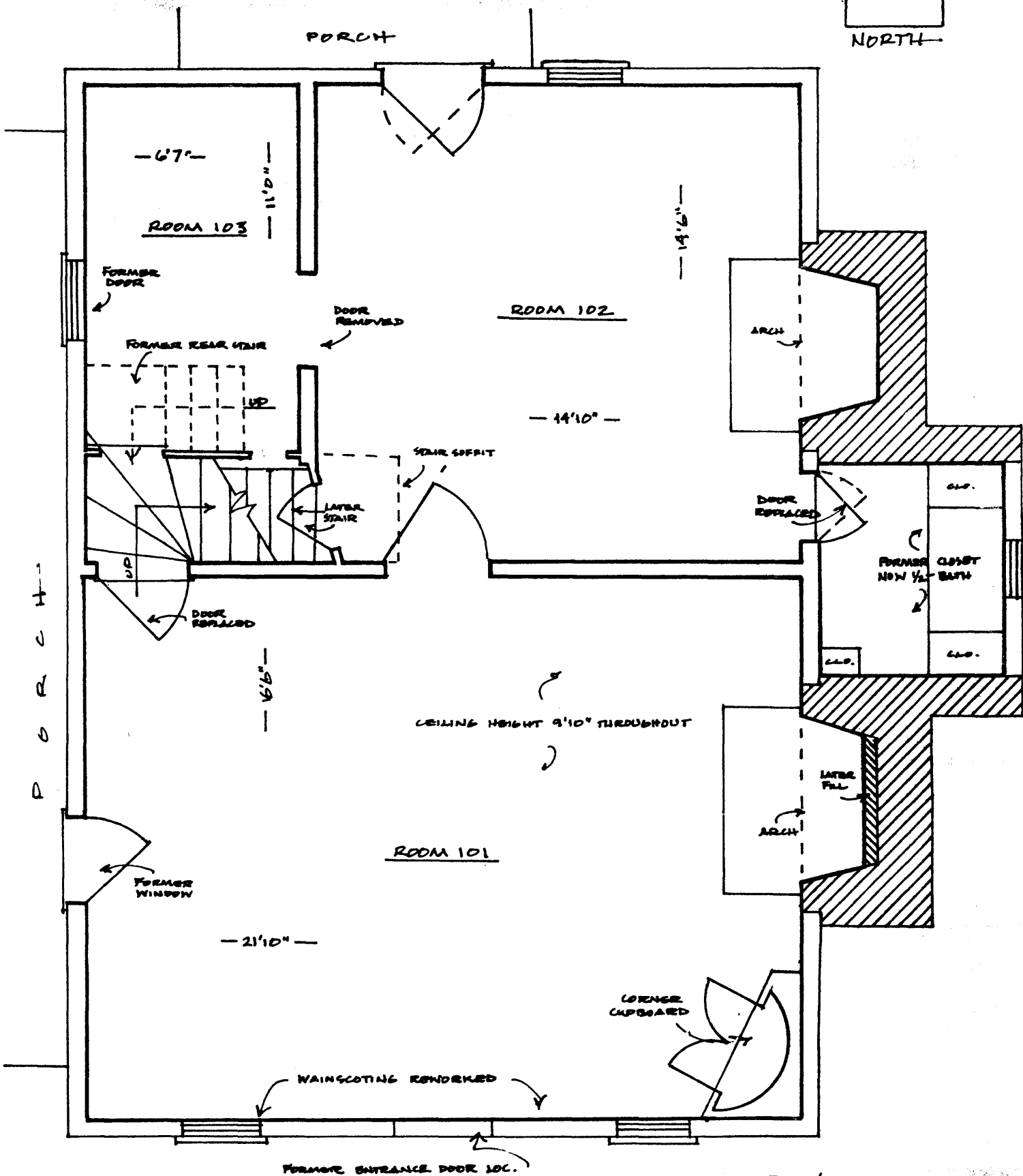
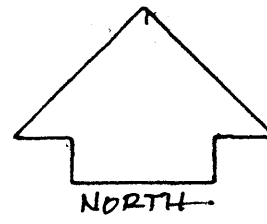
*As shown on 1/1 Creek*

*National Register Boundaries*

SCALE: 1" = 204'

J. RICHARD RYOIRE  
LAND SURVEYOR

"THE EXCHANGE, CHARLES CO.,"  
 FIRST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"  
 J.R. RIVORE  
 2/1980



The Exchange  
 Charles Co.  
 Maryland