Capsule Summary
SM-634
Allstan/Pilkerton House
Clements Vicinity
Private

c. 1840s, 1904

Located atop a high ridge commanding expansive views of St. Clements Bay and the surrounding countryside, the Allstan/Pilkerton House is a two story, frame dwelling which has undergone at least two distinct periods of construction. Beginning in the 1840s as a one story, two room house with a large, exterior end, brick chimney, the house was radically enlarged and updated beginning in 1904 when the original dwelling was incorporated within a two story, five bay, frame house. The transformation of the house was entirely consistent with the time period's architectural sensibilities. By the early twentieth century, county builders had largely embraced balloon framing, dimensioned lumber, and prefabricated architectural components. As a result new and modified old houses took on a very similar appearance and form. Dwellings such as the Katie Stevens House (SM-493), Part Massum (SM-235), and the Allstan/Pilkerton House demonstrate how these changes in building technology affected the county's domestic architecture.

The Allstan Tobacco Barn (SM-635) and the original portion of the Allstan/Pilkerton House most likely coincides with the purchase of "Denard" (then containing 202 acres) by merchant Llewellin Jackson Allstan in 1841. It is not known whether he built the house for himself or for a tenant farmer. After passing through a number of different owners, the tract was eventually purchased in 1904 by Esther O. and William F. Pilkerton. Today, the farm remains in the Pilkerton family as Esther and William's son Richard P. Pilkerton currently resides on the farm.

While farming his entire life, Richard P. Pilkerton has also trapped muskrat to supplement his income during the winter.[1] A splendid habitat for muskrat exists just below the main house at the marshy head of St. Clements Bay. Pilkerton still uses spring traps to catch the rodent and typically sells both the meat and pelts. Due to development pressure and environmental concerns, however, trapping in St. Mary's County has almost vanished.

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1 Conversation with Richard P. Pilkerton and Eleanor E. and John K. Quade, May, 1998.

SM-634, Allstan/Pilkerton House
St. Mary's County
Maryland Comprehensive State Historic Preservation Data

Historic Context

Geographic Organization:	Western Shore
Chronologicial/Developmental Period:	Industrial/Urban Dominance, 1870-1930 Agricultural-Industrial Transition, 1815-1870
Historic Period Theme:	Architecture Economic

Resource Type

Category:	Building
Historic Environment:	Rural
Historic Function and Use:	Residence
Known Design Source:	None

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Maryland Historical Trust
State Historic Sites Inventory Form

Survey No. SM-634

Magi No.

DOE __yes __no

1. Name (indicate preferred name)

historic Hill Top, Dynard

and/or common Allstan/Pilkerton House (pref.)

2. Location

street & number 23458 Colton Point Road ___ **not for publication**

city, town Clements x **vicinity of** **congressional district** 7

state Maryland **county** ST. Mary's County TM-31, G-8, P-52

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	x occupied	x 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	x yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
	x not applicable	___ no	___ military	___ other:

4. Owner of Property (give names and mailing addresses of all owners)

name Richard P. Pilkerton

street & number General Delivery telephone no.: 301-769-3591

city, town Clements state and zip code Md 20624

5. Location of Legal Description

courthouse, registry of deeds, etc. St. Mary's County Courthouse liber EWA 630

street & number folio 422

city, town Leonardtown **state** Maryland

6. Representation in Existing Historical Surveys

title

date ___ **federal** ___ **state** ___ **county** ___ **local**

depository for survey records

city, town **state**

7. Description

Survey No. SM-634

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

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Contributing Resource Count: 1

Situated on a prominence near the head of St. Clements Bay, the Allstan/Pilkerton House is located approximately 1 mile south of the intersection of Maryland Routes 234 and 242 near Dynard, Maryland. A dirt drive stretches approximately 0.05 of a mile northeast from Route 242 and terminates at the main house. While featuring an expansive view of St. Clements Bay, the house is oriented towards the main road and the rolling cultivated fields of the farm. Just to the south of the drive is a contributing Allstan tobacco barn (SM-635). Other buildings include two twentieth century tobacco barns and several garages and work buildings.

Probably constructed in the 1840s and alterred c. 1904, the Allstan/Pilkerton House is a five bay, single-pile frame dwelling with a rear ell. Originally constructed on a stone foundation, the building currently exhibits both stone and more modern cinder block. The exterior walls are covered with faux brick asphalt siding and the cornice is enclosed. Sheathed with raised seam metal, the roof is pierced by a centrally located interior brick chimney flue, while an exterior end brick chimney is located on the house's west side.

Five symmetrically placed bays characterize the primary or south elevation. These bays consist of three doors separated by two, six-over-six, double-hung sash windows. A shed roof porch supported by a series of six plain and undecorated columns shades all of these bays. Five six-over-six windows lie directly above the first floor bays. A cross-gable above the second floor openings completes the elevation's fenestration with a two-over-two window that features a semi-circular crown on the top sash.

The east elevation is dominated by a large exterior end brick chimney laid in an eight-to-one commond bond. Featuring a stepped base and one set of shoulders, the chimney is similar to those found on other houses constructed during the same chronological period such as the Joy/Johnson House (SM-168) and the Etta Gunnell Farm (SM-158). The top of the stack was extended in the 1904 renovation in order to put the top of the chimney beyond the top of the new roof line. The roofline, itself, is distinctive. The pitch of the main block is extended northward down to the first floor creating a saltbox roof -- a rarely seen building form in Southern Maryland. To the north of the end chimney is a door sheltered by a shed roof awning. A six-over-six window lies on either side of this opening. The second floor is pierced by a six-over-six window, while the attic is lit by a four-over-one sash. To the east of these openings but still encompassed by the saltbox roof are two doors and a six-over-six window on the first floor and a four-over-one sash to light the half-story.

The north elevation consists of the side of the saltbox extention and the rear of the main block. The saltbox extention is pierced by a six-over-six window. The main block's first floor exhibits a one story shed roof addition. This addition is pierced by two, six-over-six windows and a door. The second floor of the main block is lit by two, six-over-six windows.

The west elevation consists of the side of the saltbox extention and the main block's gable end. While the gable end is not pierced by any windows or doors, the saltbox features a single door.

8. Significance

Survey No. SM-634

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	_x_ commerce	___ exploration/settlement	___ philosophy	___ transportation
___ 1900–	___ communications	___ industry	___ politics/government	___ other (specify)
		___ invention		

Specific dates **Builder/Architect**

check: Applicable Criteria: _x_ A __B _x_ C __D
and/or
Applicable Exception: __A __B __C __D __E __F __G

Level of Significance: __national __state _x_ local

Prepare both a summary paragraph of significance and a general statement of history and support.

Located atop a high ridge with panoramic views of St. Clements Bay and the surrounding countryside, the Allstan/Pilkerton House is a two story, frame dwelling which has undergone at least two distinct periods of construction. Beginning in the 1840s as a one story, two room house with a large, exterior end, brick chimney, the house was radically enlarged and updated beginning in 1904. In the early-twentieth century, the original dwelling was incorporated within a two story, five bay, frame house. The transformation of the house was entirely consistent with the time period's architectural sensibilities. By the early twentieth century, county builders had largely embraced balloon framing, dimensioned lumber, and prefabricated architectural components. As a result new and modified old houses took on a very similar appearance and form. Dwellings such as the Katie Stevens House (SM-493), Part Massum (SM-235), and the Allstan/Pilkerton House demonstrate how these changes in building technology affected the county's domestic architecture. The orientation of the house towards the roadway rather than the water also reveals how transportation along the county's roads had improved by the 1900s.

The construction of the Allstan Tobacco Barn (SM-635) and the original portion of the Allstan/Pilkerton House most likely coincides with the purchase of "Denard" (then containing 202 acres) by merchant Llewellin Jackson Allstan in 1841. It is not known whether he built the house for himself or for a tenant farmer. After passing through a number of different owners, the property was eventually purchased in 1904 by Esther O. and William F. Pilkerton. Today, the farm remains in the Pilkerton family as Esther and William's son Richard P. Pilkerton currently resides on the farm.

Besides farming, Richard P. Pilkerton has also trapped muskrat to supplement his income during the winter. An ideal habitat for muskrat exists just below the main house at the marshy head of St. Clements Bay. Pilkerton still uses spring traps to catch the rodent and typically sells both the meat and pelt. Pilkerton is one of the last trappers in the county as development pressure and environmental concerns has rendered the business almost non-existent.

Oral history and surface collection confirms at least an eighteenth century occupation of the property. Eleanor and John Quade recall hearing stories of a brick building on the property -- a building that was perhaps a kitchen or part of a larger house. They also recall two or three log slave quarters were once located on the property. They were not retained due to their ruinous condition. Lastly, pottery sherds, tobacco pipes, and a range of Native American artifacts have been recovered by the current owners -- their date is unknown.

9. Major Bibliographical References

Survey No. SM-634

Conversations with Pichard Pilkerton and Eleanor E. and John K. Quade, May 1998.

10. Geographical Data

Acreage of nominated property 2 acres around house

Quadrangle name Leonardtown **Quadrangle scale** 1:24 000

UTM **References** do NOT complete UTM references

	Zone	Easting	Northing		Zone	Easting	Northing
A				B			
C				D			
E				F			
G				H			

Verbal boundary description and justification

Same as per deed description.

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

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Kirk E. Ranzetta, Historic Sites Surveyor

organization St. Mary's County Dept. of Planning & Zoning **date** 6-16-98

street & number 22740 Washington Street **telephone** 301-475-4662

city or town Leonardtown **state** Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST
DHCP/DHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
514-7600

PS-2746

SM-634, The Allstan/Pilkerton House
St. Mary's County
7.1 Description

While the interior was not accessible at the time of the visit, oral history confirms that the original building was a one-and-a-half story, two to three room frame dwelling with a single brick stack. In 1904 when the Pilkerton family purchased the farm, this original house was alterred and completely encompassed within the current house. Because of the extensive alterations, it is difficult to determine the exact size and layout of the original house.

SM-634, Allstan/Pilkerton House
St. Mary's County
8.1 Significance

Chain-of-Title
(All deeds are located at the Land Records Office, St. Mary's County Courthouse, Leonardtown, Maryland unless otherwise noted.)

Reference: Liber EWA 630, Folio 422
Grantee: John Kevin Quade and Eleanor E. Quad
Grantor: William H. and Richard P. Pilkerton
Date: October 30, 1991
Notes: The property is called "Part of Dinard's and is listed as containing 150 acres.

Reference: Liber DBK 146, Folio 304
Grantee: William H. and Richard P. Pilkerton
Grantor: Esther O. Pilkerton
Date: November 20, 1968
Notes: Interestingly, the deed notes that William and Richard "have steadily worked the farm for many years, improved it agriculturally and repaired and built new buildings."

Reference: Liber EBA 4, Folio 383
Grantee: Esther O. Pilkerton (wife of William F. Pilkerton)
Grantor: Louisa A. Hall
Date: June 20, 1904

Reference: Liber JFF 8, Folio 101
Grantee: Louisa H. Hall
Grantor: Demetrius and Cornelia E. Coode
Date: January 26, 1885
Notes: Here, the conveyance mentions the property as containing a "Dwelling House, Barn, and Stables" as well as a storehouse. The property is listed as originally containing 220 acres, but a realignment of the road modified the acreage.

Note: Due to the lack of a bean clause in the previous deed, the following conveyances represent the best possibilities for the transfer of "Dinards."

Reference: Liber JFF 2, Folio 44
Grantee: John F. Dent, in trust for L. Jackson Allstan
Grantor: Richard H. and Mary B. Miles
Date: December 28, 1875
Notes: The deed mentions that L. J. Allstan conducted a "mercantile business" at "Hill Top," an area near the present day Allstan/Pilkerton House.

Reference: Liber JAC 5, Folio 321
Grantee: Richard H. Miles
Grantor: James R. Alvey
Date: September 21, 1871
Notes: Called "Part of Denard," the property is listed as containing 220 acres. The deed also mentions a circuit court case involving the State of Maryland (William McCaun and Peter Crain) v. L. J. Allstan, Daniel L. Morgan, Thomas W. Gough, and John T. Clarke. It appears that as a result of the case the property was sold at public auction.

SM-634, Allstan/Pilkerton House
St. Mary's County
8.2 Significance

Reference: Liber JH 12, Folio 143
Grantee: Llewellin J. Allstan
Grantor: Jonathan Hayden
Date: February 16, 1841
Notes: Here Denard features 202 acres.

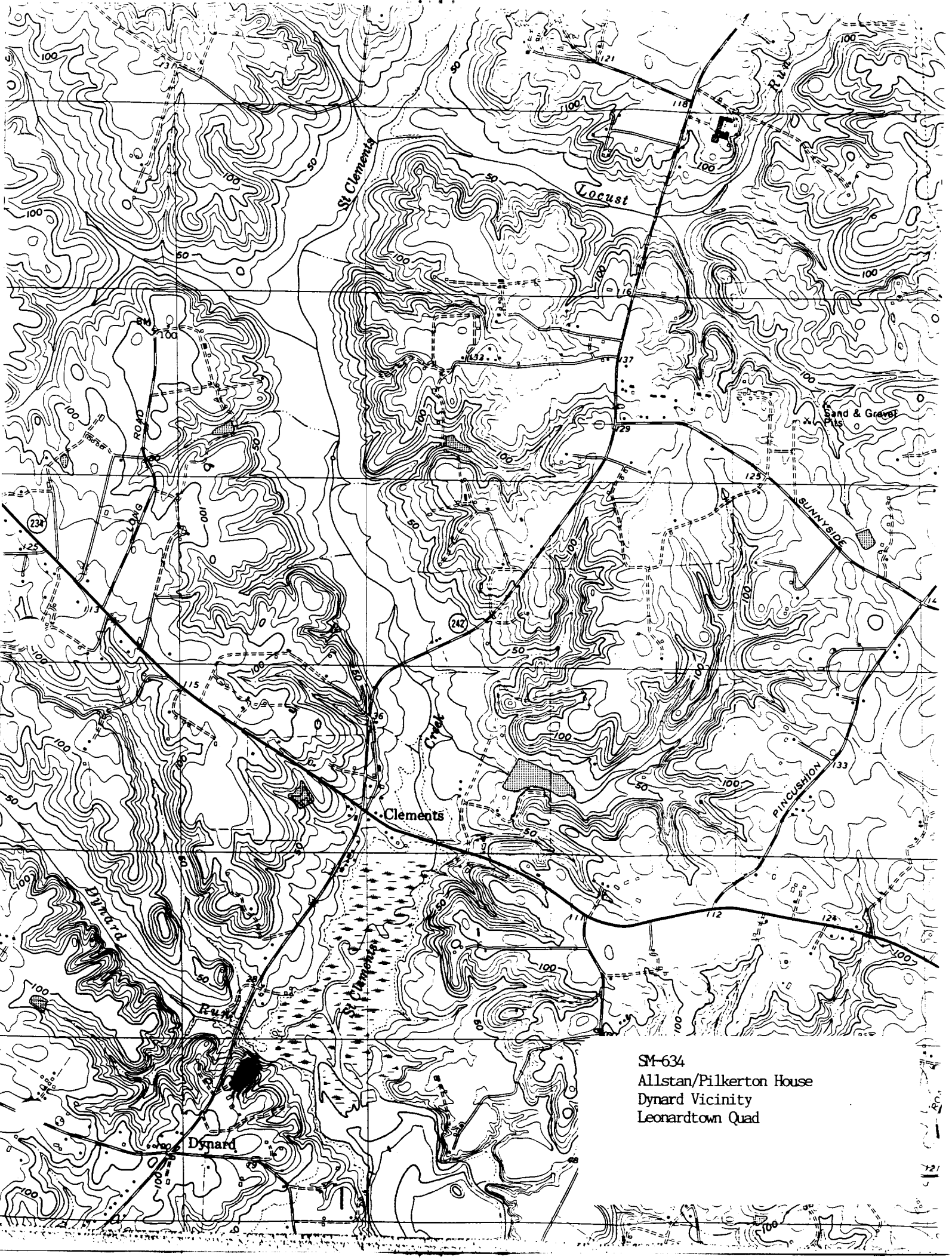
Reference: Liber JH 11, Folio 405-406
Grantee: Jonathan Hayden
Grantor: James W. Roach
Date: May 27, 1839

Reference: Liber JH 8, Folio 451
Grantee: James W. Roach
Grantor: James L. Corry (of Charles County
Date: February 26, 1830
Notes: This deed notes how James L. Corry received the property. Unfortunately, no deed references or dates were included and none could be found in the Grantee/Grantor index. They are as follows:

Grantee: James L. Corry
Grantor: William Corry

Grantee: William Corry
Grantor: Thomas Gardiner

Grantee: Thomas Gardiner
Grantor: Henry H. Chapman, trustee



SM-634
Allstan/Pilkerton House
Dynard Vicinity
Leonardtown Quad

SM-634
Allstan/Pilkerton House
St. Mary's County
Kirk Ranzetta
May/98
Md SHPO
S + W elevations
1 of 2

SM-634
Allstar/Pilkerton House
St. Mary's County
Kirk Ranzetta
May/98
Md SHPO
N + E elevations
2 of 2