CH-531
Hardship
Newport vic.
Private

first half, 19th Century
circa 1920

The 258-acre "Hardship" tract contains a substantial circa-1920 frame dwelling that encompasses within its walls the structure of an earlier dwelling. All that remains of the earlier dwelling is a portion of the foundation and two outside walls. This structure may date to the first decades of the 19th century. The circa-1920 farmhouse built around the first dwelling is an good example of a Colonial Revival residence, with its 2-1/2-story hipped roof and emphasis on the center 3-tiered bay.

"Hardship" is significant both for its encapsulation of portions of an earlier 19th century dwelling, and as an outstanding example of an uncommon residential form in Charles County. The substantial size and relative sophistication of the circa-1920 Colonial Revival farm house distinguishes this dwelling among other local examples of the period. Owned by the Boarman family in the mid-19th century, the property has also been referred to as "Boarman's Rest" and "Calvert's Hope." The present expanded "Hardship" house was most likely erected for Nicolas Stonestreet who purchased the property in 1921. Currently, the HCH LLC company has plans to subdivide and develop the property with single family houses. The historic farmhouse and its outbuildings will be demolished.

MARYLAND HISTORICAL TRUST Inventory No. CH-531
MD INVENTORY OF HISTORIC PROPERTIES

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1. Name of Property

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historic name "Hardship"
common/other name "Boarman's Rest"

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2. Location

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street & number Stonestreet Road not for publication _____
city or town Dentsville vicinity X state Maryland code MD
county Charles code 017 zip code 20646

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3. State/Federal Agency Certification N/A

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4. National Park Service Certification N/A

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5. Classification

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Ownership of Property (Check all that apply)

X private
____ public-local
____ public-State
____ public-Federal

Category of Property (Check only one box)

X building(s)
____ district
____ site
____ structure
____ object

Number of Resources within Property

Contributing	Noncontributing	
2	3	buildings
0	0	sites
0	0	structures
0	0	objects
2	3	Total

Is this property listed in the National Register?
Yes ____ Name of Listing _____
No X

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-531

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6. Function or Use

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Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single dwelling

Current Functions (Enter categories from instructions)

Cat: Vacant Sub:

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7. Description

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Architectural Classification (Enter categories from instructions)

Colonial Revival

Materials (Enter categories from instructions)

foundation piers: poured concrete
roof hipped: pressed metal shingles
walls wood frame: wood German siding
other continuous brick foundation underpinned original house

Narrative Description (Describe the historic and current condition of the property.)

See Continuation Sheet No. 7-1

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8. Statement of Significance

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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 patterns of our history.

____ B Property is associated with the lives of persons significant in our past.

_X_ 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.)

____ A owned by a religious institution or used for religious purposes.

____ B removed from its original location.

____ C a birthplace or a 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.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-531

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Areas of Significance (Enter categories from instructions)
ARCHITECTURE

Period of Significance First half 19th century
circa 1920

Significant Dates circa 1920

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation Undefined

Architect/Builder Unknown

Narrative Statement of Significance (Explain the significance of the property.)

See Continuation Sheet No. 8-1

CH-531

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9. Major Bibliographical References

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(Cite the books, articles, legal records, and other sources used in preparing this form.)

Brown, Jack D., et al. *Charles County, Maryland, A History*. Charles County Bicentennial Committee, 1976.

Charles County Land Records. Charles County Courthouse, La Plata, Maryland.

Klapthor, Margaret Brown. *The History of Charles County, Maryland*. La Plata, MD: Charles County Tercentenary, Inc., 1958.

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10. Geographical Data

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Acreage of Property 257.86 acres

Verbal Boundary Description (Describe the boundaries of the property.)

The property is designated as Parcel 28 on Map 65, Grid 2 on the Charles County Property Map.

Boundary Justification (Explain why the boundaries were selected.)

"Hardship" has been associated with Parcel 28, Map 65 since its construction.

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11. Form Prepared By

==========

name/title Kathryn Gettings Smith, Architectural Historian
organization Charles County Planning Dept. date May 12, 1999
street & number P.O. Box B telephone 301-645-0689
city or town La Plata state MD zip code 20646

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12. Property Owner

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name HCH LLC, Maryland Limited Liability Company
street & number PO Box 1039 telephone
city or town La Plata state MD zip code 20646

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The 258-acre "Hardship" tract contains a substantial circa-1920 frame dwelling that encompasses within its walls the structure of an earlier dwelling. All that remains of the earlier dwelling is a portion of the foundation and two walls. This structure may date to the first decades of the 19th century. The circa-1920 farmhouse built around the first dwelling is an excellent example of a Colonial Revival residence, with its 2-1/2-story hipped roof form and emphasis on the center 3-tiered bay.

The present structure stands on a poured concrete pier foundation and encompasses four first rooms and a central passage on its first story. The building is 2-1/2-stories in heights and features a low-spreading hipped roof with a prominent hipped dormer set on its front face and two corbelled cap chimneys piercing either of the side faces. The roof is clad in decorative pressed metal sheets. A full-width front porch with a half-hipped roof once sheltered the facade, but has recently detached from the house and fallen. A small Colonial Revival portico with a half-hipped roof and doric columns supporting it shades the north side door of the house.

The dwelling's facade is divided into three symmetrically arranged main bays. The central bay contains the single leaf multi-light wood door framed by Craftsman-influenced sidelights and a 3-light transom. The second story of the central bay holds two 2/2 wood sash windows. This central emphasis is extended to the centered roof dormer with its pair of 2/2 windows. Flanking the main entrance are two single 2/2 sash windows and above is a single 2/2 window.

The north and south side walls of the house are identically arranged. Four windows pierce this elevation, two on the first story and two above. In addition a single-leaf paneled doors open into the rear-most bays of these elevations. The north side entry is sheltered by a 1-story portico as described above.

The dwelling's rear wall is the only one that contains non-conforming sash windows. The three second story openings on this elevation hold curious 9/9 wood lights. It is possible that this sash may have been reused from the earlier dwelling. Its 9/9 light pattern, narrow convex muntins, and joinery indicate an early date. Otherwise, the rear elevation contains four various window openings on its first story.

The interior of the dwelling is organized around a wide center hall with a half-landing dog-leg stair at its back end. The rear

portion of what would have been the central through passage is diveded into a transverse hall connecting the two rear rooms, and a bathroom at the back. The kitchen is located in the northwest corner room.

Many of the first floor's decorative elements have been removed, including the stair banister. However, the original 2-part backband window and door casings remain in the northeast room. In addition, the simple symmetrical moldings adorning the second floor and the 5-panel doors are also original to the circa-1920 dwelling.

Evidence of the original early-19th century dwelling appears both on the exterior and on the interior. Where the porch has pulled away from the facade, the building's vertical framing members and the first story plate are visible. The framing indicates that the southern two bays of the facade comprise the structure of an older dwelling with the third, northern bay framing simply abutted against the former. The visible framing also suggests that the original building was only one or one-and-a-half stories in height. The members of the older building are hand hewn and attached via mortises and tenons.

The house's southeast first floor room provides another glimpse at portions of the original structure. The original 1-inch thick tongue-and-groove flooring has been cut out of this room, exposing sections of the building's original brick foundation. Portions of the building's south and east walls are underpinned with this low brick foundation. Portions also remain of the brick base to a chimney located about half way down the the south wall of the southeast room. The extent of the original foundation wall is not visible beneath the expanded house.

OUTBUILDINGS:

The house is accompanied by four outbuildings, only one of which is historic. The single historic outbuilding consists of a 1940s, 1-story frame tenant house. The building stands on a concrete pier foundation and features an asphalt covered side gable roof and asbestos shingle cladding.

The three non-historic resources on the property a 1960s machine shelter, a 1950s chicken house and a 1970s frame outhouse.

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HISTORIC CONTEXT:

Geographic Organization: Western Shore

Chronological/Development Period (s):

Agricultural-Industrial TRansition, 1815-1870
Industrial/Urban Dominance, 1870-1930

Prehistoric/Historic Period Theme (s):

ARCHITECTURE

RESOURCE TYPE(S)

Category: Building

Historic Environment: Rural

Historic Function (s): DOMESTIC/Single dwelling

Known Design Source: Unknown

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Chain of Title:

?????:	to Dr. Walter F. Boarman before 1871
?????:	Commission appointed by Court to divide the estate of Dr. Walter F. Boarman to his son, J. Walter Boarman
1876:	Richard H. Edelen, Trustee to W.H. Moore Decree of Court in Equity case Februar 25, 1871 Richard T. Boarman & others vs. J. Walter & Mary Elizabeth Boarman 3 tracts: "Boarman's Rest," "Calvert's Hope," & "Hardship" = 422 acres Charles County Land Records Liber BGS 1 Folio 314
November 21, 1884:	William H. & Alice S. Moore to George W. Thompson $3500 422 acres "Boarman's Rest,"... Charles County Land Records Liber BGS 7 Folio 529
November 11, 1901:	Adrian Posey, Trustee to Horatio Taveau Decree of Circuit Court, February 19, 1900 in case of Horatio S. Taveau, trading as H.S. Taveau & Co. vs. George T. Thompson Public sale: $200 422 acres "Boarman's Rest," etc... Charles County Land Records Liber BGS 12 Folio 548
November 16, 1901:	Horation P. Taveau of Baltimore City to Adrian Posey of Charles County $800 422 acres "Boarman's Rest," etc... Charles County Land Records Liber BGS 12 Folio 550

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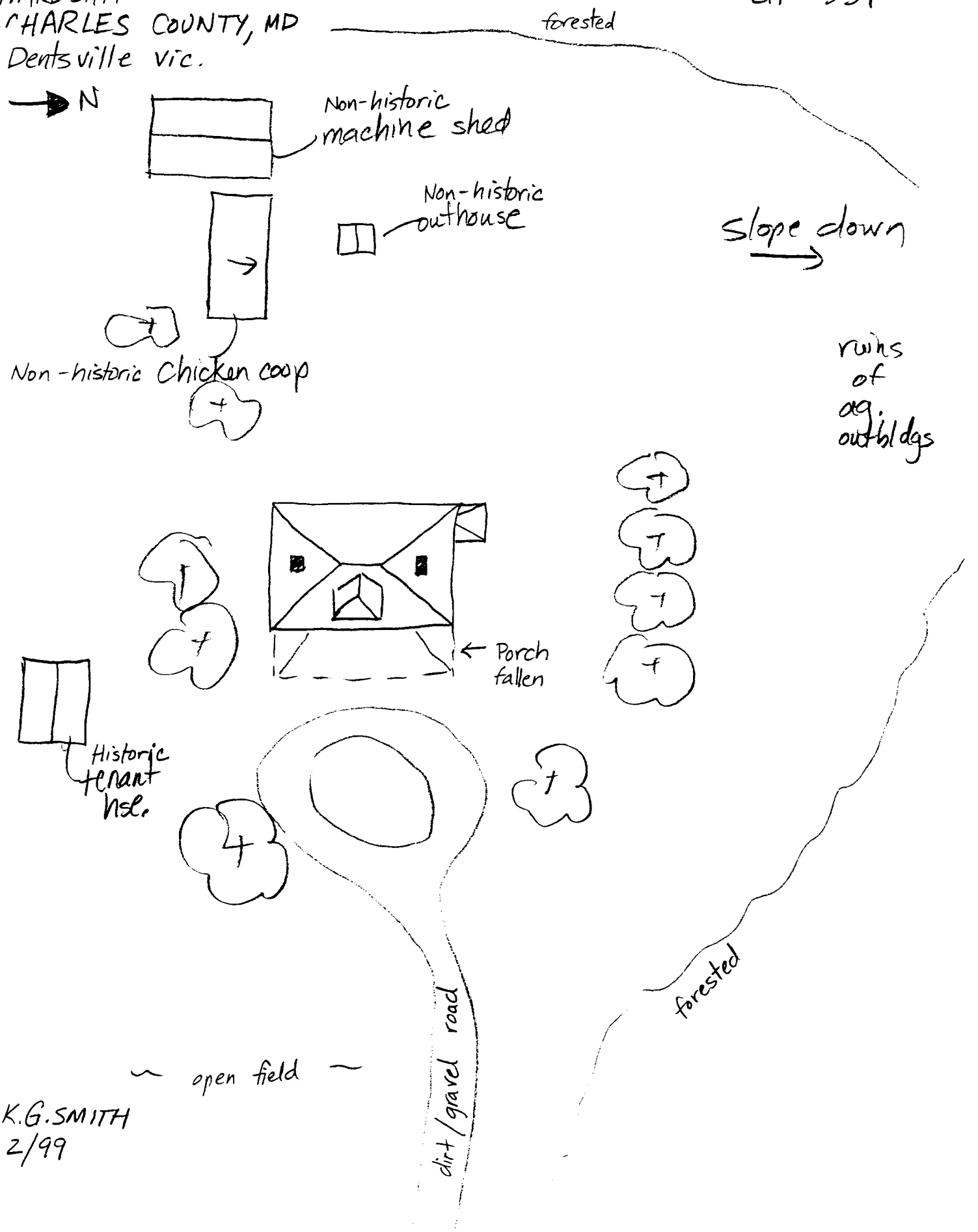
December 21, 1921:	Adrian Posey, et al. to Nicolas S. and Annie G. Stonestreet 422 acres where Jack Campbell now resides "Boarman's REst," "Calvert's Rest" & "Hardship" Charles County Land Records Liber WMA 38 Folio 519
October 17, 1945:	John W. & Helen Wathen, et al. (heirs of Annie G. Stonestreet) to Allan & Lucille Stonestreet 422 acres known as "Boarman's Rest," "Calvert's Rest," and "Hardship" near Newport Charles County Land Records Liber TBM 82 Folio 343
July 31, 1967:	Allan Stonestreet, widower to Leonard Richard Carlucci, Anthony E. D'Ambrosio & Virginia Peyton D'Ambrosio 1/2 interest in 257.86 acres along with farm utensils Charles County Land Records Liber 190 Folio 254
March 20, 1980:	Allan Stonestreet to Joseph John Carlucci, John Joseph Carlucci & Josephine Carlucci Fantin Charles County Land Records Liber 717 Folio 292
?????:	John Lund Keller, Trustee to HCH LLC Maryland Limited Liability Compant $365,000 257.86 acres on north side of Stonestreet Road Charles County Land Records Liber 2223 Folio 391

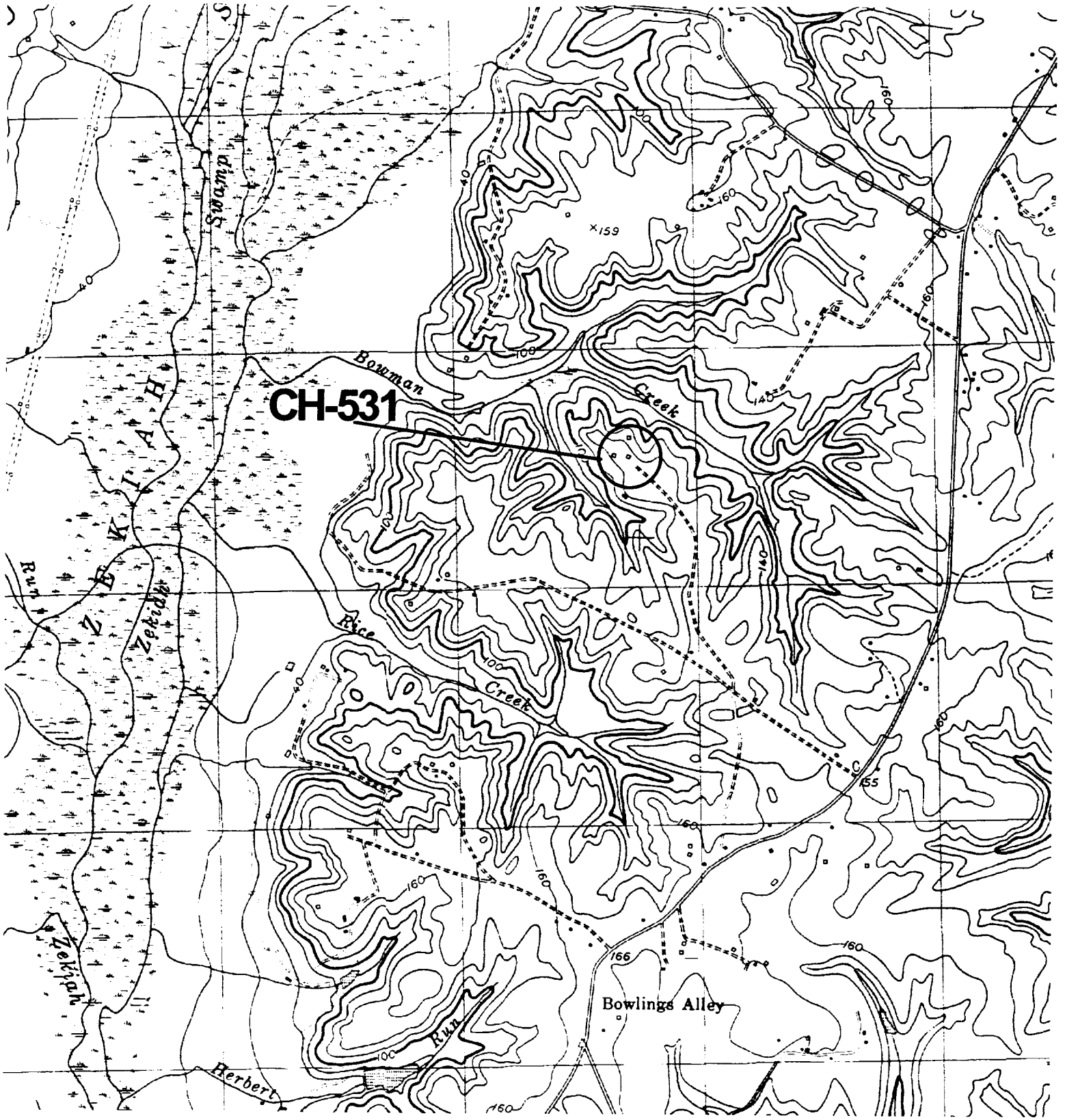
RESOURCE SKETCH MAP

"HARDSHIP"
CHARLES COUNTY, MD
Dentsville vic.

CH - 531



K.G. SMITH
2/99



N

Hardship
Charles County, MD

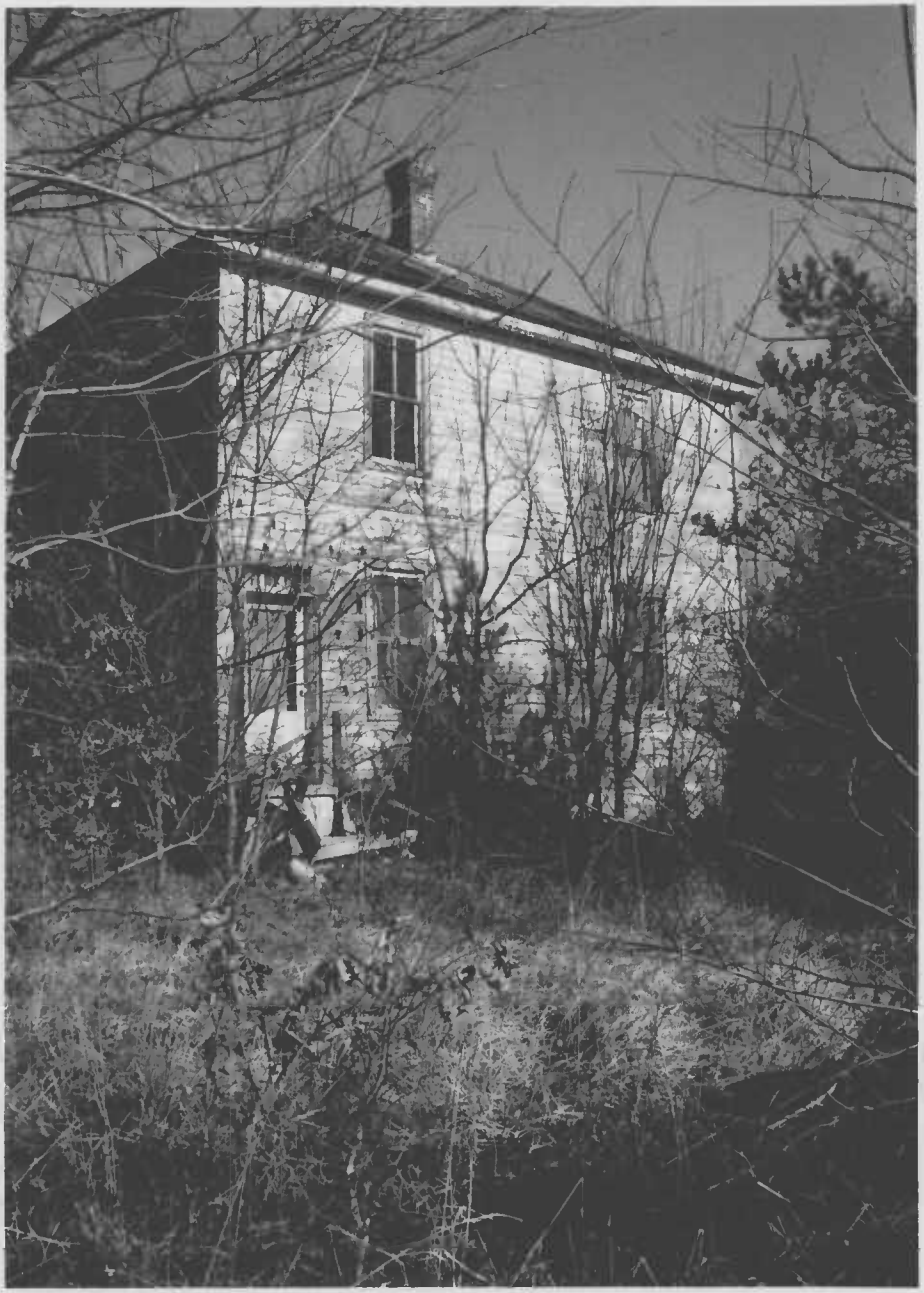
CH-531

POPES CREEK, MD QUAD

CH-531
HARDSHIP
CHARLES COUNTY, MD
K.G. SMITH
2/99
MARYLAND SHPO
FACADE, LOOKING WEST
1 OF 7

CH-531
HARDSHIP
CHARLES COUNTY, MD
K.G. SMITH
2/99
MARYLAND SHPO
LOOKING SE
2 OF 7

CH-531
HARDSHIP
CHARLES COUNTY, MD
K.G. SMITH
2/99
MARYLAND SHPO
REAR ELEVATION
3 OF 7



CH-531
HARDSHIP
CHARLES COUNTY, MD
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2/99
MARYLAND SHPO
SOUTH ELEVATION
4 OF 7

CH-531
HARDSHIP
CHARLES COUNTY, MD
K.G. SMITH
2/99
MARYLAND SHPO
SE ROOM - SHOWING FOUNDATION OF ORIGINAL HOUSE
5 OF 7

CH-531
HARDSHIP
CHARLES COUNTY, MD
K.G. SMITH
2/99
MARYLAND SHPO
TENANT HOUSE / WORKSHOP - LOOKING SW
6 OF 7

CH-531
HARDSHIP
CHARLES COUNTY, MD
K.G. SMITH
2/99
MARYLAND SHPO
MACHINE SHED, CHICKEN COOP, OUTHOUSE
LOOKING NORTHWEST
7 OF 7