

**CH-534**  
**Hannon's Hard Bargain**  
**White Plains vic.**  
**Private**

**circa 1800**

Located on a 170-acre tract on the south side of Billingsley Road, "Hannon's Hard Bargain" stands in a ruinous condition. The house, built circa 1800, once consisted of a 1-1/2-story, 2-room frame dwelling flanked by double-flue exterior brick chimneys on either gable end. A 1-1/2-story late 19th century frame addition extends off the building's east gable end. Owned by the Moore family since 1867, the house has not been occupied since the 1940s.

While in a ruinous state, "Hannon's Hard Bargain" is a rare example of a circa-1800 dwelling house in the region. In its early form, the house was likely a 1-cell, 1-1/2-story frame dwelling that was a common dwelling type in the 18th century landscape of Charles County. It is unknown who originally constructed the dwelling.

MARYLAND HISTORICAL TRUST  
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. CH-534

=====

1. Name of Property

=====

historic name "Hannon's Hard Bargain"

common/other name Moore House

=====

2. Location

=====

street & number 10245 Billingsley Rd(rear)not for publication       
city or town White Plains vicinity X state Maryland code MD  
county Charles code 017 zip code 20695

=====

3. State/Federal Agency Certification N/A

=====

4. National Park Service Certification N/A

=====

5. Classification

=====

Ownership of Property (Check all that apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

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

Is this property listed in the National Register?

Yes  Name of Listing \_\_\_\_\_  
No

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. CH-534

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single dwelling  
AGRICULTURAL Storage/processing

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single dwelling  
AGRICULTURAL Storage

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

Federal  
\_\_\_\_\_  
\_\_\_\_\_

Materials (Enter categories from instructions)

foundation solid: brick (bond not visible)  
roof side gable: sheet metal (originally wood shingles)  
walls nogged wood frame: beaded weatherboard  
other \_\_\_\_\_  
\_\_\_\_\_

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

See Continuation Sheet No. 7-1

=====  
8. Statement of Significance  
=====

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.
- 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-534

=====  
Areas of Significance (Enter categories from instructions)

ARCHITECTURE  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance circa 1800  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates circa 1800  
\_\_\_\_\_  
\_\_\_\_\_

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

=====  
9. Major Bibliographical References  
=====

(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.

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

J. Richard Rivoire. *Homeplaces: Traditional Domestic Architecture of Charles County, Maryland*. La Plata, MD: Charles County Community College, 1990.

=====  
10. Geographical Data  
=====

Acreage of Property 170.69 acres

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

The property is designated as Parcel 23 on Map 14, Grid 16 on the Charles County Property Map.

**Boundary Justification (Explain why the boundaries were selected.)**

"Hannon's Hard Bargain" has been associated with Parcel 23, Map 14 since its construction circa 1800.

=====  
11. Form Prepared By  
=====

name/title Kathryn Gettings Smith, Architectural Historian  
organization Charles County Planning Dept. date May 10, 1999  
street & number P.O. Box B telephone 301-645-0689  
city or town La Plata state MD zip code 20646

=====  
12. Property Owner  
=====

name B. Warren Moore  
street & number 10245 Billingsley Road telephone 301-645-2104  
city or town White Plains state MD zip code 20695  
=====

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. CH-534

Section 7 Page 1

Hannon's Hard Bargain  
name of property  
Charles County, Maryland  
county and state

=====  
Located on a 170-acre tract on the south side of Billingsley Road, "Hannon's Hard Bargain" stands in a ruinous condition. The house, built circa 1800, once consisted of a 1-1/2-story, 2-room frame dwelling flanked by double-flue exterior brick chimneys on either gable end. A 1-1/2-story late 19th century frame addition extends off the building's east gable end. Owned by the Moore family since 1867, the house was most recently occupied in the 1940s.

"Hannon's Hard Bargain" stands amidst agricultural fields at the apex of a small hill. Facing north, the house and its immediate surroundings are overgrown with vines, underbrush and young trees, making it nearly invisible. The 170.6-acre tract upon which it stands contains several agricultural outbuildings, a mining site, and, at its northern edge along Billingsley Road, a 1960s brick Rambler occupied the current owner.

The remain sections of the house indicate that the dwelling may have evolved from a single-cell, 1-1/2-story building into a 2-room, side gable dwelling with exterior end chimneys at either gable end. The structure stands on a continuous brick foundation, the bond of which is not visible. The frame is constructed of brick-nogged heavy timbers that are mortise-and-tenoned and pegged. The once-boxed cornice reveals a false plate with the roof rafters pegged through to the joists. The exterior of the dwelling is clad with beaded weatherboard that is attached with wrought nails. A break occurs in the cladding about halfway down the length of its front wall. The cladding west of the break, covering the section that has collapsed, shows more weathering than the cladding to the east. Both sections, however, are attached with wrought nails. In addition, inspection of the building's framing reveals that the east and west rooms are independently framed, with the western room featuring chamfered joist ends in the eaves, and eastern room having square overhanging joist ends. The false plates of the two structures were notched together at the time that eastern addition was added.

The west end chimney has been dismantled, and according to the present owner, the bricks donated to the Robeys of Poplar Hill who used them to build the brick house now standing on that site (see Poplar Hill CH-248). The eastern gable end exterior chimney still stands and is in good condition. Its massive 5-foot by 3-foot base rises to the second story, incorporating a second floor firebox, and terminates with a freestanding stack. An additional interior brick flue rises along the east gable end of the kitchen addition. The current owner indicated that the house was once fronted by a

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. CH-534

Section 7 Page 2

Hannon's Hard Bargain  
name of property  
Charles County, Maryland  
county and state

=====  
full-width frame porch.

The house's side gable roof has collapsed over the west room. The original wood shingles are visible beneath the replacement standing seam metal roof.

The original facade design is difficult to determine. The eastroom is lighted by a double-window opening that has lost its sash. This double opening may replace a single window. A single-leaf door provided entry to the west room from the facade, while the eastern wing is broken on it facade by two doors and a single window. There is no evidence of dormers lighting the upper-story chambers, but a single narrow window opening pierces the east gable end of the original structure, and may have done the same on the west gable end.

The interior of the dwelling reveals only a few original elements. The base of the east gable end chimney is visible within the addition. Its face has been plastered and a stove hole cut in to provide a vent for a cook stove. The original exterior cladding and the nogged framing are exposed along the east wall of the original building. A door has been cut in between the addition and the main house to the north of the chimney base.

This door is cased with simple beaded molding. The east room reveals some of the buildings original framing and decorative details. Much of the lath and plaster has come off the walls, exposing the cut-out corner posts, and nogged framing. The original plain Federal-style mantel stands on the east wall of the room, and simple beaded chair railings remain in place on one wall. The 3-inch tongue-and-groove floors appear to be original as well. However, the plaster and lath were redone in the 19th century, as the lath shows circular saw marks. The few remaining interior doors are constructed of simple beaded vertical boards, and the surrounds have a square-edged pattern.

The second floor likely contained two finished and heated bed chambers above the east and west rooms, while the addition contains a finished garret room on its second floor. The wing's second floor is accessed via a enclosed winder stair located in the southeast room of the rear shed addition.

OUTBUILDINGS:

Two 20th century outbuildings contribute to the setting. Located

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. CH-534

Section 7 Page 3

Hannon's Hard Bargain  
name of property  
Charles County, Maryland  
county and state

=====

southwest of the dwelling, both appear to have been erected circa 1930 to circa 1940. One is a 1-story-plus-loft gambrel-roof frame barn, while the other is a side gable machine shed. Both are clad in vertical board and covered by sheet metal roofs.

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. CH-534

Section 8 Page 1

Hannon's Hard Bargain  
name of property  
Charles County, Maryland  
county and state

=====  
While in a ruinous state, "Hannon's Hard Bargain" is a rare example of a circa-1800 dwelling house in the region. In its early form, the house was likely a 1-cell, 1-1/2-story frame dwelling that was a common dwelling type in the 18th century landscape of Charles County. It is unknown who originally constructed the dwelling, but it has been home to the Moore family since just after the Civil War.

The house stands on a 45-acre portion of a tract once known as "Hannon's Hard Bargain." The land was owned and occupied by George S. Adams during the early decades of the 19th century. After his death, Adams's heir, Leonard Adams filed a petition with the Circuit Court for the division and sale of the lands of George Adams. A commission was formed in 1867 to carry out the court's decree, and a 244.5-acre portion of "Hannon's Hard Bargain" was sold for \$1467 to Rufus A. Moore.

In 1873, Moore sold the same tract to Benjamin W. Moore, at which time the property was described as part of "Hannon's Hard Bargain," "Boswell's Desert," and "Mary's Delight." Benjamin Moore held the property until his death in 1903. Dying without a will, the property passed to his heirs who included his widow and four children. The land was eventually divided between two of his sons, J. Clarence Moore and Clarence A. Moore. The former received the 170.6-acre tract upon which the present house stands.

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. CH-534

Hannon's Hard Bargain  
name of property  
Charles County, Maryland  
county and state

=====

**HISTORIC CONTEXT:**

**Geographic Organization:** Western Shore

**Chronological/Development Period (s):**

Rural Agrarian Intensification,  
1680-1815  
Agricultural-Industrial Transition,  
1815-1870

**Prehistoric/Historic Period Theme (s):**

ARCHITECTURE

**RESOURCE TYPE(S)**

**Category:** Building

**Historic Environment:** Rural

**Historic Function (s):** DOMESTIC/Single dwelling

**Known Design Source:** Unknown

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. CH-534

Hannon's Hard Bargain  
name of property  
Charles County, Maryland  
county and state

=====  
**Chain of Title:**

?????: to George S. Adams

November 5, 1867: Joseph Stewart, William A. Mudd,  
James M. Burch, W.H. Moore &  
Benjamin W. Blandford, Commissioners  
appointed to divide & make sale of  
lands of the late George S. Adams to  
Rufus A. Moore  
\$1467  
244.5 acres  
Leonard Adams filed petition with  
Circuit Court for the sale of said  
lands  
Charles County Land Records  
Liber GAH 1 Folio 354

February 8, 1873: Rufus A. Moore of Charles county to  
Benjamin W. Moore of Charles County  
\$1000  
244 acres, Part of: "Hannons Hard  
Bargain," "Boswell's Desert," &  
"Mary's Delight"  
Charles County Land Records  
Liber GAH 3 Folio 635

1903: Benjamin W. Moore died intestate  
Heirs: widow, Mary E. Moore & 4  
children, Thomas A., Vernon A.,  
Clarence A. & J. Edgar Moore

January 26, 1968: J. Edgar & Loretta A. Moore to  
Mathilde Owen  
170.6-acres  
Charles County Land Records  
Liber 193 Folio 286

January 26, 1968: Mathilde Owen to J. Edgar & Warren  
B. Moore  
Charles County Land Records  
Liber 193 Folio 289

March 8, 1968: Mathilde Owen to J. Edgar Moore and

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. CH-534

Hannon's Hard Bargain  
name of property  
Charles County, Maryland  
county and state

=====

Warren B. Moore  
170.6-acres  
Charles County Land Records  
Liber 194 Folio 154

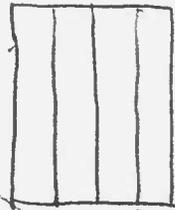
February 10, 1969:

J. Edgar Moore to B. Warren Moore  
170.6-acres on south side of county  
road from White Plains to  
Billingsley, part of "Hannon's Hard  
Bargain"  
Charles County Land Records  
Liber 201 Folio 497

RESOURCE SKETCH MAP

10/98

HANNON'S HARD BARGAIN  
CHARLES COUNTY, MD  
10245 Billingsley Rd.  
White Plains Vic.



CH-534

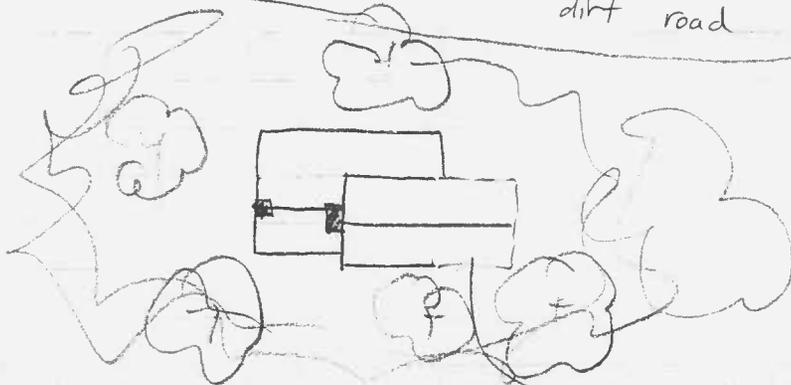
→ frame barn (c)

open field



→ frame shed (c)

dirt road



→ ruinous dwelling (c)

↓ slopes down

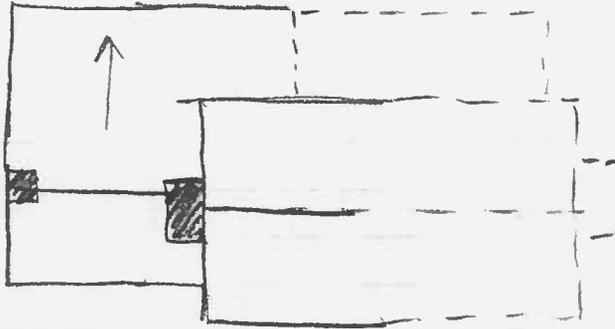
open field

# RESOURCE SKETCH MAP

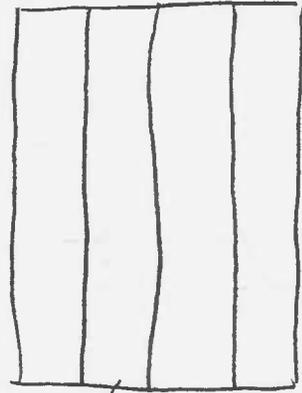
10/98

HANNON'S HARD BARGAIN  
CHARLES COUNTY, MD  
10245 Billingsley Road (Rear)  
White Plains Vic.

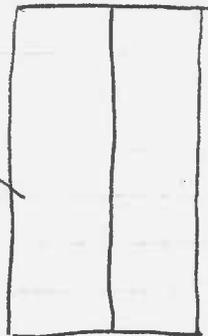
CH-534



Site Plan

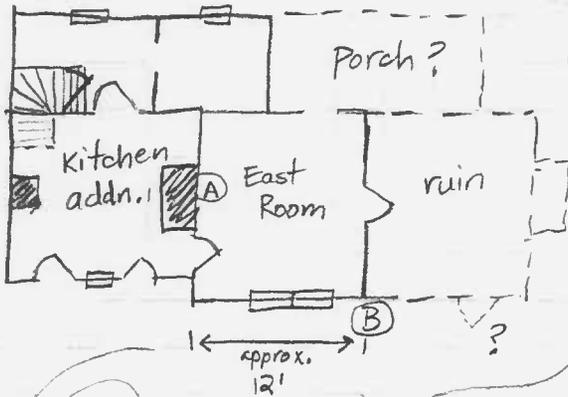


frame barn



Machine Shed

Outbuildings



First Floor Plan

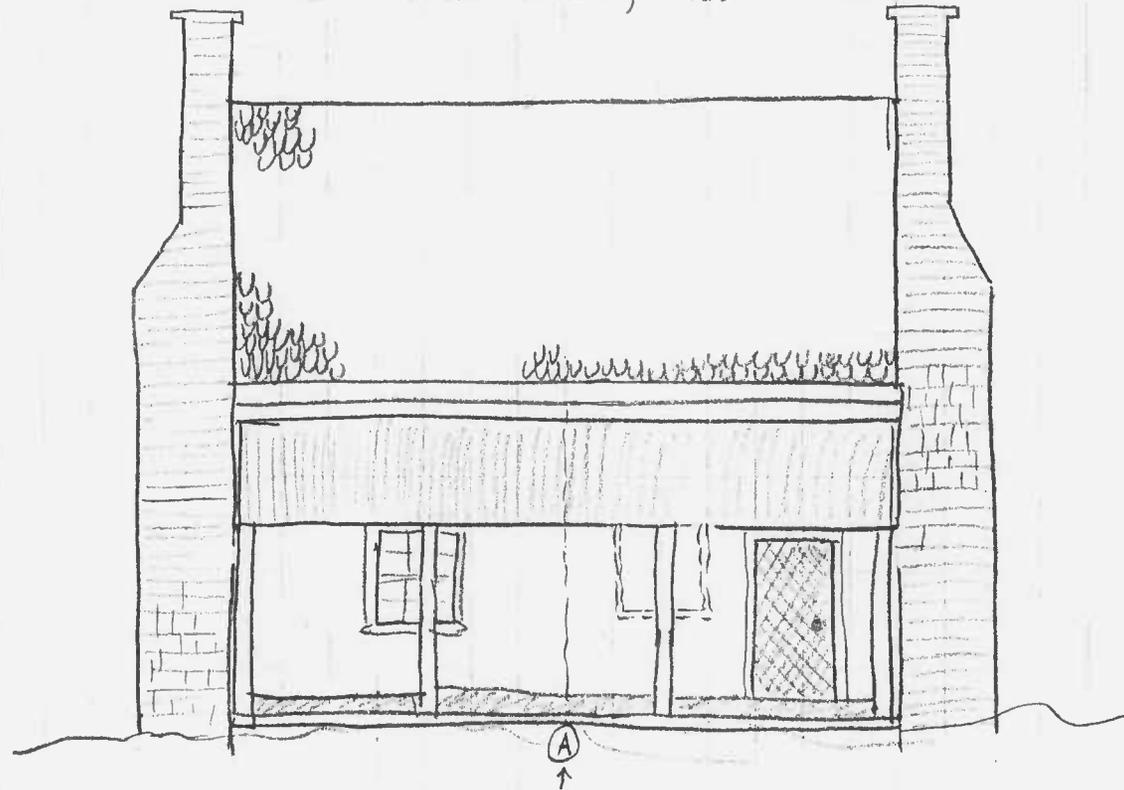
(A) - location of original mantel

(B) - location of break in exterior cladding

PROJECTED ORIGINAL (ca. 1800) APPEARANCE

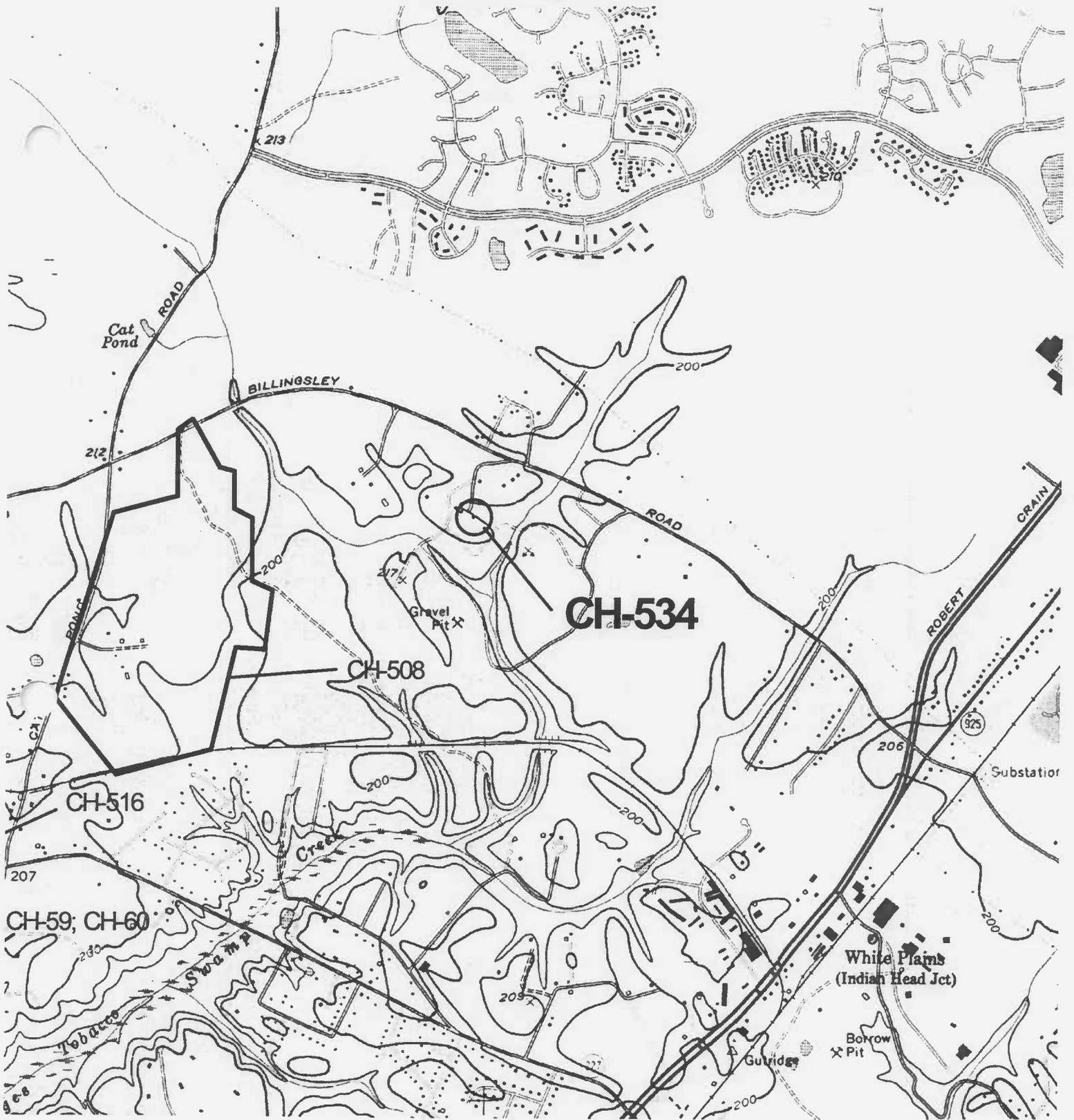
HANNON'S HARD BARGAIN  
CHARLES COUNTY, MD  
White Plains, Vic.

CH-534



NORTH ELEVATION

Ⓐ Break in exterior cladding / internal framing



Hannon's Hard Bargain  
Charles County, MD

CH-534

LA PLATA, MD QUAD



CH - 534

HANNON'S HARD BARGAIN

CHARLES COUNTY, MD

K.G. SMITH

10/98

MARYLAND SHPO

LOOKING SW

1 OF 8



CH-534

HANNON'S HARD BARGAIN  
CHARLES COUNTY, MD

K.G. SMITH

10/98

MARYLAND SHPO

LOOKING SW AT EAST ADDITION

2 OF 8



CH-534

HANNON'S HARD BARGAIN

CHARLES COUNTY, MD

K.G. SMITH

10/98

MARYLAND SHPO

NORTH ELEVATION - SEAM BETWEEN EAST &  
WEST ROOMS

3 OF 8



CH-534

HANNON'S HARD BARGAIN

CHARLES COUNTY, MD

K.G. SMITH

10/98

MARYLAND SHPO

LOOKING NW

4 OF 8



CH-534

HANNON'S HARD BARGAIN

CHARLES COUNTY, MD

K.G. SMITH

10/98

MARYLAND SHPO

LOOKING NORTH

5 OF 8



CH-534

HANNON'S HARD BARGAIN  
CHARLES COUNTY, MD

K.G. SMITH

10/98

MARYLAND SHPO

INTERIOR-LOOKING SW FROM KITCHEN INTO  
EAST ROOM

6 OF 8



CH-534

HANNON'S HARD BARGAIN

CHARLES COUNTY, MD

K.G. SMITH

10/98

MARYLAND SHPO

INTERIOR - EAST ROOM MANTEL

7 OF 8



CH-534

HANNON'S HARD BARGAIN

CHARLES COUNTY, MD

K.G. SMITH

10/98

MARYLAND SHPD

OUTBUILDINGS - LOOKING WEST

8 OF 8