Capsule Summary
SM-588
Dixon House
Sandgates Vicinity
Private

c. mid-1910's

The Dixon House, constructed in the mid-1910's, represents a significant example of rural farm house design. Originally consisting of the four bay, two story main block and three bay two story rear ell, the Dixon House features a rare two room interior plan with each first floor room having its own exterior entrance. This feature is commonly found in tenant houses during the late-nineteenth and early-twentieth century, but its presence within the main house of a once large farm is somewhat uncommon.

The Dixon House was constructed upon part of the once expansive colonial tract called "Della Brooke Manor." Henry Jones owned much of the property around the house for most of the nineteenth century, but in 1881 Jones died leaving the farm to his daughters Henrietta A.M. Starr and Essie P. Jones. The Jones sisters eventually sold the 120 acre tract to T. Raymond Dixon, Edgar Dixon, Henry O. Dixon, and William R. Dixon in 1920. While the Dixon house was erected by members of the Dixon family in the 1910's, the property was not actually purchased by them until three to five years later.

From 1920 until the 1990's, Henry O. Dixon and his wife Edna lived at the farmhouse. The house and surrounding farm is still owned by members of the Dixon family. With the lack of nearby development, the dwelling, nearby tobacco barns, and rolling cultivated fields accurately recall the early-twentieth century agricultural landscape of St. Mary's County.

SM-588, Dixon House
St. Mary's County
Maryland Comprehensive State Historic Preservation Data

Historic Context

Geographic Organization:	Western Shore
Chronological/Developmental Period:	Industrial-Urban Dominance, 1870-1930
Historic Period Theme:	Architecture

Resource Type

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

MARYLAND INVENTORY OF HISTORIC PROPERTIES

Survey No. SM-588

Magi No.

DOE __yes __no

Maryland Historical Trust State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic Part Della Brooke

and/or common Dixon House (pref.)

2. Location

street & number 2.1 miles N of the intersection of South Sandgates Rd & Route 235, on W side of S. Sandgates Rd. ___ not for publication

city, town Sandgates x vicinity of congressional district 6

state Maryland county St. Mary's TM-15, P-7

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	___ occupied	___ agriculture	___ museum
x building(s)	x private	x 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 Edna Dixon (POC: Harry O. Dixon, Jr.)

street & number 26803 Sandgates Road telephone no.: 301-373-8787

city, town Mechanicsville state and zip code Md 20659-2730

5. Location of Legal Description

courthouse, registry of deeds, etc. St. Mary's County Courthouse liber 194

street & number folio 90

city, town Leonardtown state Md

6. Representation in Existing Historical Surveys

title

date ___ federal ___ state ___ county ___ local

depository for survey records

city, town state

7. Description

Survey No. SM-588

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

The Dixon House is located on the northwest side of Sandgates Road near Sandgates, Maryland. Oriented on an east/west axis, the dwelling is situated on an easterly sloping 2.5 acre tract surrounded by cultivated fields that drain into the Patuxent River. Besides the house, the property also features two storage sheds and two, early-twentieth century tobacco barns. Overall, the house and surrounding property command a nearly unencumbered viewshed of the Patuxent River and surrounding rural landscape.

Constructed in the 1910s, the Dixon House is a two story, four bay, frame dwelling with two room plan, a gable roof and two rear ells. According to Harry O. Dixon, Jr., the house originally consisted of the main block and two story ell. The one-and-a-half story ell was added after the dwelling's initial construction. While this later addition rests on a concrete slab, the rest of the dwelling is situated on a brick pier foundation that is infilled with cinder block. The building's walls are covered with cedar shingles that obscure an earlier sheathing of clapboard. The clapboard is fastened to the frame with wire nails. At the juncture of the wall and the gable roof line is an enclosed cornice. The roof of the entire dwelling is covered with asphalt shingles.

The east or primary elevation of the Dixon House consists of the main block and the side of a rear ell. The main block is pierced on the first floor by four bays that consist of two doors and two windows. The two doors--a four panel door and a fifteen pane door--are located at either end of the elevation while the two-over-two, double-hung sash windows are situated between the doors. All of these bays are shaded by partially deteriorated porch that is supported by a series of chamfered posts that feature a battered (thick base, skinny top) profile. Directly above the first floor bays are four, two-over-two windows that light the second floor. A centrally located, interior brick chimney flue pierces the peak of the gable roof. The rear one-and-a-half story ell that lies parallel to the main block and perpendicular to the two story rear ell is pierced by a single two-over-two window.

The south elevation consists of the gable end of the main block and the side of the two-story ell. The main block is pierced on the first and second floor by a two-over-two window. The rear ell is pierced on the first floor by three bays that consist of a fifteen pane door and two, two-over-two windows. These bays are all shaded by screened-in porch. The second floor is pierced by three, two-over-two windows.

The west elevation features the gable end of the two story ell and the side of the one-and-a-half story newer addition. The two story does not feature any openings. The addition is pierced by a four light-over-three panel door and a modern two-over-two window. These bays are shaded by a screened-in porch.

The north elevation consists of the gable end of the addition, the side of the ell, and the gable end of the main block. The gable end of the addition is pierced by a two-over-two window on the first floor and a six light fixed sash on the attic story. An interior end brick chimney flue extends from the roof of the addition as well. The side of the two story ell is pierced near its

8. Significance

Survey No. SM-588

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
___ 1800–1899	___ commerce	___ exploration/settlement	___ philosophy	___ transportation
X 1900–	___ communications	___ industry	___ politics/government	___ other (specify)
		___ invention		

Specific dates **Builder/Architect**

check: Applicable Criteria: x A xB 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.

The Dixon House, constructed in the mid-1910s, represents a significant example of rural farm house design. Originally consisting of the four bay, two story main block and the three bay two story rear ell, the Dixon House features a rare two room interior plan with each first floor room having its own exterior entrance. This feature is commonly found in tenant houses during the late-nineteenth and early-twentieth century, but its presence within the main house of a once large farm is somewhat uncommon.

The Dixon House was constructed upon part of the once expansive colonial tract called "Della Brooke Manor." Henry Jones owned much of the property around the house for most of the nineteenth century, but in 1881 Jones died leaving the farm to his daughters Henrietta A. M. Starr and Essie P. Jones. The Jones sisters eventually sold the 120 acre tract to T. Raymond Dixon, Edgar Dixon, Henry O. Dixon, and William R. Dixon in 1920. While the Dixon house was erected by members of the Dixon family in the 1910s, the property was not actually purchased by them until three to five years later.

From 1920 until the 1990s, Henry O. Dixon and his wife Edna lived at the farmhouse. The house and surrounding farm is still owned by members of the Dixon family. With the lack of nearby development, the dwelling, nearby tobacco barns, and cultivated fields accurately recall the early-twentieth century agricultural landscape of St. Mary's County.

9. Major Bibliographical References

Survey No. SM-588

Harry O. Dixon and Lucy Dixon. Personal Interview, May 1997.

10. Geographical Data

Acreage of nominated property 2.5 acres

Quadrangle name Broomes Island **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 Dept. of Planning and Zoning **date** 5-19-97

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
DISCARDED
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023

PS-2746

northwest corner by a two-over-two window. At the juncture between the addition, ell, and main block is an enclosed breezeway that features a six-over-six, double-hung sash window and a shed roof. The gable end of the main block is pierced on the first and second floor by a two-over-two window.

The interior was not visible at the time of the visit, but the main block clearly features a two room plan. Each room featuring a mantle that is decorated with beaded pilasters, a plain frieze, and a curvi-linear shelf supported by brackets. The interior was also plastered.

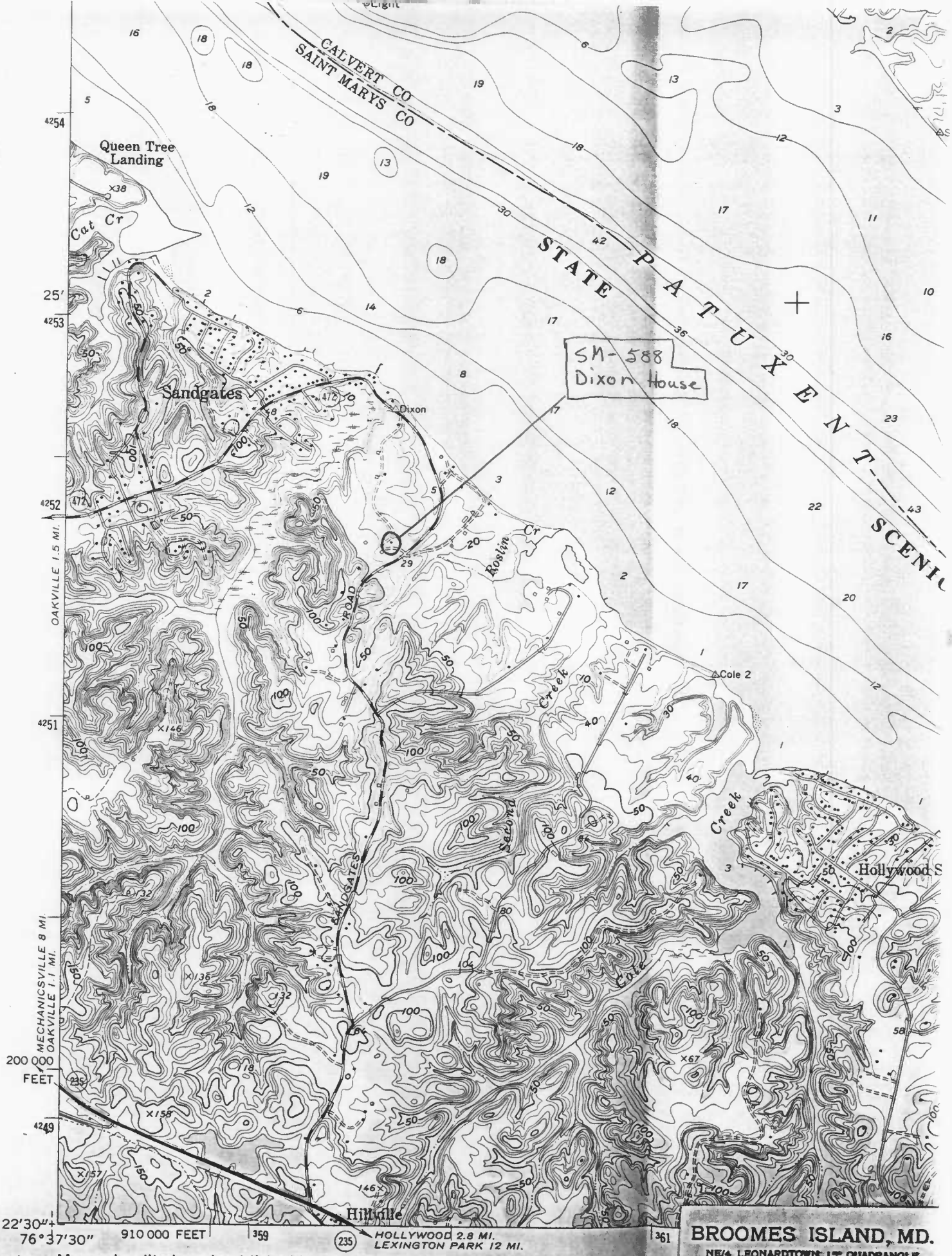
Besides the house, the property also consists of two sheds and two tobacco barns. The two sheds are situated to the west of, but in close proximity to, the main house. Immediately to the north of the sheds is a large, axial plan tobacco barn with a foundation of cinder blocks. The exterior is sheathed with vertical, circular sawn boards. Each gable end has a pair of metal hinged wood doors. The interior consists of eighteen, four foot rooms that extend six tiers to the roof peak. The second tobacco barn is located approximately fifty yards to the northwest of the first tobacco barn. It features an axial plan with an adjoining shed. The barn rests on a large aggregate concrete pier foundation and the exterior is sheathed with vertical, circular sawn boards. The interior features thirteen, four foot rooms and is five tiers high.

SM-588, Dixon 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 194, Folio 90
Grantee: Henry O. and Edna A. Dixon
Grantor: Lawyers Title Company of St. Mary's County
Date: July 5, 1973
Notes: The property is listed as 72.38 acres and is called "Part of Della Brooke." It was surveyed by J.F. McCrone, Jr. on May 21, 1973.

Reference: Liber JMM 1, Folio 335
Grantee: T. Raymond Dixon, Edgar Dixon, Henry O. Dixon, and William R. Dixon
Grantor: Henrietta A. M. Starr and Essie P. Jones
Date: January 4, 1920
Notes: Starr and Jones were heirs of Henry Jones who much of the land in the Sandgates area in the late nineteenth and early twentieth century. Jones died seized and possessed and his will, dated April 15, 1881 (Will Record JBA 1, 18), dictated that his daughters Henrietta and Essie should receive that section of the farm. The farm is mentioned in the deed as containing 120 acres. Their father, Henry Jones, was a significant landowner with several large farms. Unfortunately, a search through the Grantee/Grantor Index could not establish when he obtained the farm.



Mapped, edited, and published by the Geological Survey

Control by USGS and NOS/NOAA

Topography by photogrammetric methods from aerial photographs taken 1961. Field checked 1963

Selected hydrographic data compiled from NOS chart 553 (1962)

BROOMES ISLAND, MD.

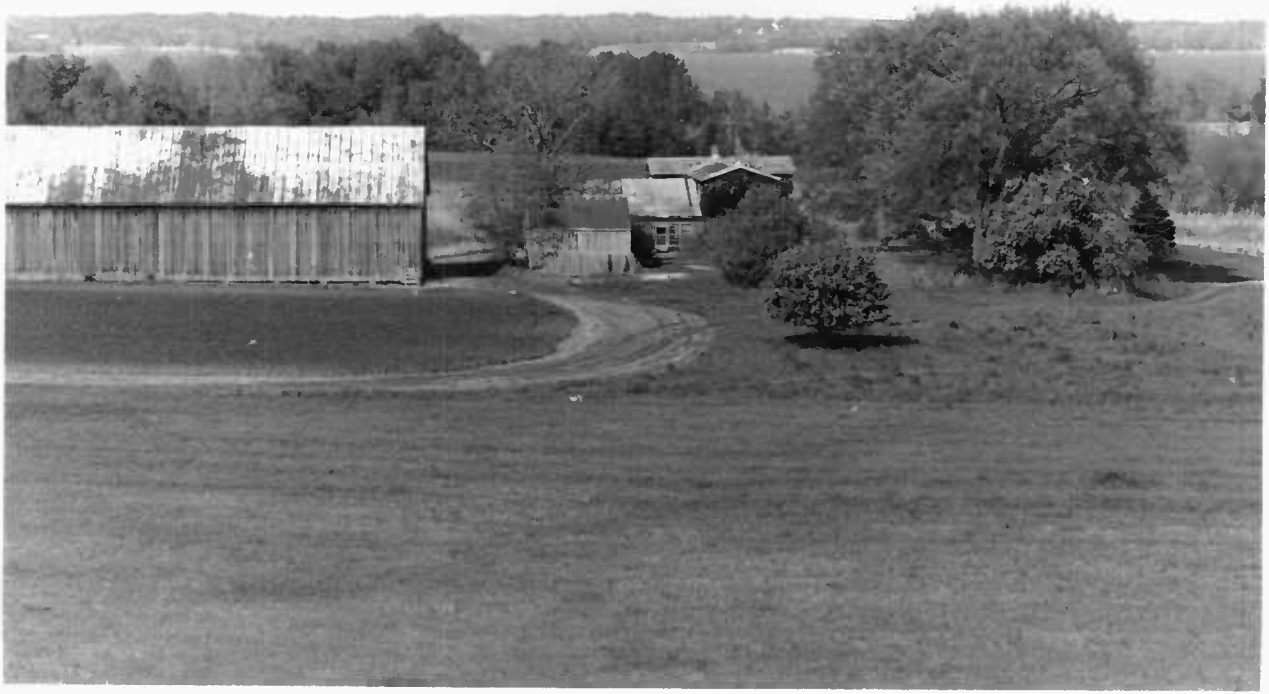
NE/4 LEONARDTOWN 15' QUADRANGLE

38076-D5-TF-024

1963

PHOTOREVISED 1966

DMA 5660 I NE—SERIES V833



SM-588

Dixon House

St. Mary's County

Kirk Ranzetta

[illegible] 1997

Md SHPO

Environmental - looking E towards Patuxent River

1 of 4

SM-528

Dixon House

St. Mary's County

Rick Barrella

May 1997

MD SHPO

E + S elevations

2 of 4

SM-588
Dixon House
St. Mary's County
Kirk Ranzetta
May 1997
Md SHPO
View from porch - looking NE
3 of 4

SM-588
Dixon House
St Mary's County
Kirk Ranzetta
May 1997
Md SHPO
N + W elevation
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