

Capsule Summary
SM-593
Edward H. Posey House
Oakville Vicinity
Private

c. 1884

The Edward H. Posey House represents a significant two story, three bay, frame house that is situated on the southeast corner of Oakville (Old Three Notch) Road and Queentree Road near Oakville, Maryland. The dwelling is significant for the retention of much of its original materials. It is also important because the dwelling demonstrates how modest landowners commissioned local carpenters to erect traditional house forms.

On March 27, 1884, the St. Mary's Beacon reported that "Mr. E.H. Posey is having a two-story dwelling built. Wm. Collins is the carpenter. A young bachelor having a new dwelling built, and leap year! What next?" Interestingly, William Collins was retained by the Costigan sisters of the nearby plantation "Summerseat" (SM-181) to erect a frame, two story, three bay tenant house in November 1883 and was also hired by Dr. James Sutton of Ewings (SM-574) to repair his residence in August of 1883. Collins appeared to specialize in repairing and constructing modest dwellings.

According to a deed dated August 21, 1905, Edward H. Posey purchased the one acre tract that was part of "Summerseat with Additions" and "Wales" from James T. Parsons sometime in the late-nineteenth century. Unfortunately, the deed does not note exactly when this transaction occurred or whether it was recorded at the Land Records Office. The 1905 deed involves the sale of the property from Frederick A. and Martha Moran and Joseph H. and Ada L. Ching to Jennie A. Harding - Posey is not listed as a grantor.

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While the house is currently deteriorated, the dwelling retains its historical integrity through the survival of its original materials, fenestration, interior plan, and stone foundation.

SM-593, Edward H. Posey 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:	William Collins, carpenter, builder

Maryland Historical Trust
State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. SM-593

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic Edward H. Posey House (pref)

and/or common Harding House, Harris House

2. Location

street & number NE corner of Queen Tree and Oakville Roads not for publication

city, town Oakville vicinity of congressional district 6

state Maryland county St. Mary's TM 14, P 32

3. Classification

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

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

name Richard and Ida Harris (POC: Ida Harris)

street & number 1529 First St. SW telephone no.:

city, town Washington state and zip code DC 20024-3411

5. Location of Legal Description

courthouse, registry of deeds, etc. St. Mary's County Courthouse liber MRB 102

street & number folio 243

city, town Leonardtown state Maryland

6. Representation in Existing Historical Surveys

title

date federal state county local

pository for survey records

city, town state

7. Description

Survey No. SM-593

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> 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 Edward Posey House is located on the northeast corner of the intersection of Three Notch and Queen Tree Roads. The dwelling is oriented on a east/west axis and is situated on a flat one acre lot. The house is presently bordered by a vacant lot to the south, a modern dwelling to the north, Three Notch Road to the west and a small yard to the east.

The Edward Posey House is a frame, two story, three bay dwelling with a gable roof and a one story gable end ell constructed at a later date. Constructed c. 1890-1910, the house rests on a roughly laid stone pier foundation and is entirely sheathed with lapped clapboard that is fastened to the braced balloon frame with mature cut nails. The frame consists of hewn primary framing members and circular sawn studs and joists. The cornice is enclosed and the roof is covered with a raised seam metal roof that is pierced by a single interior end chimney flue with a corbelled top. The one story ell is constructed on a cinder block pier foundation and is covered with aluminum siding. Its gable roof is covered with asphalt shingles.

The west or primary elevation features three symmetrical bays that consists of two, two-over-two, double-hung sash windows and a four panel door. The second floor is pierced by three similarly spaced windows. These three bays were once shaded by a porch that has been subsequently removed. The kitchen ell features a two-over-two window on this elevation.

The south elevation does not feature any bays, but the clapboard has been partially removed to reveal how the studs and down braces are toe-nailed to the sill with large cut nails.

The east elevation is identical to the west elevation. The main block features a single door (now removed) and two, two-over-two windows on the first floor and three, two-over-two windows on the second floor. The kitchen ell is pierced by a four panel door and three windows of different size. The sashes have been removed and replaced with screens and salvaged window pieces.

The north elevation features a window that has been covered over.

8. Significance

Survey No. SM-593

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"/> 500–1599	<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 type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" 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 1884 **Builder/Architect** William Collins, contractor

check: Applicable Criteria: A B C D
and/or
Applicable Exception: A B C D E F G

Level of Significance: national state local

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

The Edward H. Posey House represents a significant two story, three bay, frame house that is situated on the southeast corner of Oakville (Old Three Notch) Road and Queentree Road near Oakville, Maryland. The dwelling is significant for the retention of much of its original materials. It is also important because the dwelling demonstrates how modest landowners commissioned local carpenters to erect traditional house forms.

On March 27, 1884, the St. Mary's Beacon reported that "Mr. E. H. Posey is having a two-story dwelling built. Wm. Collins is the carpenter. A young bachelor having a new dwelling built, and leap year! What next?" Interestingly, William Collins was retained by the Costigan sisters of the nearby plantation "Summerseat" (SM-181) to erect a frame, two story, three bay tenant house in November 1883 and was also hired by Dr. James Sutton to repair his residence in August of 1883. Collins appeared to specialize in constructing modest dwellings for he did not apparently participate in the simultaneous construction of the new Summerseat plantation house.

According to a deed dated August 21, 1905, Edward H. Posey purchased the one acre tract that was part of "Summerseat with Additions" and "Wales" from James T. Parsons sometime in the late-nineteenth century. Unfortunately, the deed does not note exactly when this transaction occurred or whether it was recorded at the Land Records Office. The 1905 deed involves the sale of the property from Frederick A. and Martha Moran and Joseph H. and Ada L. Ching to Jennie A. Harding as Posey is not listed as a grantor.

While the house is currently deteriorated, the dwelling retains its historical integrity through the survival of its original materials, fenestration, interior plan, and stone foundation.

9. Major Bibliographical References

Survey No. SM-593

St. Mary's Beacon, March 27, 1884.

10. Geographical Data

Acree of nominated property 1.0 acre

Quadrangle name Mechanicsville, Md

Quadrangle scale 1:24 000

UTM References do NOT complete UTM references

A	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

C	<input type="text"/>	<input type="text"/>	<input type="text"/>
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D	<input type="text"/>	<input type="text"/>	<input type="text"/>
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E	<input type="text"/>	<input type="text"/>	<input type="text"/>
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F	<input type="text"/>	<input type="text"/>	<input type="text"/>
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G	<input type="text"/>	<input type="text"/>	<input type="text"/>
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H	<input type="text"/>	<input type="text"/>	<input type="text"/>
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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
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state	code	county	code
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11. Form Prepared By

name/title Kirk E. Ranzetta, Historic Sites Surveyor

organization St. Mary's County Planning and Zoning

date April 1997

street & number 22740 Washington Street

telephone 301-475-4662

city or town Leonardtwn

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
 DHOP/DHCD
 100 COMMUNITY PLACE
 CROWNSVILLE, MD 21032-2000
 514-7600

SM-593, Edward Posey 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 102, Folio 243
Grantee: Richard and Ida Harris
Grantor: Wilson A. and Odessa M. Butler
Date: July 13, 1962

Reference: Liber CBG 89, Folio 488
Grantee: Wilson A. and Odessa M. Butler
Grantor: Edward Haley
Date: August 10, 1960

Reference: Liber CBG 89, Folio 486
Grantee: Edward Haley
Grantor: Winifred Clarke Mattingly, et ux
Date: August 10, 1960

Notes: Here the deed notes that the property is located at the corner of the Queen Tree Road and Old Three Notch Road.

Reference: Liber CBG 74, Folio 297
Grantee: Winifred Carke Mattingly
Grantor: Edward Haley
Date: May 6, 1958

Notes: Here the property is called a part of "Summerseat with Addition" and "Wales." Ophelia Haley died leaving Edward Haley the sole owner.

Reference: Liber CBG 16, Folio 268
Grantee: Edward and Ophelia Haley
Grantor: Henrietta C. and Frank Stuart
Date: July 17, 1944

Reference: Liber JMM 8, Folio 71
Grantee: Henrietta C. and Frank Stewart
Grantor: Victoria Fenwick, et al (heirs of Emma Branson)
Date: July 1, 1932

Notes: The heirs of Emma Branson included members of the Pitts, Jordan, Kent, Powell, Reed, Carter, Hebb, and Thomas families who lived in New York, Philadelphia, and Washington, D.C.

Reference: Liber JMM 6, Folio 262
Grantee: Emma Branson
Grantor: Jennie A. Harding
Date: December 15, 1928

SM-593, Edward Posey House
St. Mary's County
8.2 Significance

Reference: Liber EBA 5, Folio 304

Grantee: Jennie A. Harding

Grantor: Frederick A. and Martha Moran, and Joseph H. and Ada L. Ching

Date: August 21, 1905

Notes: This represents the first deed that notes the one acre subdivision of land that was once part of "Summerseat with Addition" and "Wales." A sidenote on the deed notes that the land was once part of a tract purchased by Edward H. Posey from James T. Parsons. A search through the deed index could not ascertain when this transaction occurred.



SM- 13

Posey House

St. Mary's County, Md

Kirk Ranzetta

March 1997

Ad SHPO

W r N elevations

1 of 2



SM-513

Posey House

St Mary's County, Md

Kirk Ranzetta

March, 1997

Md S+PO

S + E elevations

2 of 2