

Capsule Summary
SM-604
Simpson Tenant House
Oakley, Vicinity
Private

c. 1910s-1920s

The Simpson Tenant House, constructed in the 1910s-1920s is a modest two story, three bay, two room plan dwelling that overlooks Canoe Neck Creek near Oakley, Maryland. Erected by Frank Hayden soon after he purchased the property in 1919, the dwelling housed both African-American and white tenants who worked on the Hayden Farm. Due to the nature of agricultural tenancy, however, most of the dwelling's itinerant residents only stayed a few years as they moved from farm to farm. Eleanor (Hayden) Simpson, the daughter of Frank C. and Mary S. Hayden recalls several families including Aunt Millie and Uncle Moses Rustin, Harry Jones, John Edward Ellis and son, Aloysius Farrell, as well as James and Louise Hall. Mrs. Simpson was particularly fond of the Rustin family as she was often entertained by their pump organ. While the house has been vacant since the mid-1950s, the dwelling documents the nature of housing for itinerant farm workers within the rural landscape of Canoe Neck--an area that has remained largely unchanged since the eighteenth century. Just to the north of the dwelling is the Simpson Barn (SM-380).

SM-604, Simpson Tenant 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: Agriculture
Architecture

Resource Type

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

Maryland Historical Trust
State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. SM-604

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic Simpson Tenant House

and/or common

2. Location

1.2 miles from intersection of Oakley and Burch Roads, on the S side of Burch Road
street & number not for publication

city, town Oakley vicinity of congressional district 7

state Maryland county St. Mary's TM-47, G-3, P-79

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input 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 Eleanor H. Simpson & Rachel H. Ryan

street & number 39237 Burch Road telephone no.: 301-769-2350

city, town Avenue state and zip code Maryland 20609

5. Location of Legal Description

courthouse, registry of deeds, etc. St. Mary's County Courthouse liber MRB 519

street & number folio 19

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-604

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input 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 checked="" 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 Resources: 1

The Simpson Tenant House is located on the west side of Burch Road approximately 1 1/2 miles southwest of the intersection of Burch Road and Oakley Road. The house is situated at the end of a dirt farm lane and is oriented on a north-south axis. The house overlooks Canoe Neck Creek to the south but is otherwise surrounded by cultivated fields of corn and winter wheat. An early-twentieth century corn crib accompanies the dwelling to the west. The dwelling is currently vacant.

The Simpson Tenant House, constructed c. 1910-1920s, is a two story, three bay, frame house with a gable roof. Resting on a foundation of concrete piers, the house features an exterior that is sheathed with circular sawn clapboard fastened to the frame with wire nails. At the juncture of the exterior walls and the roof is an open cornice that features exposed rafter ends. The roof itself is covered with corrugated metal and is pierced by a centrally located brick chimney flue.

The primary or south elevation is pierced on the first floor by a door and a six-over-six double hung sash. The door is sheltered by a semi-enclosed shed roof porch that is partly sheathed with clapboard and partially screened-in. The second floor is pierced by two, six-over-six windows. The west elevation is pierced by a single six-light, fixed-sash window that lights the second floor. The north elevation is pierced on the first floor by two, six-over-six windows and a four-light-over-three-panel door. The doorway is sheltered by a shed roof drip eave supported by two undecorated brackets. The second floor is pierced by two, six-over-six windows. The east gable end is pierced on the first floor by a six-over-six window and on the second floor by a six-light, fixed-sash window.

The interior of the Simpson Tenant House consists of two rooms on the first and second floors. The first floor rooms consist of a kitchen and living room that shared a central brick stove flue. While the kitchen is relatively undecorated, the living room exhibits an enclosed winder stair that features a bathtub underneath the stair. The living room also features ghosts for corner shelving. The two rooms on the second floor were bedrooms and did not feature any differentiation or attention to decoration.

8. Significance

Survey No. SM-604

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"/> 1500-1599	<input checked="" 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 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	Builder/Architect
check: Applicable Criteria: <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D and/or	
Applicable Exception: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G	
Level of Significance: <input type="checkbox"/> national <input type="checkbox"/> state <input checked="" type="checkbox"/> local	

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

The Simpson Tenant House, constructed in the 1910s-1920s is a modest two story, three bay, two room plan dwelling that overlooks Canoe Neck Creek near Oakley, Maryland. Erected by Frank Hayden soon after he purchased the property in 1919, the dwelling housed both African-American and white tenants who worked on the Hayden Farm. Due to the nature of agricultural tenancy, however, most of the dwelling's itinerant residents only stayed a few years as they moved from farm to farm. Eleanor (Hayden) Simpson, the daughter of Frank C. and Mary S. Hayden recalls several families including Aunt Millie and Uncle Moses Rustin, Harry Jones, John Edward Ellis and son, Aloysius Farrell, as well as James and Louise Hall. Mrs. Simpson was particularly fond of the Rustin family as she was often entertained by their pump organ. While the house has been vacant since the mid-1950s, the dwelling documents the nature of housing for itinerant farm workers within the rural landscape of Canoe Neck--an area has remained largely unchanged since the eighteenth century. Just to the north of the dwelling is the Simpson Barn (SM-380).

SM-604, Simpson Tenant 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 MRB 519, Folio 19

Grantee: Rachel H. Ryan (formerly Rachel H. Vivian) and Eleanor Simpson

Grantor: Eleanor Simpson and Rachel H. Ryan

Date: January 31, 1990

Notes: The deed notes that the property is called "Part of Canoe Creek" but does not provide the amount of acreage. The deed notes that Eleanor and Rachel received the property after their mother Mary S. Hayden died on August 25, 1972. Mary had received the property after her husband Frank C. Hayden died on April 29, 1934. (See Estate No. 1744).

Reference: Liber DBK 186, Folio 185

Grantee: Eleanor Hayden Simpson and Rachel Hayden Vivian

Grantor: Eleanor H. Simpson and Rachel H. Vivian, personal representatives for the estate of Mary S. Hayden

Date: February 1, 1973

Reference: Liber EBA 18, Folio 59

Grantee: Frank C. and Mary S. Hayden

Grantor: George C. Hayden

Date: March 27, 1919

Notes: The property is described as being "Part of Canoe Neck" and also called Lot #5.

Reference: Liber EBA 16, Folio 426

Grantee: George C. Hayden

Grantor: W. Benjamin and Grace B. Dent

Date: October 4, 1917

Reference: Liber JFF 13, Folio 457

Grantee: Dr. W. Benjamin Dent

Grantor: J.E.B. Stuart Russell and Eleanor Russell

Date: October 31, 1892

Notes: The Russell's sell "Part of Canoe Neck" for \$850.

Reference: Liber JFF 13, Folio 456

Grantee: J.E.B. Stuart Russell and Eleanor Russell

Grantor: Albert Burch, Jr.

Date: October 31, 1892

SM-604, Simpson Tenant House
St. Mary's County
8.2 Significance

Reference: Decree Record Liber JFF 5, Folio 93, No. 571 NE
James C. Burch and Mary J. Burch, et al vs. Albert Burch
Date: August 5, 1884

Notes: The circuit court hired W. J. Wathen, surveyor, and appointed a five man committee to appropriately divide the property of Albert Burch in a way that would equally benefit all of his heirs. Called "Canoe Neck" and containing 370 acres, the property was divided into six lots. Lot 1, containing 57 1/2 acres, 5 acres of woodland, and one small tenant house was given to Edward A. Burch. Lot 2, containing 57 1/2 acres, 5 acres of woodland, and no improvements was given to James C. Burch. Lot 3, containing 48 1/2 acres, 5 acres of woodland, west half of dwelling house, carriage house, stable and barn, was given to Ann R. Burch. Lot 4, containing 48 1/2 acres, 5 acres of woodland, the east half of dwelling, kitchen, meathouse, dairy, and one servant house, was given to Mary J. Burch. Lot 5, containing 46 acres, 5 acres of woodland, and one barn was given to Albert Burch. Lot 6, containing 79 acres and two tenant houses was allotted to Charles A. Burch. While the Circuit Court case mentions the presence of a barn on Albert Burch's Lot 5, it does not mention a tenant house.

To explore the history of the property further, see the chain-of-title for "River View," SM-120.



SM-204

Simpson Tenant House

St. Mary's County

Kirk Ranzetta

Nov., 1997

MD SHPO

S+W elevations

11 of 2



SM-1

Simpson Tenant House

St. Mary's County

Kirk Panzetta

Nov 1997

MJ SHPO

Notifications

2 of 2