

**Middleton Farm Tenant House**  
**CH-610**  
**Waldorf vic.**  
**Private**

**circa 1915**

The Middleton Farm Tenant House is an example of the modest dwellings, barns and outbuildings associated with the tenancy system in Charles County during the early twentieth century. The farm consists of over 96 acres formerly known as "Jordan's Progress" and includes a dwelling, two barns, a stable, madhouse, and wellhouse.

The dwelling is typical of the vernacular residences built for Charles Countians of modest means. Two stories in height with a one story porch extending the length of the facade and a one story shed addition off the rear, the dwelling is similar to an I-house, yet does not possess the symmetry and proportions characteristic of the form. Although the house is currently abandoned and has deteriorated significantly, the surrounding structures are generally in good condition and the original spatial orientation of dwelling, barns and outbuildings remains intact.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. CH-610

### 1. Name of Property (indicate preferred name)

historic Middleton Farm Tenant House

other

### 2. Location

street and number West side of Tommy Middleton Place  not for publication

city, town Waldorf  vicinity

county Charles

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

name Joseph McKay, Sr.

street and number 4550 Renner Road telephone 301-645-5033

city, town Waldorf state MD zip code 20602

### 4. Location of Legal Description

courthouse, registry of deeds, etc. Charles County Courthouse tax map and parcel: 25-1-1

city, town LaPlata liber 822 folio 263

### 5. Primary Location of Additional Data

- Contributing Resource in National Register District  
 Contributing Resource in Local Historic District  
 Determined Eligible for the National Register/Maryland Register  
 Determined Ineligible for the National Register/Maryland Register  
 Recorded by HABS/HAER  
 Historic Structure Report or Research Report at MHT  
 Other: \_\_\_\_\_

### 6. Classification

| Category  | Ownership                                   | Current Function                                | Resource Count   |                 |
|---|---|---|--|-----------------|
|   |   |   | Contributing   | Noncontributing |
| <input type="checkbox"/> district               | <input type="checkbox"/> public             | <input checked="" type="checkbox"/> agriculture |  |                 |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input type="checkbox"/> commerce/trade         | 1  | buildings       |
| <input type="checkbox"/> structure              | <input type="checkbox"/> both               | <input type="checkbox"/> defense                |  | sites           |
| <input type="checkbox"/> site                   |   | <input type="checkbox"/> domestic               | 5  | structures      |
| <input type="checkbox"/> object                 |   | <input type="checkbox"/> education              |  | objects         |
|   |   | <input type="checkbox"/> funerary               | 6  | Total           |
|   |   | <input type="checkbox"/> government             |  |                 |
|   |   | <input type="checkbox"/> health care            |  |                 |
|   |   | <input type="checkbox"/> industry               |  |                 |
|   |   | <input type="checkbox"/> landscape              |  |                 |
|   |   | <input type="checkbox"/> recreation/culture     |  |                 |
|   |   | <input type="checkbox"/> religion               |  |                 |
|   |   | <input type="checkbox"/> social                 |  |                 |
|   |   | <input type="checkbox"/> transportation         |  |                 |
|   |   | <input type="checkbox"/> work in progress       |  |                 |
|   |   | <input type="checkbox"/> unknown                |  |                 |
|   |   | <input type="checkbox"/> vacant/not in use      |  |                 |
|   |   | <input type="checkbox"/> other:                 |  |                 |
|   |   |   | <b>Number of Contributing Resources previously listed in the Inventory</b> |                 |
|   |   |   | 0  |                 |

---

## 7. Description

Inventory No. CH-610

---

### Condition

|                                    |  |
|------------------------------------|--|
| <input type="checkbox"/> excellent | <input checked="" type="checkbox"/> deteriorated |
| <input type="checkbox"/> good      | <input type="checkbox"/> ruins                   |
| <input type="checkbox"/> fair      | <input type="checkbox"/> altered                 |

---

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The Middleton Farm Tenant House is located on the west side of Tommy Middleton Lane just south of Renner Road near Waldorf. The surrounding farm consists of almost 97 acres currently cultivating corn and soybeans. The principal dwelling and outbuildings are clustered in an approximately five acre area surrounded by open fields. Existing buildings and structures include a circa 1915 two-story frame dwelling, two barns, a stable, meathouse, and wellhouse. A non-contributing trailer is also located on the property.

The two-story frame dwelling is two bays wide and one room deep. The frame is currently clad in asbestos shingles. The roof is side-gabled in plan and sheathed with standing seam metal. A one-story hipped roof porch extends the width of the façade. This porch has been enclosed with plywood. A one story shed addition extends from the rear or western elevation. Two brick chimneys break the roofline; one in the main block and a second in the rear of the shed addition.

The façade includes a total of three asymmetrical windows. The northernmost second story window is of wood sash with 6/6 lights. The easternmost second story window is also of wood sash with 1/1 lights. Both are double-hung. On the first floor a centered 1/1 light wood sash double-hung window is located on the enclosed porch wall. To the west of this window is an entranceway covered by a narrow porch awning extending out from the porch roof.

The northern elevation consists of a single window located in the shed addition. The western façade includes one window centered in the first floor main block, and a second approximately in the same location as the northern elevation in the shed addition. To the southwestern corner is a secondary entrance covered with a small pedimented porch.

The rear elevation consists of four asymmetrical windows, two on each floor. These windows are all 2/2 lights, wood sash and double hung. Lights span the window horizontally. An asymmetrical rear entrance is also positioned on this elevation.

The dwelling has deteriorated and has lost a good deal of its original material.

### OUTBUILDINGS

Five outbuildings contribute to the sites significance and all appear to be in good condition. The largest of the outbuildings includes a stable and grain barn located to the west of the dwelling. This is a braced frame structure with a gambrel roof. The ridge runs on a north/south axis and is covered in metal sheathing. The structure is clad with wood weatherboards. The roof ridge extend to form a point which allows hay and fodder to be lifted into the upstairs lofts. This structure appears to have two loft spaces; one just below the roofline on the gable wall, and the other just above it. Traces of whitewash are present on the exterior.

Just to the rear of the structure is a small tobacco barn. The structure is of frame construction and is clad in vertical boards, once whitewashed. The roof ridge runs on a north/south axis and the roof is covered with corrugated metal. The entire structure rests on a concrete pier foundation. This side gable barn is two bays in length. Double doors on the eave wall, when opened expose the entire eastern

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No CH-610

Name Middleton Farm Tenant House

Continuation Sheet

Number \_\_\_\_7\_\_ Page 1

---

elevation. A square opening is located in the gable wall under the apex.

To the immediate north of the tobacco barn is a frame meathouse supported on a concrete pier foundation. This structure is covered with a metal roof and the walls are clad with wood weatherboarding. Traces of whitewash are also present on this structure.

The well house is located north of the dwelling at the edge of the yard. Beyond this is a cultivated field. This shed roof frame structure is in a deteriorated state. It is clad in German siding and has a metal roof.

Finally, another barn of undetermined use is located on the northernmost edge of the farm cluster. This is a gable end structure with a shed extending from the gable wall. The siding is of vertical board and the roof is clad with corrugated metal.

# 8. Significance

Inventory No. CH-610

| Period  | Areas of Significance                            | Check and justify below                               |  |  |  |
|---|--|---|--|--|--|
| <input type="checkbox"/> 1600-1699            | <input checked="" type="checkbox"/> agriculture  | <input type="checkbox"/> economics                    | <input type="checkbox"/> health/medicine           | <input type="checkbox"/> performing arts     |  |
| <input type="checkbox"/> 1700-1799            | <input type="checkbox"/> archeology              | <input type="checkbox"/> education                    | <input type="checkbox"/> industry                  | <input type="checkbox"/> philosophy          |  |
| <input type="checkbox"/> 1800-1899            | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> engineering                  | <input type="checkbox"/> invention                 | <input type="checkbox"/> politics/government |  |
| <input checked="" type="checkbox"/> 1900-1999 | <input type="checkbox"/> art                     | <input type="checkbox"/> entertainment/<br>recreation | <input type="checkbox"/> landscape<br>architecture | <input type="checkbox"/> religion            |  |
| <input type="checkbox"/> 2000-                | <input type="checkbox"/> commerce                | <input type="checkbox"/> ethnic heritage              | <input type="checkbox"/> law                       | <input type="checkbox"/> science             |  |
|   | <input type="checkbox"/> communications          | <input type="checkbox"/> exploration/<br>settlement   | <input type="checkbox"/> literature                | <input type="checkbox"/> social history      |  |
|   | <input type="checkbox"/> community planning      |   | <input type="checkbox"/> maritime history          | <input type="checkbox"/> transportation      |  |
|   | <input type="checkbox"/> conservation            |   | <input type="checkbox"/> military                  | <input type="checkbox"/> other:              |  |

|                           |            |                  |         |
|---------------------------|------------|------------------|---------|
| <b>Specific dates</b>     | circa 1924 | <b>Architect</b> | Unknown |
| <b>Construction dates</b> | circa 1924 | <b>Builder</b>   | Unknown |

Evaluation for:

National Register                       Maryland Register                       not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance reports, complete evaluation on a DOE Form - see manual.)

The Middleton Farm Tenant House is an example of the modest dwellings, barns and outbuildings associated with the tenancy system in Charles County during the early twentieth century. Although the house is currently abandoned and has deteriorated significantly, the surrounding structures are generally in good condition. The original spatial orientation of dwelling, barns and outbuildings remains intact.

The farm consists of over 96 acres formerly known as "Jordan's Progress". In the first part of the twentieth century the original 110 acre farm was owned by the Richards, Hemmings, Portzens and Mudd Families. By 1938 Joseph B. and Helen Mudd sold the property to Thomas A. and Viola H. Middleton. Today the property is owned by descendents of the Middleton's.

Some of the tenants recalled by the current owner were Joseph Mudd, the Lucas family, Ernest Duckett and Woodley Morgan. At various times the property was occupied by both Anglo and African-American families.

The dwelling is typical of the vernacular residences built for Americans of modest means. While this dwelling is similar to an I-house, it does not possess the symmetry and proportions characteristic of the form. One notable example is the shortened exterior eave wall that meets the roofline at the top of the second story window sill.

In Charles County the system of tenancy flourished after the Civil War and continued well into the first decades of the twentieth century. Despite efforts to diversify agricultural production, tobacco remained the main cash crop. The tenancy system guaranteed farm owners the availability of skilled, reliable labor at the time of harvest, while providing shelter to families who could not afford their own farms.

---

## 9. Major Bibliographical References

---

Inventory No. CH-610

---

## 10. Geographical Data

---

Acreage of surveyed property 96.72  
Acreage of historical setting 5  
Quadrangle name Hughesville Quadrangle scale 1:24,000

---

### Verbal boundary description and justification

The property on the west side of Tommy Middleton Place is designated on Tax Map 25, Grid 1, Parcel 1 on the Charles County Property Map and has historically been associated with this reference.

---

## 11. Form Prepared By

---

|                   |                                     |           |               |
|-------------------|-------------------------------------|-----------|---------------|
| name/title        | Cathy Currey/Historic Site Surveyor |           |               |
| organization      | Charles County Planning Department  | date      | 08/29/2000    |
| street and number | 200 Baltimore Street                | telephone | 301-396-581   |
| city or town      | LaPlata                             | state MD  | zipcode 20646 |

The Maryland Inventory of Historic Properties 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  
DHCD/DHCP  
100 Community Place  
Crownsville MD 21032  
410-514-7600

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. CH-610

Section 8 Page 1

Middleton Farm Tenant House  
name of property  
Charles County, MD  
county and state

---

Chain of title:

- June 12, 1915 Christina C. Coleman and Joseph Coleman of Washington D.C. to Francis Richards "property now assessed in the name of Francis Richards and Christina Coleman" 110a. Known as "Jordan's Progress."  
**CP 30 Folio 83**
- December 16, 1924 Francis E. Richards and Laurena B. Richards to Joseph Hemmings.  
**WMA 43 Folio 160**
- January 20, 1931 Joseph Hemmings to Henry Portzen's and Mary H. Portzens  
**WMA 63 Folio 121**
- June 26, 1936 Henry and Mary Portzens to Joseph B. Mudd.  
**WMA 63 Folio 121**
- April 6, 1938 Joseph B. Mudd and Helen R. Mudd to Thomas A. and Viola H. Middleton.  
**WMA 67 Folio 693**
- October 20, 1972 Joseph Gardiner McCay, representative for Viola H. Middleton to Joseph G. McCay II in trust for his two sons, Joseph G. McCay III and Thomas Philip McCay.  
**Liber 265 Folio 630**
- October 8, 1998 Joseph G. McCay, representative for the estate of Thomas P. Middleton to Joseph Gardiner McCay and Mary B. McCay.  
**Liber 2669 Folio 366**

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. CH-610

Section 9 Page 1

Middleton Farm Tenant House  
name of property  
Charles County, Maryland  
county and state

---

**Major Bibliographic References:**

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

Charles County Land Records, Charles County Courthouse, LaPlata, Maryland.

Klaphor, Margaret Brown. The History of Charles County, Maryland.  
LaPlata, MD: Charles County Tercentenary, Inc., 1958.

Lloyd, Daniel B. The Middletons and Kindred Families of Southern Maryland.  
Bethesda, MD: 1975.

**RESOURCE SKETCH MAP**

Date: 11/18/99

North arrow:



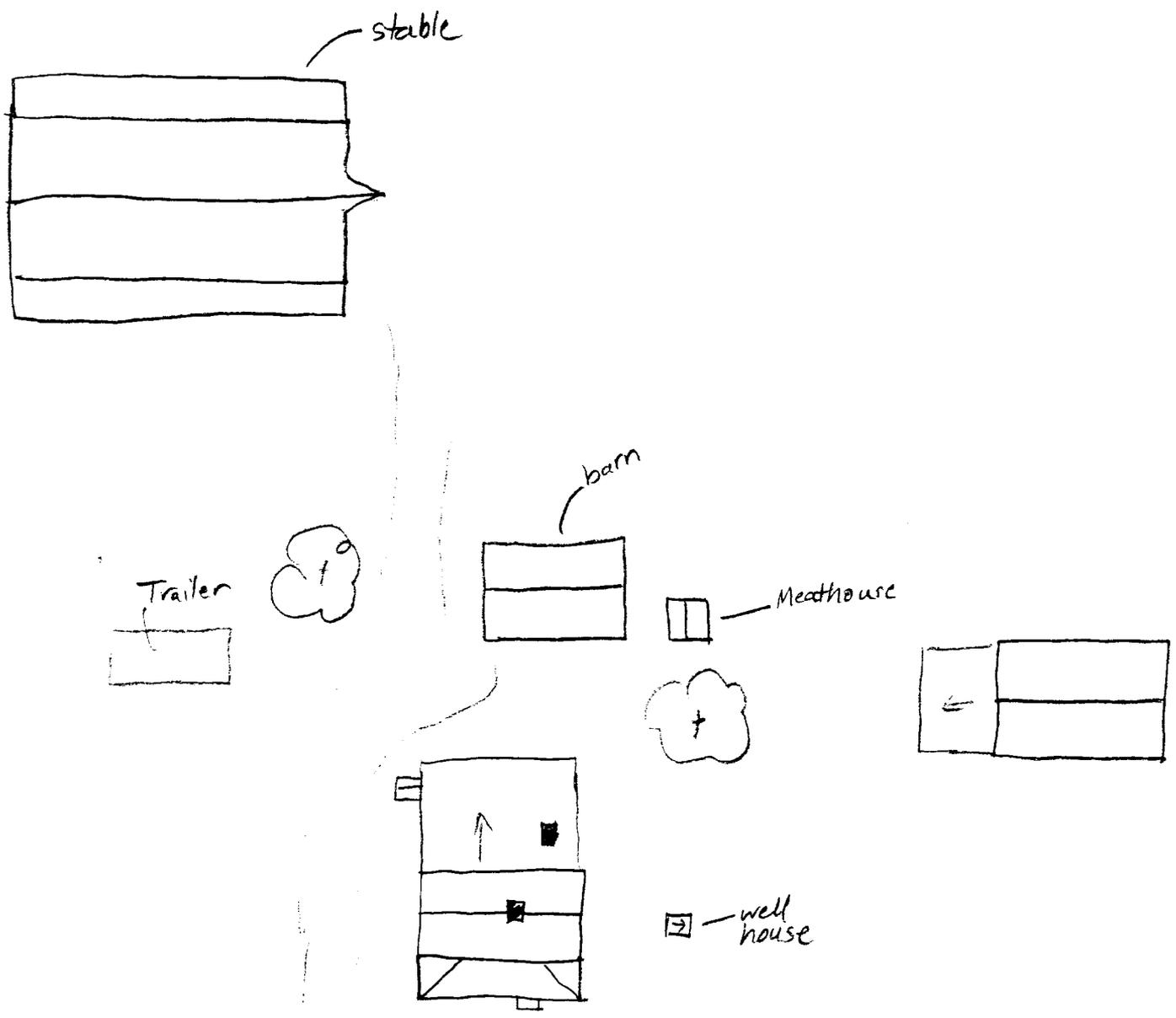
Name: MIDDLETON FARM TENANT HOUSE

Address: Tommy Middleton Place

CH - 610

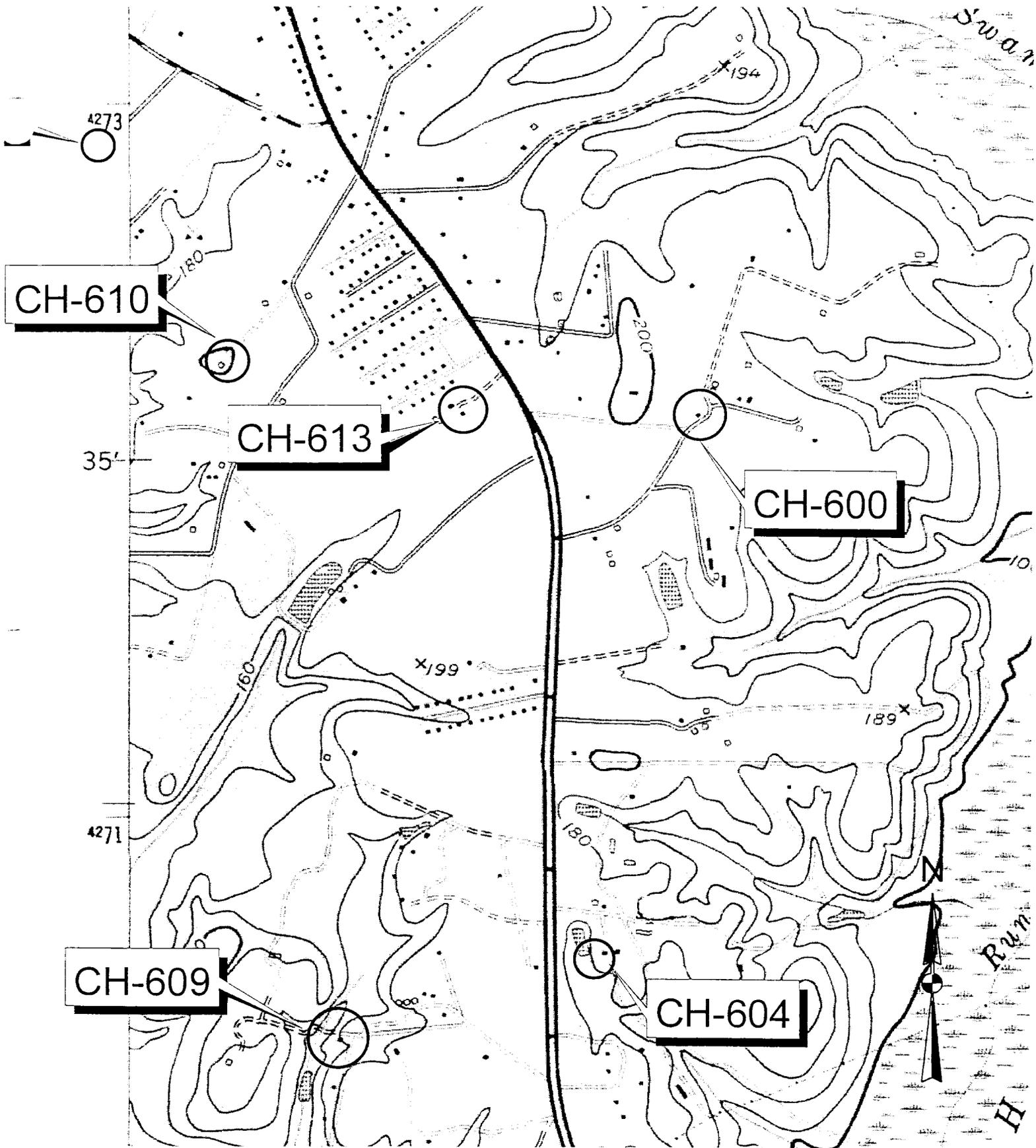
Charles County, Maryland

Waldorf  Vicinity



Not drawn to scale

To Tommy Middleton Pl.



Middleton Farm Tenant House  
CH-610  
Charles County, MD  
Hughesville, MD Quad



CH-610

MIDDLETON FARM TENANT HOUSE  
CHARLES COUNTY, MD

K. G. SMITH

11/99

MARYLAND SHPO

LOOKING NE

1 OF 9



CH-610

MIDDLETON FARM TENANT HOUSE

CHARLES COUNTY, MD

K. G. SMITH

11/99

MARYLAND SHPO

LOOKING NW

2 OF 9



CH-610

MIDDLETON FARM TENANT HOUSE  
CHARLES COUNTY, MD

K. G. SMITH

11/99

MARYLAND SHPO

LOOKING SW

3 OF 9



CH-610

MIDDLETON FARM TENANT HOUSE

CHARLES COUNTY, MD

K. G. SMITH

11/99

MARYLAND SHPO

LOOKING SE

4 OF 9



CH-610

MIDDLETON FARM TENANT HOUSE

CHARLES COUNTY, MD

K. G. SMITH

11/99

MARYLAND SHPO

NEATHOUSE, LOOKING NW

5 OF 9



CH-610

MIDDLETON FARM TENANT HOUSE

CHARLES COUNTY, MD

K.G. SMITH

11/99

MARYLAND SHPO

SHED, LOOKING NE

6 OF 9



CH-610

MIDDLETON FARM TENANT HOUSE

CHARLES COUNTY, MD

K.G. SMITH

11/99

MARYLAND SHPO

BARN, LOOKING SE

7 OF 9



CH-610

MIDDLETON FARM TENANT HOUSE

CHARLES COUNTY, MD

K.G. SMITH

11/99

MARYLAND SHPO

BARN, LOOKING NW

8 OF 9



CH-610

MIDDLETON FARM TENANT HOUSE  
CHARLES COUNTY, MD

K.G. SMITH

11/99

MARYLAND SHPO

BARN, LOOKING NW

9 OF 9