CH-615

Henry D. Middleton House, (Middleton Farm)

Architectural Survey File

This is the architectural survey file for this MIHP record. The survey file is organized reverse-chronological (that is, with the latest material on top). It contains all MIHP inventory forms, National Register nomination forms, determinations of eligibility (DOE) forms, and accompanying documentation such as photographs and maps.

Users should be aware that additional undigitized material about this property may be found in on-site architectural reports, copies of HABS/HAER or other documentation, drawings, and the "vertical files" at the MHT Library in Crownsville. The vertical files may include newspaper clippings, field notes, draft versions of forms and architectural reports, photographs, maps, and drawings. Researchers who need a thorough understanding of this property should plan to visit the MHT Library as part of their research project; look at the MHT web site (mht.maryland.gov) for details about how to make an appointment.

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Last Updated: 12-18-2012

MARYLAND HISTORICAL TRUST
NR-ELIGIBILITY REVIEW FORM

Property Name: Henry D. Middleton House Inventory Number ~~CH-120144~~ CH-615

Address: 4370 Renner Road, Charles County - in the vicinity of Waldorf

Owner: Middleton, Joyce A., ETAL

Tax Parcel Number: 23 Tax Map Number: 24

Project MD 301 Agency State Highway Administration (SHA)

Site visit by SHA Staff: X no __ yes Name: _____ Date: _____

Eligibility recommended __ Eligibility **not** recommended X

Criteria __ A __ B __ C __ D Considerations: __ A __ B __ C __ D __ E __ F __ G X None

Is property located within a historic district? X no __ yes Name of District: _____

Is district listed?: X no __ yes

Documentation on the property/district is presented in: Project Review and Compliance Files

Description of Property and Eligibility Determination *(Use continuation sheet if necessary and attach map and photo)*

The c. 1880 two-story house is a modest example of the Folk Victorian style. The house has a side-gabled roof with a center-gabled projection. The half-hipped roof of the screened-in porch extends the width of the main façade. The three-bays wide house has two-over-two double hung sash windows. The barn, designed in the same manner as a transverse-frame barn, has a front-gabled roof with a narrow ventilator panel at the second story. The barn is constructed with vertical wood siding and two entrances are located at the front-gable. The one defining feature that makes the barn not a true transverse-frame barn is the existence of another entrance at the side. True transverse-frame barns have their entrances restricted to the gable-ends.

Most inhabitants of Charles County were engaged in farming at the time of the first settlement. The barn was the principle building erected on a farm which provided space for cows, horses, equipment, and hay, straw or tobacco storage. Throughout the 19th century, barns increased in size or were newly built to include space for smaller animals, such as poultry and pigs, and as a place for the threshing and storage of grain. Their size also increased during the 19th century as the introduction of improved equipment led to more efficient and profitable operations,

Prepared by EHT Traceries, Inc.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended __ **Eligibility not recommended** X

Criteria: __ **A** __ **B** X **C** __ **D** **Consideration** __ **A** __ **B** __ **C** __ **D** X **E** __ **F** __ **G** __ **None**

_____ 10/28/99

Reviewer, Office of Preservation Services **Date**

_____ _____

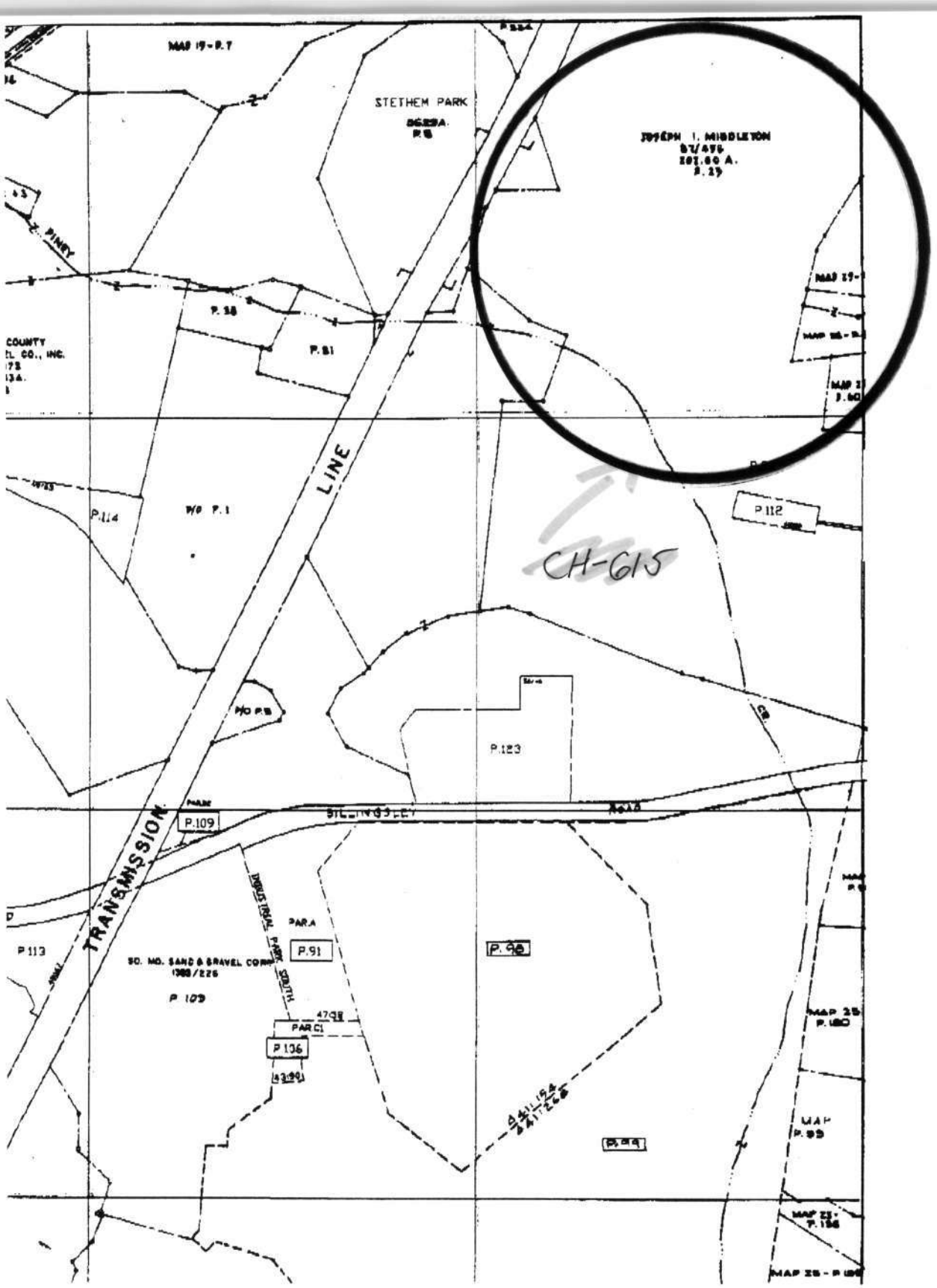
Reviewer, NR Program **Date**

and, consequently, to increased need for storage facilities. Typically, livestock was housed on the lower level, while the upper level was reserved for the storage of hay and straw, and the threshing and storage of feed grains.

Charles County's late 19th- and early 20th-century history is dominated by industrial and urban development. The greatest impact upon community growth came from the railroad. The completion of the Baltimore and Potomac Railroad's (B&P) mainline from Bowie in Prince George's County to Pope's Creek in Charles County in 1872 prompted local entrepreneurs to establish stores and other commercial facilities near the railroad stations. The B&P Railroad also made inland farms accessible, thus, increasing their value and revitalizing the practice of agriculture in Southern Maryland. The B&P Railroad's La Plata station still stands at the intersection of the rail line with Charles Street.

Towards the end of the first quarter of the 20th century, road improvements and developments also contributed to Charles County's community evolution. In particular, the Robert Crain Highway, later expanded as part of U.S. 301, attracted new development to older communities along its corridor. Crain Highway brought commercial development on La Plata's west side and contributed to the Charles County seat's overall growth in the 1920s and 1930s.

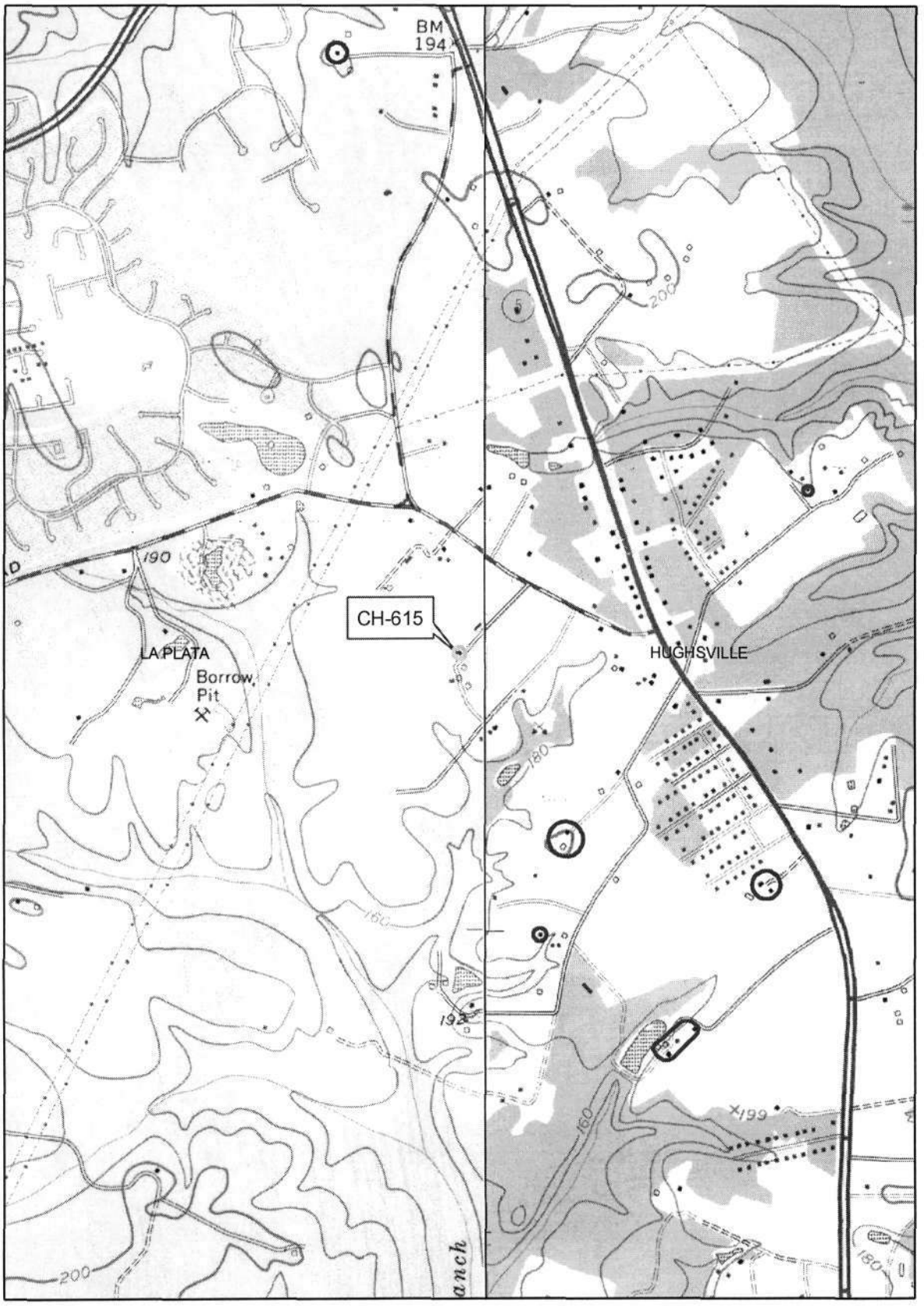
The c.1880 farm complex is not eligible for the National Register. While this farm complex is an earlier example of the residential and agricultural development surrounding U.S. 301, this resource lacks significance related to events, persons, or architecture. Criterion D, information potential, was not assessed for this study.



Charles County, MD
Tax Map 24

N↑

CH 615
La Plata
Quad





~~CH-615~~ CH-615
4370 Renner Road
Charles County, MD
Traceries
August, 1999
MD SHPO
View of southwest elevation
1 of 2



CH-615

~~CH-0219~~
4370 Renner Road
Charles County, MD
Traceries
August, 1999
MD SHPO
View of southwest elevation
2 of 2

Henry D. Middleton House **Circa 1896**
CH-615
Waldorf vic.
Private

Including a Victorian farmhouse surrounded by an outstanding group of outbuildings, the Henry D. Middleton House and farm embodies the changing landscape of southern Maryland tobacco farms from the late nineteenth to late twentieth century. Still operating as a working farm and consisting of 192.5 of the original 194.5 acres, the farmstead remains a rare surviving example of what was once a typical feature of the Charles County landscape.

Although quite modest, this dwelling is an example of a slightly above average domicile in Charles County at the turn of the century. Three bays in length and including a porch and center gable, the farmhouse is distinguished by its atypical projecting center bay on the facade. Although several additions are found on the side and rear elevations, the interior and exterior retain much of its original materials and character. Surviving outbuildings include a milkhouse, shed, two corncribs and several tobacco barns. Several Middleton family homes survive in the immediate vicinity, most notably the very similar Alexius L. Middleton (CH-628).

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. CH-615

1. Name of Property (indicate preferred name)

historic	Henry D. Middleton House (preferred)
other	Middleton Farm

2. Location

4370 Renner Road

street and number	~~4385 Renner Road~~	___ not for publication
city, town	Waldorf	x vicinity
county	Charles	

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

name	Joyce A. Middleton, et al.				
street and number	4385 Renner Road			telephone	301-638-0330
city, town	Waldorf	state	MD	zip code	20602-3114

4. Location of Legal Description

courthouse, registry of deeds, etc.	Charles County Courthouse	tax map and parcel:	24-6-23
city, town	Laplata	liber 2103	folio 323

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
___ district
x building(s)
___ structure
___ site
___ object

Ownership
___ public
x private
___ both

Current Function
x agriculture
___ commerce/trade
___ defense
x domestic
___ education
___ funerary
___ government
___ health care
___ industry
___ landscape
___ recreation/culture
___ religion
___ social
___ transportation
___ work in progress
___ unknown
___ vacant/not in use
___ other: _____

Resource Count

Contributing	Noncontributing	
1	____	buildings
____	____	sites
12	____	structures
____	____	objects
13	____	Total

Number of Contributing Resources previously listed in the Inventory
0

7. Description

Inventory No. CH-615

Condition

__ excellent	__ deteriorated
x good	__ ruins
__ fair	__ altered

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

The Henry D. Middleton House is located near Waldorf on the west side of Renner Road. Built circa 1896 and surrounded by a complete farmstead, the dwelling is set on a small rise amidst open fields. A loop driveway circles the dwelling and branches off to provide access to the seven barns and six outbuildings associated with the property.

The dwelling is a two and one half story, three bay frame structure that is somewhat typical of many late Victorian houses in Charles County. In plan, the house follows a front facing variation of the T-plan, with a shallow cross gable projecting from the façade and a single pile addition extending from the rear of the dwelling. With the exception of vinyl siding, the dwelling retains a great deal of its original character and materials including original windows and surrounds as well as much of its original interior woodwork and hardware.

The foundation consists of poured concrete and supports a wooden frame currently clad with vinyl siding. The roof is sheathed in asphalt shingles and features cornice returns. The roof is pierced with four interior and one later exterior brick chimney. The four interior chimneys include corbeled caps. Later additions to the essential T-plan include an early two-story wing to the northeast corner of the dwelling, a 1 1/2 story addition to the rear or eastern elevation, and a one story shed addition on the southeast elevation.

The façade faces east and is distinguished by a centered cross-gable wall projecting slightly from the main body. Included in this gable wall is a centered first floor single paneled door with a 4-light transom and sidelights. On the second story is a single, narrow double-hung wooden sash window with 2/2 lights. The attic story features the primary decorative detailing present on the dwelling, a small fanlight centered between the gable ridge and the returning eaves. This lunette is wood with three lights.

Windows on the façade as well as the northern and southern gable ends are vertically symmetrical and of the same composition as the double-hung sash windows described above. Surrounds consist of wide square-edged wooden molding.

The two-story wing at the northeastern corner of the dwelling is an early addition, possibly original, and appears in an early twentieth century photograph of the home. The wing features similar window composition, surrounds and cornice returns as found on the main body. Noticeably altered since the early photograph is the first floor east elevation window configuration. Currently windows are paired, yet the circa 1920 photograph documents a single window above a secondary exterior doorway.

The 1 1/2 story addition to the rear includes windows that are slightly shorter and wider than those found in the main body of the T-plan dwelling. A paired window is also found on the first floor of this western elevation. The roofline which runs east-west is steeply sloping on the northern extension.

The one story hipped addition on the southwestern elevation includes two paired double-hung windows to the south as well as a secondary doorway to the west.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No CH-615

Name Henry D. Middleton House (preferred
Continuation Sheet

Number 7 Page 1

INTERIOR
The interior includes two original Victorian mantels and the original stair with turned balusters and a bulbous newel.

OUTBUILDINGS
The Middleton Farm includes seven barns and six outbuildings that range in date from the late nineteenth to late twentieth centuries. Those closest in proximity to the dwelling include the two corn cribs, two sheds and a milkhouse.

The milkhouse probably dates from the first half of the twentieth century. This structure is located near the northeast corner of the dwelling and is composed of a frame construction sheathed with weatherboard resting on a poured concrete foundation. A metal seam roof ends at the roofline with boxed eaves. The building also features a vertical board door.

Two corncribs are situated behind the main dwelling. The smaller of the two, dating from the late 19th early 20th century, is currently used as a shed. It is relatively square in dimensions with a concrete block foundation, metal seam roof and vertical board cladding. Massive timbers are used in the framing.

The larger corn crib, circa 1950, is a rectangular structure with a poured concrete pier foundation, a metal seam roof and two dormers with swinging doors. These dormers are flush with the eave wall. Exterior walls consist of narrow vertical slats evenly spaced throughout.

A two bay shed located to the northwest of the dwelling probably dates from the second half of the twentieth century. The walls are clad in aluminum siding and the roof is covered with rolled asphalt sheathing. The building includes a concrete block chimney and possibly serves partly as a workshop.

To the southwest of the dwelling is another shed, which was probably constructed during the first half of the twentieth century. This frame building is three bays in length and sheathed with vertical boards. The structure rests on a concrete block foundation. The sloping shed roof is covered with asphalt shingles.

BARNS
At a greater distance from the house are several barns. Six of the seven are tobacco barns. The other is of unknown use but may have also been used for curing tobacco.

At the front of the house is a large tobacco barn dating from the first half of the twentieth century. This structure rests on a concrete pier foundation and is sheathed with vertical board cladding. Tobacco curing is facilitated by many symmetrically placed doors. Three openings with hinged doors appear on the long eave wall, while two are present on the gable wall.

A concrete block and frame shed/garage is located nearby and may have been used as a tobacco stripping shed. A brick chimney flue, commonly found on stripping sheds and used to maintain proper temperature and humidity, pierces the metal seam roof.

To the south of the dwelling are two other barns. The first is a large, circa 1950

front gable structure with a metal roof and one story shed addition to the southern elevation. The frame construction is sheathed with vertical boards and supported by a poured concrete foundation.

Nearby is another large barn covered with a half-gambrel, half-gable roof. The roof material is of metal seam and the frame is sheathed with vertical boards. This structure probably dates to the first half of the twentieth century.

Four additional tobacco barns dating form the last quarter of the twentieth century are located in the adjacent fields. Two exhibit gable roof plans and metal seam roof sheathing. The frame is clad in vertical boards. Two large double swinging doors appear on the eave wall and two addition doors appear under the gable.

The other two barns appear to be of the most recent construction. The first features vertical board siding, hinged ventilators, a gable roof and a shed addition. The other has a half-gable, half-gambrel roof with a shed addition. This is also clad with vertical boards and hinged ventilators. Both barns have metal seam roofs.

8. Significance

Inventory No. CH-615

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

Specific dates	1896-1945	**Architect**	Unknown
Construction dates	Circa 1896	**Builder**	Unknown

Evaluation for:

_____ National Register _____ Maryland Register __x__ 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.)

Including a Victorian farmhouse surrounded by an outstanding group of outbuildings, the Henry D. Middleton House and farm embodies the changing landscape of southern Maryland tobacco farms from the late nineteenth to late twentieth century. Consisting of 192.5 of the original 194.5 acres, the farmstead remains a rare surviving example of what was once a typical feature of the Charles County landscape.

Tobacco has been cultivated for profit in Charles County continuously since the seventeenth century. At the turn of the twentieth century it remained the most important cash crop with county-wide production steady increasing from 1890-1930.

In 1900, almost half of the farms in Charles County consisted of 100-500 acres. This was a high water mark in both the total number of farms and the total number of large farms from the period between 1870-1930. While decreasing in number as the century wore on, large farms continued to occupy between one half and one third of all farms in the county well into the twentieth century.

In 1896 Henry Dyer Middleton purchased 194.5 acres from the estate of Aquilla W. Marlow known as "Hobson's Choice" and "Hardy's Hard Bargain". Shortly after his purchase Middleton built the house and several outbuildings. For the last one hundred years the farm has remained in the Middleton family.

Henry Dyer Middleton was the seventh child of Jordan and Molly Dyer Middleton. Like his brother Alexius L. Middleton who lived on an adjacent farm (CH-628), he worked for a time at St. Elizabeth's Hospital. During his early years he traveled to the western plains arriving as far as South Dakota before returning home. At the age of forty he married Bertha Evelyn Cooke in 1908 and around this time constructed the dwelling house and several of the outbuildings that stand on the property today.

The evolution of tobacco cultivation is well represented at this site which consists of seven tobacco barns ranging from the late nineteenth to late twentieth centuries. All exhibit the regional preference for vertical board siding. Changes in curing practices are also reflected by the presence of both hinged ventilators on the contemporary barns and a large number of double swinging doors on the earlier structures.

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No CH-615

Name Henry D. Middleton House (preferred)

Continuation Sheet

Number 8 Page 2

Additionally the dwelling, which retains much of its original character and materials is an excellent example of the type of late nineteenth and early twentieth century domestic architecture chosen by farm families in the region. Moreover, it includes several good examples of domestic outbuildings typically associated with rural properties includes a milkhouse, workshop and shed.

9. Major Bibliographical References

Inventory No. CH-615

10. Geographical Data

Acreage of surveyed property	192.5		
Acreage of historical setting	10		
Quadrangle name	LaPlata	Quadrangle scale	1:24,000

Verbal boundary description and justification

The property at 4370 Renner Road is and has historically been associated with Charles County Property Map 24, Grid 6, Parcel 23.

11. Form Prepared By

name/title	Cathy Currey/Historic Site Surveyor		
organization	Charles County Planning Department	date	9/1/2000
street and number	200 Baltimore Street	telephone	301-396-581
city or town	LaPlata	state MD	zipcode 20246

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

Chain of Title:

November 14, 1896

Adrian Posey, surviving trustee to Henry D. Middleton. Sale of real estate of the late Aquilla W. Marlow "improvements thereupon". Commonly called and known as a part of "Hobson's Choice" and "Hardy's Hard Bargain" **194.5 a.** $700.
J.S.T. No.8 Folio 511

Parcel 1
October 11, 1945

Bertha E. Middleton, widow, Mary Ruth Simmons and David M. Simmons, her husband, James Rudolph Middleton and Hazel L. Middleton his wife, Martha B. Middleton, unmarried, T. Blair Middleton and M. Virginia his wife, Carlisle A. Middleton and Mary B. Middleton his wife, Helena M. Dairy and W.A. Dairy her husband, Henry D. Middleton, Jr., and Margaret E. his wife, Leo F. Middleton and Emma A. his wife. Joseph Irving Middleton and Carolyn Hanson Middleton his wife to Joseph Irvin Middleton and Carolyn Hanson. **194.5 a.**
"Hobson's Choice" "Hardy's Hard Bargain".
Liber 87 Folio 454

Parcel 2
April 22, 1957

Bertha E. Middleton,widow, Mary Ruth Simmons and David M. Simmons, her husband, James Rudolph Middleton and Hazel L. Middleton his wife, Martha B. Middleton, unmarried, T. Blair Middleton and M. Virginia his wife, Carlisle A. Middleton and Mary B. Middleton his wife, Helena M. Dairs and W.A. Dairs her husband, Henry D. Middleton, Jr., and Margaret E. his wife, Leo F. Middleton and Emma A. his wife. Joseph Irving Middleton and Carolyn Hanson Middleton his wife to Joseph Irvin Middleton and Carolyn Hanson.
"Homelot"
Liber 129 Folio 465

Parcel 1&2
June 29, 1995

Mary C. Pruett, for Carolyn H. Middleton, to Mary C. Pruett, Joyce Ann Middleton, Joseph T. Middleton, Jr., John C. Middleton, Sr. Richard A. Middleton.
Parcel 1: "Hobson's Choice" and "Hardy's Hard Bargain" 194.5a.

Parcel 2: "home lot"
Liber 2103 Folio 323

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.

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

Lloyd, David B. The Middletons and Kindred Families of Southern Maryland.
Self Published. Bethesda, MD. 1975.

Wasch, Diane Shaw, The Cultivation and Curing of Tobacco in Maryland.
Prepared for the Office of Research, Survey and Registration, MHT, 1990.

RESOURCE SKETCH MAP

Date: 11/12/99

North arrow: →

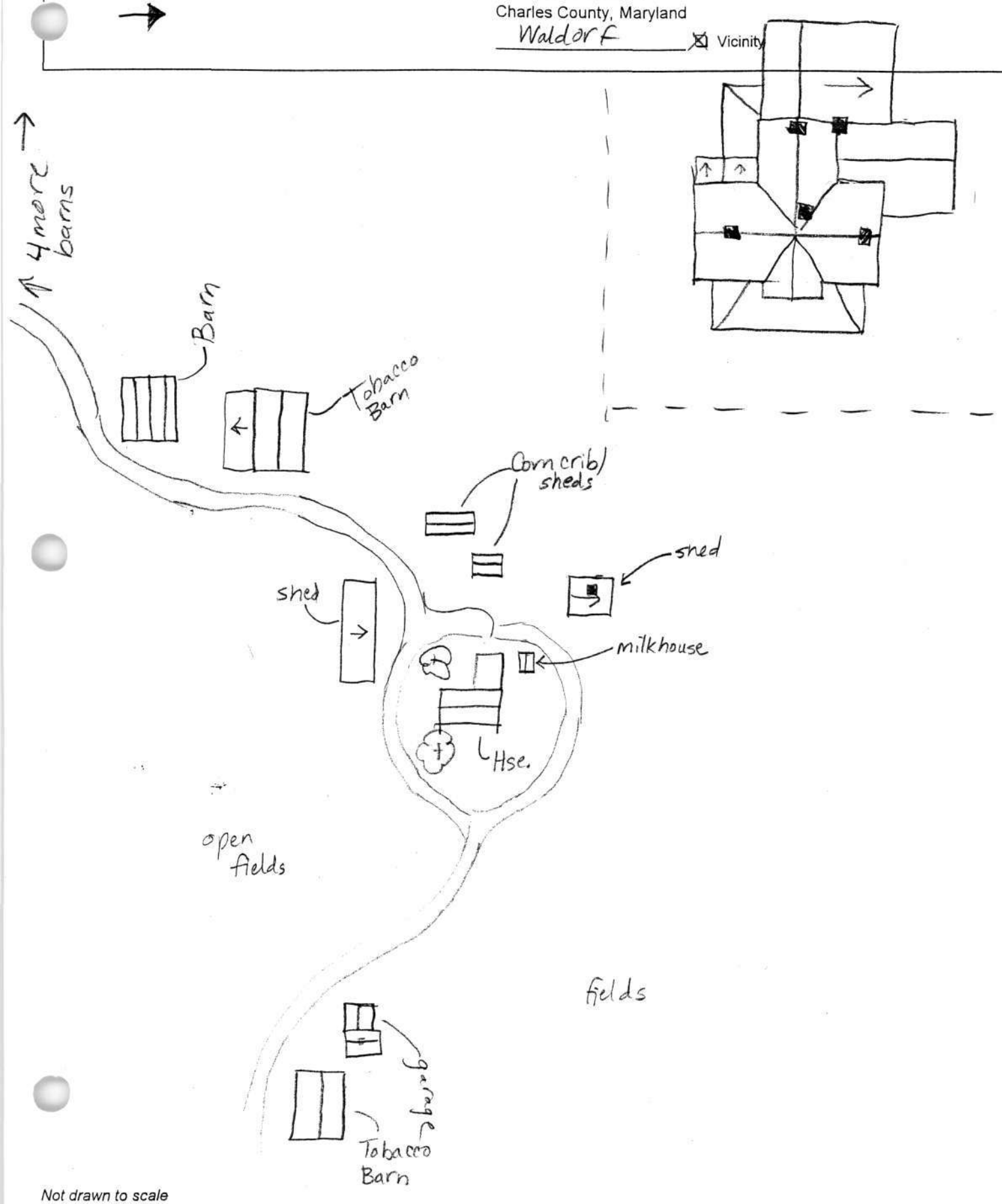
Name: Middleton House

Address: 4370 Renner Rd,

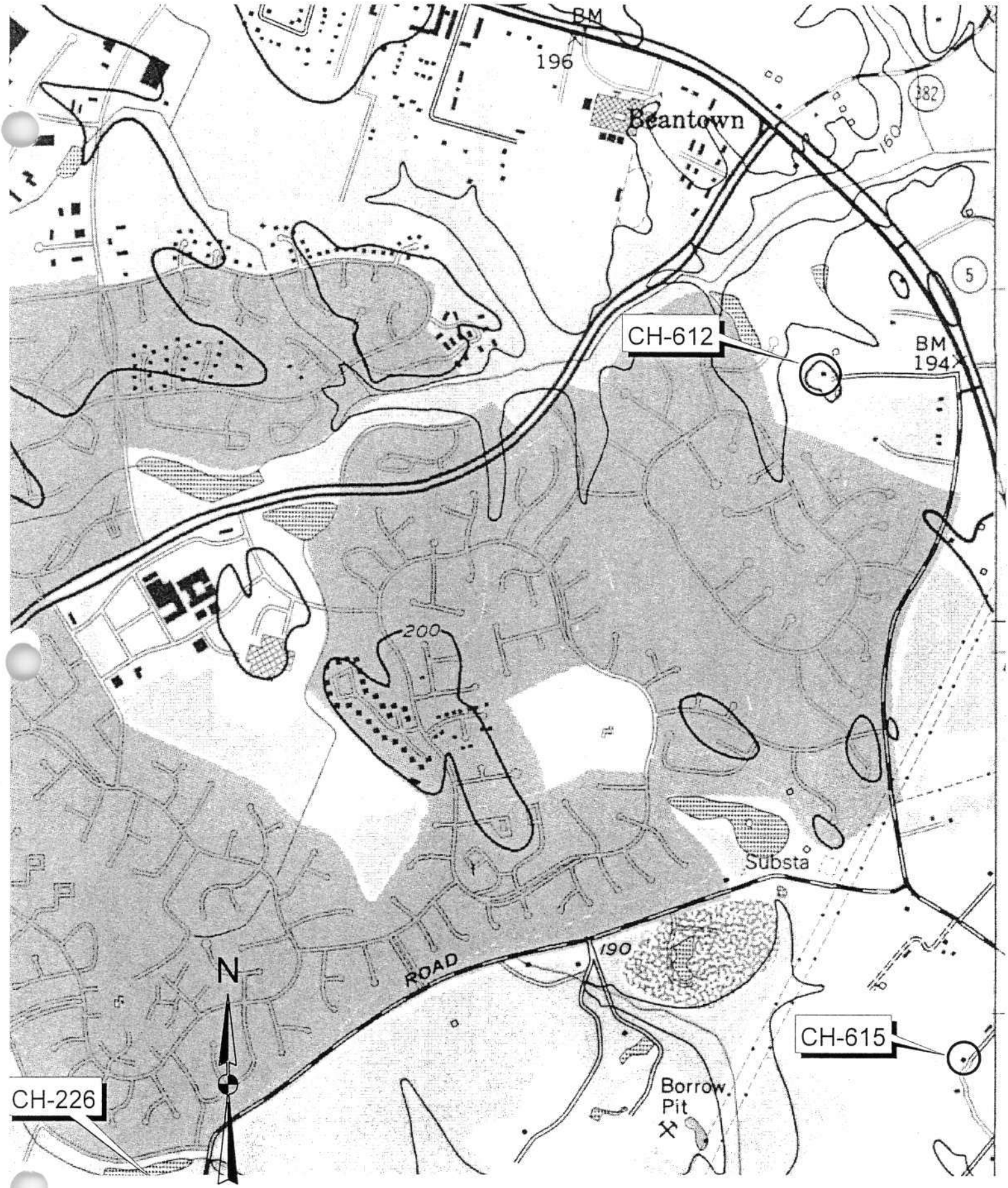
CH - 615

Charles County, Maryland

Waldorf ☒ Vicinity



Not drawn to scale



Henry D. Middleton House
CH-615
Charles County, MD
LaPlata, MD Quad



CH-615
HENRY D. MIDDLETON HOUSE
CHARLES COUNTY, MD
11/99
K. G. SMITH
MARYLAND SHPO
EAST ELEVATION

1 OF 16



CH-615
HENRY D. MIDDLETON HOUSE
CHARLES COUNTY, MD
11/99
K. G. SMITH
MARYLAND SHPO
LOOKING SW
2 OF 16



CH-615
HENRY D. MIDDLETON HOUSE
CHARLES COUNTY, MD
11/99
K.G. SMITH
MARYLAND SHPO
SOUTH ELEVATION

3 OF 16



CH-615
HENRY D MIDDLETON HOUSE
CHARLES COUNTY, MD
11/99
K G SMITH
MARYLAND SHPO
WEST ELEVATION
4 OF 16

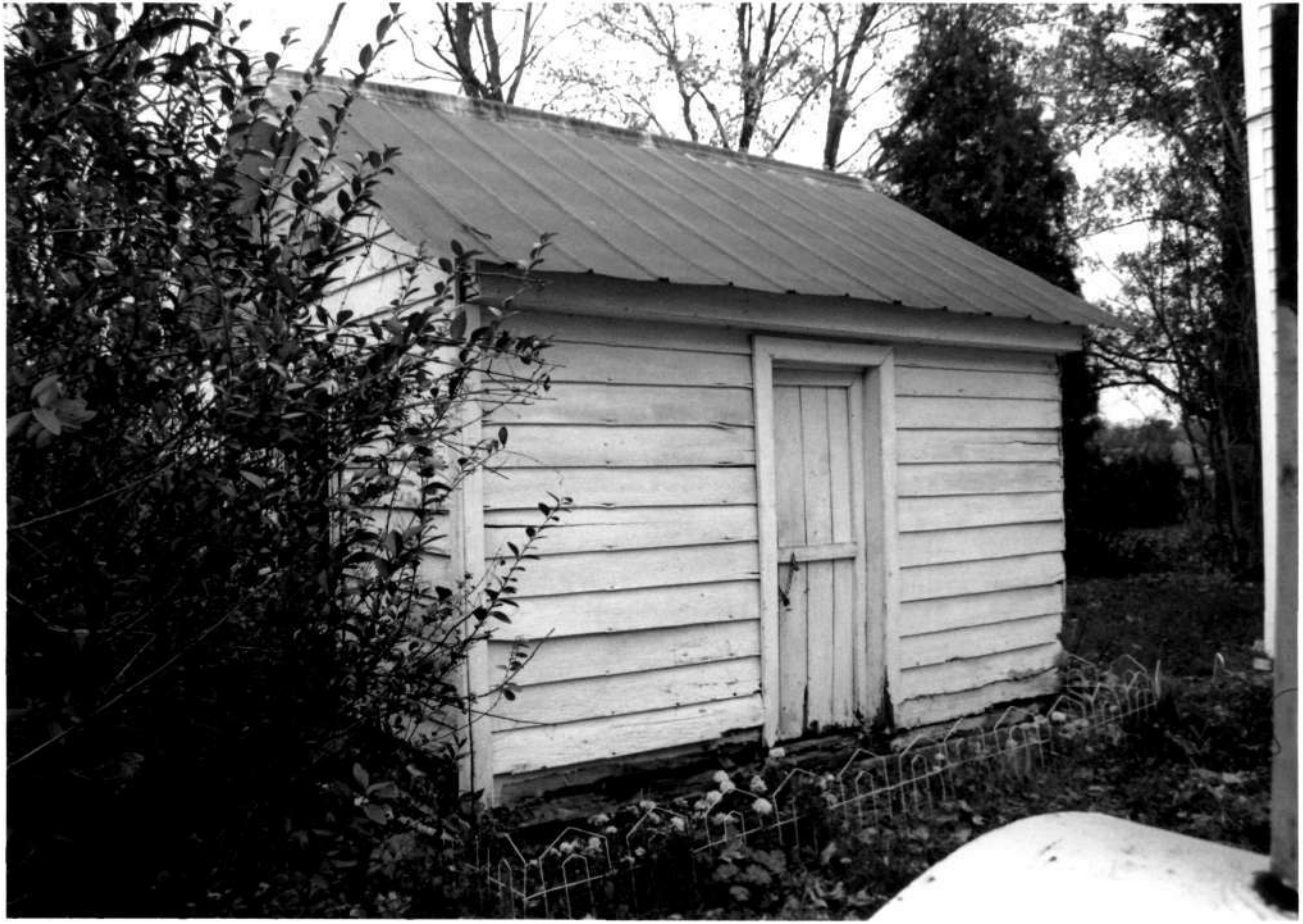


CH-615
HENRY D. MIDDLETON HOUSE
CHARLES COUNTY, MD
11/99
K.G. SMITH
MARYLAND SHPO
HISTORIC PHOTO
5 OF 16



CH-615
HENRY D. MIDDLETON HOUSE
CHARLES COUNTY, MD
11/99
K.G. SMITH
MARYLAND SHPO
MAIN STAIR HALL W/ ENTRANCE

6 OF 16



CH-615
HENRY D. MIDDLETON HOUSE
CHARLES COUNTY, MD
11/99
K.G SMITH
MARYLAND SHPO
MILKHOUSE, LOOKING NE
7 OF 16



CH-615
HENRY D. MIDDLETON HOUSE
CHARLES COUNTY, MD
11/99
K.G. SMITH
MARYLAND SHPO
SHED/GARAGE - LOOKING NW
8 OF 16



CH-615
HENRY D. MIDDLETON HOUSE
CHARLES COUNTY, MD
11/99
K.G SMITH
MARYLAND SHPO
CORNCRIBS. LOOKING NW
9 OF 16



CH-615
HENRY D. MIDDLETON HOUSE
CHARLES COUNTY, MD
11/99
K.G. SMITH
MARYLAND SITPU
SHED, LOOKING NE
10 OF 16



CH-615
HENRY D MIDDLTON HOUSE
CHARLES COUNTY, MD
11/99
K.G. SMITH
MARYLAND SHPO
TOBACCO BARN. LOOKING SW

11 OF 16



CH-615
HENRY D. MIDDLETON HOUSE
CHARLES COUNTY, MD
11/99
K.G. SMITH
MARYLAND SHPO
TOBACCO BARN, LOOKING SW
12 OF 16



CH-615
HENRY D. MIDDLETON HOUSE
CHARLES COUNTY, MD
11/99
K.E. SMITH
MARYLAND SHPO
TOBACCO BARN, LOOKING NE
13 OF 16



CH-615
HENRY D. MIDDLETON HOUSE
CHARLES COUNTY, MD
11/99
K.G. SMITH
MARYLAND SHPO
GARAGE-LOOKING NORTH
14 OF 16



CH-615
Henry D. Middleton House
Charles County, MD
11/99
K.G. Smith
Maryland SHPO
Tobacco Barns, South

15 of 16



CH-615
HENRY D. MIDDLETON HOUSE
CHARLES COUNTY, MD
11/99
K.G. SMITH
MARYLAND SHPO
DISTANT VIEW OF TOBACCO BARNS, WEST
16 OF 16