

## CAPSULE SUMMARY

CT-1347

Carpenter Tenant Houses

5095 Plum Point Road

Huntingtown, Calvert County, Maryland

c. 1940

Private

To accommodate the seasonal workers on their tobacco farm, the Carpenter family built three tenant houses along Wilson Road beginning during the early-twentieth century and again in the 1930s through 1950s. All of the tenant houses have been altered since their original construction. These simple homes are located on the north side of Plum Point Road, east of Wilson Road and west of Ridge Road. The houses are located along the old road bed of Plum Point Road. The houses sit on a wooded ridge, north of an agricultural field. There is a wooded slope to the north. The houses are all vacant and covered with brush.

Tenant housing is a significant and vanishing architectural form on the agricultural landscape of Calvert County and specifically along the Wilson Road corridor. The houses built by the Carpenters along the old curve of Plum Point Road provided seasonal housing for the people who helped tend their tobacco crops. These tenants also helped the family keep house and watch after their children. Although they came from different social and economic background, the relationship between a farmer and his tenant was crucial to the success and survival of the farm. Thus, tenant houses are significant not only for their simplistic architectural style, but also for their contributions to the history of tobacco farming in southern Maryland. These houses in particular are important locally for their association with the Carpenter family and their farm.



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## 7. Description

Inventory No. CT-1347

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### Condition

excellent     deteriorated  
 good         ruins  
 fair          altered

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

### SUMMARY

To accommodate the seasonal workers on their tobacco farm, the Carpenter family built three tenant houses along Wilson Road beginning during the early-twentieth century and again in the 1930s through 1950s. All of the tenant houses have been altered since their original construction. These simple homes are located on the north side of Plum Point Road, east of Wilson Road and west of Ridge Road. The houses are located along the old road bed for Plum Point Road. The houses are on a wooded ridge, north of an agricultural field. There is a wooded slope to the north. The houses are all vacant and covered with brush.

### DESCRIPTION

The first tenant house is located on a steep slope to the southwest of Letchworth's Chance (CT-25). This three-by-two bay, one story vernacular bungalow has a cross-gable roof of shallow pitch. A front-gable roof projects off the northwest slope of the main side-gable roof over the east facade. The roof is clad in asbestos shingles with a narrow cornice, overhanging, bracketed eaves, and exposed rafter tails. There is one interior brick chimney on the north slope. The house is of wood-frame construction with a raised concrete foundation covered with plywood. The house is clad in wood weatherboard siding with symmetrical fenestration. There are paired six-over-six double-hung wood sash windows on the façade and single six-over-six double-hung wood sash windows on the side elevations. The windows are surrounded by wood sills and casings. The door is not visible. There is a one-story, full-length, fully enclosed porch on the façade that is recessed under the main roof and is clad in wood siding. There are ribbons of three one-over-one double-hung wood sash windows on either side of the entry. The door to the porch is also partially missing. There is a second set of wooden steps to a secondary entry on the south elevation of the front gable. The entry door is modern metal and is glazed with one large light with an adjacent modern, single pane window. The door has been boarded shut.

There are three outbuildings associated with this tenant house. The first is an outhouse with a shed-roof that is clad in vertical board siding. The outhouse is in deteriorating condition and is no longer functional. There is a second outhouse that is more modern than the first but is also in deteriorating condition. The roof has come off but was a sheet of corrugated metal. The outhouse is clad in vertical wood siding and has a narrow, two foot door. There is one modern, prefabricated shed with a gambrel roof that is constructed of plywood with flush double doors. There is a well covered by a plywood structure at the northeast corner of the house.

The second tenant house is located west of the first and has been severely damaged by fire. This three-by-two bay, one-story, mid-century vernacular cottage has a shallowly pitched side-gable roof clad in standing seam metal with overhanging eaves and exposed rafter tails. There is one central interior concrete block chimney. The house is constructed of concrete block with asymmetrical fenestration. The façade faces south toward the old trace of Plum Point Road. There are paired, four-pane, vertical louvered metal windows on each elevation with wood framing around each opening. The entry door is flush with a wood screen door in front. The entry is protected by a one-story, full-length front porch with a shed-roof that is clad in standing seam metal and

## 8. Significance

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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 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/ recreation	<input type="checkbox"/> landscape 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/ settlement	<input type="checkbox"/> literature	<input checked="" 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: _____

### Specific dates

### Architect/Builder

Construction dates 20<sup>th</sup> century

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 projects, complete evaluation on a DOE Form – see manual.)

### SUMMARY

Calvert County encompasses a narrow piece of land between the Chesapeake Bay to the east, and the Patuxent River to the west and south. It is surrounded by water on all sides except to the north where it adjoins Anne Arundel County. Calvert County is the smallest of the five counties of Southern Maryland and fourth oldest in Maryland.<sup>1</sup> Although the County once stretched to the headwaters of the Patuxent River in modern-day Frederick County, it now measures only 218 square miles, making it the smallest of all Maryland counties. High cliffs characterize Calvert County's bay side shoreline. Conversely, the numerous creeks along the Patuxent River facilitated maritime traffic, servicing the County's richest agricultural lands.

Wilson Road runs parallel to the Chesapeake Bay and is bound to the north by Plum Point Road and to the south by Emmanuel Church Road. Huntingtown and Prince Frederick are the two largest towns in close proximity. The Carpenter Tenant Houses are located on a stretch of road between the Wilson Road and Plum Point Road intersection to the north and the Wilson Road and Emmanuel Church Road intersection to the south.

Ornate and modest twentieth century homesteads, tobacco barns, farm outbuildings, and tenant houses are linked by Wilson Road, which has been a prominent local thoroughfare since the mid-nineteenth century. Other significant landscape features along Wilson Road in the mid-nineteenth century include a steamship landing, a wharf and a windmill located at Plum Point.<sup>2</sup> Dunn Road is the only other road that dates to the mid-nineteenth century. Dunn Road branches off Wilson Road and originally extended all the way east to the Bay and as far west as the Freeland properties.<sup>3</sup> Today, Dunn Road ends at Suit's Chance, a farm in a County Agricultural Preservation District.<sup>4</sup> In historic maps dating to the mid-nineteenth century, many large farm properties stand along Wilson Road including Letchworth's Chance (CT-25), the Ireland Farm (CT-26), the Owen H. Jones

<sup>1</sup> Stein, Charles Francis. "A History of Calvert County." Schneidereith & Sons: Baltimore, 1977: 1.

<sup>2</sup> 1865 Martenet Atlas of Maryland.

<sup>3</sup> Morris Suit Interview. Oral History Interview with Amy Bolasky Skinner for Wilson Road Historic Context Study, 10 March 2009.

<sup>4</sup> Morris Suit Interview.

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## 9. Major Bibliographical References

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Inventory No. CT-1347

Calvert County Land Records

Carpenter, Evelyn B. "History of Carpenter's Beach." 1984.

"Carpenter" Vertical Files at the Calvert County Historical Society.

Dames &amp; Moore, "Historic Sites Context Study and National Register Evaluation." The Calvert County Historic District Commission, 1995

Jackson Evans Ireland Transcript. Oral History Interview with William A. Poe for Wilson Road Historic Context Study, 19 July 2008.

Sundermann, Anne, *The Money Crop*. Crownsville, Maryland: The Maryland Historical Trust, 2005.

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## 10. Geographical Data

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Acreage of surveyed property 3.263 acresAcreage of historical setting 61.93 acresQuadrangle name Prince FrederickQuadrangle scale: 1: 24,000

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### Verbal boundary description and justification

The Carpenter Tenant Houses are part of the larger Carpenter property that runs north of Plum Point Road to the southern edge of the Neeld Estate, east Along Wilson Road, south to the Ireland property and east to the Bay. The Tenant Houses are located on the section of the parcel north of Plum Point Road, east of the Carpenter Barns, in the wooded area south of the Needle Estate.

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## 11. Form Prepared by

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name/title	Stacy Montgomery, Architectural Historian		
organization	The Ottery Group	date	August 10 <sup>th</sup> , 2009
street & number	3420 Morningwood Drive	telephone	301-562-1975
city or town	Olney	state	MD

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  
Maryland Department of Planning  
100 Community Place  
Crownsville, MD 21032-2023  
410-514-7600

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supported by wood posts, most of which have collapsed as a result of the fire damage. The porch foundation is also concrete block with a concrete slab. The porch is accessed by two concrete steps. There are no secondary structures associated with this tenant house.

The third tenant house is the furthest west, closest to the Carpenter Barns (CT-1348) and was likely to be the first constructed as it appears on historic maps dating to the early 1900s. This one-by-two bay, two-story house has a rectangular plan with a steeply pitched front-gable roof clad in corrugated metal. There is one central interior brick chimney in stretcher bond. The house is of wood-frame construction, with a raised brick pier foundation and vertical wood cladding. The fenestration is missing; however, from the remaining openings it is clear that the windows were placed singularly in each bay. The windows have wood sills and no shutters. The door is also missing; however, the door surround is wooden. There is no porch. The house is accessed by six wood steps on the south elevation. There are two later additions to the house off the north elevation. There is one pier of the foundation located by the chimney that has been doubled, marking the first addition. This is a one-by-two bay, two story addition with a gable roof covered by the same corrugated metal sheet as the main house. The addition is clad in vertical wood with single windows in the south bay of each exposed elevation and a door in the north bay of the east elevation. The windows and doors are missing; however, the frames are still present. Four steps lead to the entrance to this addition. There is a second addition north of the first. This one-by-two-bay, one-story addition has a front-gable roof clad in corrugated metal and a wide wood cornice. The addition is clad in vertical wood siding and has a flush entry door and wood window opening in the same bay on the east elevation. There are no openings on the north or west elevations. A small band of vertical wood siding runs below the cornice on this addition. The addition is accessed by four wood steps with a wood railing. The house is in fair condition, is vacant, and is missing the fenestration.

There is an abandoned trailer to the west of the house as well as the remains of a wooden outhouse to the northwest.

The Carpenter Tenant Houses are located on a stretch of road between the Wilson Road and Plum Point Road intersection to the north and the Wilson Road and Emmanuel Church Road intersection to the south.

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Farm (CT-476), the Baden-Anderson Farm (CT-27), and a modest side-parlor house known as the Plank House (CT-257).<sup>5</sup>

The Wilson Road area can be found on maps dating to the seventeenth century. Augustine Hermann placed Plum Point on his map in 1675, and depicted a number of plantations along the shores of the Chesapeake Bay and the Patuxent River. Later, in the mid-nineteenth century, the Martenet map shows Plum Point in excellent detail. In 1892, the United States Geological Survey depicts Plum Point and Wilson Road, and subsequent modifications to this map by the USGS reveals various changes on the landscape, including the addition to new structures and the alteration of roadways, including Plum Point Road. For example the 1910 USGS Topographic Map shows three improved roads extending east from Wilson Road toward the Bay.<sup>6</sup> The northernmost road is Patience Place. The Ireland family farmstead (CT-26) is located along this road. Although the property and buildings were visible in the mid-nineteenth century, Patience Place does not appear mapped until about the early-twentieth century.<sup>7</sup> The next road to the south is Angelica Drive. The Owen H. Jones family farm (CT-476) is located at the end of this road. The Owen H. Jones farm can trace its roots to the Hance and Wilson families back to the mid-nineteenth century. The southernmost road is Camp Kaufmann Road. The Agnes Buckler House (CT-478), visible on the 1910 topographic map, is located at the end of Camp Kaufmann Road on a dirt trace.

The most significant change to the area occurs in the mid-twentieth century. The 1932 US Geological Survey Topographical Map shows subdivisions and new roads along Wilson Road as Calvert County connects with surrounding counties.<sup>8</sup> Letchworth's Chance (CT-25) is subdivided and the Neeld Estates appears with many private properties clustered along the Bay's shoreline. Additionally, on this map Dunn Road no longer connects to Stinnett Road. Since the 1930s Dunn Road has only been accessible from Wilson Road. A new road, branches east off Wilson Road, south of Patience Place. Paul Hance Road is the location of the original Paul Hance House (CT-474) as well as the former H. Oscar Bowen House (CT-473). Although they no are longer standing, both properties were visible in the mid-nineteenth century.

The last major alteration to the roads connecting to Wilson Road was documented in the 1939 Topographic Map surveyed by the US Department of Agriculture and also appears on the current Topographic Map for

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<sup>5</sup> A.D. Bache, United States Coast Survey, Western Shore of Chesapeake Bay, 1847. Available at the Calvert Marine Museum.

<sup>6</sup> Topographic Map of Prince Frederick, Maryland Quadrangle, United States Geological Survey, 1900. Available at the Calvert Marine Museum.

<sup>7</sup> Topographic Map of Prince Frederick, Maryland Quadrangle, United States Geological Survey, 1900. Available at the Calvert Marine Museum.

<sup>8</sup> Topographic Map of Prince Frederick, Maryland Quadrangle, United States Geological Survey, 1932. Available at the Calvert Marine Museum.

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Wilson Road.<sup>9</sup> The map shows the original northern curvature of Plum Point Road; however, it also demonstrates the changed and improved Plum Point Road running due east towards the Bay and the wharf ruins. The modern road takes this path.

The history of the Wilson Road area can be defined by two overarching themes: Agriculture and Transportation. The movement of goods, such as tobacco, was facilitated by water transportation that linked individual plantations to shipping centers in the County and around the Chesapeake Bay. Later, in the eighteenth and nineteenth centuries, the development of inland road networks became essential to the commercial success of Calvert's plantations.

Water transportation had always been the most effective means for shipping and receiving goods throughout Calvert County. Until the twentieth century roads in Calvert County were rural and unimproved; steamships took goods to places like Baltimore to be sold or shipped overseas. "The creation of regular commercial and passenger service on the Bay helped boost the local economy. The most successful of the early attempts to create a regular shipping line in Calvert County was established by Captain George Weems in 1817. The Weems Steamship Line was the principal carrier between the Port of Baltimore and southern Maryland."<sup>10</sup>

In the Wilson Road vicinity there was a wharf at Plum Point. The first wharf at Plum Point was located 250 to 300 feet north of the present Plum Point Road. It was relocated further south in 1893 and rebuilt three quarters of a mile long, "L-shaped" and one of the longest on the Chesapeake Bay. The location of the wharf was one catalyst for development along Wilson Road. Areas around the wharf became gathering places where locals could watch the ships load and use the private beaches. Some families allowed the public to park on their land while others created private beach cottages for rent.<sup>11</sup> The Wilson Store (later the Dixon Store) was a combined store and post office often frequented by locals and visitors alike. Plum Point was a bustling area along Wilson Road until August of 1933 when a hurricane devastated the farms and the crop along Wilson Road. The hurricane demolished the warehouse as well as most of the pier.

Wilson Road's association with agriculture can be seen in the landscape and found in the local relationships of residents. One result of the reliance on tobacco is seen in the area of Calvert County along the Bay, notably a lack of central towns, as well as "the significant role that elite planters had in the political and social life in the

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<sup>9</sup> Topographic Atlas of Maryland Counties of Calvert Charles and St. Mary's, United States Department of Agriculture, Soil Conservation Service, 1939. Available at the Calvert Marine Museum and Topographic Map of Prince Frederick, Maryland Quadrangle, United States Geological Survey, 1993. Available through Terrain Navigator.

<sup>10</sup> Dames & Moore, "Historic Sites Context Study and National Register Evaluation." The Calvert County Historic District Commission, 1995:4 and Stein 1977:169.

<sup>11</sup> Eshelman & Associates, "Calvert County Steamboat Wharves and Landings: Architectural Level Survey and Inventory." The Calvert County Historic District Commission, 1996 and Carpenter, Evelyn B. "A History of Carpenter's Beach." Calvert County Marine Museum: Unpublished manuscript, 1984.

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community, and the complex interrelationships between the various classes and races living together within the community.”<sup>12</sup> Wilson Road, an example of the broader characterization of Calvert County, was a prime location for tobacco farming, a “combination of favorable soil and topography, good river transportation and fortunate economic considerations contributed to Calvert County’s being overwhelmingly agricultural from its beginning, with tobacco the principal cash crop.”<sup>13</sup> Families settled along Wilson Road to live and grow tobacco. Wilson Road has no town center nearby with the closest town being Huntingtown, 9 miles to the northwest, or Prince Frederick 4.5 miles to the southwest. Being in such close proximity, all the families along Wilson Road socialized with, went to school with, worshipped with and often married one another. Many of the current residents along Wilson Road have surnames such as Bassford (later Carpenter), Wilson, Hance, Jones, Ireland. The expansive layout of family farms along the landscape of Wilson Road highlights the way Calvert County was settled as a result of tobacco farming. Tobacco would remain the chief crop and one of the defining features of the County until well into the late twentieth century.

After World War II with improvements to transportation a “dramatic change to the character and landscape of Calvert County” occurred.<sup>14</sup> The area is now linked to the Washington-Baltimore metropolitan area and real estate prices have increased while demands for tobacco have decreased. With properties along Wilson Road no longer focused on tobacco farming tenants have moved away and dwellings are vacant. Many family homesteads have been subdivided to provide land and houses for current and future generations.

Despite modern changes to Calvert County, the agricultural landscape along Wilson Road is not so altered that one cannot discern the historic character. The Wilson Road area can be characterized as a rural farming community whose origins are firmly rooted in the production of tobacco. From its first settlements at places like Angelica in the 1600s, farming was the primary economic focus that helped establish the community along Wilson Road. In many ways, the community remains largely unaltered, with descendants of nineteenth century settlers still living in the area today, namely the Degges at Letchworth’s Chance (CT-25), the Carpenter’s at Bellcar (CT-472), the Ireland farm (CT-26), the Hance’s at Paul Hance Farm (CT-474), the Hance/Jones’ at Owen H. Jones Farm (CT-476), and the Buckler’s at Agnes H. Buckler Farm (CT-478 and S. Chester Buckler Farm CT-492). These families continue to leave their legacy along the landscape through the buildings, structures, and vistas that have historically characterized Calvert County.

The intensive nature of tobacco farming required many farmers in Calvert County to take on extra workers to produce a successful crop. As the cycle of tobacco is over a year from planting to prizing and selling, cheap labor was essential to make the work profitable. Prior to the Civil War, farmers relied on slave labor to plant, tend, pick, strip, and dry the tobacco; however, following emancipation at the end of the war, tenant farming

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<sup>12</sup> Kulikoff, Allan, “Tobacco and Slaves.” University of North Carolina: Chapel Hill, 1986 and Dames & Moore 1995: 5.

<sup>13</sup> Dames & Moore 1995: 4.

<sup>14</sup> Dames & Moore 1995: 17.

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and other forms of sharecropping replaced the system of slavery as the primary means by which the tobacco economy could continue.

Tenant farming and sharecropping were similar forms of economy wherein a landless farmer was provided land on which to produce a crop, primarily tobacco along Wilson Road.<sup>15</sup> Because of the relative value of tobacco per acre compared to other crops, it was favored by small farmers who owned less than one hundred acres. Also, the relatively small size of the farms provided plenty of work for tenant farmers who could move from one farm to the other.<sup>16</sup> To earn extra income tenants helped farm owners hang and strip tobacco in the winter and often raised their own crops as well.<sup>17</sup> Since some aspects of tobacco cultivation were labor intensive yet relatively low skill, tenant farmers with larger families could get help from their children to increase profitability.<sup>18</sup> The system, much like sharecropping, provided little upward economic or social mobility; as a result, very few tenant farmers earned enough money to buy a farm of their own and improve their situation.<sup>19</sup>

Tenant farming and sharecropping were essential to tobacco cultivation in the area; however, the impact these forms of labor had on farmers was often negative. Tenant farming and sharecropping were hard ways of life, with long hours, little income, and little promise of advancement. Many farmers also lacked a complete education as they often dropped out or missed a lot of school to work in the fields and earn extra income for their families. Some farmers believed that tenant "farming was akin to slavery" because it allowed landlords to maintain a low cost workforce when slavery was no longer legal.<sup>20</sup> The economic constraints of tenant farming and the racism and segregation many tenant farmers faced in the first half of the twentieth century made it difficult for tenant farmers to improve their situation.<sup>21</sup> In many cases, tenant farmers drifted from farm to farm and took on side jobs in the off season including construction, oyster fishing, raising other crops, grave digging, and driving tobacco to Baltimore.<sup>22</sup>

A good relationship was an interdependent one where the farm owner was dependent on the tenant for their labor and the tenant was reliant on the owner for housing, goods and services in the time before the crop was sold.<sup>23</sup> If a tenant was in a good situation on a certain farm, they were motivated to be good tenants and hard workers; likewise, if an owner wanted to keep a good tenant, he needed to provide the best resources and

<sup>15</sup> Prola, Rosemary. *Ponds Wood Road Historic Context*, 2007: 2-3.

<sup>16</sup> Dames & Moore, 1995: 4-10.

<sup>17</sup> Sundermann, Anne. *The Money Crop*. Crownsville, Maryland: The Maryland Historical Trust, 2005: 43.

<sup>18</sup> Dames & Moore, 1995: 4-12.

<sup>19</sup> Sundermann, Anne M. *The Money Crop* 2005: 41.

<sup>20</sup> Sundermann, Anne M. *The Money Crop* 2005: 43.

<sup>21</sup> Sundermann, Anne M. *The Money Crop* 2005: 88-89.

<sup>22</sup> Poe, William A. *Images of America: African Americans of Calvert County*. Charleston, SC: Arcadia Publishing, 2008: 114 and 157.

<sup>23</sup> Jackson Evans Ireland Transcript. Oral History Interview with William A. Poe for Wilson Road Historic Context Study, 19 July 2008.

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equipment.<sup>24</sup> While whites and African-Americans did not enjoy the same privileges and opportunities, on the farm there was a sense of a common goal and a mutual interest in a successful crop yield. Many farm owners grew up with the children of their tenant farmers and were raised in part by tenant farmer's wives.<sup>25</sup> The farm owners and tenant farmers worked side-by-side in the tobacco fields and developed a strong sense of kinship and dependency.<sup>26</sup> Former tobacco farmer Jackson Evans Ireland felt that tenant farming, "was kind of paternalistic, but you had an obligation to take care of your tenants."<sup>27</sup> Farm owners helped their tenants secure material goods and deal with bureaucracy. As Ireland explained, "if a tenant had a problem... a lot of the older tenants were illiterate... you found things for them to do so they could make some money..."<sup>28</sup>

Although the tenant houses were small and often did not have running water or even electricity, they allowed the tenant farmers to have their own home at no additional cost.<sup>29</sup> Tenant houses were often located on the margins of property boundaries. They were typically one or two stories with a chimney and an outhouse. Tenant houses were "plain in appearance" and usually had "no structural or decorative features outside such as a porch, window shutters or door or window trim."<sup>30</sup> The interior often had irregular boards and walls that had not been whitewashed.<sup>31</sup> Farm owners would add onto the houses as it became necessary, particularly to accommodate a good tenant's growing family.<sup>32</sup> In later years mobile homes replaced the houses as they provided modern amenities. Tenants also had the opportunity to farm the land around their house in their free time to earn extra cash for necessities or future land ownership.<sup>33</sup>

A number of farmers along Wilson Road, including the Carpenters and Andersons, had tenant houses built for specific families who were mainstays on the farm. The connection between the farm owner, his tenant and their families played an important role in the continued success of tobacco farming in Calvert County through the late-twentieth century. These relations along Wilson Road are clear from the histories of each farm and the families who worked them.

The Carpenter family has had a long history in Calvert County and along Wilson Road as residents, farmers, and entrepreneurs. The Carpenter family first came to the Colonies in 1636. The family settled in Massachusetts, and later migrated south.<sup>34</sup> Thomas L. Carpenter came to the county in 1874 and married

<sup>24</sup> Jackson Evans Ireland Transcript.

<sup>25</sup> Sundermann, Anne M. *The Money Crop* 2005: 85-86.

<sup>26</sup> Jackson Evans Ireland Transcript.

<sup>27</sup> Jackson Evans Ireland Transcript.

<sup>28</sup> Jackson Evans Ireland Transcript.

<sup>29</sup> Sundermann, Anne M. *The Money Crop* 2005: 41-42.

<sup>30</sup> McDaniel, George W. *Hearth and Home: Preserving a People's Culture*. Philadelphia: Temple University Press, 1982: 7-8.

<sup>31</sup> McDaniel, George W. *Hearth and Home* 1982: 8.

<sup>32</sup> Jackson Evans Ireland Transcript.

<sup>33</sup> Sundermann, Anne M. *The Money Crop* 2005: 45.

<sup>34</sup> Carpenter Family Vertical Files, Calvert County Historical Society.

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Amelia Bassford, whose family owned land southwest of Plum Point.<sup>35</sup> After his wife's death, Thomas married Amelia's sister, Elizabeth, who was the widow of his neighbor John Hance Wilson. Elizabeth and Thomas had a son, George Oscar Carpenter who married Evelyn Bryant.<sup>36</sup> Evelyn worked as a school teacher at a one-room school house on Plum Point Road before she married Oscar.<sup>37</sup> The couple had three children, Margaret, Louise and Anne. Louise Carpenter Rymer owns the property today.

The Carpenters owned extensive property along the east side of Wilson Road, and north along Plum Point Road. Historic maps show that Plum Point Road once ran north of the Carpenter property, and then looped southeast by Letchworth's Chance (the Needle Estate) and east to Plum Point. Their property included a main house (Bellcar), several barns, three tenant houses, and a number of rental cottages by the beach. The large acreage and the family's ingenuity allowed the Carpenters to take on a variety of incomes.

First and foremost, the Carpenters farmed tobacco and raised cattle. In 1923 Oscar Carpenter took over the tobacco farming from tenants who had allowed the land to become overgrown. Mr. Carpenter taught his daughters about growing tobacco and let them pick up the ground leaves after they had been cut to earn money.<sup>38</sup> The farm also had an apple orchard (where the cottages of Carpenter's Beach were later constructed) and a watermelon patch. Following Oscar's death in 1961, Evelyn continued to run the farm.<sup>39</sup>

The Carpenters had help farming and doing work around the house from tenant farmers. Some of these workers lived in houses on the property. Several of these houses are located on what is now the north side of Plum Point Road. Others lived in dwellings closer to the main house. Evelyn Carpenter recalled Maggie and Manny Reed, who lived on a tenant house near the cottages on the beach that is now a beach cottage. Manny helped with the farming and Maggie helped Mrs. Carpenter in the house.<sup>40</sup> They later moved down to a tenant house on Wilson Road. John Mackall, a family friend who grew up with Oscar, helped around the farm and lived a small dwelling near the well by the main house. When he married, he and his wife Sallie moved into a tenant house built directly behind the Needle Estate.<sup>41</sup> As Mrs. Carpenter recalled, later residents of that house included Brown and Bernice and William and Jeannette.<sup>42</sup> The Carpenter's neighbor to the south, Jackson Evans Ireland, remembers the Brown family living in the tenant house just south of the Needle Estate. He recalled Frederick Brown working on the Carpenter Farm, while his relative Cora Brown Drumgo worked as a tenant on the Hance

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<sup>35</sup> Carpenter, Evelyn B.. "History of Carpenters Beach." 1984: 6.

<sup>36</sup> Carpenter, Evelyn B.. "History of Carpenters Beach." 1984: 6.

<sup>37</sup> Carpenter, Evelyn B.. "History of Carpenters Beach." 1984: 7.

<sup>38</sup> Carpenter, Evelyn B.. "History of Carpenters Beach." 1984: 8.

<sup>39</sup> Carpenter, Evelyn B.. "History of Carpenters Beach." 1984: 11.

<sup>40</sup> Carpenter, Evelyn B.. "History of Carpenters Beach." 1984: 11.

<sup>41</sup> Carpenter, Evelyn B.. "History of Carpenters Beach." 1984: 11.

<sup>42</sup> Carpenter, Evelyn B.. "History of Carpenters Beach." 1984: 11. Last names are unknown, but these were most likely African-Americans.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. CT-1347

Name Carpenter Tenant Houses  
**Continuation Sheet**

Number 8 Page 7

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Farm to the south.<sup>43</sup> Mr. Ireland remembers that the Carpenters built the cinder block tenant house for Rudolph Jones and his family. Rudolph was the son of two tenants on the Ireland farm, Dent and Edie.<sup>44</sup>

### STATEMENT OF SIGNIFICANCE

Tenant houses are a significant and vanishing architectural form on the agricultural landscape of Calvert County and specifically along the Wilson Road corridor. The houses built by the Carpenters along the old Plum Point Road provided seasonal housing for the people who helped tend their tobacco crops. These tenants also helped the family keep house and watch after their children. Although they came from different social and economic background, the relationship between a farmer and his tenant was crucial to the success and survival of the farm. Thus, tenant houses are significant not only for their simplistic architecture, but also for their contributions to the history of tobacco farming in southern Maryland. These houses in particular are important locally for their association with the Carpenter family and their farm.

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<sup>43</sup> Jackson Evans Ireland Transcript. Oral History Interview with William A. Poe for Wilson Road Historic Context Study, 19 July 2008.

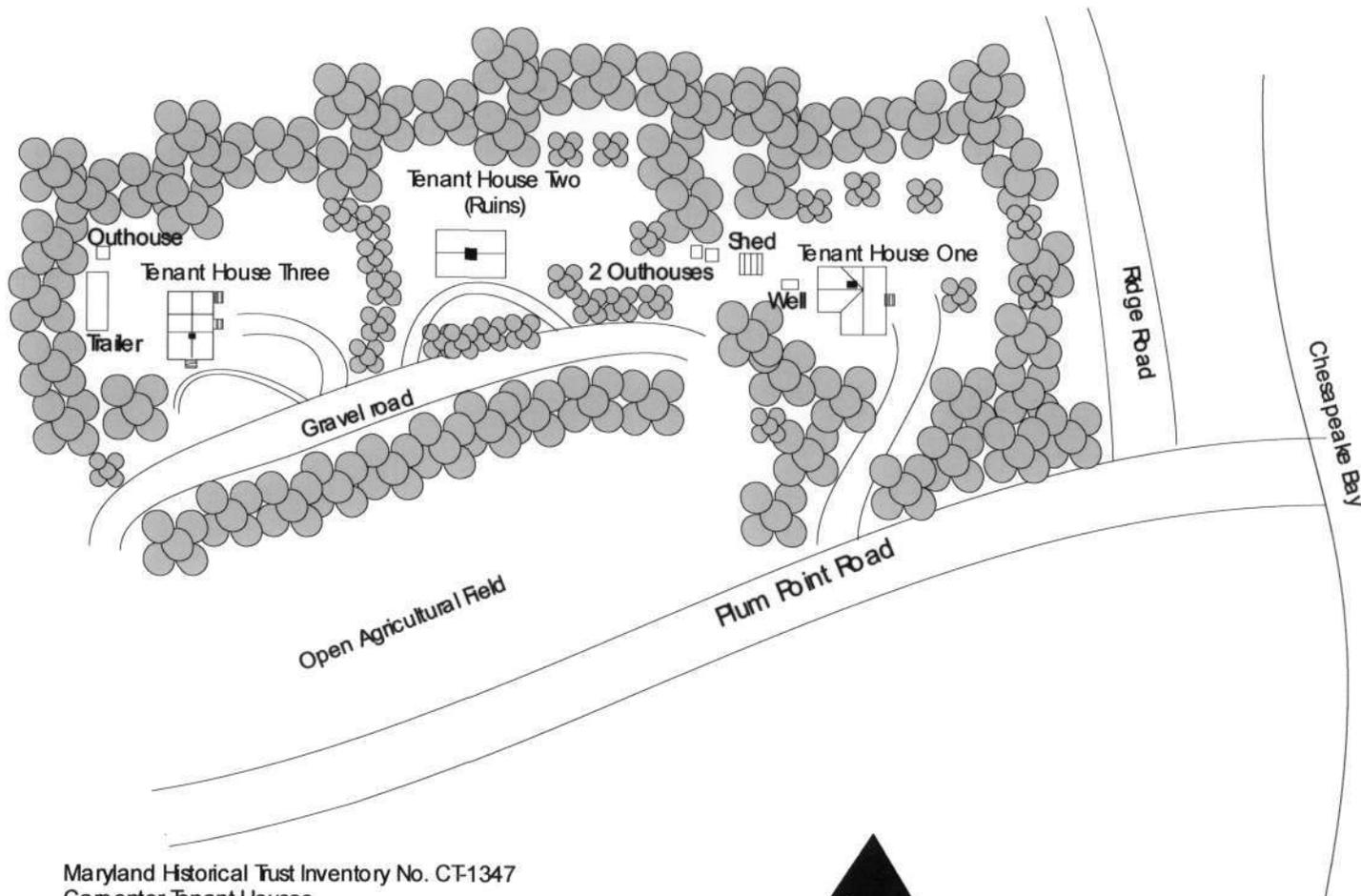
<sup>44</sup> Jackson Evans Ireland Transcript.

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. CT-1347

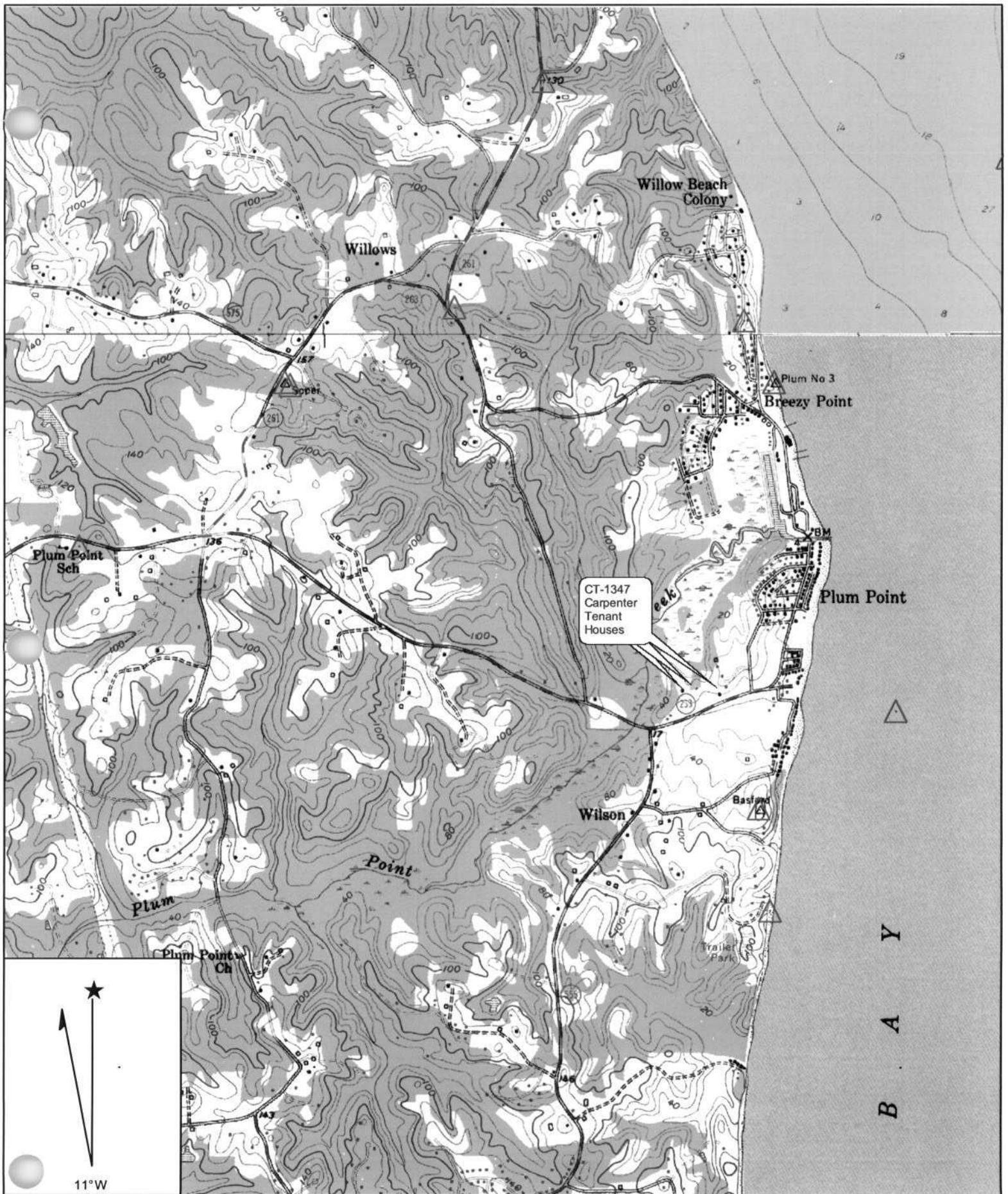
Name Carpenter Tenant Houses  
Continuation Sheet

Number 9 Page 1



Maryland Historical Trust Inventory No. CT-1347  
Carpenter Tenant Houses  
Huntingtown, Calvert County MD  
Site Plan  
Not to Scale  
Houses, North side of Plum Point Road





Name: PRINCE FREDERICK  
 Date: 5/14/2009  
 Scale: 1 inch equals 2000 feet

Location: 038°36' 45.70" N 076°31' 51.86" W  
 Caption: CT-1347 Carpenter Tenant Houses  
 5095 Plum Point Road  
 Huntingtown, MD



C7-1347

Carpenter's Tenant Houses

Calvert County, MD

Stacy - Patterson

2.6. 2009

MD SHPD

Carpenter's Tenant House 2 Facade South

1 of 18



CT-1347

Carpenter's Tenant Houses

Calvert County MD

Stacy Patterson

2.6.2009

MD SHPO

Carpenter's Tenant House 2 Blavaria Southwest

2 of 18



CT-1347

Carpenter's Tenant Houses

Calvert County, MD

Stacy Patterson

2.6.2009

MD SHPO

Carpenter's Tenant House 2 Elevation East

3 of 18



CT-1347

Carpenter's Tenant Houses

Calvert County, MD

Stacy Patterson

2.6.2009

MD SHPO

Carpenter's Tenant House 2 Elevation North

4 of 18



CT-1347

Carpenter's Tenant Houses

Calvert County, MD

Stacy Patterson

2.6.2009

MD SHPD

Carpenter's tenant House 2 Elevation West

5 of 18



CT-1347

Carpenter's Tenant Houses

Calvert County, MD

Stacy Patterson

2.6.2009

MD SHPO

Carpenter's Tenant House 3 Facade South

6 of 18



CT-1347

Carpenter's Tenant Houses

Calvert County, MD

Stacy Patterson

2.6.2009

MD S14/20

Carpenter's Tenant House 3 Elevation East

7 of 18



CT-1347

Carpenter's Tenant Houses

Calvert County, MD

Stacy Patterson

2.6.2009

MD SHPD

Carpenter's Tenant House 3 Elevat. on North

8 of 18



C7-1347

Carpenter's Tenant Houses

Calvert County, MD

Stacy Patterson

2.6.2009

MD SHPD

Carpenter's Tenant House 3 Elevation West

9 of 18



CT-1347

Carpenter's Tenant Houses

Calvert County, MD

Stacy Patterson

2.6.2009

MD SHPO

Carpenters tenant House 3 out house 3/4 station East

10 of 18



CT-1347

Carpenter's Tenant Houses

Calvert County, MD

Stacy Patterson

2.6.2009

MD SHPO

Carpenter's Tenant House 1 Facade East

11 of 18



CT-1347

Carpenter's Tenant Houses

Calvert County, MD

Stacy Patterson

2.6.2009

MD SHPO

Carpenter's Tenant House | Elevation Search

12 of 18



CT-1347

Carpenter's Tenant Houses

Calvert County, MD

Stacy Patterson

2.6.2009

MD SHPO

Carpenter's Tenant House | Elevation West

13 of 18



C7-1347

Carpenter's Tenant House

Calvert County MD

Stacy Patterson

2.6.2009

MD SHPO

Carpenter's Tenant House | Elevation North

14 of 18



CT-1347

Carpenter's Tenant Houses

Calvert County, (MD)

Stacy Patterson

2.6.2009

MD SHPO

Carpenter's Tenant House / well elevation North

15 of 18



07-1347

Carpenter's Tenant Houses

Calvert County, MD

Stacy Patterson

2.6.2009

MD SHPO

Carpenter's Tenant House 1 Non-Contributing Sled Elevation South

16 of 18



CT-1347

Carpenter's Tenant Houses

Calvert County, MD

Stacy Patterson

2.6.2009

MD SHPO

Carpenter's tenant house | Outhouse | Elevation South

17 of 18



CT-1347

Carpenter's Tenant Houses

Calvert County, MD

Stacy Patterson

2.6.2009

MD SHPO

Carpenter's Tenant House 1      Outhouse 2      Elevation East

18 of 18