

— Capsule Summary  
SM-235  
Part Massum/T. Paul Hayden House  
Lexington Park Vicinity  
Private

c. 1903

Constructed in c. 1903, Part Massum is a two-story, three bay, frame dwelling located just south of Lexington Park. Situated within a largely rural, agricultural setting, the house remains accompanied by a variety of outbuildings including a smokehouse, storage shed or chicken coop, corn crib, and two tobacco barns. The house's construction methods including the balloon frame, wire nails, grained doors and windows, symmetrical fenestration, the use of dimensioned lumber, and the sixteen foot room segments all support an early twentieth-century construction date. All of these elements also make it a significant example of early-twentieth century domestic architecture.

— Part Massum was subdivided from nearby Massum farm in 1898, when 115 acres was sold by members of the Dent estate to Marion Richards for \$1,000. The tract was obtained soon after by Emma Elizabeth Hayden in 1903. During her ownership the house was most likely constructed. The property was passed on to T. Paul Hayden in 1939. He lived in the house, which contained no plumbing or electricity, until the early 1990s. The house is currently being remodeled.

SM-235, Part Massum/Hayden House  
St. Mary's County  
Maryland Comprehensive State Historic Preservation Data

Historic Context

Geographic Organization:	Western Shore
Chronological/Developmental Period:	Industrial Urban Dominance, 1870-1930
Historic Period Theme:	Architecture

Resource Type

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

MARYLAND INVENTORY OF  
HISTORIC PROPERTIES  
Maryland Historical Trust  
State Historic Sites Inventory Form

Survey No. SM-235

Magi No.

DOE \_\_\_yes \_\_\_no

**1. Name** (indicate preferred name)

historic Part Massum

and/or common T. Paul Hayden House

**2. Location**

street & number 1 mile East of intersection of Far Cry Road and Route 235  
off of Far Cry Road \_\_\_ not for publication

city, town Lexington Park \_\_\_X vicinity of congressional district 8

state Maryland county Saint Mary's

**3. Classification**

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

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

name Brett J. Grohsgal

street & number 1705 South Nelson Street telephone no.:(703) 271-1236

city, town Arlington state and zip code Virginia 22204

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Saint Mary's County Courthouse liber EWA 1065

street & number folio 133

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-235

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<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: 5

Constructed in c. 1903, the Part Massum/T. Paul Hayden house is oriented on a northwest/southeast axis facing the old northwest approach to the house and lies approximately 0.2 miles north of Far Cry Road and 0.4 miles east of the intersection of Far Cry and Old Three Notch Road just south of Lexington Park, Maryland. Several outbuildings, including two, early-twentieth century tobacco barns and a late-nineteenth century corncrib line the old approach while a smokehouse and chicken coop are situated in close proximity to the house. The entire complex is surrounded by agricultural fields now sown with soybean.

The house, itself, is a two story, frame dwelling with a center-passage, single-pile plan and a one-story, one room, rear ell. Supported by a foundation comprised of brick piers, the house is sheathed with clapboard siding fastened to a balloon frame with wire nails. The entire house is covered by a gable roof that exhibits asphalt shingles.

The two-story northwest or primary elevation consists of three symmetrically placed bays. On the first floor, the central bay is a four-panel door with a single-light transom. It is flanked on either side by a two-over-two, double-hung, sash window. The entry is shaded by a porch supported by a brick foundation and exhibiting square, but chamfered posts. These posts are also decorated with scroll sawn brackets. The second floor fenestration consists of three, two-over-two, double-hung sash windows (Note: All windows in the dwelling are two-over-two, double-hung, sash windows unless otherwise noted). The roofline is broken by a centrally located cross-gable pierced by a four light sash window with a triangular crown and an interior brick chimney. There is also a box cornice around the perimeter of the entire roofline.

The northeast elevation features the gable end of the main block and the side-gable of the one-story rear ell. The main block contains only one, two-over-two window on the first and second floors. Immediately to the east of these windows is an exterior end, concrete block, chimney flue. The rear ell, supported by poured concrete piers, consists of only a single, two-over-two window--now removed.

The southeast elevation exhibits the gable end of the rear ell and the side-gable of the two-story main block. The facade of the rear ell consists of three bays--a central four-panel door (now removed) flanked on each side by a two-over-two, double-hung, sash window (also removed). On the first floor of the main block there is a centrally located four-panel door (now removed) and a single two-over-two window. The second floor features a two-over-two window over each of these bays.

The southwest elevation of the rear ell contains only one window (now removed). The gable end of the main block exhibits a centrally located window on both the first and second floor.

Much of the interior plaster and circular sawn lath has been removed. Several important elements of the interior furnishings have been retained, however. These include

# 8. Significance

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 checked="" 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.

Part Massum is a significant example of an early-twentieth century farm complex. The recent renovation of the main dwelling has allowed a rare view of early twentieth century construction methods. While the building features a relatively common balloon frame with dimensioned lumber, the house also exhibits several regional framing traditions in its use of the down braces and a false plate that supports the rafters. The house's interior also exhibits a number of grained doors, window surrounds, and mantles. In form the house resembles several other inventory sites including the Katie Stevens House (SM-493). The property also contains a number of outbuildings including a late-nineteenth century smokehouse, two, twentieth century tobacco barns, and an early twentieth century corncrib. Together, the complex exhibits a high degree of integrity due to its undeveloped and agricultural setting.

Part Massum was subdivided from nearby Massum farm in 1898, when 115 acres was sold by members of the Dent estate to Marion Richards for \$1,000. The tract was obtained soon after by Emma Elizabeth Hayden in 1903. During her ownership the house was most likely constructed. The property was passed on to T. Paul Hayden in 1939. He lived in the house, which contained no plumbing or electricity, until the early 1990s. The house and outbuildings, therefore, presents an uncommon view of an early-twentieth century farm complex in a relatively preserved state. It also illustrates how farmers during this period located their outbuildings in close proximity to their residences.

**10. Geographical Data**

Acreage of nominated property 100.3509

Quadrangle name St. Mary's City

Quadrangle scale 1:24 000

UTM References do NOT complete UTM references

A            
 Zone Easting Northing

B            
 Zone Easting Northing

C

D

E

F

G

H

**Verbal boundary description and justification**

The acreage is from a recent survey. The deed notes that the tract contains 116 acres.

**List all states and counties for properties overlapping state or county boundaries**

state	code	county	code

**11. Form Prepared By**

name/title Kirk E. Ranzetta

organization St. Mary's County Planning and Zoning date October 1996

street & number 328 Washington Street telephone (301) 475-4662

city or town Leonardtwn state Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
 Shaw House  
 21 State Circle  
 Annapolis, Maryland 21401  
 (301) 269-2438

MARYLAND HISTORICAL TRUST  
 DHCP/DHCD  
 100 COMMUNITY PLACE  
 CROWNSVILLE, MD 21032-2023  
 514-7600

SM-235, Part Massum/T. Paul Hayden House  
St. Mary's County  
7.1 Description

(cont.) several wood-grained doors and window surrounds, a closed-string stair with a turned newel and balusters, and two small fireplace mantels with engaged pilasters and a plain frieze. One of these mantels also exhibits wood graining.

The removal of the plaster has also revealed the balloon frame of the dwelling. The definitive characteristic of this framing system is the two-story high studs that extend from sill to wall plate. These studs, however, vary in width. While most studs are 2" x 4", the corner posts are 6" x 4" and the door and window framing studs are 3" x 4". Stability of the system relies upon 4" x 4" down braces on the first floor and up braces for the second floor. Vertically set, 7 1/2" x 2" joists on the first floor are lapped onto a sill, while the second floor joists are lapped onto a 6" x 1 1/2" ledger board that is face-lapped and nailed into the studs. The studs, at intervals of roughly 1' 4" on center, rise into a 3 3/4" x 4" wall plate. In order to extend the length of the house, the plate exhibits a square cut scarf joint. The joists for the attic story are vertically set and lapped over the wall plate extending beyond its exterior face. On top of the joists is a flat board false plate that receives the feet of the 2" x 4" rafters that are butted at the roof ridge.

The property also contains several outbuildings. The smokehouse, located to the north of the dwelling is a one-story, braced frame building with a corrugated metal covered gable roof. Clad in clapboard, the building exhibits exposed hewn sills, corner posts, wall plates and a whitewashed interior. The principal framing members are also mortised and tenoned together. The studs, meanwhile, are barked poles that are dry mortised into the sill and wall plate. The down-braces are also barked poles but are toe-nailed into the corner posts and sills. Several vertically set ceiling joists, stabilize and extend over the wall plate to form a box cornice on the exterior. A flat board false plate, located on top of these ties, carries the rafters that are butted at the peak.

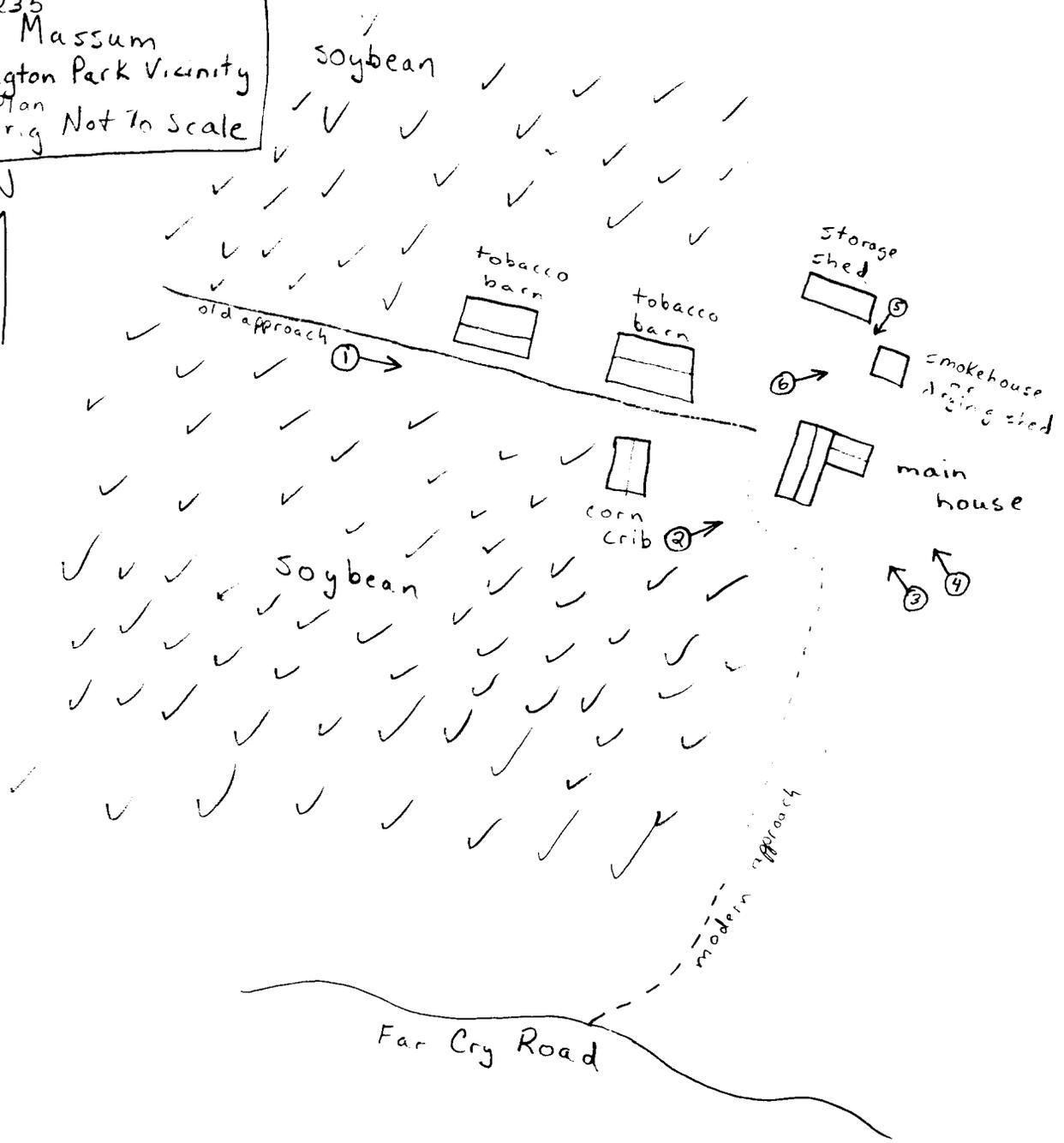
The chicken coop is a one-story frame building with a shed roof. It exhibits a central entry and is flanked on either side by a fixed sash, six-light window.

The corn crib is a one-story, frame building with a gable roof. It features hewn principal framing members, circular sawn exterior slats, and a single door.

Finally, there are also two tobacco barns. The easternmost barn features an entry on each gable-end. It is constructed of circular sawn, principal framing members with arch braces that support each bay.

The westernmost barn exhibits a double-door entry on each side-gable. It also features a side aisle with hole-set cedar post supports and a shed roof incorporated into the roofline of the main section.

SM-235  
Part Massum  
Lexington Park Vicinity  
Site Plan  
\* Drawing Not To Scale



SM-235, Part of Massum/T. Paul Hayden House  
St. Mary's County  
8.1 Significance

Chain of Title

(All deeds are located at the Land Records Office, St. Mary's Courthouse, Leonardtown, Maryland unless otherwise noted.)

Reference: Liber CBG 12, Folio 46

Grantee: T. Paul Hayden

Grantor: Emma Elizabeth Hayden

Date: December 22, 1939

Note: The deed refers to the property as called "Part of Massum."

Reference: Liber EBA 3, Folio 110

Grantee: Emma Elizabeth Hayden (wife of T. Theodore Hayden)

Grantor: Marion L. Richards of Queen Anne County

Date: January 21, 1903

Note: Emma Elizabeth Hayden bought the property for \$1,100. The deed also notes that the property contains 115 acres and identifies the surrounding property owners. They are: Mrs. Pembroke, William F. Ford, and E. W. Ladd.

Reference: Liber JJG 5, Folio 318

Grantee: Marion L. Richards

Grantor: Harry C. Dent and Fanny C. (wife), Ida R. Costin and Thomas W. (husband), Susan M. Richardson and Henry (husband), Sarah L. Abell and Richard T. (husband), and William F. Dent

Date: October 1, 1898

Note: The property was purchased for \$1,000 and was most likely a division of Massum Plantation.

Reference: Liber JAC 1, Folio 106

Grantee: Joseph C. Dent

Grantor: James H. Dent and Mary E.

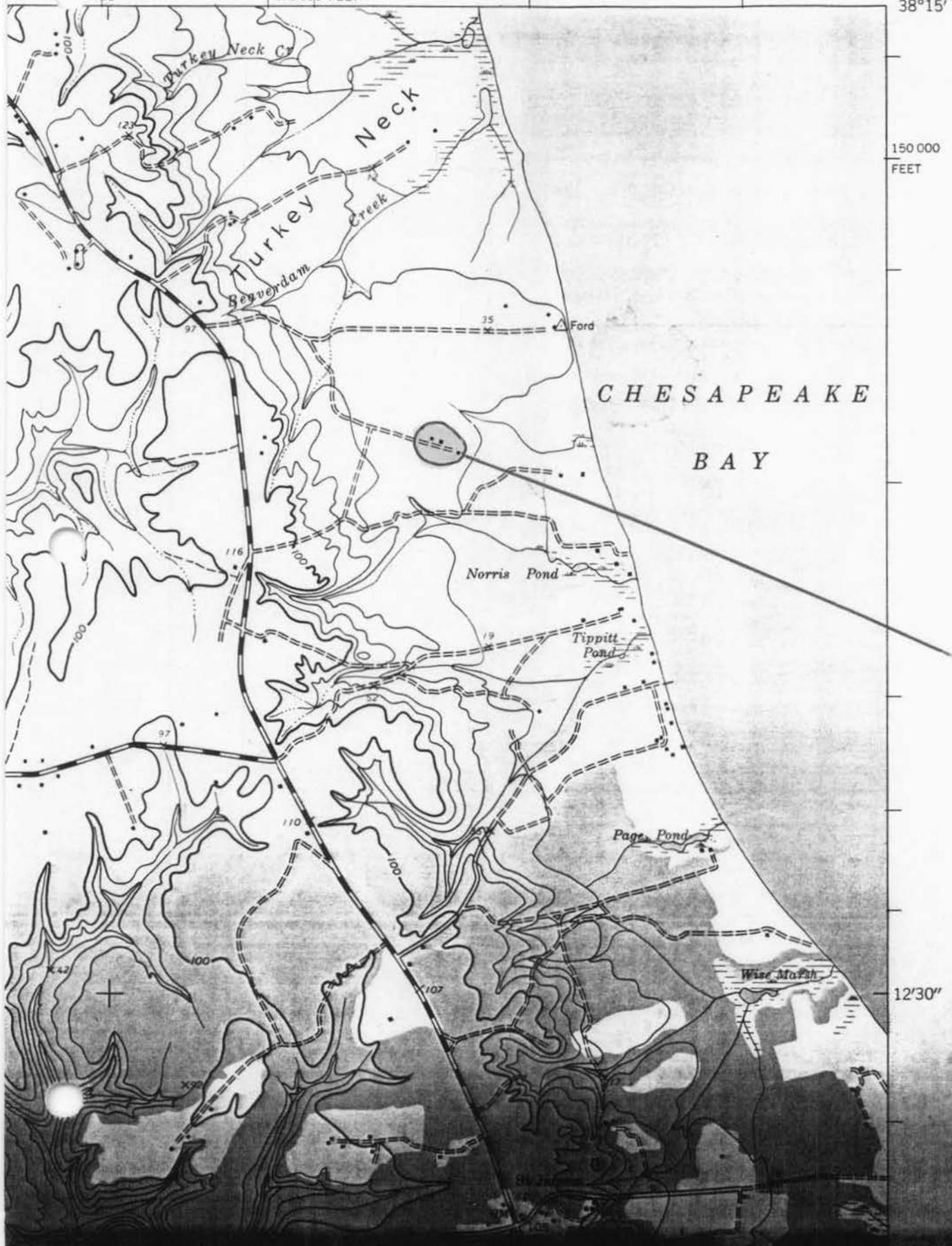
Date: July 17, 1862

Note: Here the property is known as Massum. It was purchased for \$1,100. Its exact acreage is unknown.

ST. MARYS CITY QUADRANGLE  
MARYLAND-ST. MARYS CO.  
7.5 MINUTE SERIES (TOPOGRAPHIC)  
NW/4 POINT LOOKOUT 15' QUADRANGLE

(BARREN ISLAND)

7 MI 25' 970 000 FEET 76°22'30" 38°15'



CHESAPEAKE  
BAY

SM-235

12'30"











SK-235

Paul Mason

St. Mary's County, Md.

Kirk Rainette

August 198

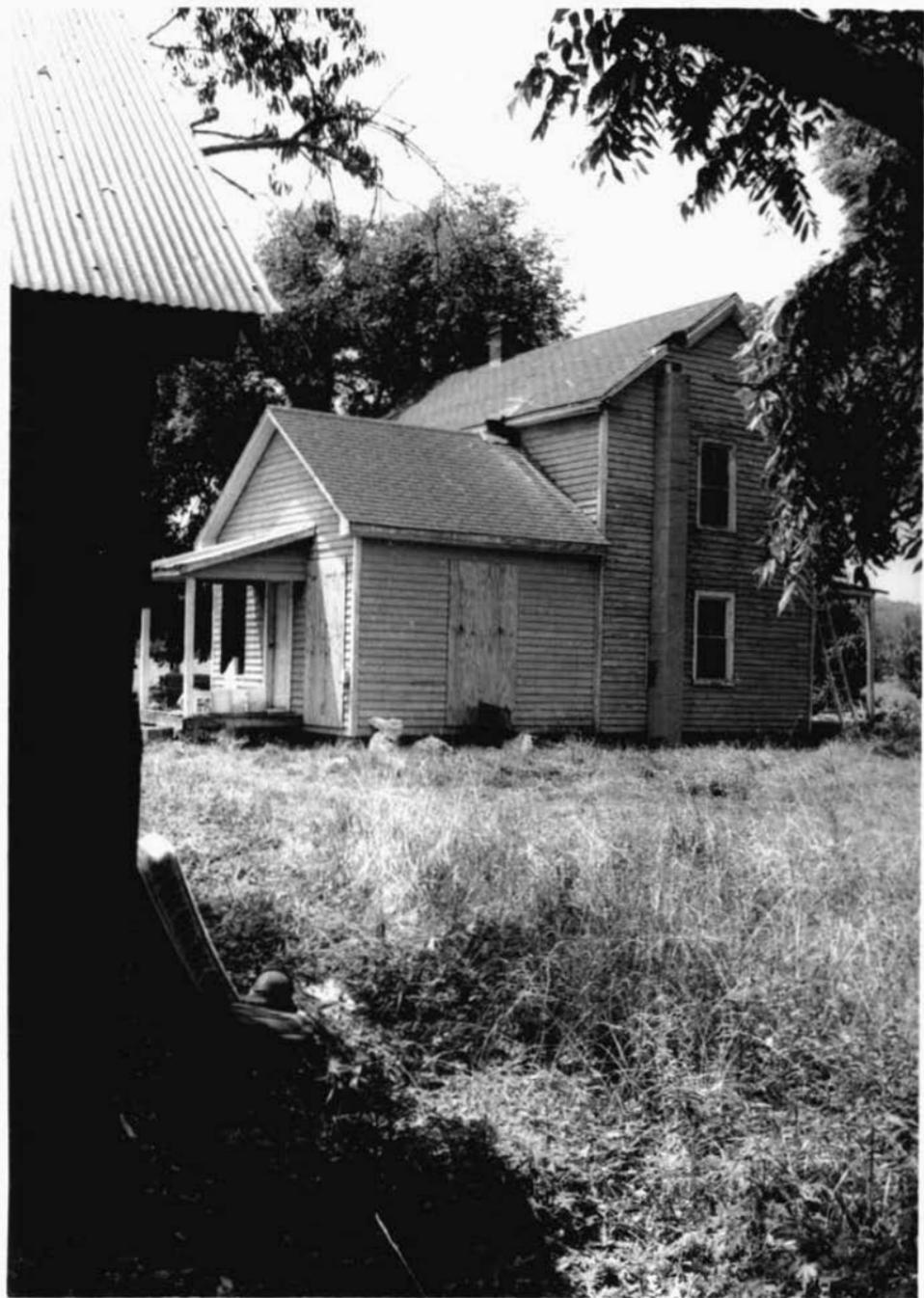
53 2870

Get stand out

5 17







SM- 235

Pack Museum

St. Mary's County, Md

Rick Kowalla

August, 1992

14 SKPs

Not elevations

5 of 11



Shr 225

Paint Museum

St. Mary's County, Md

Kirk Rainville

August, 1996

Md SHPO

Smokehouse

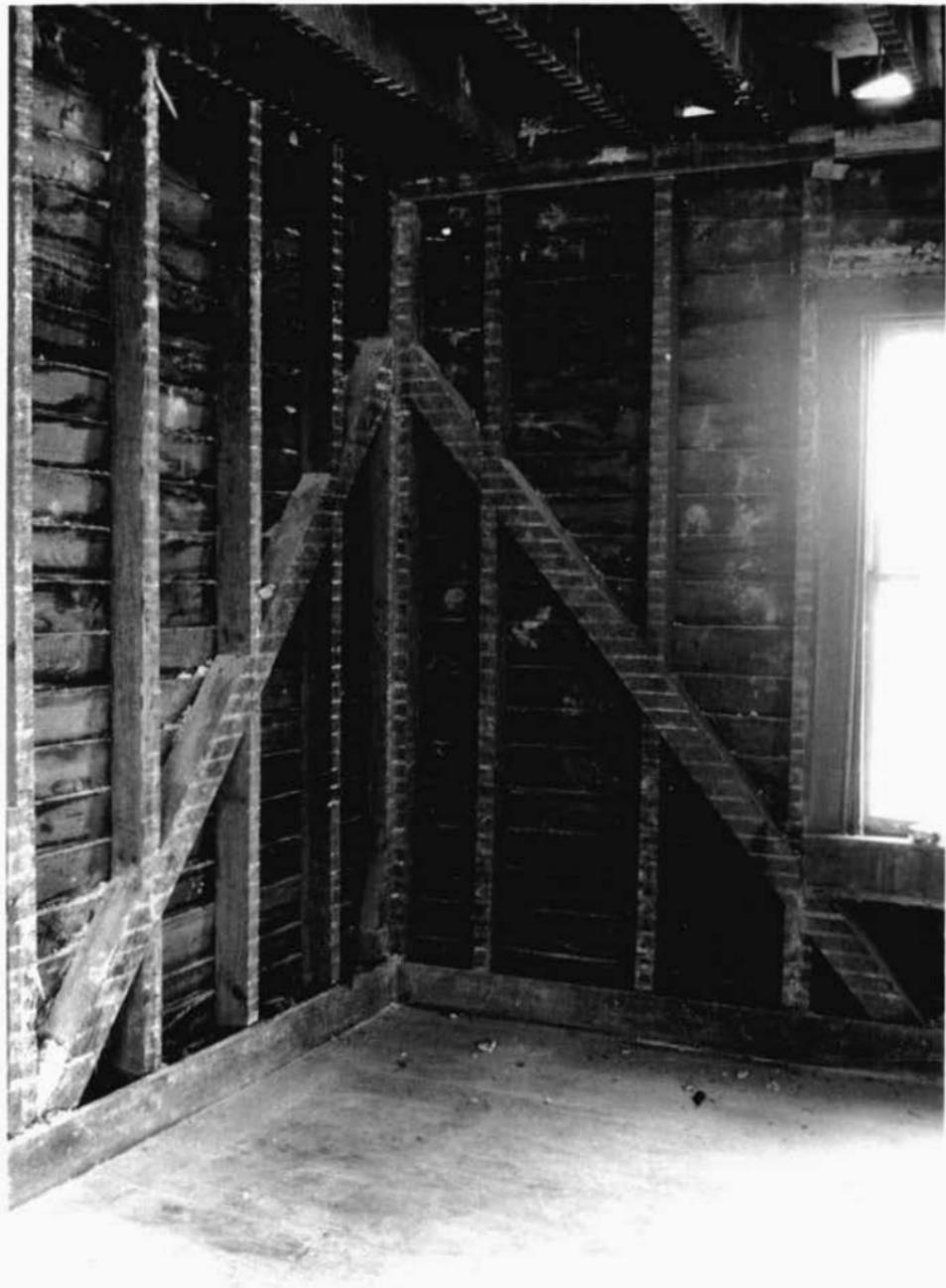
p. 11











SM-238

Pack Museum

St. Paul's County, MA

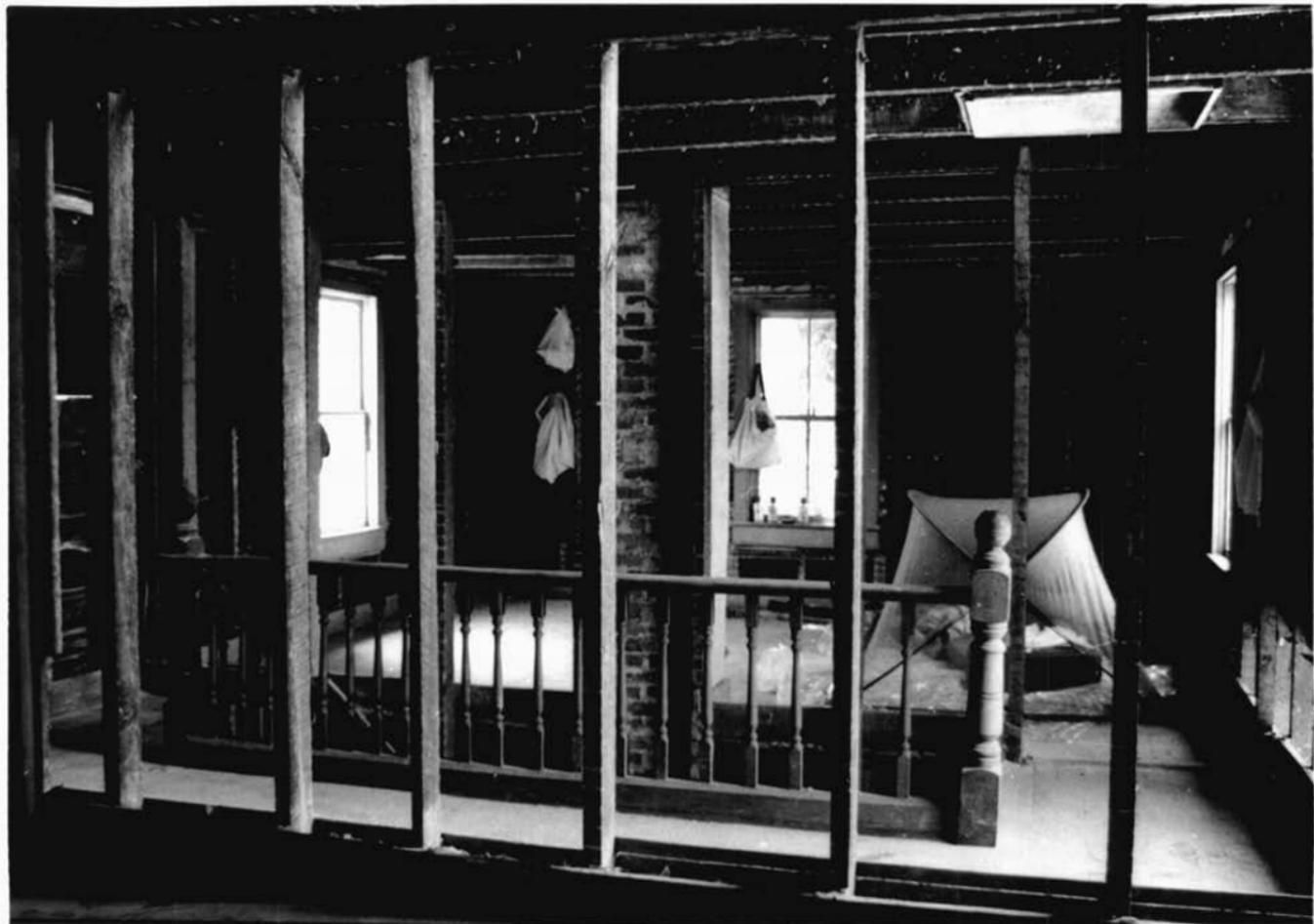
Kirk Farnsworth

August, 1996

Ms. 244

Interior of the house - J. W. K. K.

9 of 11



SM-235

Post Museum

St. Mary's County, Md

Kirk Linnell

August 1992

14. 5870

interior - 2nd floor

10 of 11



SM-235

Part Massum

St. Mary's County, Md

Kirk Porzetta

August, 1996

Mid SAs

Evening 2nd floor up to 105

11 of 11