

Capsule Summary
SM-582
Hutchins Tenant House and Barn
Hollywood Vicinity
Private

c. 1880-1890's

Constructed c. 1880-1890's, the Hutchins Tenant House represents a significant example of late-nineteenth century agricultural tenant housing. Situated on a rolling 100 acre tract called "Part of Bowles Separation" and "Resurrection Manor," the two story, single pile, center-passage, frame dwelling and a nearby frame tobacco barn reflect the constancy and change upon the agricultural landscape of St. Mary's County. With the dwelling vacant, the tobacco barn currently used for hay storage, and the surrounding fields cattle pasture, the complex reveals the gradual replacement of tobacco with other agricultural interests in the mid and late-twentieth century.

In 1885 Joshua C. & Laura W. Hutchins, Frank W. Hutchins, and George T. Hutchins received ownership of the then 240 acre tract. As relatives of the late Lydia Billingsley, the three Hutchins brothers were devised the property. By 1894 the three had sold their interests to William E. & Margaret E. O'Leary. It was either during the ownership of the Hutchins or O'Leary families that the tenant house was built. Architectural evidence, namely the lap siding fastened to the circular sawn frame with cut nails, the large exterior end brick chimney, and the interior covering of beaded matchstick all suggest a 1880-1890's construction date. The current owner Mrs. Rosetta V. Sutphin purchased the property from Mabel S. Ingalls the donor of Sotterley Plantation. While the building is vacant, vandalized and deteriorated, the building remains a significant reminder of the late-nineteenth century agricultural landscape.

SM-582, Hutchins Tenant House
St. Mary's County
Maryland Comprehensive State Historic Preservation Data

Historic Context

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

Resource Type

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

Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. SM-582

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic Part of Bowles Separation, Resurrection Manor

and/or common Hutchins Tenant House

2. Location

1.7 miles NE of the int. of Vista Road and Old Three Notch Road, on the SE side of Vista Road
street & number not for publication

city, town Hollywood vicinity of congressional district 6

state Maryland county St. Mary's TM-21, P-26

3. Classification

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

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

name Rosetta V. Sutphin

street & number 25325 Sotterley Road telephone no.: 301-373-2645

city, town Hollywood state and zip code Md 20636-9544

5. Location of Legal Description

courthouse, registry of deeds, etc. St. Mary's County Courthouse liber 25

street & number folio 73

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-582

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input checked="" 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 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 Resource Count: 2

The Hutchins Tenant House and Barn is located on the south side of Vista Road approximately 1.5 miles northeast of the intersection of Old Three Notch Road and Vista Road. Approached via a 0.1 mile dirt road that runs to the south, the main house is oriented on an east/west axis. The house remains in an agricultural setting surrounded by rolling pastures that are interspersed by cedar trees and shrubs. The house, situated only 100 yards west from a frame tobacco barn with a gable roof was constructed on a level but slightly elevated site.

The Hutchins Tenant House, constructed c. 1890s, is a two story, three-over-four bay, center-passage, single-pile, braced-frame building with a gable roof. The house is constructed on a brick pier foundation and the walls are covered with lapped siding that is fastened to the circular sawn braced-frame with machine-cut nails. The diagonally-shaped cornice is enclosed and the roof is covered with raised-seam metal.

The primary or west elevation is pierced on the first floor by four bays--a centrally located door flanked on the south by two, six-over-six, double-hung sash windows and on the north by a single six-over-six window (Note: All of the window sashes have been destroyed by vandals but the remaining pieces confirm that they were six-over-six windows). A porch, now destroyed, once covered the entranceway. The porch was protected by a cedar shingle roof. The second floor is pierced by three, symmetrically placed, six-over-six windows.

The north or gable end elevation is pierced by a six-over-six window on the first floor. Remains of an exterior-end brick chimney stack remain at the ground level. Constructed of machine made brick, the size of the stack suggests that it contained a firebox rather than a narrow stove flue. This would suggest an earlier date. A hole in the wall of the second floor suggests that the stack was large enough to accommodate a flue for the second floor.

The east elevation is pierced on the first floor by two doors on the north and two, six-over-six windows on the south. The second floor is pierced by two, six-over-six windows.

The south elevation is not pierced by any openings but does contain evidence for a brick stove flue that has been removed.

The interior features a center passage single pile plan on the first and second floors. The stair passage, decorated with a baseboard and beaded matchstick, features an enclosed stair to the second floor. The passage also features doors to the flanking rooms. These spaces are also decorated with the baseboard and matchstick. The upstairs is divided into a center room flanked on either side by a bedroom.

A c. 1890s, axial plan tobacco barn with a gable roof and several later shed additions originally measuring approximately 40 feet by 24 feet is situated to the north of the dwelling. The original section of the barn is supported by brick piers while the sheds are supported by earthfast poles. The original exterior consists of circular sawn vertical boards fastened to the hewn braced frame with machine cut nails. Battens were later installed at the spaces between the vertical boards with wire nails. The shed additions are sided with vertical boards only. The roof is covered with raised-seam metal that was blown off during a recent storm.

8. Significance

Survey No. SM-582

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 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 checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input 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.

Constructed in 1880-1890s, the Hutchins Tenant House represents a significant example of late-nineteenth century agricultural tenant housing. Situated on a rolling 100 acre tract called "Part of Bowles Separation" and "Resurrection Manor," the two story, single pile, center-passage, frame dwelling and a nearby frame tobacco barn reflects the constancy and change upon the agricultural landscape of St. Mary's County. With the dwelling vacant, the tobacco barn currently used for hay storage, and the surrounding fields cattle pasture, the complex reveals the gradual replacement of tobacco with other agricultural interests in the mid and late-twentieth century.

In 1885 Joshua C. and Laura W. Hutchins, Frank W. Hutchins, and George T. Hutchins received ownership of the then 240 acre tract. As relatives of the late Lydia Billingsley, the three Hutchins brothers were devised the property. By 1894 the three had sold their interests to William E. and Margaret E. O'Leary. It was either during the ownership of the Hutchins or Leary families that the tenant house was built. Architectural evidence, namely the lap siding fastened to the circular sawn frame with cut nails, the large exterior end brick chimney, and the interior covering of beaded matchstick all suggest a 1880-1890s construction date. The current owner Mrs. Rosetta V. Sutphin purchased the property from Mabel S. Ingalls the donor of Sotterley Plantation. While the building is vacant, vandalized and deteriorated, the building remains a significant reminder of the late-nineteenth century agricultural landscape.

9. Major Bibliographical References

Survey No. SM-582

10. Geographical Data

Acreeage of nominated property 100 acres

Quadrangle name Hollywood, Md

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

Same as per deed description.

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

state	code	county	code

state	code	county	code

11. Form Prepared By

name/title Kirk E. Ranzetta, Historic Sites Surveyor

organization St. Mary's County Dept. of Planning and Zoning

date 5-19-97

street & number 22740 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
 501 7100

SM-582, Hutchins Tenant House and Barn

St. Mary's County

7.1 Description

While virtually surrounded by a series of later shed additions, the barn still retains its original layout. It features a center carriageway that extends through the main part of the barn on a north/south axis. It is entered via a pair of large doors with machine made metal hinges. The carriageway is bounded only on one side by a hewn intermediate sill held in place by a down brace that extends from one of the structural bays. The interior is framed into five bays that contain ten rooms to store tobacco. Originally, there were seven tiers of tobacco poles. The rear or south side of the barn contains the original ten to twelve foot wide shed supported by barked cedar posts. The roof of the entire structure is constructed of barked poles that are mitred at the peak of the roof.

SM-582, Hutchins Tenant House and Barn
St. Mary's County
8.1 Significance

Chain-of-Title

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

Reference: Liber 25, Folio 73

Grantee: Rosetta V. and Paul I. Sutphin

Grantor: Mabel S. Ingalls

Date: June 22, 1950

Notes: The deed notes that the property contains 100 acres and that it was surveyed by W. L. Bowman on June 1950. Interestingly, the property description describes a boundary marker as a "Tomb Bound Stone marked Sotterley corner of Resurrection Manor and Fenwick's Manor."

Reference: Liber CBG 24, Folio 57

Grantee: Mabel S. Ingalls

Grantor: Huger W. Jervey et al, executor of Herbert L. Saterlee

Date: October 15, 1948

Notes: The property is devised by Herbert L. Saterlee to Mabel Ingalls. Here the property contains a total of 150.1 acres.

Reference: Liber EBA 20, Folio 180

Grantee: Noah W. and Mabel E. Callis

Grantor: Joseph E. and Blanche G. Evans

Date: August 21, 1921

Notes: The property is described as being a part of "Bowles Separation and Resurrection Manor" and contains 240 acres.

Reference: Liber EBA 17, Folio 317

Grantee: Joseph E. and Blanche G. Evans

Grantor: William E. and Margaret E. O'Leary

Date: August 10, 1918

Reference: Liber JJG 2, Folio 107

Grantee: William E. and Margaret E. O'Leary

Grantor: Joshua W. and Laura W. Hutchins, Frank W. Hutchins, and George T. and Eliza Hutchins

Date: July 9, 1894

Notes: The deed notes that the 240 acre property called Bowles Separation, Resurrection Manor and sometimes Kentucky Land and Big Neck was devised to the three Hutchins brothers and their families.

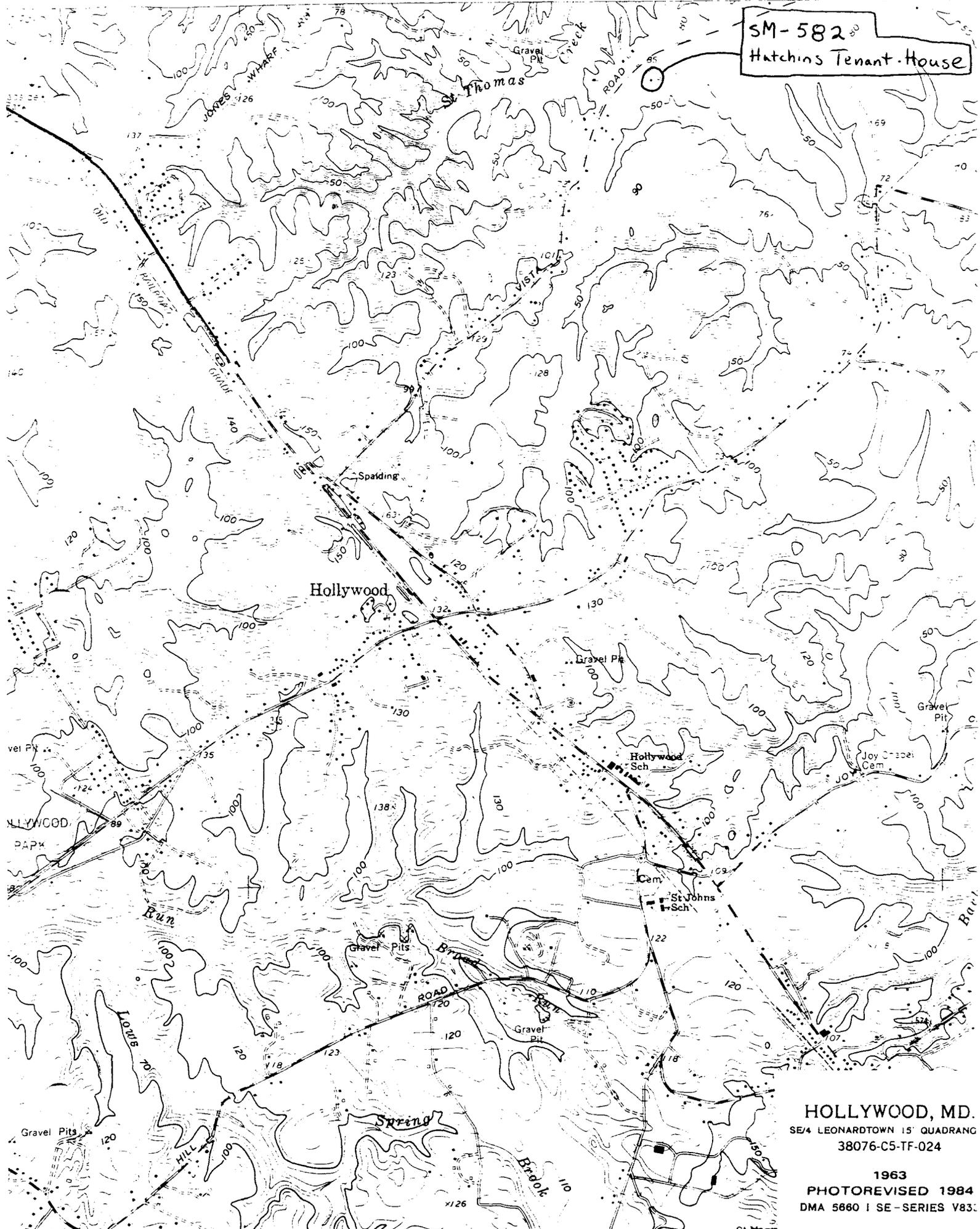
Reference: Liber JFF 8, Folio 362

Grantee: George T. Hutchins

Grantor: Joshua C. and Laura W. Hutchins, Frank W. Hutchins, and George T. Hutchins

Date: October 21, 1885

SM-582⁸⁰
Hatchins Tenant House



HOLLYWOOD, MD.
SE/4 LEONARDTOWN 15' QUADRANG
38076-C5-TF-024

1963
PHOTOREVISED 1984
DMA 5660 I SE-SERIES V83:

St Marys



SM-582

Hutchins Tenant House

St. Mary's County

Kirk Planzetta

May 1997

nd SHPO

W elevation

of 4



SM-622

Hutchins Tennit House

St. Mary's County

Kirk Ronzetta

May 1997

Md SHPO

E + N elevations

2 of 4



SM-582

Hutchins Island House

St. Mary's County

Clark Rancetta

May 1997

Md. SHPO

Tobacco Barn - looking SW - house in distance

3 of 4



SM-582

Hutchins Tenant House

St. Mary's County

St. K. Paccotta

May 1997

M J SHPO

Tobacco Barn - C + F elevations

1 of 2