CAPSULE SUMMARY SHEET

Survey No.: CH-455 (PACS B21) **Construction Date:** 1925

Name: Matin Property

Location: 8552 Leonardtown Road, Hughesville, Charles County

Private/Residence/Occupied/Good/Restricted

Description: The Matin Property is a 1½-story, 3-bay Bungalow on the east side of Leonardtown Road in Hughesville, Charles County. Constructed in 1925, the building is rectangular in plan with an integral front porch, exterior brick chimney on the north elevation, wood brackets on the gable end, and gable dormers on the front and rear elevations. The structure has a side-gable roof covered with asphalt shingles. The building is of masonry construction with a brick exterior. The windows are replacement, vinyl 1/1 double-hung. The house has an integral porch on the front elevation. The porch roof is supported by four, square wood posts and the porch floor is supported by brick piers.

Significance: The Matin Property is a .92 hectare (2.27 acre) parcel located on the east side of Leonardtown Road. Shaikh and Shaheen Matin purchased the property from Susan Conover in 1990. According to the Charles County tax records the house was constructed on the property in 1925. The building lacks architectural distinction and suffers from a loss of integrity. The building is common example of a brick Bungalow. Architectural integrity of the building has been compromised through the replacement of the original windows, use of vinyl siding on the dormers, brackets and soffit and remodeling of the interior.

Preparer
P.A.C. Spero & Company
January 1997

Survey No. CH-455 (PACS B21)

Maryland Historical Trust
Maryland Inventory of Historic Properties Form
MD 5 - Hughesville Project

DOE ___yes ___no

1. Name: (indicate preferred name)

historic

and/or common Matin Property

2. Location:

street & number 8552 Leonardtown Road ___ not for publication

city, town Hughesville ___ vicinity of congressional district

state Maryland county Charles

3. Classification:

Category	Ownership	Status	Present Use	
___district	___public	_x_occupied	___agriculture	___museum
_x_building(s)	_x_private	___unoccupied	___commercial	___park
___structure	___both	___work in progress	___education	_x_private residence
___site	**Public Acquisition**	**Accessible**	___entertainment	___religious
___object	___in process	_x_yes: restricted	___government	___scientific
	___being considered	___yes: unrestricted	___industrial	___other:
	_x_not applicable	___no	___military	
			___transportation	

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

name Shaikh and Shaheen Matin

street & number 7624 Shirley Blvd. telephone no.:

city,town Port Tobacco state and zip code MD 20677

5. Location of Legal Description

Land Records Office of Charles County liber 1482

street & number Charles Street folio 59

city,town La Plata state MD

6. Representation in Existing Historical Surveys

title

date ___federal ___state ___county ___local

depository for survey records

city,town state

7. Description

Survey No. CH-455 (PACS B21)

Condition		Check one	Check one	
___excellent	___deteriorated	___unaltered	_x_original site	
_x_good	___ruins	_x_altered	___moved	date of move _____
___fair	___unexposed			

Resource Count: 1

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

The Matin Property is a 1½-story, 3-bay Bungalow on the east side of Leonardtown Road in Hughesville, Charles County. Constructed in 1925, the building is rectangular in plan with an integral front porch, exterior brick chimney on the north elevation, wood brackets on the gable end, and gable dormers on the front and rear elevations.

The structure has a side-gable roof covered with asphalt shingles. The building is of masonry construction with a brick exterior. The windows are replacement, vinyl 1/1 double-hung. The house has an integral porch on the front elevation. The porch roof is supported by four, square wood posts. The porch floor is supported by brick piers.

The west, or front facade has central entry consisting of a multi-pane glass door. To the north and south of the central entry are two sets of triple windows. The second story of the front elevation has a gable dormer. There are two double-hung windows in the dormer, each with vinyl shutters.

The north elevation has the exterior brick chimney near the northwest corner of the building. Flanking the chimney are two small double-hung windows. Also on the first story are a triple window, a pair of double-hung windows and a single double-hung window. A pair of double-hung windows is located in the gable end.

The rear, or east elevation has a gable-roof entry porch, a panel and glass entry and a double-hung window. The small entry porch is located near the northeast corner of the building, has an asphalt shingle roof and is supported by two wood posts. South of the entry porch is a single double-hung window. Two double-hung windows with vinyl shutters are located in a gable dormer. An interior brick chimney is located on the rear elevation just south of the entry porch. An exterior basement entrance is accessed by concrete steps leading from a rear patio to an exterior door.

The south elevation has two 3-light awning windows on the basement level. On the first story are two pairs of double-hung windows and two single double-hung windows, while the second story of the gable end has a pair double-hung windows.

The interior of the building is three rooms deep and two rooms wide. The living room, dining room, bathroom and kitchen are located on the north side of the first floor, while three bedrooms are located on the south side. The front entrance opens into the living room. The room has a fireplace on the north wall with an elaborate brick mantel with corbelling. The dining room is separated from the living room by a set of french doors. Within the dining room is a set of stairs which rise to two bedroom on the second floor. The kitchen is located east of the dining room and has a rear entry. The interior room arrangement has been altered for the creation of additional bedrooms.

There are no outbuildings associated with this property.

The property is located on the east side of Leonardtown Road, with residential property to the north and south, and municipal property to the east. The house is located near the rear of a deep lot, with a long, circular dirt drive extending east from Leonardtown Road.

8. Significance

Survey No. CH-455 (PACS B21)

Period	Areas of Significance—Check and justify below			
__prehistoric	__archaeology-prehistoric	__Community planning	__landscape architecture	__religion
__1400-1499	__archeology-historic	__conservation	__law	__science
__1500-1599	__agriculture	__economics	__literature	__sculpture
__1600-1699	__architecture	__education	__military	__social/ humanitarian
__1700-1799	__art	__engineering	__music	
__1800-1899	__commerce	__exploration/settlement	__philosophy	__theater
x_1900-	__communication	__industry	__politics/government	__transportation
		__invention		__other (specify)

Specific dates 1925 Builder/Architect Unknown

check: Applicable Criteria: ___A ___B ___C ___D
and/or
Applicable Exceptions: ___A ___B ___C ___D ___E ___F ___G

Level of Significance: ___national ___state ___local

Prepare both a summary paragraph of significance and a general statement of history and support.

The Matin Property is a .92 hectare (2.27 acre) parcel located on the east side of Leonardtown Road. Shaikh and Shaheen Matin purchased the property from Susan Conover in 1990. According to the Charles County tax records the house was constructed on the property in 1925. There are no detailed, published historic maps of Charles County, Maryland that locate and indicate ownership of structures.

The Maryland Colony was granted by King Charles I to Lord Baltimore in 1632. Two years later, the first European community was established at St. Mary's City. Subsequent colonization moved north, along the Potomac and Patuxent Rivers. As settlers migrated away from St. Mary's City, the formation of a new county became necessary. In 1658 Charles County was founded in an area originally inhabited by Algonquins of the Powhatan Confederacy. Road clearing began in the mid-eighteenth century as a result of the establishment of port towns and Maryland's rising population. Tobacco cultivation dominated the economic and social life of Charles County until the mid-nineteenth century when soil exhaustion required agricultural diversification. The introduction of rail lines in the late nineteenth century linked Charles County with the north and south, encouraging trade. While the suburbanization of Charles County was ensured by the widespread availability of the automobile in the mid-twentieth century, the County has retained its rural and agricultural character.

The area that became Hughesville was located in Lord Baltimore's grant of 6,879.9 hectares (17,000 acres) of Newport Hundred to Major William Boarman during 1650-1699. This land included the region "east of Zachiah Swamp" and became known as Boarman's Manor. Hughesville does not appear on an 1840 Map of a Part of Maryland, and Fisher's 1852 Gazetteer of the State of Maryland did not list the community. Hughesville was located at the crossroads of two of the main routes through Charles County: Burnt Store to Patuxent City and on to Annapolis, (Burnt Store Road and Prince Frederick Road/Route 231) and Bryantown to Charlotte Hall and on to St. Mary's City (Leonardtown Road/Route 5). Accordingly, Hughesville is shown on Martenet's 1866 Map of Maryland, Atlas Edition. The 1871 State Gazette and Merchants and Farmers Directory for Maryland and the District of Columbia called Hughesville a "post town." Bland's 1887 Maryland Directory and State Gazetteer listed both Episcopal and Roman Catholic churches in Hughesville as well as a Friends' school, four (4) general merchandise stores, two (2) saloons, two (2) undertakers, a wheelwright, a blacksmith, a tobacco buyer, and a population of fifty (50). Gannett's 1904 Gazetteer of Maryland defined Hughesville as a "post village...on the Washington, Potomac and Chesapeake Railroad" (Gannett 1904: 43). By 1906 the community was known as "a station of the Southern Maryland Railroad...and a banking town" with two (2) physicians, two (2) general stores, two (2) blacksmiths, a grist and saw mill, a flour mill, an undertaker and

8. Significance (Continued)

livery, a hotel, a hotel and saloon, a grocer and saloon, an insurance salesman, and a population of 150 (Maryland 1906: 667).

The Matin Property is a Bungalow constructed in 1925. The Bungalow became the dominant style of middle and working class housing in the period between 1900 and 1935. The form was inspired by Charles and Henry Green, brothers who worked together in Pasadena, California during 1893-1914. The Green brothers built intricate and detailed examples of Bungalows sometimes called "ultimate Bungalows" (McAlester 1984: 454). The Bungalow style spread out of California primarily by popular magazines and pattern books, rather than by architects. These pattern books offered plans for Bungalows for as little as five dollars. Some books offered pre-cut packages of lumber and detailing that could be assembled by local builders. Pattern books were advertised in popular magazines like House Beautiful, promulgating the Bungalow style. A monthly periodical called Bungalow Magazine was produced during 1909-1918. Bungalows were enormously popular in the early years of the twentieth century, in part because they were inexpensive to design and build. Their emergence coincided with the rise in the number of working and middle class Americans who could afford to purchase a house (Klein 1985: 44). The Bungalow has been defined as "one of the characteristic building types of democratic America" because of its adaptive and extensive use (Lancaster 1986: 104).

Bungalows are typically 1½-story structures, with low, horizontal lines and an integral porch on the front of the house. Gables often are bracketed and have wide projecting eaves. Roofs are gently pitched and often have either gable or shallow shed dormers. Windows are either sash or casement with many lights or single panes of glass. Bungalows are also notable for their earth-tone stains and use of natural materials such as stones, shingling, or stucco. The Bungalow form frequently features Craftsman-style detailing, such as exposed rafter tails, three-over-one double-hung windows, and wide wood frames around doors and windows. There are numerous variations to the Bungalow such as the Colonial, Swiss, and Spanish styles.

8. Significance (Continued)

National Register Evaluation:

Constructed in 1925, the Matin Property is not eligible for the National Register of Historic Places. The property is not eligible under Criterion A, as research conducted indicates no association with any historic events or trends significant in the development of national, state or local history. Historic research indicates that the property has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. It is not eligible under Criterion C, as the building lacks architectural distinction and suffers from a loss of integrity. The building is common example of a brick Bungalow. Architectural integrity of the building has been compromised through the replacement of the original windows, use of vinyl siding on the dormers, brackets and soffit and remodeling of the interior. Finally, the structure has no known potential to yield important information, and therefore, is not eligible under Criterion D.

MARYLAND HISTORICAL TRUST

Eligibility recommended_____ Eligibility Not Recommended XX

Comments

Reviewer, OPS: _____ Date: 6/23/98

Reviewer, NR Program: _____ Date: 6/24/98

9. Major Bibliographical References

Survey No. CH-455 (PACS B21)

See Continuation Sheet

10. Geographical Data

Acreage of nominated property _____

Quadrangle name Hughesville, MD

Quadrangle scale 1:24,000

Verbal boundary description and justification

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 Caroline Hall/Tim Tamburrino

organization P.A.C. Spero & Company — date January 1997

street & number 40 W. Chesapeake Avenue, Suite 412 — telephone (410) 296-1635

city or town Baltimore — 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
DHCP/DHCD
100 Community Place
Crownsville, MD 21032-2023
(410) 514-7600

9. Major Bibliographical References

Bland, John R., ed. The Maryland Directory and State Gazetteer. Baltimore: The Baltimore Publishing Company, 1887.

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

Charles County Department of Assessment and Taxation. 101 Catalpa Drive, La Plata, Maryland.

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Fisher, R.S. Gazetteer of the State of Maryland, Compiled from the Returns of the Seventh Census of the United States, and Other Official Documents. Baltimore: James S. Waters, 1852.

Gannett, Henry. A Gazetteer of Maryland. Department of the Interior, United States Geological Survey, Bulletin No. 231, Series F, Geography, 39. Washington, D.C.: Government Printing Office, 1904.

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KCI Technologies, Inc. Draft Historic Context for the U.S. 301 South Corridor Transportation Study, Prince George's and Charles Counties, Maryland. Prepared for the Maryland Department of Transportation, State Highway Administration, August 1996.

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Map of a Part of Maryland, Copied from the Geological State Map. 1840. Maryland Historical Trust, Crownsville, Maryland.

9. Major Bibliographical References (Continued)

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P.A.C. Spero & Company. Maryland Historic Context, Montgomery County and Prince George's County, Intercounty Connector Project. Volume I. Prepared for the Maryland Department of Transportation, State Highway Administration. Baltimore: P.A.C. Spero & Company, October 1996.

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Rivoire, J. Richard. Homeplaces, Traditional Domestic Architecture of Charles County, Maryland. La Plata: Southern Maryland Studies Center, 1990.

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Wearmouth, John M. Charles County's Railroad. Prince George's County Historical Society, Glendale, Maryland.

Wells, Camille, ed. Perspectives in Vernacular Architecture, Columbia, Missouri: University of Missouri Press, 1986.

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CONTINUATION SHEET

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM
RESOURCE NAME: Matin Property
SURVEY NO.: CH-455 (PACS B21)
ADDRESS: 8552 Leonardtown Road, Hughesville, Charles County

Maryland Comprehensive Historic Preservation Plan Data Sheet

Historic Context:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization:

Western Shore

Chronological/Developmental Period Theme (s):

Industrialization / Urban Dominance A.D. 1870-1930

Prehistoric/Historic Period Theme(s):

Architecture

RESOURCE TYPE:

Category (see Section 3 of survey form):

Building

Historic Environment (urban, suburban, village, or rural):

Suburban

Historic Function(s) and Use(s):

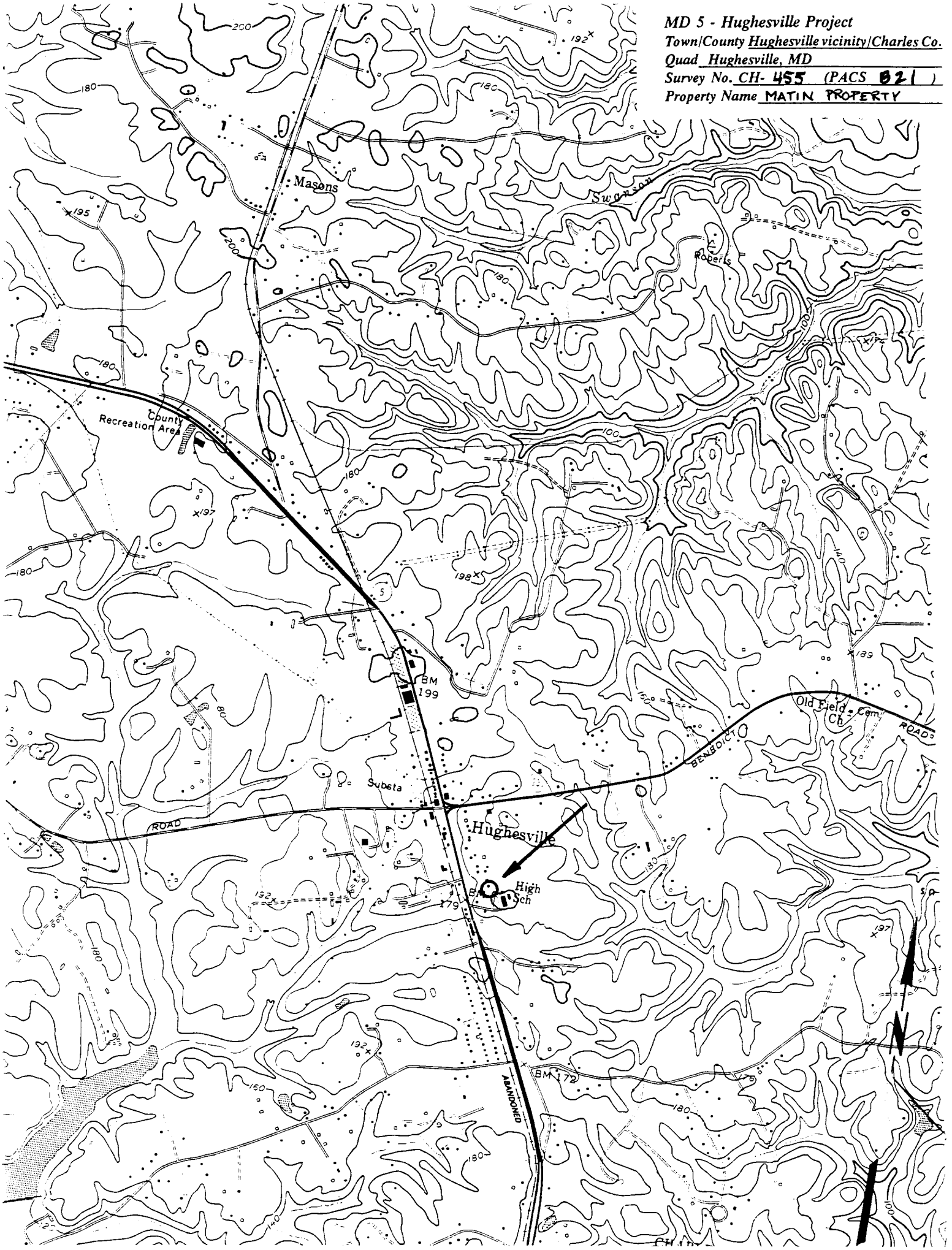
Residence

Known Design Source (write none if unknown):

None

Preparer
P.A.C. Spero & Company
January 1997

MD 5 - Hughesville Project
Town/County Hughesville vicinity/Charles Co.
Quad Hughesville, MD
Survey No. CH- 455 (PACS 821)
Property Name MATIN PROPERTY



1- CH-455

2- Matta Property

3- Charles County, MD

4- Tim Tamburrino

5- January 1997

6- MD SHPO

7- 8552 Leonardtown Rd. Front + South elevation, view NE

8- 1 of 3

1- CH-455

2- Mattin Property

3- Charles County, MD

4- Tim Tamburrino

5- January 1997

6- MD SHPO

7- North elevation, view S

8- 2 of 3

1 CH-455

2 Matin Property

3 Charles County, MD

4 Tom Jamburkins

5 January 1997

6 MD SHPO

7 Rear elevation, view W

8 3 of 3