

Combs Property
SM-691
22958 and 22954 Three Notch Road (MD 235)
California vicinity
Circa 1900-1947
Private

The Combs Property contains a group of buildings that were constructed between *circa* 1900 and 1947 and represent the latter stage of the agrarian-based economy that prevailed prior to the establishment of the Patuxent River Naval Air Station (NAS) in the mid-1940s. According to a local resident who acts as a representative for the property owners, the store building served as a general and farm store beginning in the 1930s. The building is currently used as an antique and gift store. An earlier dwelling that was located southeast of the store was demolished in the 1930s and the current Colonial Revival style dwelling was constructed at the northeast corner of the property *circa* 1947. The dwelling is currently used for offices. The barns appear to date from the turn of the nineteenth century, while the garage was most likely built in the mid-twentieth century. The property owner's representative stated that the son of the owner leases the barns and adjacent field for farming.

Prior to the formation of NAS, the county's economy was primarily based upon agriculture (tobacco) and fishing, and very little modern development was evident in this portion of the state. In 1940, the population of the Bay district was 1,287; by 1950 it had increased nearly five-fold to 10,575. With this tremendous influx of workers in so short a period, residences were constructed near the base, and later spread to outlying areas along Three Notch Road (MD 235); intense modern commercial development has occurred within the past decade, further transforming the landscape.

While this group of structures represents typical early-to-mid-twentieth-century agricultural and commercial buildings, the current use and function of the structures do not present a cohesive farm property.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. SM-691

1. Name of Property (indicate preferred name)

historic

other Combs Property

2. Location

street & number 22958 and 22954 Three Notch Road (MD 235) not for publication

city, town California X vicinity

county St. Mary's

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

name Beatrice C. Combs

street & number Route 1 Box 884 or 22954 Three Notch Road telephone

city, town California state and zip code MD 20619

4. Location of Legal Description

courthouse, registry of deeds, etc. St. Mary's County Courthouse tax map and parcel 34/125

city, town Leonardtown liber and folio MRB256/463

5. Primary Location of Additional Data

- Contributing Resource in National Register District
 Contributing Resource in Local Historic District
 Determined Eligible for the National Register/Maryland Register
 Determined Ineligible for the National Register/Maryland Register
 Recorded by HABS/HAER
 Historic Structure Report or Research report at MHT
 Other:

6. Classification

Category	Ownership	Current Function	Resource Count		
			Contributing	Noncontributing	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> agriculture			landscape
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> commerce/trade	<u> 5 </u>	<u> 0 </u>	recreation/ culture
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<u> 0 </u>	<u> 0 </u>	religion
<input type="checkbox"/> site		<input type="checkbox"/> domestic	<u> 0 </u>	<u> 0 </u>	social
<input type="checkbox"/> object		<input type="checkbox"/> education	<u> 0 </u>	<u> 0 </u>	transportation
		<input type="checkbox"/> funerary	<u> 5 </u>	<u> 0 </u>	work in progress
		<input type="checkbox"/> government			unknown
		<input type="checkbox"/> health care			vacant/not in use
		<input type="checkbox"/> industry			other:
			Number of Contributing Resources previously listed in the Inventory		
					<u> 0 </u>

7. Description

Inventory No. SM-691

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input checked="" type="checkbox"/> altered

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

The property at 22958 and 22954 Three Notch Road (MD 235) is located along the east side of the road in an area characterized by mixed residential and commercial uses. The property contains a one-story brick and concrete block store, a two-story brick dwelling, a concrete block garage, and two frame barns. Several mature trees and shrubs surround the house and an associated farm field is located adjacent to the buildings at the north end of the property. A paved driveway extends around the rear (east) side of the store.

The 1-story rectangular store building (22958 - currently used as an antique store) is constructed of concrete block with a brick facade (on the west elevation). The flat roof includes a stepped parapet with concrete caps in the west elevation and concrete coping along the north, east and south sides of the building. Windows in the north, east and south elevations consist of six-over-six double-hung sash with iron lintels and concrete sills and protected by iron bars. The west, or main, elevation contains a central entry of inset double doors flanked by fixed sash windows in the angled walls. A set of large paired fixed sash storefront windows are located on either side of the entry. A partial-width shed-roof porch with cast iron columns, concrete deck and concrete block foundation protects the west elevation. The north elevation contains three six-over-six windows and a door in the east end. The east elevation includes a single six-over-six windows and the south elevation contains three six-over-six windows and a brick exterior chimney.

Situated south of the store, the two-story brick (laid in common bond) Colonial Revival style dwelling (22954 - currently used as offices) has a slate gable roof with wood cornice and modillions in the west elevation. One-story enclosed porches are appended to the north and south ends of the building. Both porches have wood railings with square paneled posts on their flat roofs. The porch on the south end contains jalousie windows, while the north porch includes metal casement windows. A brick end chimney with a corbelled cap rises along the south end of the dwelling. Windows consist primarily of six-over-six and eight-over-eight double-hung sash and have brick lintels and sills. The symmetrical west elevation contains three bays in both stories. The first story has a central entry with a semi-circular brick entry porch with Doric columns, brick steps and a metal railing around the roof. The single windows that flank the entry and the three windows in the second story consist of eight-over-eight double-hung sash. The north elevation includes the enclosed porch in the east end and an oriel window in the west end of the first story, two six-over-six windows in the second story and a fanlight in the gable. The east elevation contains four windows in the first story: two six-over-six double-hung sash, a small one-over-one and a metal casement window with eight-light fixed sash flanked by four-light casements. The second story of the east elevation contains three six-over-six windows. The south elevation contains the enclosed porch and a single six-over-six window in the first story, a single six-over-six window and a door onto the porch in the second story, and a quarter round window on either side of the chimney.

The concrete block garage and small frame barn are situated east of the store and to the north and east stands a large frame tobacco barn. All three buildings have standing-seam tin gable roofs. The tobacco barn includes a shed-roof addition to the south side of the building. Large iron hinges open panels on the north side of the barn to facilitate drying of tobacco.

8. Significance

Inventory No. SM-691

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/	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> medicine	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> invention	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> law	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> literature	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> maritime history	<input type="checkbox"/> other:
			<input type="checkbox"/> military	

Specific dates Circa 1900-1947

Builder/Architect Unknown

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 reports, complete evaluation on a DOE Form - see manual).

The Combs Property contains a group of buildings that were constructed between *circa* 1900 and 1947 and represent the latter stage of the agrarian-based economy that prevailed prior to the establishment of the Patuxent River Naval Air Station (NAS) in the mid-1940s. According to a local resident who acts as a representative for the property owners, the store building served as a general and farm store beginning in the 1930s. The building is currently used as an antique and gift store. An earlier dwelling that was located southeast of the store was demolished in the 1930s and the current dwelling was constructed at the northeast corner of the property *circa* 1947. The dwelling is currently used for offices. The barns appear to date from the turn of the nineteenth century, while the garage was most likely built in the mid-twentieth century. The property owner's representative stated that the son of the owner leases the barns and adjacent field for farming.

Prior to the formation of NAS, the county's economy was primarily based upon agriculture (tobacco) and fishing, and very little modern development was evident in this portion of the state. In 1940, the population of the Bay district was 1,287; by 1950 it had increased nearly five-fold to 10,575 (Hammett 1991:491). With this tremendous influx of workers in so short a period, residences were constructed near the base, and later spread to outlying areas along Three Notch Road (MD 235). As a result, the largely rural nature of the area was transformed with suburban-type development and in more recent decades has been inundated with modern commercial development. While this group of structures represents typical early-to-mid-twentieth-century agricultural and commercial buildings, the current use and function of the structures do not present a cohesive farm property.

It is unlikely that historic or prehistoric archeological resources are preserved on this property. The extensive disturbance typically associated with construction during the last 50 years is likely to have displaced any archeological resources that may have been on this property. Similarly, commercial and residential development in the vicinity make the survival of archeological resources on adjacent properties unlikely.

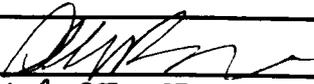
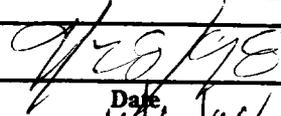
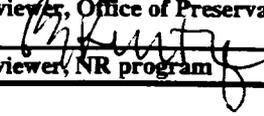
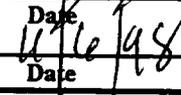
Historical documentation does not indicate that these resources are associated with Criterion A, broad patterns of history or a significant event or Criterion B, an important person who contributed to local or state history. The property does not embody distinctive characteristics of a type, period, or method of construction nor does it represent the work of a master or possess high artistic value; therefore, Criterion C, architecture, does not apply. Lastly, the property is unlikely to yield information which contributes to our understanding of human history. As a result of recent modern development in the immediate area, the property lacks integrity of association, feeling and setting. The conversion of the dwelling for use as offices have compromised its integrity of design, materials, workmanship and location, however, store and barns do not appear to be significantly altered and thus retain their integrity of design, materials, workmanship, and location.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. SM-691

Name _____
Continuation Sheet
Number 8 Page 1

<u>MARYLAND HISTORICAL TRUST REVIEW</u>	
Eligibility recommended	Eligibility not recommended
Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D	Considerations: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input checked="" type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> None
Comments: _____	

	
Reviewer, Office of Preservation Services	Date
	
Reviewer, NR program	Date

Handwritten mark

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. SM-691

Name
Continuation Sheet
Number 8 Page 2

HISTORIC CONTEXT:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization:	Southern Maryland
Chronological/Developmental Period(s):	Industrial/Urban Dominance A.D. 1870-1930
Historic Period Theme(s):	Agriculture Economic
Resource Type:	
Category:	Building
Historic Environment:	Rural
Historic Function(s) and Use(s):	Dwelling, Agriculture, Commerce/Trade
Known Design Source:	None

9. Major Bibliographical References

Inventory No. SM-691

Hammett, Regina Combs. History of St. Mary's County, Maryland, 1634-1990. Ridge, MD (privately published), 1991.
Hughes, Elizabeth. Final Report - St. Mary's County Historic Sites Survey. Valley Lee, St. George Island, Bay and Patuxent Districts. St. Mary's County Department of Planning and Zoning, 1995.
Personal Communication with Mr. O'Brien, 7-21-98.

10. Geographical Data

Acreage of property 27 acres
Acreage surveyed 27 acres
Quadrangle name Hollywood, MD Quadrangle scale 1:24,000

Verbal boundary description and justification

Parcel 125, Map 34, Grid 23

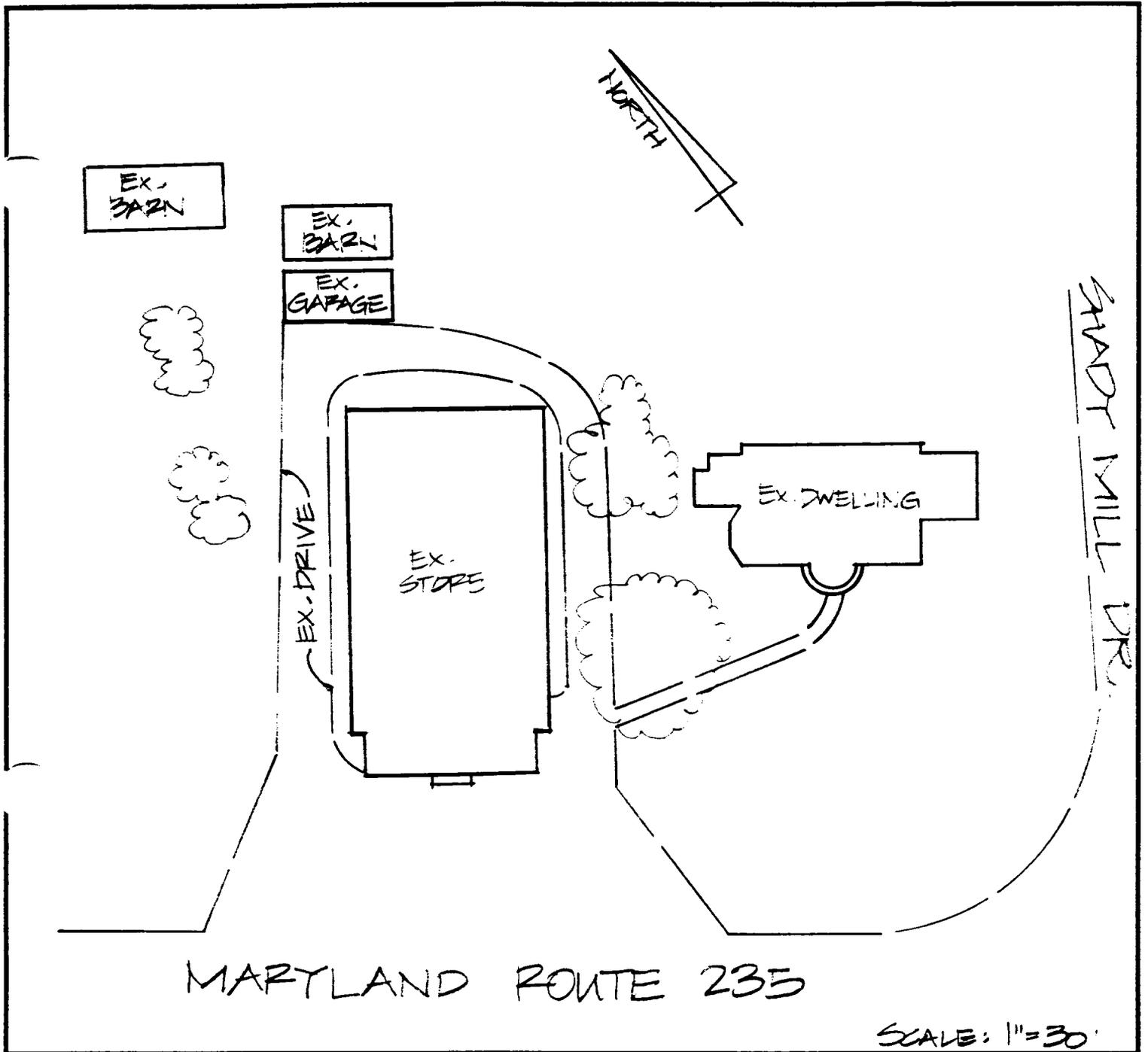
11. Form Prepared By

name/title	Margaret B. Parker		
organization	KCI Technologies, Inc.	date	7-21-98
street & number	10 North Park Drive	telephone	410-316-7857
city or town	Hunt Valley	state and zip code	MD 21030-1888

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

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

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032
410-514-7646



SM-691
 Combs Property, 22958 and
 22954 Three Notch Road
 California Vicinity, St. Mary's Co.
 Resource Sketch Map

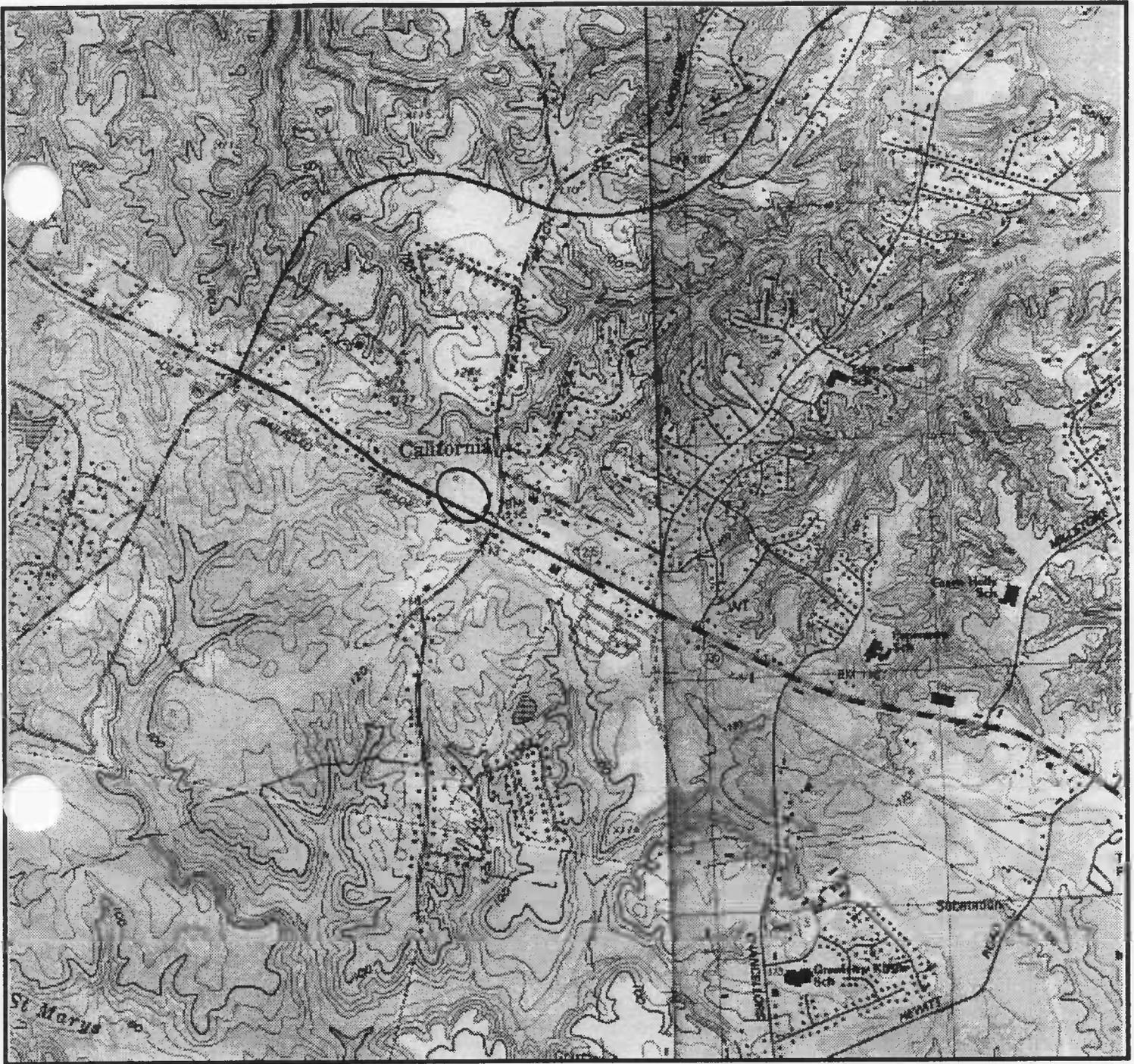


**MARYLAND STATE HIGHWAY
 ADMINISTRATION**

10 NORTH PARK DRIVE
 HUNT VALLEY, MD 21030
 410-316-7800

**MD 235: MD 4 to MD 246
 St. Mary's County, MD**

BCS 95-17A



SM-691
Combs Property, 22958 and
22954 Three Notch Road
California Vicinity, St. Mary's Co.
Hollywood, MD USGS Quad
1963 (Rev. 1984); Solomons Is., MD 1987



**MARYLAND STATE HIGHWAY
ADMINISTRATION**

10 NORTH PARK DRIVE
HUNT VALLEY, MD 21030
410-316-7800

**MD 235: MD 4 to MD 246
St. Mary's County, MD**

BCS 95-17A

Scale: 1"=2,000'

St. Mary's
Antiques
& GIFTS

The Touch
Furniture
Refinishing



SM-691

St Marys Co

Margaret Parker

7/29/98

MS SHPO

W. S elev of shore

1 of 2

Antiques

YANKEE
CANDLES
American-Born Specialty Candles
The
BOYDS COLLECTION
WINDY HARBOR, MA 01913

YANKEE
CANDLES

ANTIQUES

SM-691

St Marys Co.

Margaret Parker

7/29/98

MO SHPO

W + N elev. of stove + garage

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Antiques



SM-691

St Marys Co.

Margaret Parker

7/29/98

MD SHPO

E + N elev of stone (22950)

3 of 8



SM-691

Sst Marys Co

Margaret Parker

7/29/98

MD SHPO

W + N elev of house (22454)

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SM-691

Sd Marys Co.

Margaret Parker

7/24/98

MD SHPO

E + S elev. of house (22954)

5 of 8



SM-691

St Marys Co

Margaret Parker

7/29/98

MS SUPD

E + N elev. of sun. barn + garage

6 of 8



SM-691

St Marys Co.

Margaret Parker

7/29/98

MS SHPO

N + W elev of barn

7 of 8



SM-691

St Marys Co.

Margaret Parker

7/29/98

MS SHPO

W + S elev of barn

0 of 8