

Capsule Summary  
SM-490  
Lexington Park Survey District  
Lexington Park  
Private

1942-44

The Lexington Park Survey District is significant for three reasons. First, it is significant from the standpoint of design. The houses and site plan of Lexington Park are the work of the nationally recognized architectural firm Kahn and Jacobs and the regionally recognized Washington D.C. architect Louis Justement. Secondly, it is significant because of its association with World War II. Built to house civilian employees of the Patuxent Naval Air Station, construction of this complex was made possible with funds provided to the Federal Public Housing Authority under the authority of the Lanham Act. Thirdly, Lexington Park is important as the earliest example of modern community planning in St. Mary's County. As such, it represents a critical turning point in the development of the county.

The Lexington Park Survey District was built in two separate phases. The architectural firm of Kahn and Jacobs designed the northern 150 units, completed in 1943. Architect Louis Justement designed the southern 200 units, as well as the shopping and community facilities, begun in the fall of 1943 and completed in the summer of 1944.

The federal government owned Lexington Park until 1963 when the General Services Administration sold the housing development to Club Properties, Inc. Once the property was placed in private ownership, the housing complex was renamed "Lexington Manor." Today, the houses located here are generally referred to as "flat-tops."

SM-490, Lexington Manor Survey District  
St. Mary's County  
Maryland Comprehensive State Historic Preservation Plan Data

Historic Context

Geographic Organization: Western Shore

Chronological/Developmental Period: Modern Period, 1930 - .

Historic Period Theme: Architecture/Community Planning  
Government

Resource Type

Category: Planned Community

Historic Environment: Village

Historic Function and Use: Housing for families employed by Navy Base

Known Design Source: Kahn and Jacobs  
Louis Justement

# Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF  
HISTORIC PROPERTIES

Magi No.

DOE  yes  no

## 1. Name (indicate preferred name)

historic War Housing Project, Cedar Point, MD

and/or common Lexington Park Survey District (pref.)

## 2. Location

street & number West of Rt. 235; South of Great Mills Road  not for publicationcity, town Lexington Park  vicinity of  congressional district 5state Maryland  county St. Mary's

## 3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input 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	<b>Public Acquisition</b>	<b>Accessible</b>	<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 checked="" type="checkbox"/> other: rentals

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

name Club Properties, Inc.

street & number 49 Coral Place  telephone no.: 301-862-2341city, town Lexington Park  state and zip code MD 20653

## 5. Location of Legal Description

courthouse, registry of deeds, etc. St. Mary's County Courthouse  liber CBG 106street & number  folio 115city, town Leonardtown  state MD

## 6. Representation in Existing Historical Surveys

title date  federal  state  county  localdepository for survey records city, town  state

# 7. Description

Survey No. SM-490

<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 checked="" 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: 350

The Lexington Manor survey district encompasses a housing development located on the west side of Route 235 in Lexington Park in St. Mary's County, Maryland. This housing complex consists of 350 one-story units constructed of brick and concrete block located on the streets Salamaua Place, Misima Court, Lei Drive, Coral Place, Rennell Avenue, Tanner Avenue and Banks Place.

Constructed in two building periods, the northern section of Lexington Manor was designed by the architectural firm of Kahn and Jacobs in 1942. Construction of these units was completed in 1943. The southern section of Lexington Manor was designed by Washington D.C. architect Louis Justement in 1943. Construction was completed in 1944.

Unit #23 Coral Place is representative of those dwellings constructed in the northern section of the Lexington Manor complex. The one-story building consists of two two-bedroom apartments. It is constructed of cinderblock and weatherboard and is painted white. The shed roof is set on a slant and is covered with asphalt. Originally, these roofs were covered with roofing felt and tar. The roofline has a significant overhang. A parking lot, shared by two additional units, is located on the south side of the building. There are no outbuildings. Unit #23 Coral Place faces north.

The north (main) elevation of the western two-bedroom unit is pierced by a bank of four three-light windows which light the interior of the living room. Below these windows, the wall surface is covered with weatherboards. The bedroom is pierced by one three-light window. Underneath this window are two cement window box supports that protrude from the wall surface. A clothesline is located on the north side of the building.

The west elevation is pierced by a one-light-over-one panel door and two one-over-one sash windows. The entrance door is sheltered by the roof overhang and a cement walk extends from the door to the parking lot on the south side of the building.

The south elevation is pierced by one one-over-one sash windows that lights the kitchen and one small window that lights the bathroom. A pair of one-over-one sash windows light the second bedroom. A coal bin with a slanted, asphalt roof is attached to the exterior wall of the kitchen. Originally, coal would be delivered through the top of this exterior storage bin and could be accessed from the interior of the kitchen through a hole in the wall that opened into the side of the bin. The western end of the kitchen section projects south of the main block and is pierced by a one-

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" 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 checked="" type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1943/1944      **Builder/Architect** Kahn and Jacobs; Louis Justement

check: Applicable Criteria:  A  B  C  D  
 and/or  
 Applicable Exception:  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 Lexington Park Survey District is significant for three reasons. First, it is significant from the standpoint of design. The houses and site plan of Lexington Park are the work of the nationally recognized architectural firm Kahn and Jacobs and the regionally recognized Washington D.C. architect Louis Justement. Secondly, it is significant because of its association with World War II. Built to house civilian employees of the Patuxent Naval Air Station, construction of this complex was made possible with funds provided to the Federal Public Housing Authority under the authority of the Lanham Act. Thirdly, Lexington Park is important as the earliest example of modern community planning in St. Mary's County. As such, it represents a critical turning point in the development of the county.

### Construction History

Between September 1941 and April 1942 the federal government purchased 6,400 acres of land on the Patuxent River for use as the site of a Naval Air Base in St. Mary's County, Maryland.<sup>1</sup> Construction of the base began in April 1942. Employment of base workers started at about 650 people, increased to more than 3,000 in six months, and reached a peak of nearly 7,000 in nine months.<sup>2</sup> Most of these employees were in-migrants, which resulted in a serious local housing crisis.

By June of 1942, the area surrounding the base was determined by the Navy to be a "critical housing area." Following a study conducted by the National Housing Agency, 150 "demountable" housing units were recommended for construction to house civilian employees. The Navy objected to this recommendation, requesting instead that the units be of a permanent type of construction. Today, most local residents mistakenly believe that the Lexington Park houses were built as temporary housing. It may be that the use of prefabricated building materials led them to this

<sup>1</sup> See Joseph Norris, "Pax River's Fifty Years Marks a Milestone," *Chronicles* 41.3 (Fall 1993) for information on displacement caused by this purchase of property.

<sup>2</sup> Regina Combs Hammett, *History of St. Mary's County, Maryland, 1634-1990* (Ridge, Md: n.p., 1991) 488.

# 9. Major Bibliographical References

Survey No. SM-490

See attached.

# 10. Geographical Data

Acreage of nominated property 84 acres

Quadrangle name Solomons Island

Quadrangle scale 1:24000

UTM References do NOT complete UTM references

A	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

C	<input type="text"/>	<input type="text"/>	<input type="text"/>
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D	<input type="text"/>	<input type="text"/>	<input type="text"/>
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E	<input type="text"/>	<input type="text"/>	<input type="text"/>
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F	<input type="text"/>	<input type="text"/>	<input type="text"/>
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G	<input type="text"/>	<input type="text"/>	<input type="text"/>
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H	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Verbal boundary description and justification

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

state	code	county	code
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state	code	county	code
-------	------	--------	------

# 11. Form Prepared By

name/title Elizabeth Hughes, Historic Sites Surveyor

organization St. Mary's County DPZ

date March 1995

street & number

telephone 301-475-4662

city or town Leonardtown

state MD

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 21032-2079  
 514-7600

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light-over-two-panel entrance door on the east side. This door provides a secondary, less formal entrance to the building. An interior brick chimney pierces the roof of the kitchen.

The east elevation is covered by Unit #25 Coral Place. The design of these units is identical, so that the east elevation of Unit #25 matches the west elevation of Unit #23.

The interior of Unit #23 Coral Place originally consisted of an open living, dining, and kitchen area, two bedrooms, and a bathroom. A partial partition has now been built to separate the kitchen from the living area. In this particular unit, the living room ceiling has been dropped and some of the walls have been finished with wood paneling. Both bedrooms are finished with a single closet built with curtain rods instead of closet doors. The bedrooms retain the original high ceiling which gives the impression of a spacious interior despite the small size of the room. Built-in shelving and a third closet are located in the small hall between the living area and the bedrooms.

Unit #10 Banks is located in the southern section of the complex which dates to 1943/44. Like the units in the northern section of Lexington Manor, this dwelling is a one-story, concrete block and brick structure capped with a slanted, asphalt roof. The roof is built with a significant overhang. Parking for residents here is located on the street. The rear elevation of this unit faces a common concrete walkway that leads from the street to the back door of the apartment. A clothesline is located on the south side of the unit. Unit #10 Banks faces north.

The north (main) elevation is pierced by three two-over-two sash windows which light the living room. One two-over-two sash window lights the north bedroom. These windows have wood sills.

The east elevation is partially sheathed with board and batten siding. This southern section of the elevation projects away from the main block to the east and is pierced by a three-light window. The main entrance to the dwelling, a three-light-over-single-panel door, is located north of the board and batten projection and is sheltered by a shallow gable roof portico. This northern section of the east elevation is sheathed with brick. A portion has been covered by vinyl siding by a previous renter. Centered above the entrance door is a large brick chimney that projects from the roof.

The south elevation consists of a board and batten section pierced by a door and a screened one-over-one sash window as the eastern-most section. The door provides access to a small enclosed porch. From the porch a three-light-over-one-panel door provides access to the kitchen. West of the board and batten section of the

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south elevation is the kitchen which is sheathed with brick. The kitchen is pierced by a two-over-two sash window with a sill of brick headers. The bathroom and bedroom is stepped back from the projecting brick kitchen section. The bath is lighted by a small two-over-two sash window. The bedroom is pierced by two large two-over-two sash windows. Both windows are finished with brick sills. This section of the unit is built of cinderblock and is sheltered by a roof overhang that extends from the projecting kitchens on either end of the unit.

The interior consists of a living room, kitchen, bathroom, and two bedrooms. The entrance door opens into the living room which has unusually high ceilings and a fireplace on the east wall. Unlike the units in the northern section of the Lexington Manor complex, the kitchen is distinctly separated from the living space by an interior wall. A furnace room is located off of the kitchen. Both bedrooms have a single closet with a curtain rod rather than a closet door. A linen closet is located in the small hallway next to the bathroom. One-over-one panel doors and linoleum tile flooring is used throughout the unit.

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conclusion.

The site selected for the location of the housing units was adjacent to the main entrance to the base, at the crossroads of Route 235 (Three Notched Road) and Route 246 (Great Mills Road). This area was known in the early twentieth century as Jarboesville and in the late nineteenth century as Centerville. The advantages of the site were two-fold. It provided employees with easy access to the base and it saved the Navy, responsible for supplying the houses with all utilities, from constructing long water, sewer, and electrical lines.

Initially, the Navy under-estimated the need for civilian housing because the scope of activities to be carried on at the base, and the consequent need for civilian employees, was unclear. In May of 1942 the Navy had requested construction of 150 housing units based on the estimate that there would be 370 civilians employed on base. By February 1943, the estimate of civilian workers had risen to 708 resulting in an additional request by the Navy for 200 housing units as well as 144 dormitory rooms and the construction of a commercial center, including a food store, variety store, drug store, barber shop, beauty parlor, valet shop, bank and post office.

Since the Navy had made two separate requests for housing, the Lexington Park complex was built in two separate phases. Construction of the northern 150 units of the Lexington Park Survey District was completed in 1943. Construction of the southern 200 units, as well as the shopping and community facilities, was begun in the fall of 1943 and completed in the summer of 1944.

Funding and oversight of housing construction was provided by the Federal Public Housing Authority (FPHA) which had been assigned the public housing functions of the Federal Works Agency, the War and Navy Departments, the Defense Homes Corporation and many other units in 1942. The FPHA, under the jurisdiction of the National Housing Agency (NHA), chiefly provided housing for workers in war industries during World War II. Subsequent reorganizations of the FPHA and NHA has made it difficult to find documentation relating to Lexington Park in the housing records held by the National Archives today.<sup>3</sup>

### Design

The Lexington Park Survey District consists of two building periods. The earliest of these is the northern section designed in 1942 by the New York

<sup>3</sup> In 1947 the FPHA was succeeded by the Public Housing Authority (PHA) under the Housing and Home Finance Agency (HHFA). The HHFA was later transferred to the Department of Housing and Urban Development in 1965.

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architectural firm Kahn and Jacobs. Remarkably, all of the drawings for the project survive. In addition to noting the names of the architects, the drawings carry the heading "War Housing Project, Cedar Point, MD 18191; National Housing Agency, John B. Blandford Jr., Administrator, Federal Public Housing Authority 1942; No. MD-18191; Alfred J. Offner, Consultant Engineer; Janet Darling, Landscape Architect; Kenneth J. Higgins, Consult. Site Plan."

Lexington Park is not mentioned in any of the publications by or about Ely Jacques Kahn (1884-1972) or Robert Allan Jacobs. Kahn, who studied at the Ecole des Beaux Arts in Paris, began a commercial architectural practice in New York City in the 1920s. He earned greatest acclaim for his design of tall office buildings in which he combined a thorough understanding of modern construction techniques and site organization with a concern for decorative details derived from his connection with the European Arts and Crafts movement. In 1938 Robert Jacobs joined the Kahn office and in 1942 they formed a partnership. Lexington Manor may have been one of the first projects that Kahn and Jacobs worked on together as partners.

Kahn, who had written about the design of USO buildings for the Federal government in 1940, served as a consultant to the U. S. Governmental Housing Projects for the years 1944 through 1946. Although it is unclear whether Kahn and Jacobs ever visited St. Mary's County, it seems likely that they designed the project with this particular site in mind. According to scholar Kristin Szylvian, it was typical for architects of war housing projects to design site-specific projects rather than housing appropriate for any number of sites.<sup>4</sup>

The houses designed by Kahn and Jacobs are located at the northern end of Lexington Park. They are constructed of concrete block and are capped by distinctively slanted, flat roofs. The exterior of these buildings was originally painted a creamy off-white. Each building consists of two units and each unit varies between two, three, and four bedrooms. The shorter rear elevation faces the street while the main elevation generally faces a central, grassy courtyard and is pierced by banks of single-light windows. Detailing on the main elevation consists of decorative weatherboard siding, brackets for the roof overhang, and supports for window-boxes. On the interior, the floors are finished with black tile and the ceilings are unusually high. The closets are not enclosed with doors but are separated from the bedrooms by curtain rods.<sup>5</sup> The houses were originally designed to be heated by coal.

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<sup>4</sup> Kristin Szylvian. Letter to Elizabeth Hughes, April 1995.

<sup>5</sup> The substitution of curtain rods for closet doors may have been the result spending restrictions rather than a pure design choice. Szylvian notes that the Lanham Act, also known as the National Defense Housing Act, of 1940 restricted per unit cost to \$4000, resulting in the omission of such amenities.

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The southern section of Lexington Park was constructed in 1943. Louis Justement, a well-known Washington D. C. architect, designed the dwellings located here. While very similar to those in the northern section, the dwellings in the southern section have fireplaces and no exterior window-boxes. Instead of decorative exterior weatherboard siding, brick and board and batten siding is used to enliven the exterior facade. Unlike the Kahn and Jacobs buildings, the southern section of the complex was designed for oil-fired furnaces. The drawings for this project carry the heading "Project No. MD 18261 and 18264" of the National Housing Agency. Berrall and Locraft are noted as site engineers and William K. Karsunky as the mechanical engineer.

The modern design of the Lexington Park homes was unlike anything that had been built in St. Mary's County up until this time. Based on interviews of early Lexington Park residents, most considered the buildings to be grace-less and utilitarian in appearance. One former resident referred to them as "chicken coops deluxe" because the slanted roofs of the houses reminded her of the slanted roofs on chicken coops. Some liked the large window area provided for in the design, while others intentionally blocked off the upper portion of the windows with plywood. One of the chief problems associated with these window openings was the unavailability of curtain material. Also noted was the lack of soundproofing between bedroom walls of the adjoining housing units.

One of the most well-liked aspects of Lexington Park was the sense of community that it created. While this may have been due in part to the design of the complex, it was also the result of a variety of other factors linked to the general atmosphere of life in America during war time. A better analysis of whether the Lexington Park design plays a decisive role in creating community can be conducted today.

#### Occupation During the War Years

Occupation of the Lexington Park housing units was reserved for essential immigrant civilian war workers. Initially, a war worker was defined as a civil service employee who worked on the Patuxent River Naval Air Station. Once it became apparent that others civilians, such as telephone company employees, school teachers, doctors, etc., were essential to the successful operation of the base, the definition of "essential" was broadened.

Until December 1944, applicants were assigned houses in the order in which they filed their application for housing. After that time, the housing shortage in St. Mary's County became so severe that it was necessary to grant priority to certain

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necessary technical employees. Many of the civilians placed on a waiting list for housing resided in the nearby Cedar Point Trailer Park until homes became available.

In addition to houses, a community building, male and female dormitories, a child care center, and a shopping center were constructed north of the Lexington Park dwellings. These structures are identified in a 1944 plan of the area. The shopping center consisted of an A&P market, a drug store, a barber shop, a beauty salon, a dry cleaning store, and a women's clothing store.<sup>6</sup> This commercial area is slated for re-development today and the community building, the dormitories, and the child care center have already been demolished.

The community building, later known as the "Felix Johnson Building," served as a multi-purpose building.<sup>7</sup> It contained the housing office, a maintenance office, a community room, social workers' offices, and a first aid office. Films, dances, and community meetings were held in the large meeting room here.

Rent was paid at the housing office. The initial monthly rent for a two-bedroom apartment, as noted on a dwelling lease between Iris and Joseph B. Adam for unit #21 Coral Place, was \$39.25 in 1943. A one-bedroom apartment was \$33.50 per month.<sup>8</sup> This did not include charges for water, gas, and electricity.

The origin of the name "Lexington Park," which now refers to a much larger area than it did in the 1940s, is explained in one of the first newcomers guides to the county. The small handbook notes,

"Lexington Park, the largest of the nearby 'Federal Public Housing Authority' housing areas for civilian workers, was named for the Lexington, the Navy's first really big air-craft carrier. Long before the war, it was the performance of the Lexington in maneuvers which helped to prove the value of carriers, and developed many of the techniques which have made the U.S. Navy supreme in this type of warfare. The Lexington played a glorious part in routing the Japanese forces during the darkest days of the War. The streets of the Park are named in memory of the far-off places where she fought. The "QUEEN of the FLAT-TOPS" went down by torpedoes and fire in the Battle of the Coral sea where the Japanese were turned back from Port Moresby

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<sup>6</sup> According to Ed Stokel, the women's clothing store consisted almost exclusively of maternity clothes at this time.

<sup>7</sup> The Community Building, now demolished, was designed by Kahn and Jacobs. Original blueprints for the structure are in the possession of the owners of Lexington Manor.

<sup>8</sup> Edgar Russell. Telephone Interview, May 1995.

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and Australia.”<sup>9</sup>

The streets of the northern section of Lexington Park include “Tulagi Place,” “Salamaua Court,” “Misima Court,” “Coral Place,” and “Lei Drive.” The streets in the southern section include “Rennell,” “Tanner,” and “Banks Place.” The origin of the southern section street names is unclear.

#### Housing Alternatives

While the first phase of the Lexington Park housing complex was under construction, a trailer camp consisting of 100 family trailers and 150 trailer spaces was created. Known as “Cedar Park Trailer Camp,” this complex was made available to key employees of contractors. In November 1944, the Navy requested that an additional 100 trailers be brought in to fill unoccupied trailer spaces for the use of civilian employees. Over time, these trailers were occupied by employees waiting to be assigned a house in Lexington Park.

At the same time, St. Mary's County families took in boarders or divided older homes, such as Part Massum Eyrie (SM-176) and the James Drury House (SM-149), into individual rental apartments. The Federal government also leased local summer hotels and boarding houses, such as the Piney Point Hotel, and adapted them for use as rental apartments.

#### Occupation After the War

The federal government continued to own Lexington Park until 1963 when the General Services Administration sold it to Club Properties, Inc. Around 1964 the new owners planted cherry trees throughout the development that blossom luxuriously every spring. They also repainted the units a variety of pastel colors. Later, the houses were repainted a flat white. Once the property was placed in private ownership, the housing complex was renamed “Lexington Manor.”

Although the use and appearance of the Lexington Park Survey District has changed little over the years, the occupants of the housing complex have changed. The population currently housed by Lexington Park is as diverse as any in the county. According to the current manager, Mexicans, African Americans, Whites, and Asians are all resident here.

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<sup>9</sup> A “flat-top” is Navy slang for an aircraft carrier. Locally, the Lexington Park housing area is referred to as “the flat-tops.” This name results from the fact that the area is named after an aircraft carrier and because the houses have flat roofs. Also, these roofs supposedly resemble the flat deck of an aircraft carrier from the sky. Some current residents consider the appellation to be pejorative.

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Countians' attitudes towards the area have changed as well. Most consider the area unsafe. In a 1993 Community Development Block Grant application, Lexington Manor was described as, "...home to more than three hundred lower income families. Yet over forty of the one-story buildings are vacant and boarded up. The combination of a decaying shopping center and boarded-up housing units provides an ideal setting for illicit drug use and criminal activities. In addition, the vacant structures pose serious health and safety concerns for everyone frequenting the neighborhood."<sup>10</sup> Revitalization of the shopping center, located north of the housing units, has begun although only the demolition of certain vacant or semi-occupied structures has been accomplished so far. The demolished buildings include the Skipjack Inn, formerly male and female dormitories for civilian personelle, the Child Care Center, and the Felix Johnson Building, formerly the Lexington Park Community Center.

Lexington Park Today

In 1994, the Patuxent Naval Air Station was declared to be a "World War II Commemorative Community" by the Secretary of Defense because of the important role it played in the war effort. The Lexington Park Survey District, on the other hand, has received no recognition for its significance as a World War II-related site. Essential to the construction of the base, this civilian housing complex should be recognized both for its connection with World War II and for its design. Preservation of the area should be a priority complementary to the redevelopment of neighboring Tulagi Place.

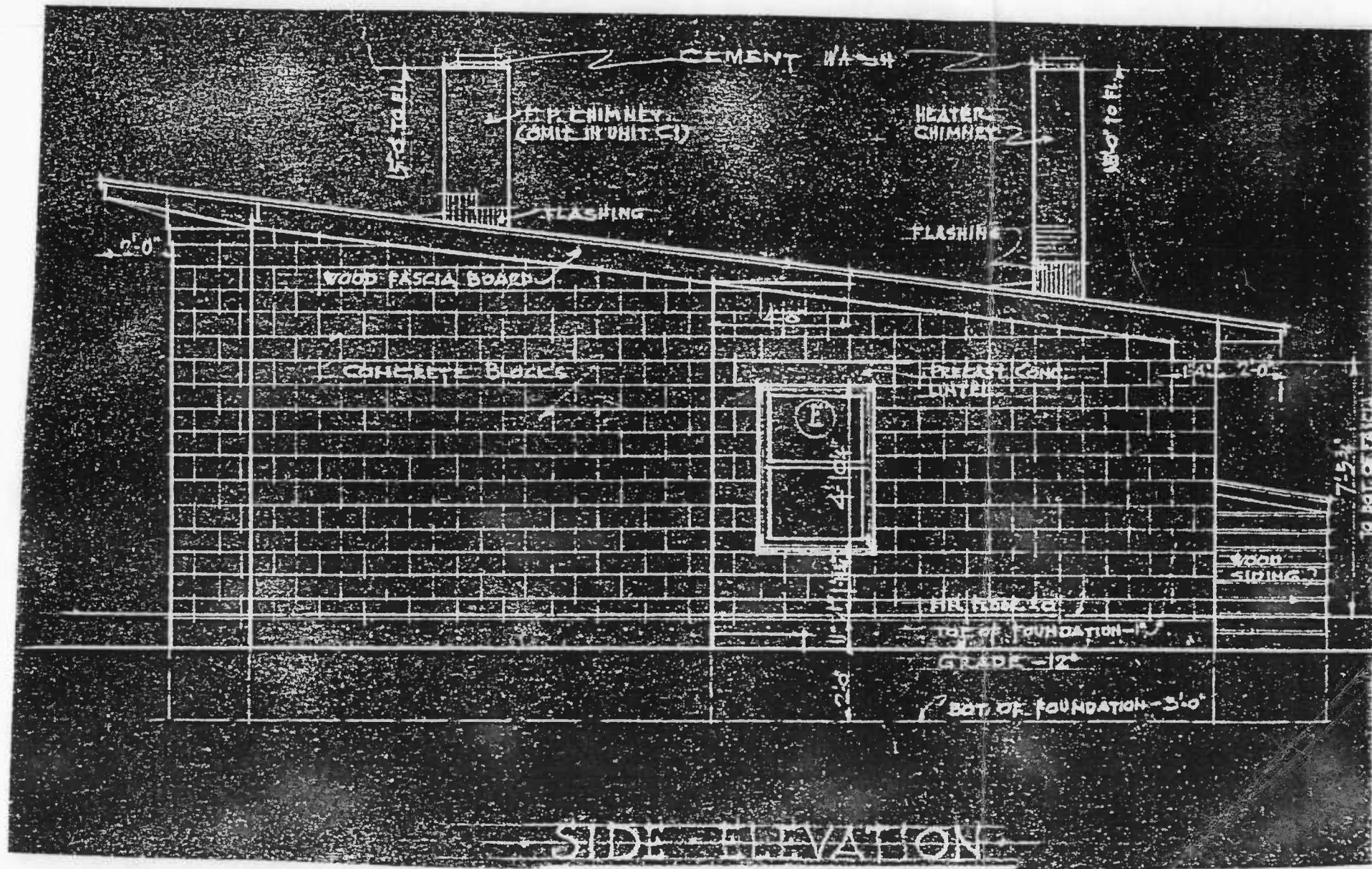
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<sup>10</sup> St. Mary's County Government. A Community Development Application for the Revitalization of Tulagi Town Center, St. Mary's County, Maryland (Leonardtown: Dept. Economic and Community Development, 1993) 5.



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Copy of floor-plan blueprint of side elevation of 2-bedroom unit by Kahn and Jacobs.



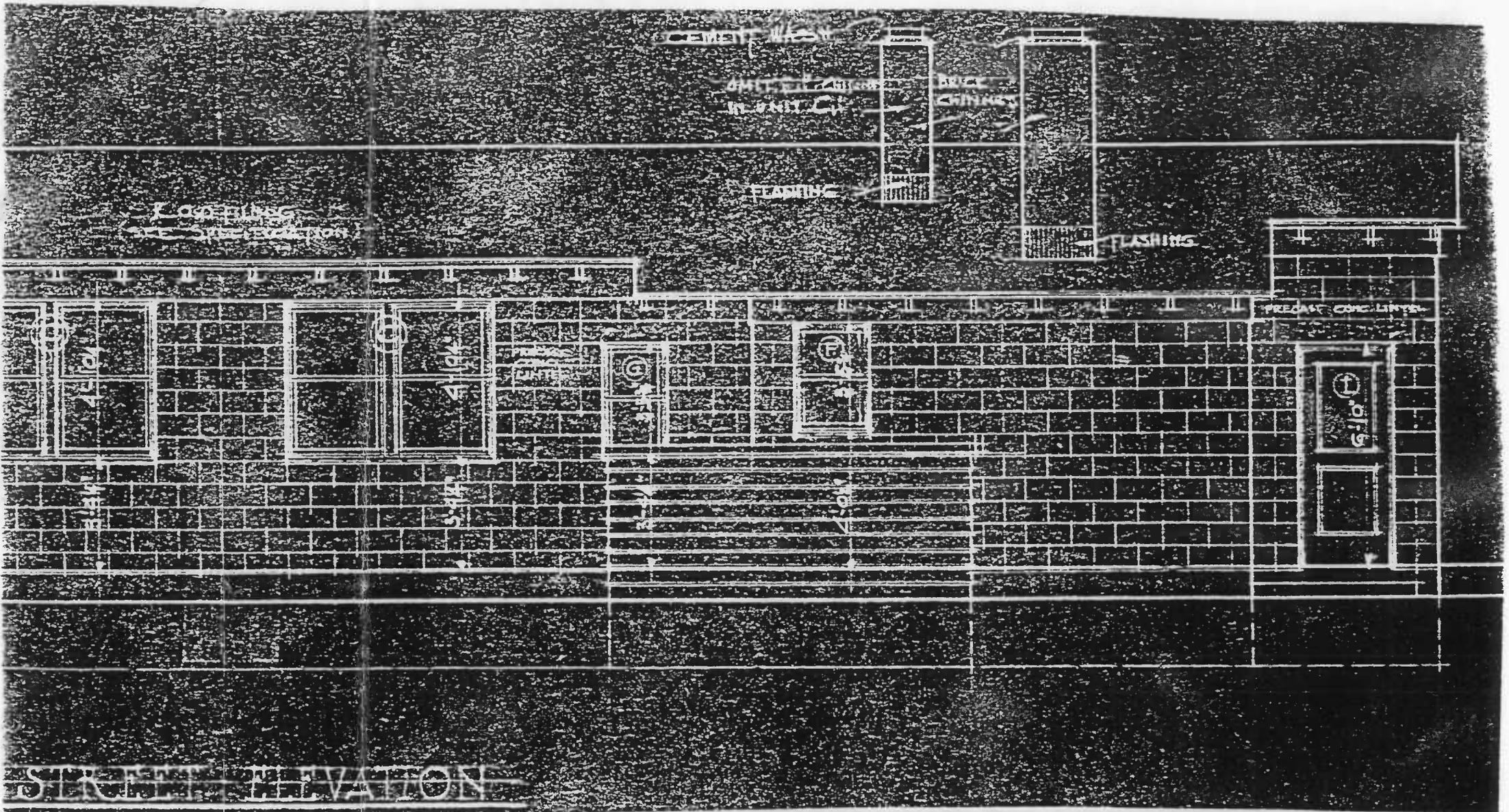
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Copy of floor-plan blueprint of garden elevation of 2-bedroom unit by Kahn & Jacobs.



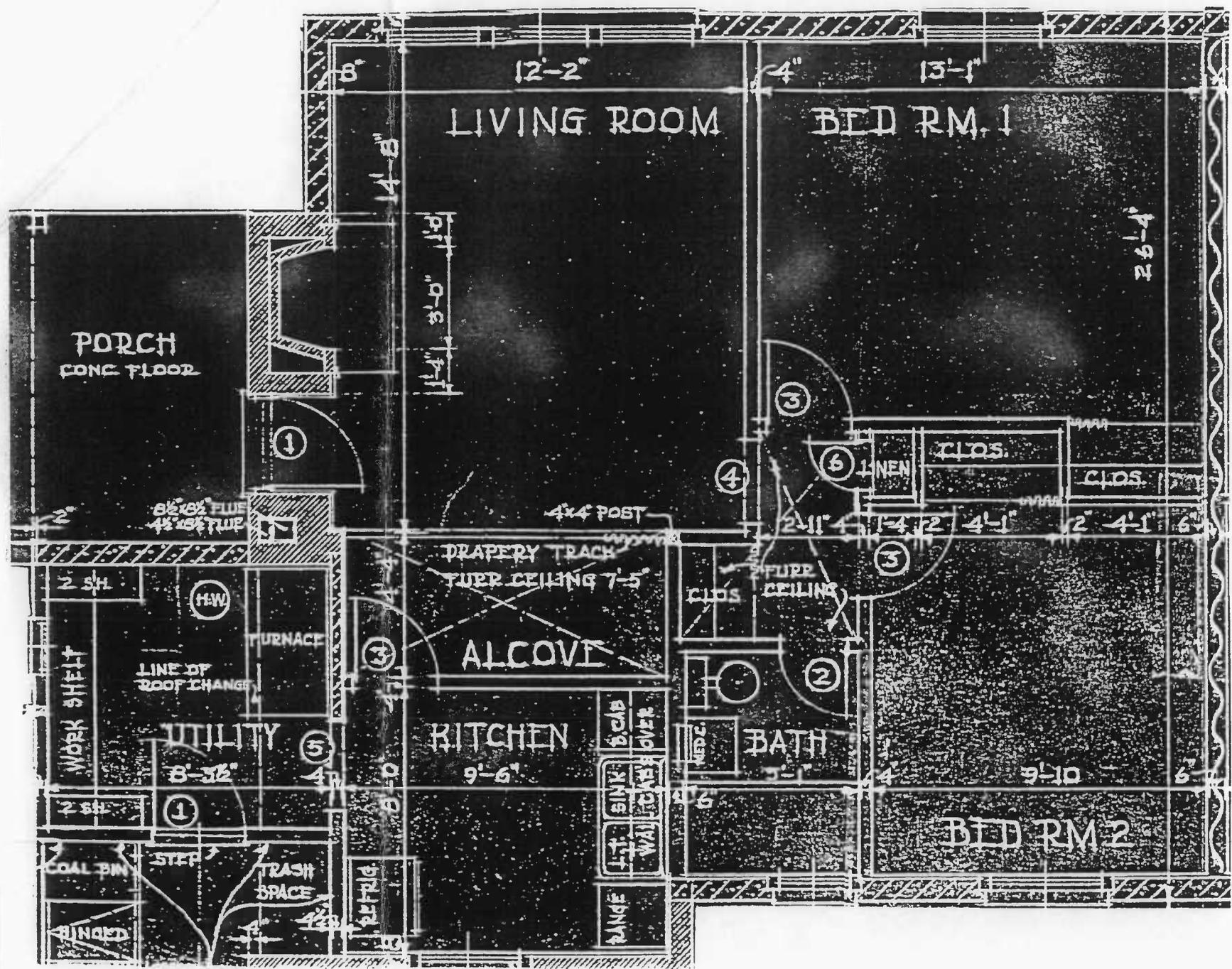
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7.6 Description

Copy of floor-plan blueprint of street elevation of 2-bedroom unit by Kahn & Jacobs.



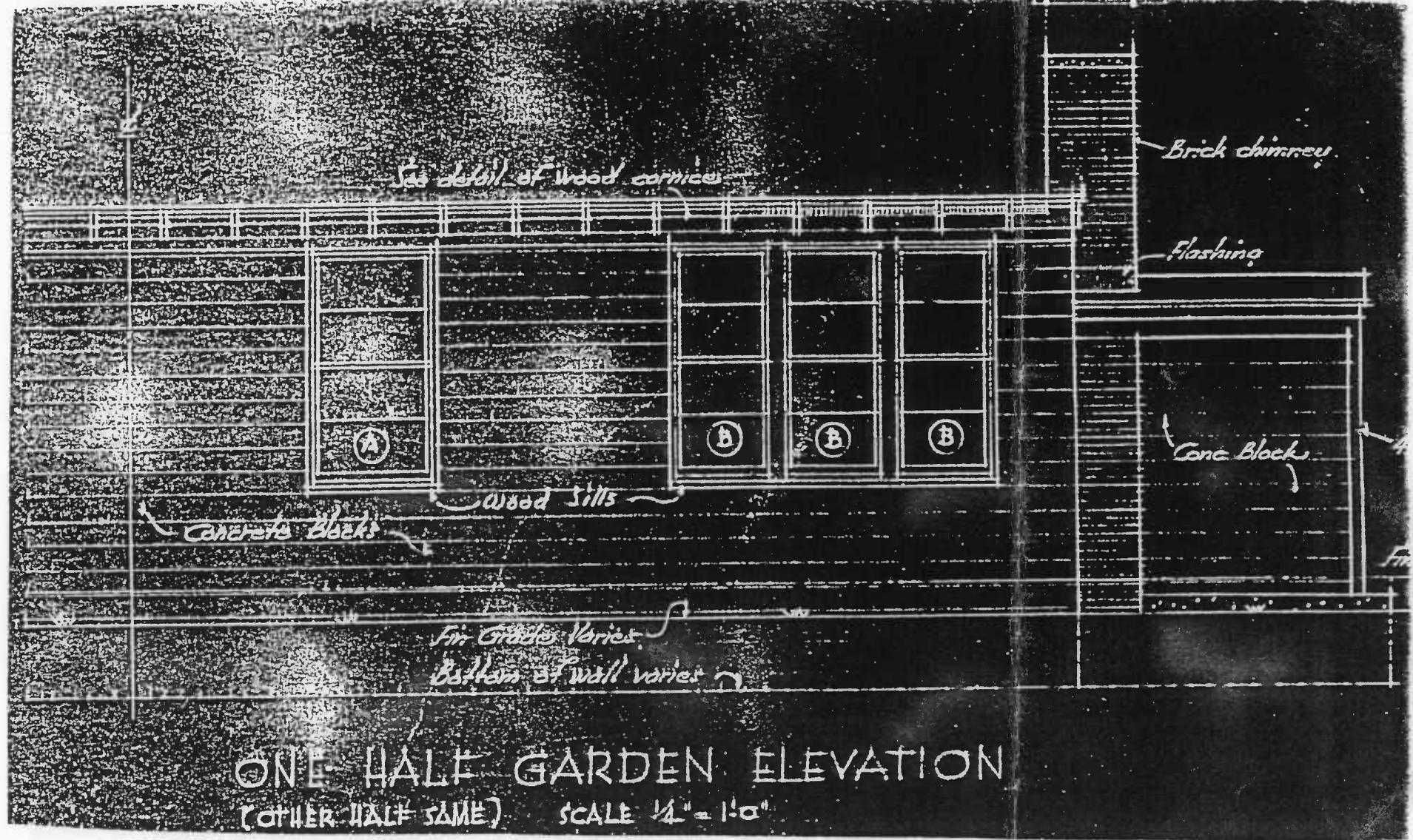
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 7.7 Description

Copy of floor-plan blueprint of 2-bedroom unit by Louis Justement.



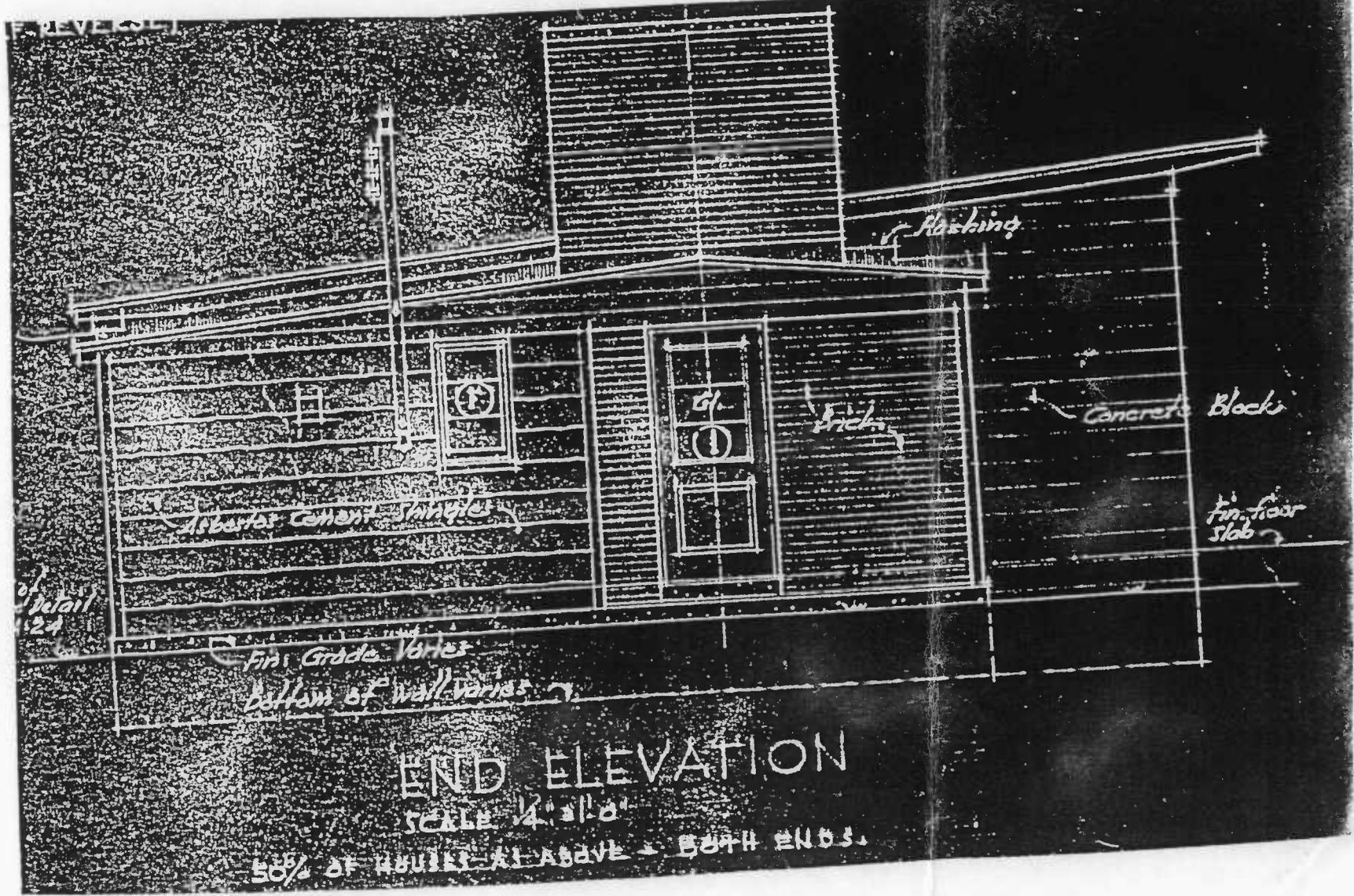
SM-490, Lexington Park Survey District  
St. Mary's County  
7.8 Description

Copy of garden elevation blueprint of 2-bedroom unit by Louis Justement.



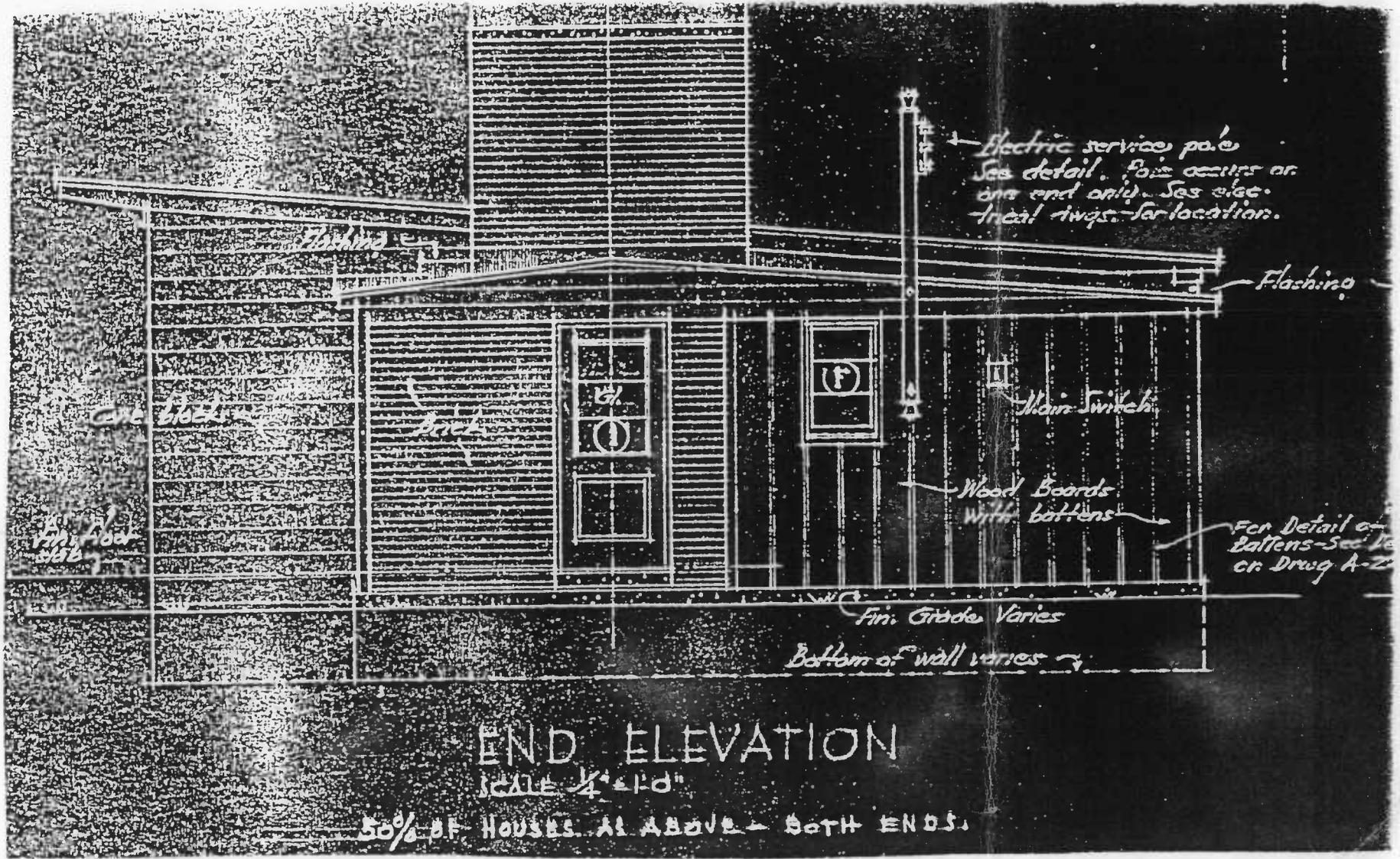
SM-490, Lexington Park Survey District  
St. Mary's County  
7.9 Description

Copy of end elevation blueprint of 2-bedroom unit by Louis Justement.



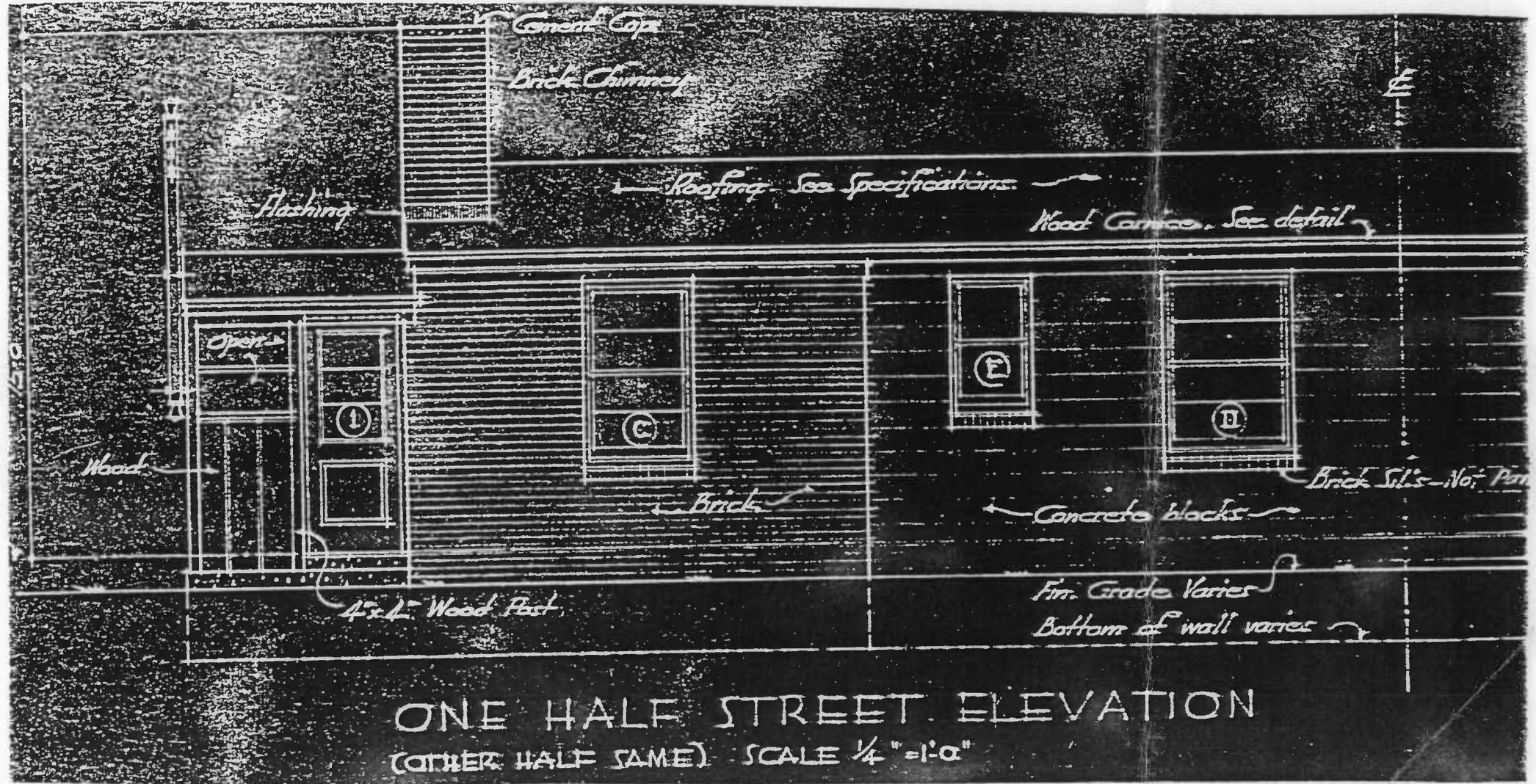
SM-490, Lexington Park Survey District  
St. Mary's County  
7.10 Description

Copy of end elevation blueprint of 2-bedroom unit by Louis Justement.



SM-490, Lexington Park Survey District  
St. Mary's County  
7.11 Description

Copy of street elevation blueprint of 2-bedroom unit by Louis Justement.

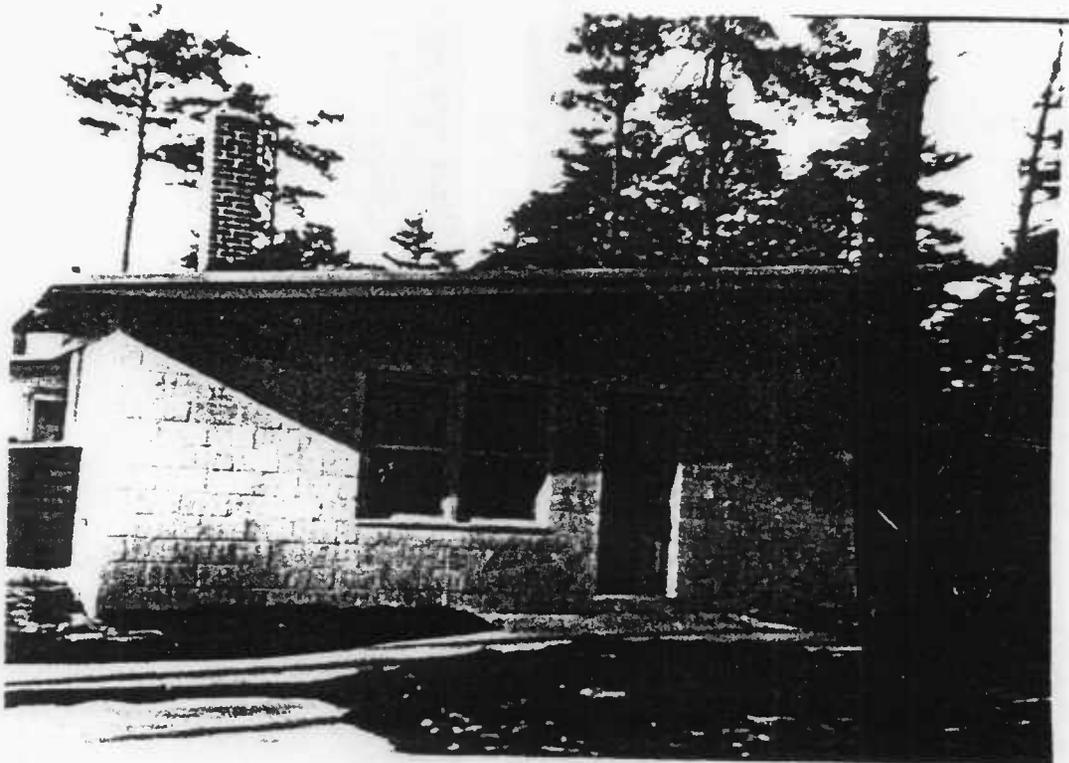
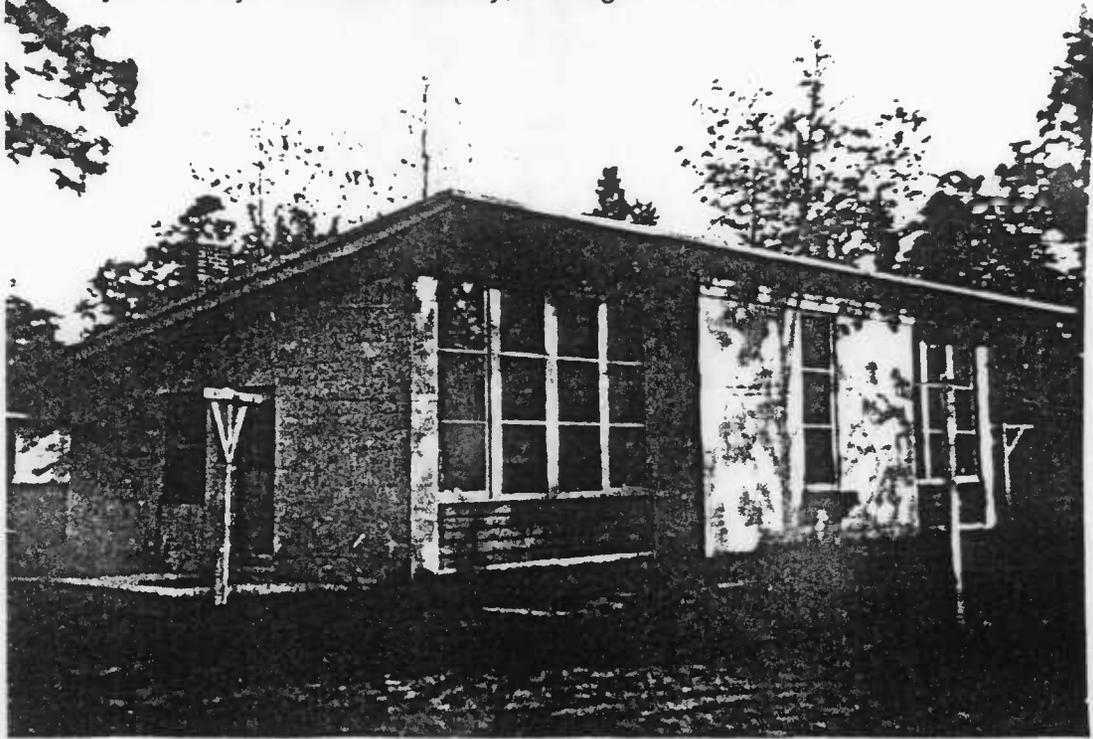




SM-490, Lexington Park Survey District  
St. Mary's County  
8.8 Significance

Photos of #21 Coral Place, circa 1944.

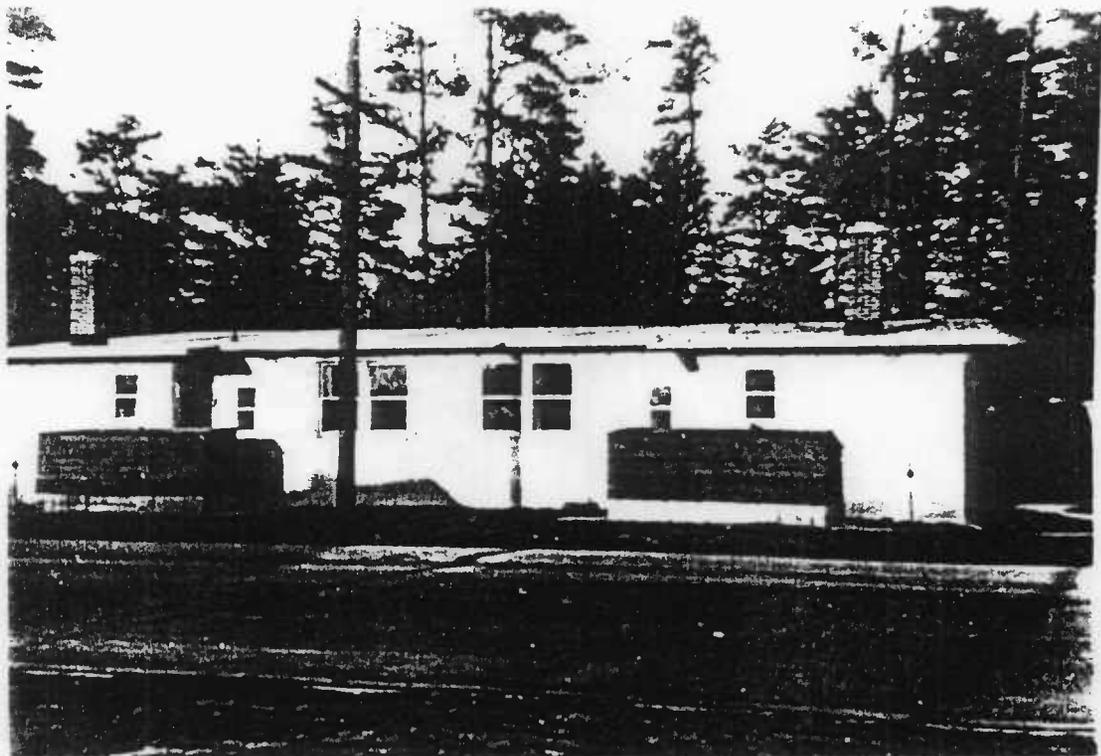
Source: St. Mary's County Historical Society, Lexington Park File.



SM-490, Lexington Park Survey District  
St. Mary's County  
8.9 Significance

Photos of #21 Coral Place, circa 1944.

Source: St. Mary's County Historical Society, Lexington Park File.



SM-490, Lexington Park Survey District  
St. Mary's County  
8.10 Significance

Dwelling Lease for #21 Coral Place dated August 1, 1943.  
Source: St. Mary's County Historical Society, Lexington Park File.

FP11A 1092  
(Rev. 10-1-42)

Master Metered Projects  
(General)

NATIONAL HOUSING AGENCY  
FEDERAL PUBLIC HOUSING AUTHORITY  
WASHINGTON, D. C.

DWELLING LEASE

(For Army and Navy Enlisted and Civilian Personnel and Industrial Workers)

FEDERAL PUBLIC HOUSING COMMISSIONER,

Lexington Park, Cedar Point, Md.  
(Development)

Washington, D. C.

DEVELOPMENT No. MD-18191

By Stephen M. Bojanowski, Housing Manager  
(Management)

DWELLING 123

LEASE No. HA(MD-18191)11ph-36

1. THIS LEASE, Made the 1st day of August, 1943, by and between the United States of America (herein called the "Landlord") and Iris & Joseph B. Adam (herein called the "Tenant") WITNESSETH that the Landlord, relying upon the representations of the Tenant, as to his household composition, and employment in defense activity, does hereby let to the Tenant and the Tenant hereby hires upon the conditions hereinafter provided, 4 rooms and bath, located at #21 Coral Place (herein called the "premises") to be occupied exclusively as a private residence by the Tenant and his family, and eligible lodgers when authorized by the management, for the term of one calendar month beginning on the first day of August, 1943, and ending at midnight on the last day thereof, at the rental of \$ 30.00 for said term payable promptly in advance.

2. The rental herein reserved includes the charge to the Tenant for utilities consisting of Water, gas, & electricity

(Enumerate utilities furnished)  
furnished him by the Landlord, upon the basis of the Tenant's pro rata share of the charge for predetermined monthly quantities of such utility consumption by the development, provided that, if the quantities of such utility consumption by the development are more than such monthly quantities so predetermined, then the Tenant shall pay to the Landlord his pro rata share of the charge for the excess amount actually consumed by the development when billed therefor by the Landlord.

3. The Tenant shall have the right to occupy the premises during the period from July 15, 1943 to the commencement of the term hereof under and subject to the same conditions as are set forth herein except that a full month's rent shall be paid in advance at the time the lease is signed. The rent from July 15, 1943 to the commencement of the term hereof shall be an amount equal to the product of the number of days of actual occupancy multiplied by  $\frac{1}{30}$  of the monthly rent herein stipulated and shall be payable on or before the first day of the term of this lease in addition to the full month's rent paid at the time the lease was signed.

4. This lease shall be automatically renewed for successive terms of one calendar month each, at the rental of \$ 30.00 per month payable in advance on the first day of each calendar month, unless terminated by either party as herein provided. The Landlord may terminate this lease, or any renewal thereof, upon any day during any such term by giving the Tenant not less than 15 days prior notice in writing. The Tenant may terminate this lease, or any renewal thereof, upon any day during any such term upon not less than 15 days prior notice in writing to the Landlord, or upon such shorter notice as may be acceptable to the management. If the Tenant is engaged in military services and is transferred to another station, this lease may be terminated on 1 days' notice. If this lease shall be terminated pursuant to any of the provisions of this paragraph, any unearned rent theretofore paid by the Tenant shall be refunded, provided that the Tenant has fulfilled all his obligations under this lease or any renewal thereof. Earned rent for the portion of the last month occupied, when the lease is terminated on other than the last day of a calendar month shall be calculated on the basis of  $\frac{1}{30}$  of the monthly rent herein stipulated times the number of days of actual occupancy.

5. Any failure by the Tenant punctually to pay any rent or other charges when due or any breach of any other condition of this lease shall, at the option of the Landlord, terminate all rights of the Tenant hereunder and thereupon the Landlord, its representatives, agents, or assigns, shall have the right, without further demand or notice, to re-enter and take possession of the premises. The Tenant hereby waives any and all notice and demand for possession and agrees that upon any such failure or breach, the Landlord may immediately re-enter the premises and dispossess the Tenant without legal notice or the institution of any legal proceedings whatever.

6. No Member of or Delegate to the Congress shall be admitted to any share or part of this contract or agreement, or to any benefit to arise therefrom.

SM-490, Lexington Park Survey District  
St. Mary's County  
8.11 Significance

Dwelling Lease for #21 Coral Place dated August 1, 1943.  
Source: St. Mary's County Historical Society, Lexington Park File.

7. All of the terms and conditions appearing herein are specifically made a part of this lease. This lease evidences the entire agreement between the Landlord and the Tenant, and no modification thereof shall be valid unless in writing and signed by the Landlord and the Tenant.

Luis G. Adam  
(Tenant)

Joseph B. Adams  
(Tenant)

In the presence of:

UNITED STATES OF AMERICA,

Carney P. Stamps

By Stephen D. Biganone, Jr.

Henry D. Adams  
(Title)

The Landlord agrees to pay for the rent of the premises in this lease, and the Tenant agrees to pay for the rent of the premises in this lease. The Landlord shall have the right to terminate this lease if he or she or any member of his family group is employed as a war worker, and the Tenant agrees to vacate the premises as soon as the Landlord exercises the right hereby.

(A) The Tenant agrees to pay punctually when due:

1. Any miscellaneous charges arising from the Tenant's failure to perform his obligations under this lease and for any damage to the premises resulting from negligence or misuse by the Tenant, his family, lodgers, or visitors.
2. Ten dollars security deposit, in a method to be prescribed by the Housing Manager or Management Agency, to assure the return of keys and the fulfillment of any or all of the Tenant's obligations with respect to the premises. This does not apply to military personnel in the armed forces of the United States of America. At the termination of this lease, the deposit shall be restored in full to the Tenant, unless some part of the deposit is required to be applied to unfulfilled obligations of the Tenant under 1 above, in which case whatever balance remains will be restored to the Tenant.

(B) The Tenant agrees:

1. Not to assign this lease or sublet the premises except with the approval of the management.
2. To assist and cooperate with the management in the care and maintenance of the premises and comply with all rules, regulations, and management policies which are now or may hereafter be established for the premises.
3. To permit the Landlord through its agents to enter on the premises at all reasonable hours to inspect, make repairs, to show the premises and to remove placards, signs, fixtures, alterations, or additions placed on the premises without the permission of the Landlord.
4. To submit to the Landlord at its request signed statements, in a form satisfactory to the Landlord, setting forth the then pertinent facts as to the Tenant's household composition, defense employment, and household income.
5. To release the Landlord, its representatives, agents, servants, and employees (including the management) from liability for any injury to the Tenant or the members of his household, resulting from any cause whatsoever, excepting only any such injury or damage resulting from the willful acts of such representatives, agents, and employees (including the management).
6. To indemnify the Landlord, its representatives, agents, servants, and employees (including management) for any liability of any of them for injury to persons or damage to property occurring on the premises and arising out of the Tenant's occupancy or possession of the premises.
7. To quit and surrender the premises at the expiration of the term, in good order and repair, reasonable wear and tear excepted.
8. To accept as sufficient notice or statement required by law or this lease any notice delivered personally, affixed to the door of the premises, or mailed to the premises.

(C) The Landlord agrees:

1. The Tenant shall have quiet and peaceful possession of the premises, but failure to supply the utilities enumerated in this lease shall not be considered a breach of this covenant: *Provided, however,* There shall be an equitable adjustment between the Landlord and the Tenant if the rent reserved in this lease includes charges for such utilities.
2. To accept as sufficient notice required by law, notice in writing delivered to the Management Office.

25-65A

L. G. A.  
J. B. A.  
S. D. B.

SM-490, Lexington Park Survey District  
 St. Mary's County  
 8.12 Significance

Lexington Park Directory, published by the Lexington Park Volunteer Fire Department,  
 dated April 1, 1944.  
 Source: St. Mary's County Historical Society, Lexington Park File.

LEXINGTON PARK DIRECTORY  
 NUMERICAL LIST



CORAL PLACE

- |                         |                            |
|-------------------------|----------------------------|
| 2 Burdett, Denver C.    | 24 Dodge, Clarence S.      |
| 3 Radford, William E.   | 24 Link, J. C.             |
| 4 Gough, Oscar W.       | 24 Rumble, A. R.           |
| 5 Montgomery, Louis     | 25 Baine, Harvey J.        |
| 5 Stanton, Margaret     | 27 Christopher, Emery      |
| 9 Storey, Barber J.     | 27 Margerum, (Mrs.) W.     |
| 11 Patriek, William H.  | 29 Stalker, Agnes          |
| 13 Harrison, Thurman L. | 31 Nichols, Ethelyn        |
| 14 Chesser, Emerson     | 33 Carroll, Milton         |
| 14 Potter, V. M.        | 33 Wldthg, Leland          |
| 15 Lauxman, Oscar       | 35 Brazell, Jack L.        |
| 16 Whiteman, Robert B.  | 35 Stetz, Henry            |
| 16 Kreten, Ruth         | 37 Poindexter, Benjamin W. |
| 17 Dilworth, Walter S.  | 39 Gerber, A. R.           |
| 17 Williams, Stanford   | 41 Merchant, Harry W.      |
| 18 Fulton, John         | 42 Hull, James             |
| 19 Fendoraek, Nicholas  | 42 Kimball, Roland         |
| 20 Lloyd, Joseph E.     | 43 McKee, Theodore E.      |
| 21 Adam, Joseph B.      | 44 Smith, Don H.           |
| 22 Lewis, Lee A.        | 44 Hood, Benjamin E.       |
| 22 Connor, Ethel        | 45 Rouch, Herbert A.       |
| 23 Pritchard, Edwin G.  | 45 Mais, Roland            |

**WILKINSON'S**  
 [SANDY BOTTOM]

General Merchandise

**BAR**

MIXED DRINKS  
 Open from 7:00 A. M. to 10:00 P. M.  
 Saturday until 12:00 P. M.

**BARBER SHOP**

Open from 12:00 Noon to 9:00 P. M.

Gasoline, Sundays 9:00 A. M. to 11:30 A. M.

LEXINGTON PARK DIRECTORY  
 NUMERICAL LIST



LEE DRIVE

- |                        |                            |
|------------------------|----------------------------|
| 1 Williamson, Richard  | 25 Seeger, William         |
| 1 Moorcones, Joseph    | 25 Wardman, Robert         |
| 2 Scrivenor, Julian    | 26 Rost, Robert            |
| 3 Haines, Robert       | 27 Hooper, Omar            |
| 4 Beasley, Louis       | 28 Reeves, Charles         |
| 4 Clarke, (Mrs.) K. T. | 29 Henry, Kenneth E.       |
| 5 Deane, Charles F.    | 30 Cook, Richard           |
| 5 Deane, Irvine        | 30 Tholander, Reinold      |
| 6 Stehr, Louis         | 31 Whitham, John           |
| 7 Lucas, Albert        | 32 Fenhagen, Sherman       |
| 8 Hood, Claud          | 32 Harvard, Raymond H.     |
| 9 Jones, Roderick      | 33 Hengston, Carl          |
| 10 Owens, Charles      | 34 Goodwin, Virgil         |
| 11 Collier, Robert L.  | 35 Bradshaw, Douglas       |
| 12 McGuire, John       | 36 Riley, Mervin           |
| 14 F. P. H. A. Office  | 37 Link, Joseph            |
| 15 Larsen, Dale        | 37 Schneble, (Mrs.) George |
| 16 Kaitter, Ervin      | 38 Wilder, Catherine       |
| 16 Gasp, Margherita    | 39 Smith, Kenneth A.       |
| 17 Hughes, Arthur R.   | 40 Wetzel, Fred            |
| 18 Dunn, James         | 41 Taylor, Daniel O.       |
| 19 White, Tyler        | 42 Bell, Ernst             |
| 19 Buckman, Joe        | 43 Murphy, Louis           |
| 20 Parks, Sherman A.   | 43 Kerber, Lily M.         |
| 21 Bowles, James       | 44 Weiner, Morris          |
| 21 Adm, Joseph         | 46 Taft, Robert C.         |
| 22 Hutson, Charles P.  | 48 Bray, Roy W.            |
| 23 Foote, Albert       | 50 Heap, Thomas            |
| 24 Straups, Ralph W.   | 52 Fox, William            |

**Fenwick's Trailer Camp**

CHARLES E. FENWICK, Owner  
 LEONARDTOWN, MARYLAND.



RELIABLE, COURTEOUS SERVICE

SM-490, Lexington Park Survey District  
 St. Mary's County  
 8.13 Significance

Lexington Park Directory, published by the Lexington Park Volunteer Fire Department,  
 dated April 1, 1944.  
 Source: St. Mary's County Historical Society, Lexington Park File.

LEXINGTON PARK DIRECTORY

NUMERICAL LIST



SALAMAJA COHET

- |                       |                         |
|-----------------------|-------------------------|
| 1 Hognn, John         | 40 Jay, Herbert         |
| 2 Teter, Carl         | 41 McLaurin, Thomas G.  |
| 2 Post, B. W.         | 42 Oliver, Ura C.       |
| 3 Ephraim, Belmont    | 43 McCawley, John T.    |
| 4 McDaniel, Lloyd     | 44 Clements, Latis      |
| 5 Bean, James F.      | 46 Alfred, Clarence     |
| 6 Hagon, Howard       | 46 Walther, William     |
| 7 Boon, Joseph        | 47 Sproule, Alex        |
| 8 Carroll, Hugh E.    | 48 Cliff, Lloyd         |
| 9 Flanagan, John      | 48 Dozevedo, Patrick    |
| 10 Lanham, James      | 49 Rominca, David       |
| 10 Bryant, John       | 49 Arico, Arthur        |
| 11 Messmer, Jack      | 50 Schultman, Armand    |
| 12 Oliver, John W.    | 50 Bowes, Joe           |
| 13 Widner, Rnlph      | 51 Ross, Houston        |
| 14 Ragsdale, W. E.    | 51 Showalter, S. J.     |
| 15 Weddell, Lloyd     | 52 Zazlaw, Alexander    |
| 16 Brooks, George W.  | 52 Leibowitz, Beatrice  |
| 17 Trich, Richard     | 53 Sumstine, John       |
| 18 Sullivan, Paul J.  | 54 King, John A.        |
| 19 Henley, Alva       | 55 Currier, Betty H.    |
| 20 Browne, William H. | 55 Tate, Mary           |
| 21 Gulbey, Leon       | 55 Keim, Betty          |
| 22 Christian, Edgar   | 56 Caldwell, John H.    |
| 23 Hewson, John R.    | 56 Heegle, D. I.        |
| 23 Proctor, Mary      | 56 Plunkett, J. C.      |
| 24 Powell, Robert     | 57 Cole, Charles        |
| 24 Kenyon, Lenora     | 58 Nensus, Paul         |
| 25 Good, Nile         | 58 Paulanski, Joseph    |
| 26 Ferns, John Wayne  | 59 Wharton, Robert T.   |
| 27 Jurisich, Peter    | 59 Campbell, George E.  |
| 28 Downing, William   | 60 Hanse, Sam           |
| 29 Harrington, Leo    | 60 McDowell, Thomas     |
| 30 Ferwerda, Thomas   | 61 Austin, Horace G.    |
| 30 Bramlett, Daris    | 62 Wirz, Armando H.     |
| 31 Gaddie, Hugh L.    | 63 Perry, Louis A.      |
| 32 Gullivan, Timothy  | 63 McFarlane, Patricia  |
| 33 Bully, Harry       | 64 Reese, Perry         |
| 34 Condon, Ernest E.  | 66 Williams, Virgil     |
| 35 Wibble, John R.    | 68 Greenwald, John      |
| 36 Bojanowski, S. M.  | 70 Kennedy, Stewart     |
| 37 Myers, Harry       | 72 Bruce, Kenneth       |
| 38 McWatty, Ernest    | 74 Merchant, Charles E. |
| 39 Hodges, Thomas Lee | 76 Balvanz, William     |

CEDAR PARK TRAILER CAMP

ALPHABETICAL LIST

- A
- |                                       |                 |
|---------------------------------------|-----------------|
| Abrnhauser, Hjalmar                   | 55 Birch Place  |
| Agda H.                               |                 |
| Allen, Fred                           | 86 Oak Street   |
| Marion                                |                 |
| Anderson, William                     | 93 Laurel Place |
| Holga, Florence                       |                 |
| Archart, Mervin T.                    | 68E Holly Place |
| Morie, Carmen, Mervin T., Jr., Carmen |                 |
- B
- |                           |                  |
|---------------------------|------------------|
| Bondstro, A.              | 72 Pine Place    |
| Pearl                     |                  |
| Bernstein, Irving         | 81E Laurel Place |
| Irene S., Gallonn, Marcia |                  |
| Belk, Ralph A.            | 34 Holly Place   |
| Ruth, Jack                |                  |
| Bronlway, Charles W.      | 73 Holly Place   |
| Mildred M.                |                  |
| Byrne, Malchy F.          | 76 Holly Place   |
- C
- |                                    |                  |
|------------------------------------|------------------|
| Cameron, John M.                   | 82 Laurel Place  |
| Martha J., Elizabeth Anne, John W. |                  |
| Corson, John W.                    | 75 Holly Place   |
| Doris M.                           |                  |
| Casey, E. E.                       | 40 Laurel Place  |
| Ruth                               |                  |
| Catlin, George M.                  | 95E Laurel Place |
| Janet M.                           |                  |
| Clouch, Gordon C.                  | 6 Maple Street   |
| Elizabeth G.                       |                  |
| Clark, Bernard                     | 36 Maple Street  |
| Clark, Thomas                      | 45 Holley Place  |
| Edna                               |                  |

ROBINSON FUNERAL HOME

P. B. ROBINSON

Leonardtown, Maryland.

Phone: Leonardtown 133

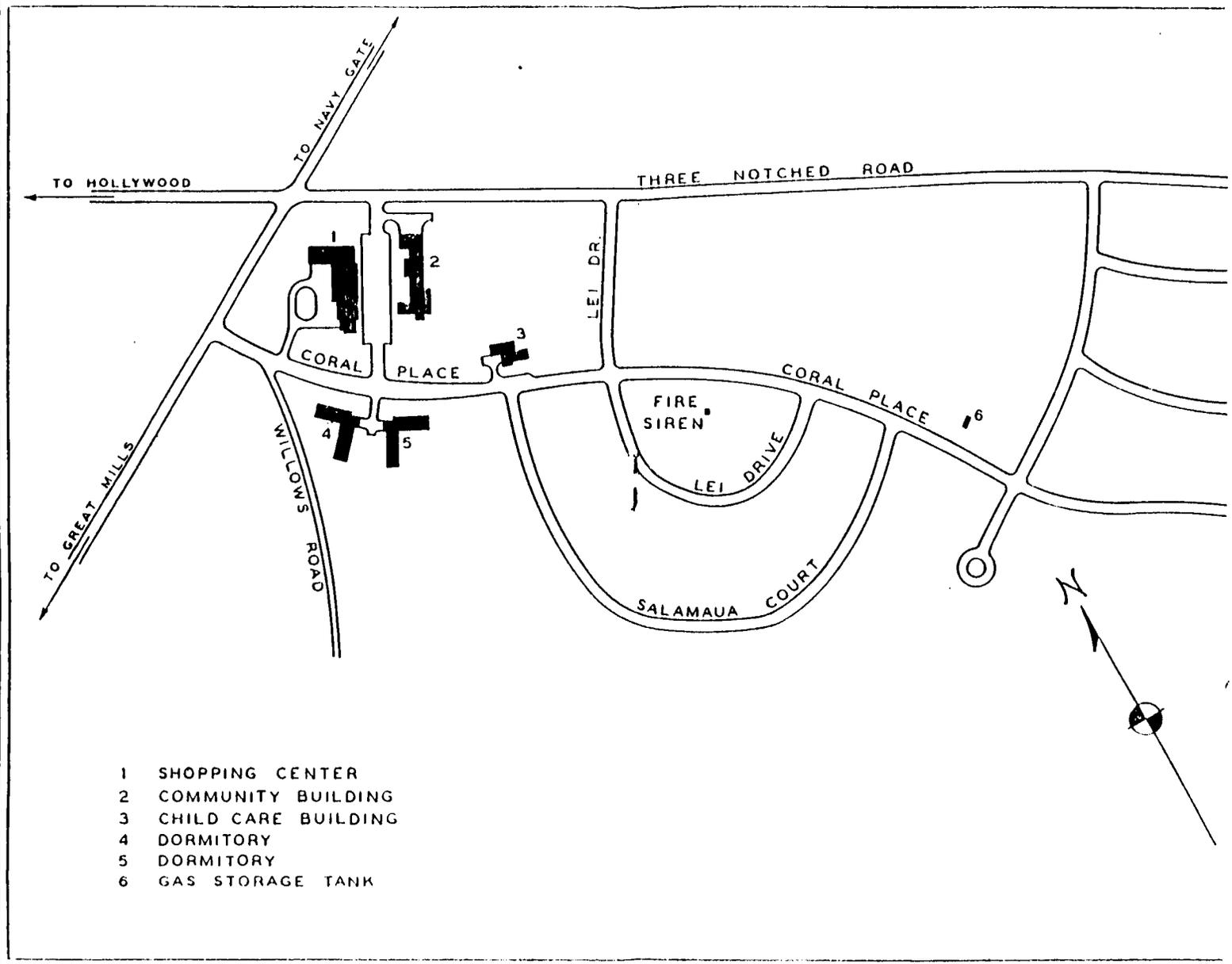


AMBULANCE SERVICE

HOLDING U. S. NAVAL MORTICIAN CONTRACT

SM-490, Lexington Park Survey District  
St. Mary's County  
8.14 Significance

Map from Lexington Park Directory, published by the Lexington Park Volunteer Fire Department, dated April 1, 1944.  
Source: St. Mary's County Historical Society, Lexington Park File.



SM-490, Lexington Park Survey District  
St. Mary's County  
9.1 Major Bibliographical References

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SM-490

Lexington Park Survey District

St. Mary's County, MD

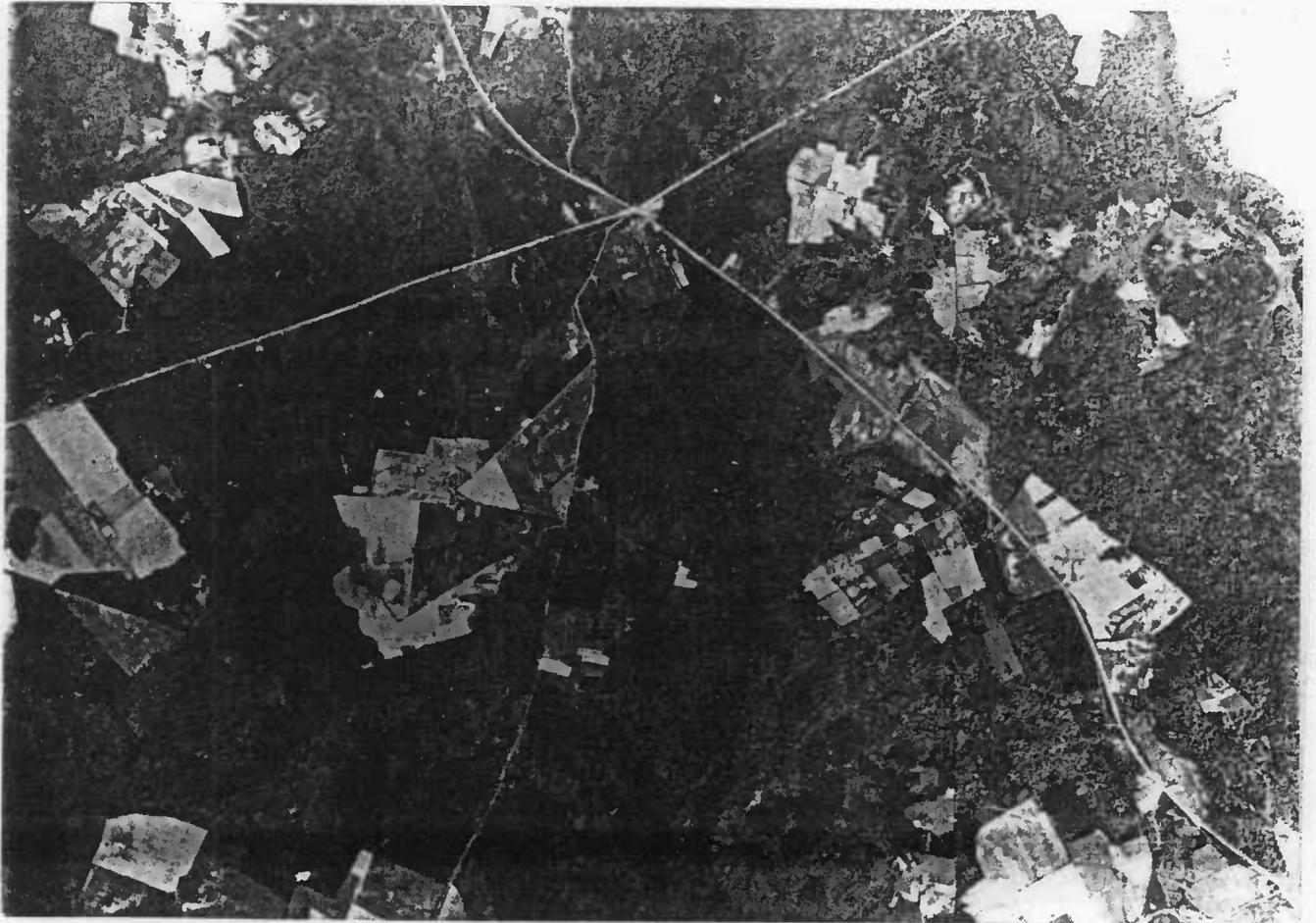
E. Hughes

April 1995

MD SHPO

4/8

Aerial view prior to construction of housing units.



SM- 490  
Lexington Park Survey District

St. Mary's County, MD

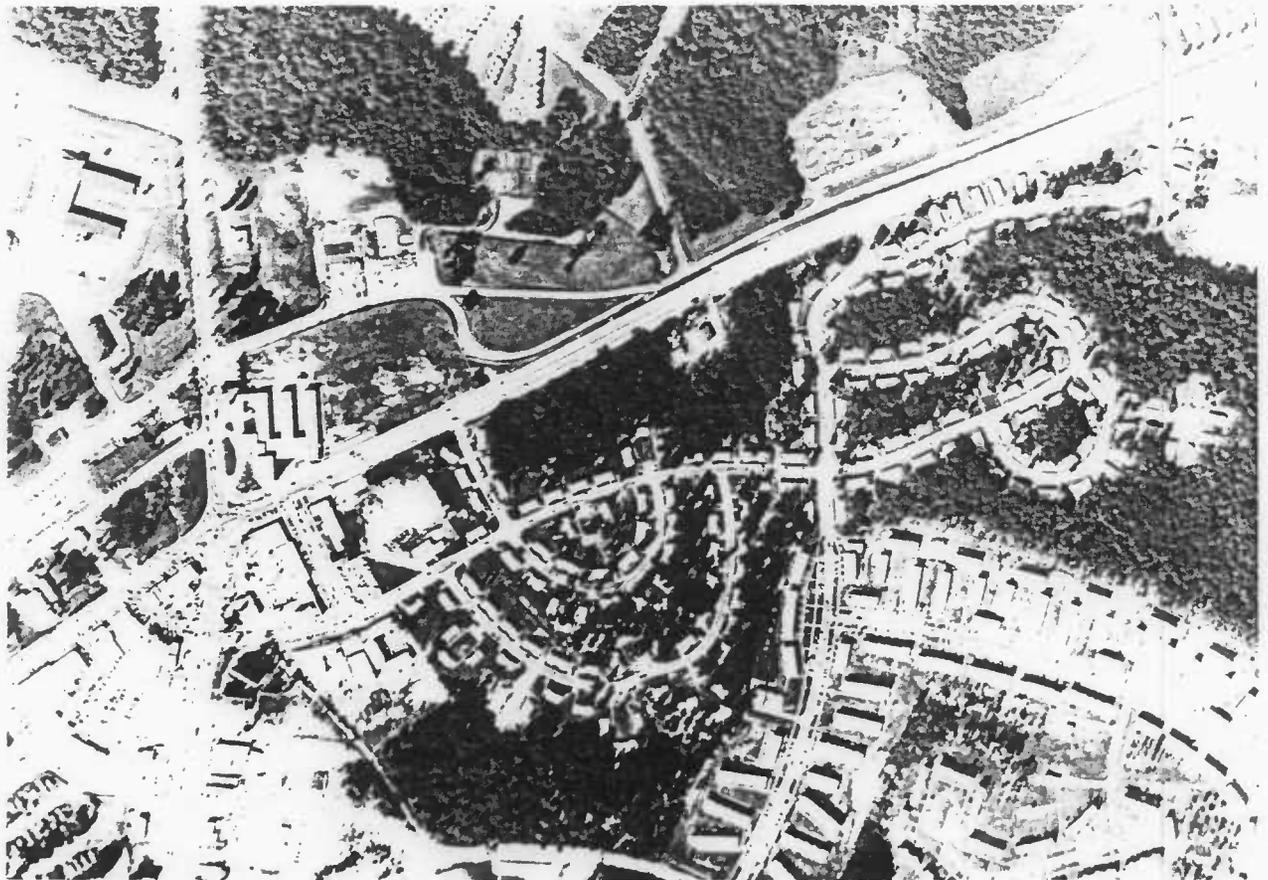
E. Hughes

April 1995

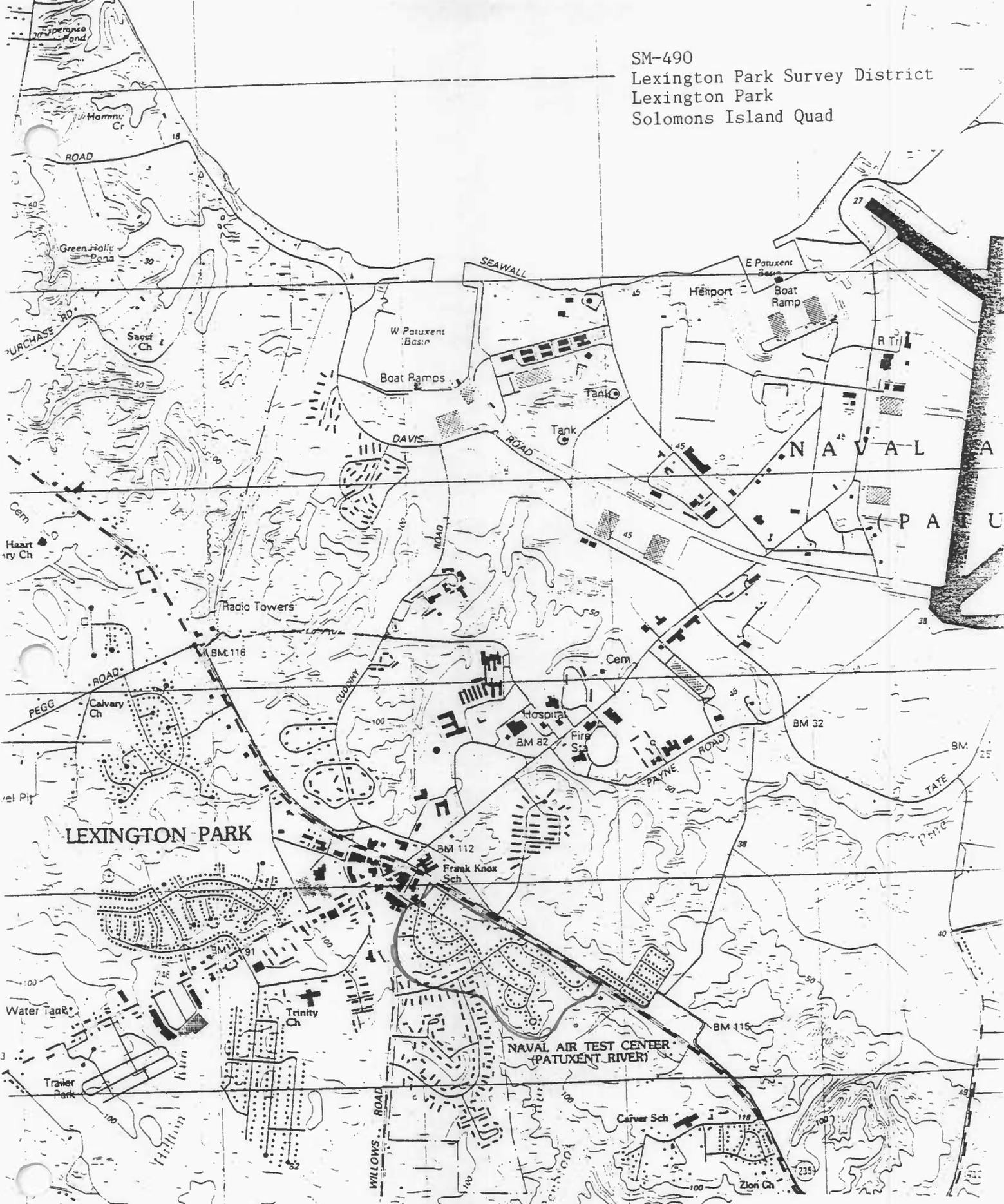
MD SHPO

5/8

Aerial view circa 1960



SM-490  
 Lexington Park Survey District  
 Lexington Park  
 Solomons Island Quad









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1891  
District

St. Mary's

...

Apr 1

...

10

...

RICHMOND  
COUNTY

76°50'

76°45'

# LEXINGTON PARK AND VICINITY

