Capsule Summary
SM-549
Dent's Subdivision, Lot 3A
Leonardtown
Private

c. 1927-1928

On December 2, 1927 G. Frank and Frances Hatfield Dent purchased a 1.1 acre tract for $1000 from the Vestries of the Protestant Episcopal Church. The Dent family, who also owned and built a house on an adjacent property (SM-555), then subdivided the tract and erected three identical one story, three bay, gable front craftsman-style homes with clipped gable roofs fronting Griswold Street (now Church Street) by June 1928. These three homes represent a significantly early attempt to provide affordable single family residences and served as a precursor for future subdivisions such as Tudor Park, West Leonardtown, and Longmore's (SM-552). Unlike some of the other subdivisions, however, the Dent's chose to rent or lease the houses--a practice still exercised to this day.

The even setback, equally sized lots and spacing, rear service alley, and shared garages of the three dwellings evokes an almost urban apppearance that strikes a sharp difference with the neighboring lots and dwellings (as revealed by the 1928 Sanborn Fire Insurance Map--see Significance 8.3). Interestingly, the design and plans for Dent's three dwellings most likely came from a Sears Catalog. According to the description in a late 1920s house catalog, the "Farnum Standard Built home was patterned after the more expensive bungalow." This inexpensive alternative to the more stylish bungalow offered five rooms and one bath, a full width porch across a gable front entrance and other attractive characteristics such as exposed rafter tails and a clipped gable roof. The middle of the three dwellings (Lot 3 A) is a particularly intact example of the building type. While this dwelling is covered with artificial siding, the building retains its original fenestration and porch and roof details.

SM-549, Dent's Subdivision, Lot 3A
St. Mary's County
Maryland Comprehensive State Historic Preservation Data

Historic Context

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

Resource Type

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

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. SM-549

Magi No.

DOE __yes __no

Maryland Historical Trust
State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic Dent's Subdivision—Lot 3

and/or common

2. Location

street & number 28 Church Street ___ **not for publication**

city, town Leonardtown ___ **vicinity of** **congressional district** 3

state Maryland **county** St. Mary's

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	___ educational	X private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	X yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
	X not applicable	___ no	___ military	___ other:

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

name Mary B. Zaccarella

street & number PO Box 589 telephone no.:

city, town Leonardtown state and zip code Md 20650

5. Location of Legal Description

courthouse, registry of deeds, etc. St. Mary's County Planning and Zoning liber MRB 204

street & number folio 452

city, town Leonardtown **state** Maryland

6. Representation in Existing Historical Surveys

title

date ___ **federal** ___ **state** ___ **county** ___ **local**

depository for survey records

city, town **state**

7. Description

Survey No. SM-549

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	X original site
___ good	___ ruins	X altered	___ moved date of move _____
X fair	___ unexposed		

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

Contributing Resource Count: 2

The dwelling on Lot 3 of Dent's Subdivision is located on the north side of Church Street just west of the intersection of Church and Washington Street. This house is one of three identically constructed buildings that exhibit an even setback of about twenty feet and a 4,000 sq ft lot. Oriented on a north-south axis, the house is situated in a largely residential neighborhood. A frame double-garage shared by lots 3 and 4 is located to the north of the house. The garage fronts a rear service alley that permits automobile access to the garage.

The house itself, built after a design in a Sears catalog (see Significance), is a frame, one story, three bay, gable-front, craftsman-style house with a concrete pier foundation and clipped gable roof. While the walls are covered with artificial siding, an open cornice exhibits exposed rafter tails. The roof is sheathed with asphalt shingles and there are not any chimney flues.

The primary or south elevation is distinguished by a screened-in porch with a shed roof supported by four square posts. These four posts support a horizontal beam that is cantilevered over the end posts. The ends of this horizontal beam are then diagonally cut. A balustrade composed of square balusters and a top and bottom rail run the entire perimeter of the porch. The balustrade is interrupted by a centrally located screen door that opens into the porch. The porch shades the three bays of the house's main section--these bays are composed of a panelled door flanked on either side by a six-over-six, double-hung sash window. The east and west elevations feature a series of symmetrically located six-over-six windows. The north elevation features a smaller, modern enclosed porch. It is lit by an eight-over-eight window and a modern one-over-one window and entered via a modern door. This elevation also features a four-over-four window just to the east of the porch.

8. Significance

Survey No. SM-549

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	_x_ community planning	___ landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
1500–1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	_x_ architecture	___ education	___ military	___ social/ humanitarian
___ 1700–1799	___ art	___ engineering	___ music	___ theater
___ 1800–1899	___ commerce	___ exploration/settlement	___ philosophy	___ transportation
_x_ 1900–	___ communications	___ industry	___ politics/government	___ other (specify)
		___ invention		

Specific dates **Builder/Architect**

check: Applicable Criteria: _x_A __B _x_C __D
and/or
Applicable Exception: __A __B __C __D __E __F __G

Level of Significance: __national __state _x_local

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

On December 2, 1927 G. Frank and Frances Hatfield Dent purchased a 1.1 acre tract for $1000 from the Vestries of the Protestant Episcopal Church. The Dent family, who also owned and built a house on an adjacent property (SM-555), then subdivided the tract and erected three identical craftsman-style homes fronting Griswold Street (now Church Street) by June 1928. These three homes represent a significantly early attempt to provide affordable single family residences and served as a precursor for future subdivisions such as Tudor Park, West Leonardtown, and Longmore's (SM-552). Unlike some of the other subdivisions, however, the Dent's chose to rent or lease the houses--a practice still exercised to this day.

The even setback, equally sized lots and spacing, rear service alley, and shared garages of the three dwellings struck a sharp difference with the neighboring lots and dwellings (as revealed by the 1928 Sanborn Fire Insurance Map--see Significance 8.3). The design and plans for Dent's three dwellings most likely came from a Sears Catalog. According to the description in a late 1920s house catalog, the "Farnum Standard Built home was patterned after the more expensive bungalow." This inexpensive alternative to the more stylish bungalow offered five rooms and one bath, a full width porch across a gable front entrance and other attractive characteristics such as exposed rafter tails and a clipped gable roof. The middle of the three dwellings (Lot 3 A) is a particularly intact example of the building type. While this dwelling is covered with artificial siding, the building retains its original fenestration and porch and roof details.

On November 4, 1980, Robert M. McKinney, representative for the estate of Frances Hatfield Dent, sold the three dwellings. They have since changed hands several times and the parcels have been subdivided even further.

9. Major Bibliographical References

Survey No. SM-549

10. Geographical Data

Acreage of nominated property 4,049 sq ft

Quadrangle name Leonardtown, Md

Quadrangle scale 1:24 000

UTM **References** do NOT complete UTM references

	Zone	Easting	Northing		Zone	Easting	Northing
A				B			
C				D			
E				F			
G				H			

Verbal boundary description and justification

Same as per deed description.

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

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Kirk E. Ranzetta, Historic Sites Surveyor

organization St. Mary's County Planning and Zoning **date** January 1997

street & number 22740 Washington Street **telephone** 301-475-4662

city or town Leoinardtown **state** Maryland

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

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

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

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

PS-2746

SM-549, Dent's Subdivision--Lot 3
St. Mary's County
8.1 Significance

Chain-of-Title (Please note that all deeds were found in the Land Records of St. Mary's County located at the County Courthouse in Leonardtown, Maryland unless otherwise noted.)

Reference: Liber MRB 204, Folio 452
Grantee: Mary B. Zaccarella
Grantor: Lawrence Avenue Realty Corporation
Date: January 3, 1985
Note: This deed notes that another subdivision occurs between lots 3 and 4. It is described in Plat book MRB 20, Folio 58.

Reference: Liber MRB 121, Folio 165
Grantee: Lawrence Avenue Realty Corporation
Grantor: Alfred J. and Thomas J. Longobardi
Date: June 29, 1982
Note: This transaction lists two parcels. Dent's Subdivision is the second parcel and it is outlined in Plat book 15, Folio 51.

Reference: Liber MRB 96, Folio 363
Grantee: Alfred J. and Thomas J. Longobardi
Grantor: St. Mary's Hospital, Vestry of St. Andrew's Parish, et al.
Date: April 16, 1981

Reference: Liber MRB 84, Folio 204
Grantee: St. Mary's Hospital, Vestry of St. Andrew's Parish, et al.
Grantor: Robert M. McKinney, representative for the estate of Frances Hatfield Dent
Date: November 4, 1980
Note: According to Estate No. 3052, St. Mary's County Register of Wills, lots 3, 4, and 5 are to be sold.

Reference: Liber CBG 13, Folio 418
Grantee: G. Frank Dent and Frances Hatfield Dent
Grantor: William G. and Violet M. Fenwick
Date: June 12, 1942

Reference: Liber CBG 13, Folio 418
Grantee: William G. and Violet M. Fenwick
Grantor: G. Frank Dent and Frances Hatfield Dent
Date: June 12, 1942

Reference: Liber JMM 6, Folio 14
Grantee: G. Frank Dent
Grantor: Vestries of the Protestant Episcopal Church
Date: December 2, 1927
Note: The 1.1 acre property is sold for $1000. It is called the southwest and northwest lots of the subdivision of the Vestry Lot. It is probably at this point that the three dwellings known as Dent's Subdivision were built.

SM-549, Dent's Subdivision--Lot 3
St. Mary's County
8.2 Significance

Reference: Liber EBA 6, Folio 357
Grantee: Vestry of St. Andrews Parish
Grantor: Convention of the Protestant Episcopal Church, Archdiocese of Washington, D. C.
Date: April 29, 1907
Note: The boundaries to the property are described as Washington Street on the east, Griswold Street to the south, Lawrence Avenue to the west, and lying adjacent to the lots of the chapel and rectory of St. Andrews Parish.

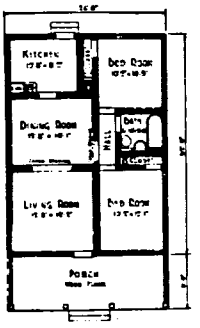
Reference: Liber EBA 4, Folio 328
Grantee: Archdiocese of Washington, D. C.
Grantor: Asa A. Lawrence
Date: February 6, 1905
Note: This 2 1/2 acre tract was given to the archdiocese by Lawrence.

Reference: Liber JJG 2, Folio 101 (Mortgage)
Grantee: Asa A. Lawrence
Grantor: James A. Gary
Date: July 2, 1894
Note: This 2 1/2 acre property represents just one of seven pieces of property mortgaged.

Reference: Liber JFF 4, Folio 361
Grantee: Asa A. Lawrence
Grantor: Joseph H. Key and Robert C. Combs
Date: December 23, 1880
Note: In this confirmatory deed, Lawrence is given official ownership of the land. Apparently Maria Key sold Lawrence the land without initiating a deed. Joseph Key and Robert Combs confirm the validity of this sale through this instrument.

SM-549, Dent's Subdivision--Lot 3
St. Mary's County
8.3 Significance

THE FARNUM

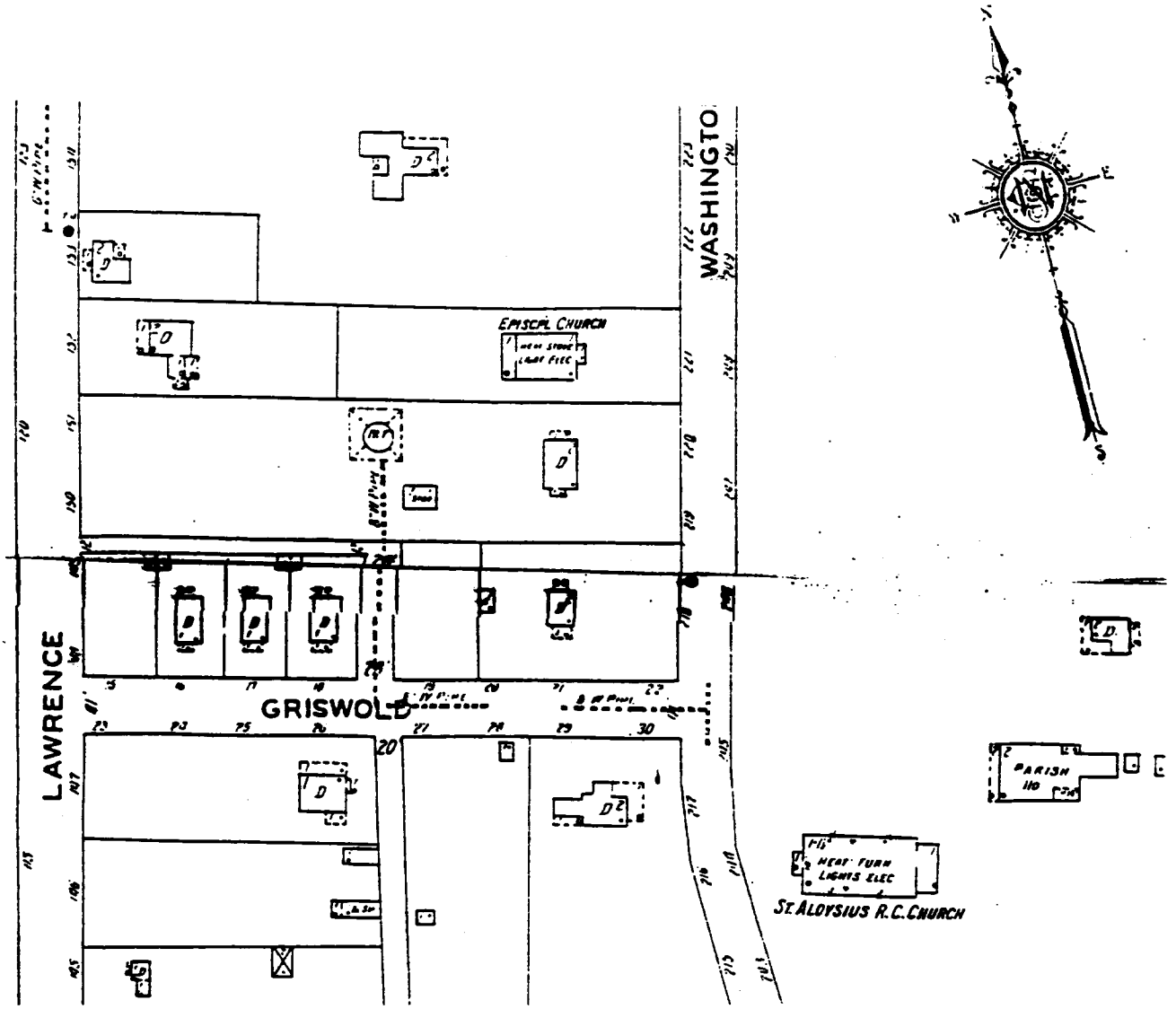


The Farnum Standard Built home is patterned after the more expensive bungalow. It is well balanced in both exterior and interior. The material is a good grade; in fact, better than is usually found in this kind of a house.

Details and features: Five rooms and one bath. Full-width front porch with hipped roof and square columns; exposed roof rafter tails; glazed front door. Cased opening between living and dining rooms.

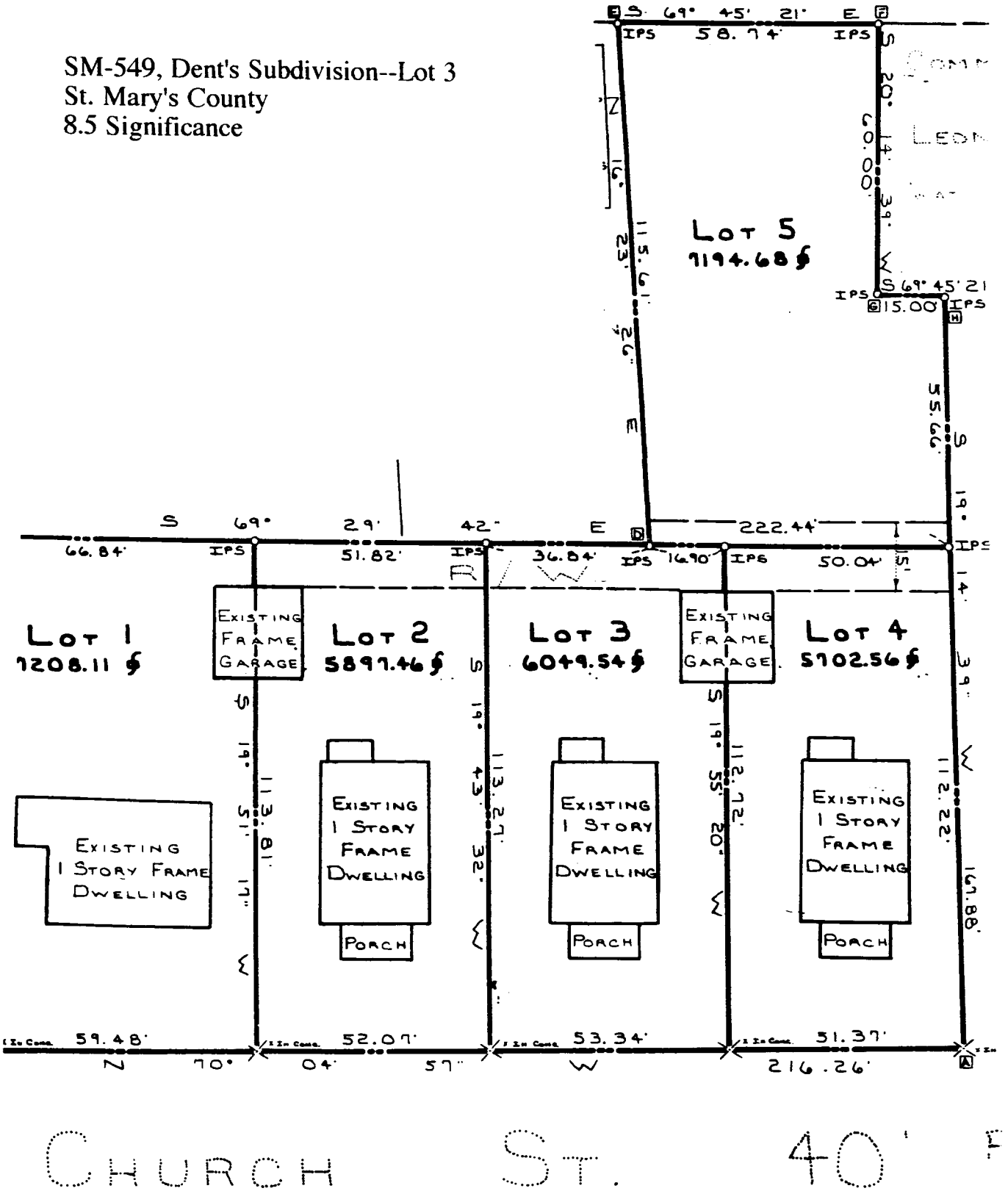
The "Farnum," a Sears, Roebuk, & Co. mail order house, presents a striking resemblance to the three dwellings found in Dent's Subdivision. Katherine Cole Stevenson and H. Ward Jandl, Houses By Mail: A Guide to Houses from Sears, Roebuk, and Company (Washington, DC: The Preservation Press, 1986), p. 308.

SM-549, Dent's Subdivision--Lot 3
St. Mary's County
8.4 Significance

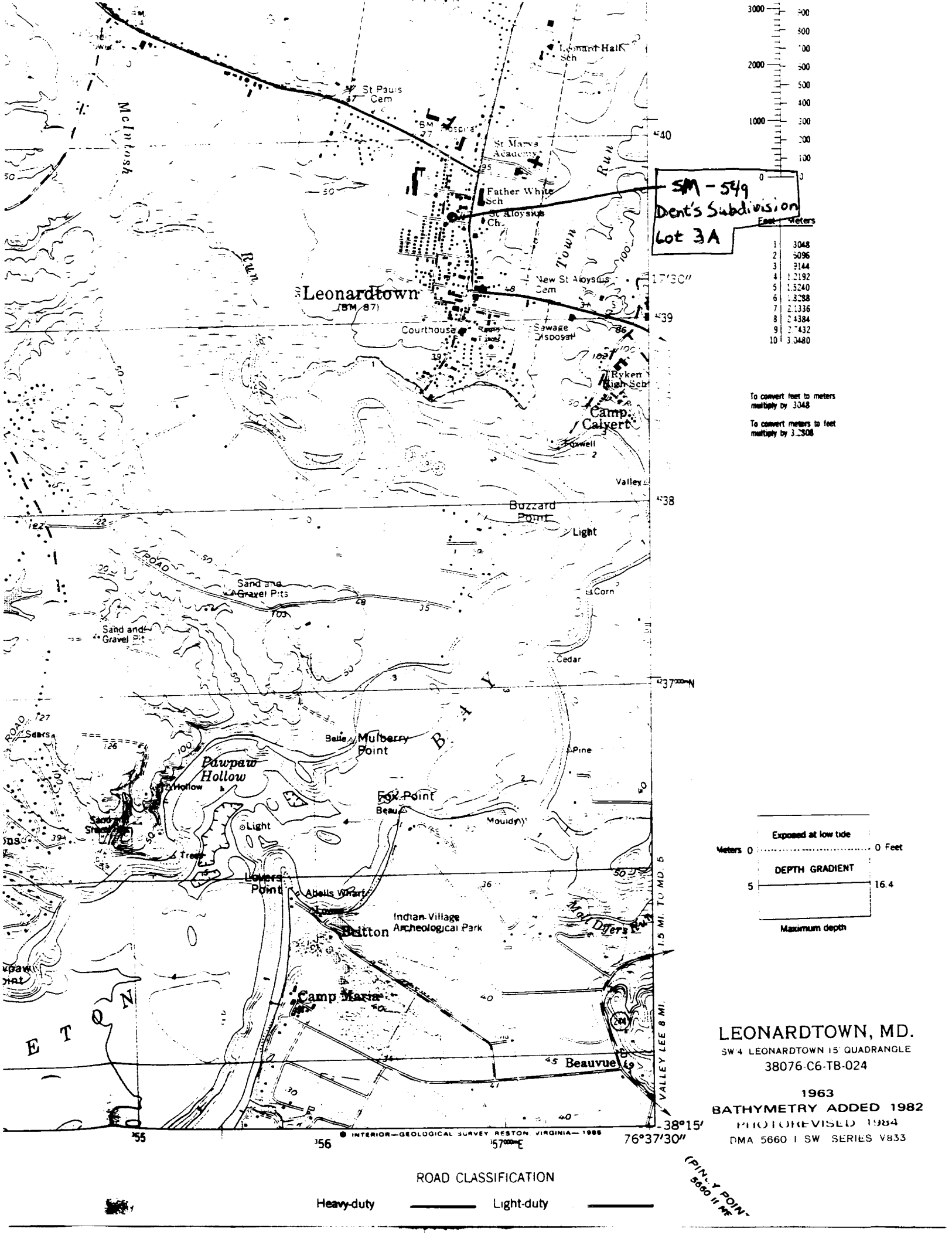


This 1928 Sanborn Fire Insurance Company map shows the three houses located along Griswold Street (now Church Street). Compared to the neighboring dwellings and lots, these three buildings represent a stark departure in terms of their even setbacks and architectural repetition. The small lots, shared frame garages, and rear alley-ways, in fact, reveal more urban-like development.

SM-549, Dent's Subdivision--Lot 3
St. Mary's County
8.5 Significance



1982 plat showing the five lots of Dent's Subdivision. All of these properties are currently rental properties.



LEONARDTOWN, MD.

SW/4 LEONARDTOWN 15' QUADRANGLE

38076-C6-TB-024

1963

BATHYMETRY ADDED 1982

PHOTOREVISED 1984

DMA 5660 I SW SERIES V833

FOR
RENT