

Cedar Point Shopping Center  
SM-704  
21899 Three Notch Road (MD 235)  
Lexington Park vicinity  
Circa 1948  
Private

The Cedar Point Shopping Center encompasses several different buildings. The center portion of the building is a two-story gable-roof structure that may have been a residence later converted to commercial use with various additions gradually appended to the north, south and west sides of the building. The center portion of the building appears to date from the 1940s, the southern addition from the 1950s and the northern addition from the 1960s.

The commercial complex was probably established in response to the tremendous population growth following the establishment of the Patuxent Naval Air Station (NAS) in 1942. 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 and commercial buildings were constructed near the base, and later spread to outlying areas along Three Notch Road (MD 235).

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. SM-704

## 1. Name of Property (indicate preferred name)

historic

other Cedar Point Shopping Center

## 2. Location

street & number 21899 Three Notch Road (MD 235)      not for publication

city, town Lexington Park   X   vicinity

county St. Mary's

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

name Paul Choporis

street & number 183 Town Creek Drive telephone

city, town Lexington Park state and zip code MD 20653-9305

## 4. Location of Legal Description

courthouse, registry of deeds, etc. St. Mary's County Courthouse tax map and parcel 60/43A

city, town Leonardtown liber and folio EWA741/094

## 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 type="checkbox"/> agriculture	<input type="checkbox"/>	<input type="checkbox"/>	landscape
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> commerce/trade	<u>  3  </u>	<u>  0  </u>	culture
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<u>  0  </u>	<u>  0  </u>	recreation/
<input type="checkbox"/> site		<input type="checkbox"/> domestic	<u>  0  </u>	<u>  0  </u>	religion
<input type="checkbox"/> object		<input type="checkbox"/> education	<u>  0  </u>	<u>  0  </u>	social
		<input type="checkbox"/> funerary	<u>  3  </u>	<u>  3  </u>	transportation
		<input type="checkbox"/> government			work in progress
		<input type="checkbox"/> health care			unknown
		<input type="checkbox"/> industry			vacant/not in use
					other:
			<b>Number of Contributing Resources previously listed in the Inventory</b>		
					<u>  0  </u>

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## 7. Description

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Inventory No. SM-704

**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

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

The building at 21899 Three Notch Road (MD 235) is located approximately 50 feet west of the road in an area characterized by primarily commercial uses. A paved parking lot surrounds the building and two concrete block sheds are situated north and west of the building.

The F-shaped building is a combination of several different structures, including a two-story stucco-covered center portion, a two-story concrete block addition appended to the north end and a one-story concrete block wing attached to the south end. The east elevation of the entire building is faced with brick. An asphalt shingle gable roof covers the central portion of the building while the north and south concrete block wings have flat roofs. The west side of the center portion of the building has several concrete block additions, including a shed-roof ell at the north end and a rectangular ell with another concrete block addition with a clipped southwest corner at the south end. A brick exterior chimney rises along the west side of the building. Windows throughout the building consist of modern one-over-one sash, large plate glass fixed sash storefront windows, metal casements, and hopper or awning windows. Some of the window openings have been covered with wood or enclosed.

The east elevation of the building contains seven storefronts with a total of thirteen bays. The southern end includes a large opening that appears to have been a garage door but is now enclosed. The second story of the center portion contains three bays: a single one-over-one window in the center bay flanked on either side by a set of paired one-over-windows.

A gable-roof central entry with fluted pilasters and brick stoop is located in the west, or main, elevation. A tripartite picture window with a center fixed light flanked by four-over-four double-hung sash is located north of the entry; a single six-over-six double-hung sash is located south of the entry. The south elevation of the main block contains three six-over-six double-hung sash in the first story, and a small window is located in the gable. The east elevation of the main block contains a single six-over-six double-hung sash window on either side of the flat-roof addition. The north elevation of the main block contains two pairs of six-over-six double-hung sash in the first story; a hipped-roof bay contains the northeastern set of windows. A small window is located in the gable.

# 8. Significance

Inventory No. SM-704

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input 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 checked="" 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 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 1948      **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 Cedar Point Shopping Center encompasses several different buildings. The center portion of the building is a two-story gable-roof structure that may have been a residence later converted to commercial use with various additions gradually appended to the north, south and west sides of the building. The center portion of the building appears to date from the 1940s, the southern addition from the 1950s and the northern addition from the 1960s.

The commercial complex was probably established in response to the tremendous population growth following the establishment of the Patuxent Naval Air Station (NAS) in 1942. 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 and commercial buildings were constructed near the base, and later spread to outlying areas along Three Notch Road (MD 235).

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 this resource is 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, location, and setting. Major alterations and additions have compromised the building's integrity of design, materials, and workmanship.

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended <input type="checkbox"/>	Eligibility not recommended <input checked="" type="checkbox"/>
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 <i>[Signature]</i>	Date 9/28/98
Reviewer, NR program <i>[Signature]</i>	Date 11/16/98

*[Handwritten signature]*

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. SM-704

Name  
Continuation Sheet  
Number 8 Page 1

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### HISTORIC CONTEXT:

#### MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization: Southern Maryland

Chronological/Developmental Period(s): Modern Period A.D. 1930 - Present

Historic Period Theme(s): Architecture, Landscape Architecture and Community Planning

Resource Type:

Category: Building

Historic Environment: Suburban

Historic Function(s) and Use(s): Dwelling

Known Design Source: None

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## 9. Major Bibliographical References

Inventory No. SM-704

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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.

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## 10. Geographical Data

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Acreage of property 0.8 acres  
Acreage surveyed 0.8 acres  
Quadrangle name Solomon's Island, MD

Quadrangle scale 1:24,000

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### Verbal boundary description and justification

Parcel 103, Map 60/43A, Grid 4

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## 11. Form Prepared By

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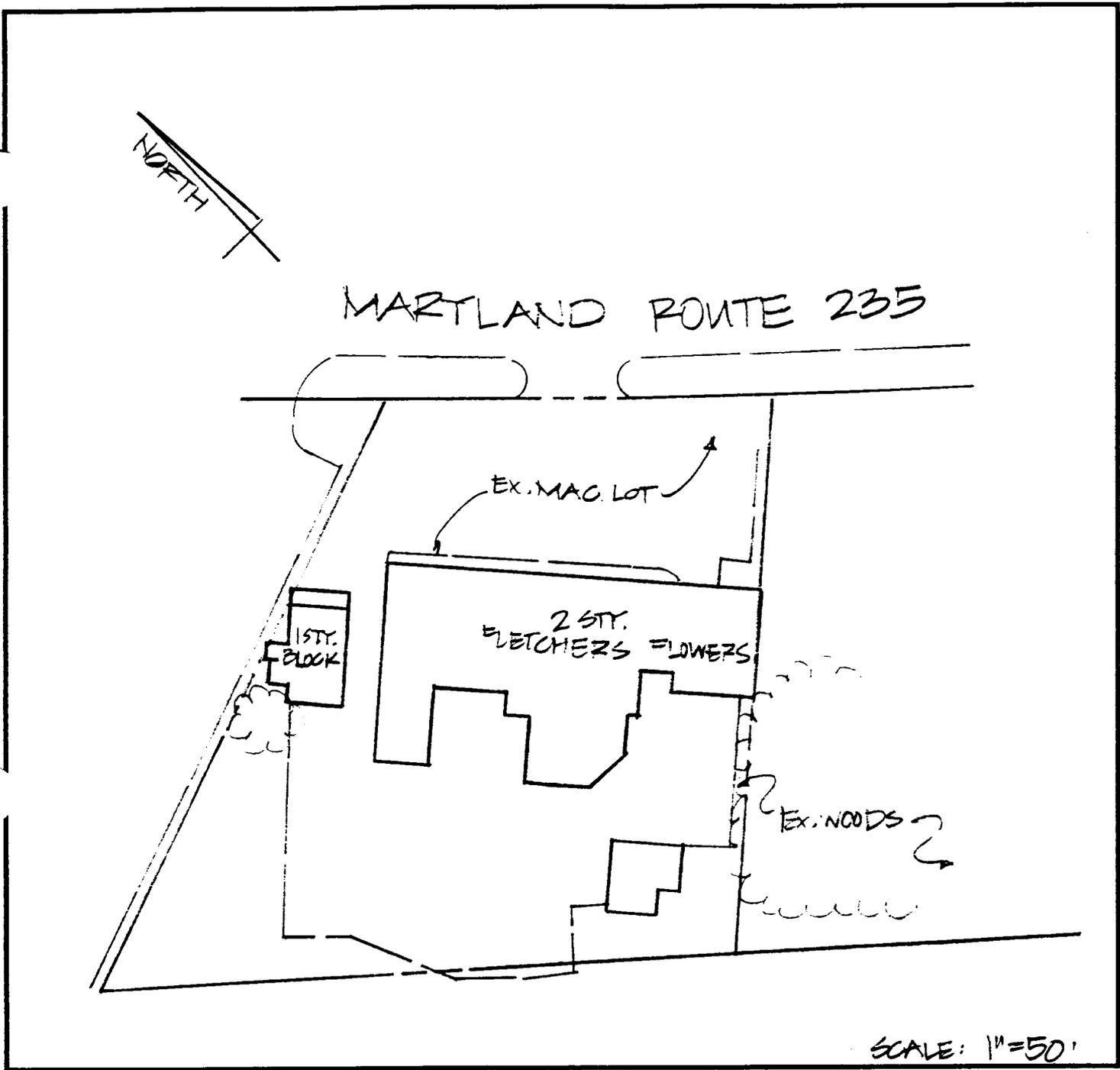
name/title	Margaret B. Parker		
organization	KCI Technologies, Inc.	date	7-21-98
street & number	10 North Park Drive	telephone	410-316-7857
city or town	Hunt Valley	state and zip code	MD 21030-1888

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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- 704  
 Cedar Point Shopping Center,  
 21899 Three Notch Road  
 Lexington Park, St. Mary's Co.  
 Resource Sketch Map

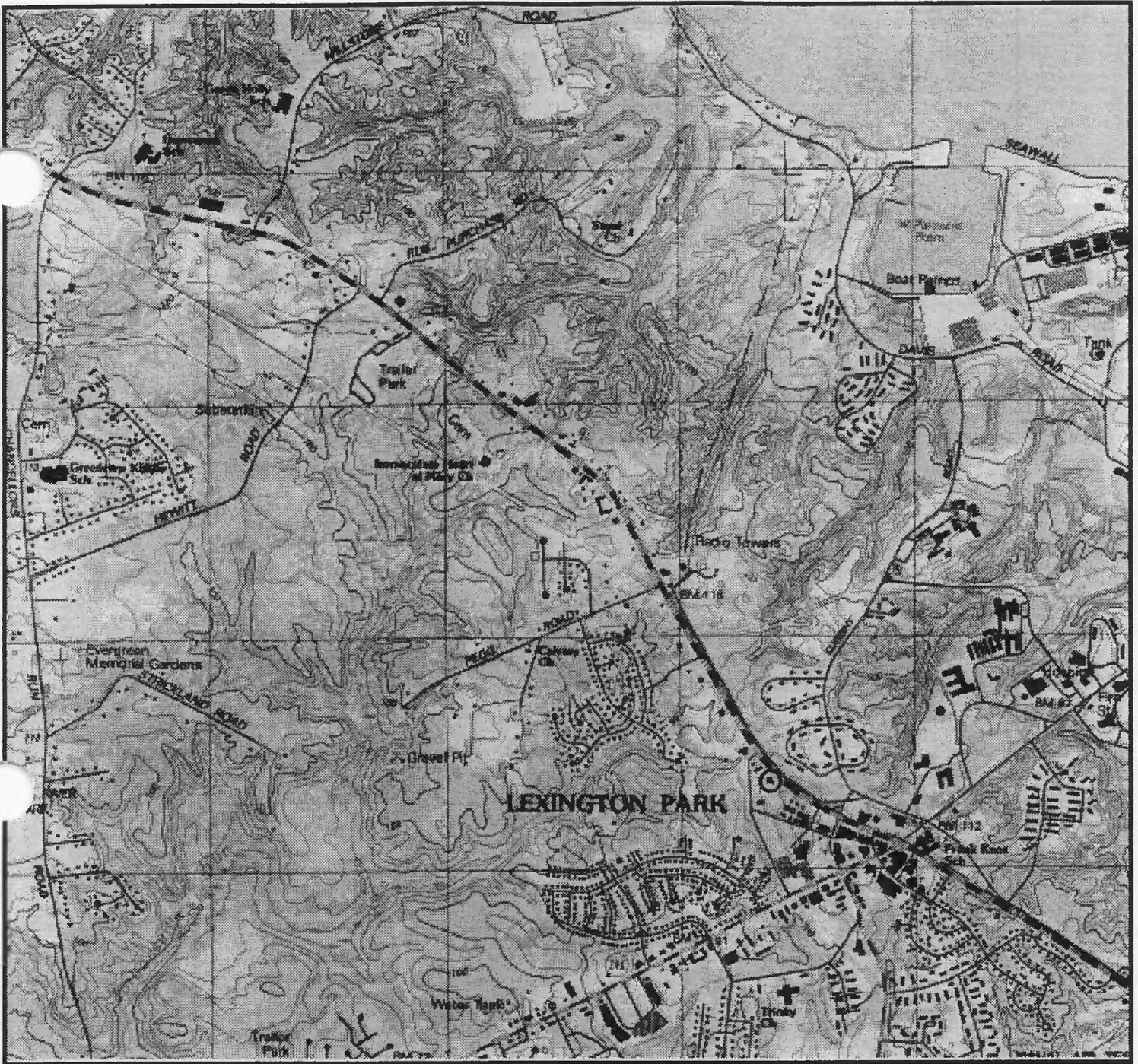


MARYLAND STATE HIGHWAY  
 ADMINISTRATION

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- 704**  
 Cedar Point Shopping Center,  
 21899 Three Notch Road  
 Lexington Park, St. Mary's Co.  
 Solomon's Island, MD USGS Quad  
 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'



FLETCHER'S  
FLOWERS

BUSCH  
6.99  
100 CANS  
12 PACK

LIQUOR  
WINE BEER



Ute  
A Day to Go  
Ute  
Ute  
Ute

SM-704

St Marys Co.

Margaret Parker

7/28/98

MS SUPU

E + N elev.

1 of 5



SM-704

SA Maps Co.

Margaret Parker

7/20/40

MS SHPo

low elev. looking SE

2 of 5



Site to 4

S. of Marquette Co.

Marquette Park

7/28/98

M. S. P. C.

W. elev. of S. end

3 of 5



EM-104

St Marys Co

Margaret Parker

7/22/98

NB SHPO

W + S elev. shed

4 of 5



SU-704

St Marys Co.

Margaret Parker

7/20/98

MS SHPO

E + S elev of shed / garage

5 of 5