MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes ___
no ___

Property Name: Ann C. St. Clair Property Inventory Number: CH-627

Address: 8255 Wheatley Road City: Dentsville Zip Code: 20646

County: Charles USGS Topographic Map: Popes Creek, MD Quad

Owner: Florence H. Lucas Is the property being evaluated a district? ____yes

Tax Parcel Number: 22 Tax Map Number: 56 Tax Account ID Number: 031738

Project: Gilbert Run Emergency Tower- Charles County Government Agency: F.C.C.

Site visit by MHT Staff: ____no ___yes Name: _____ Date: _____

Is the property located within a historic district? ____yes X no

If the property is within a district District Inventory Number: _____

NR-listed district ____yes Eligible district ____yes District Name: _____

Preparer's Recommendation: Contributing resource ___yes ___no Non-contributing but eligible in another context ____

If the property is not within a district (or the property is a district)

Preparer's Recommendation: Eligible ____yes X no

Criteria: ___A ___B ___C ___D Considerations: ____A ___B ___C ___D ___E ___F ___G ___None

Documentation on the property/district is presented in:

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*
The Ann C. St. Claire Property is located approximately 50 yards west of Wheatley Road, in the Dentsville vicinity. The property setting has been compromised by surrounding contemporary residential developments; only a few cultivated fields remain. The simple 2 story "I house" (three bays wide/ one bay deep) thought to be constructed in the second quarter of the twentieth century is in fair to poor condition. The dwelling has several surrounding out buildings, including an equipment shed, meathouse, and garage, as well as two tobacco barns. All of these buildings are in fair to poor condition. The complex was constructed near 1935 and maintains the original acreage as purchased in 1900. While the farm retains some aspects of its original form, the main dwelling has experienced many changes and alterations. A kitchen "L" has been added at the northwestern corner of the building and a 1 story addition at the South wall. The wood frame is clad with a faux brick finish. Some roofing appears to be original pressed metal. Several of the out buildings have been resided and finishes have been changed. It is recommended that this site does not meet Criteria A or C for listing on the National Register of Historic Places. The property is not known to be associated with the lives of significant persons in the past (Criterion B). It does not particularly "embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values...." The property was not evaluated under Criterion D.

Prepared by: Kate Mahood, Architectural Historian Date Prepared: July 8, 2003

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ____ **Eligibility not recommended** X

Criteria: ___A ___B ___C ___D **Considerations:** ___A ___B ___C ___D ___E ___F ___G ___None

Comments:

Reviewer, Office of Preservation Services 7/18/03 **Date**

Reviewer, NR Program 7/21/03 **Date**

Click here for a plain text ADA compliant screen.

Maryland Department of Assessments and Taxation
CHARLES COUNTY
Real Property Data Search

Go Back
View Map
New Search

STR

Account Identifier: **District** - 08 **Account Number** - 031738

Owner Information

Owner Name:	LUCAS, FRANCIS E & LAWRENCE ET AL C/O LAWRENCE V LUCAS	**Use:**	AGRICULTURAL
		Principal Residence:	YES
Mailing Address:	8375 WHEATLEY ROAD LA PLATA MD 20646-4134	**Deed Reference:**	1) / 2360/ 347 2)

Location & Structure Information

Premises Address	Zoning	Legal Description
8255 WHEATLEY ROAD LA PLATA 20646	AC	101.717 AC RT 6 & WHEATLEY RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	32 39
56	5	22						82	Plat Ref:	

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1935	2,112 SF	101.71 AC	

Stories	Basement	Type	Exterior
2	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2003	Phase-in Assessments As Of 07/01/2002	As Of 07/01/2003
Land:	63,880	63,880		
Improvements:	51,620	56,140		
Total:	115,500	120,020	115,500	117,006
Preferential Land:	18,880	18,880	18,880	18,880

PREFERENTIAL LAND VALUE INCLUDED IN LAND VALUE

Transfer Information

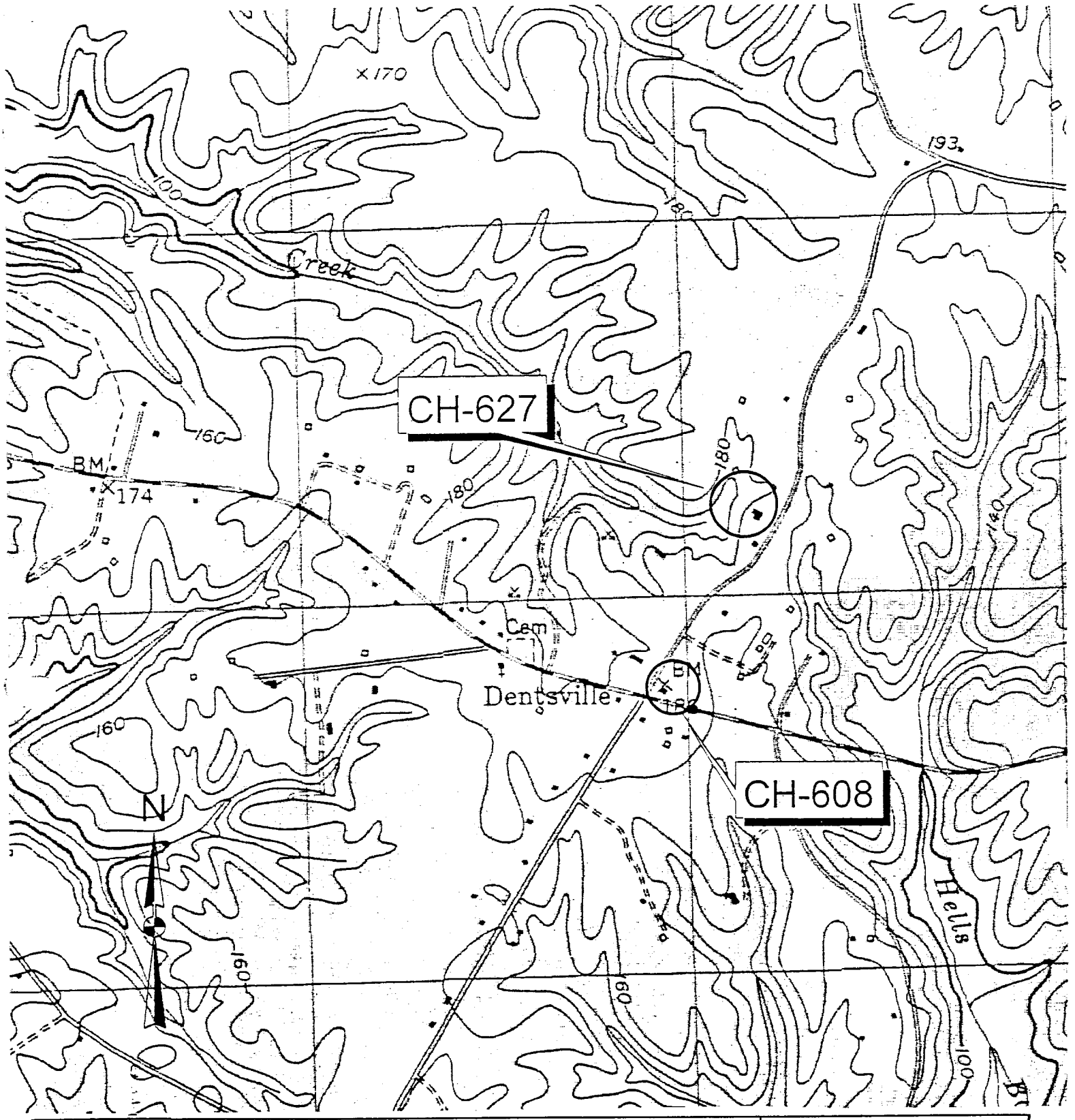
Seller:	LUCAS, FLORENCE H	**Date:**	04/10/1997	**Price:**	$0
Type:	NOT ARMS-LENGTH	**Deed1:**	/ 2360/ 347	**Deed2:**	
Seller:		**Date:**		**Price:**	
Type:		**Deed1:**		**Deed2:**	
Seller:		**Date:**		**Price:**	
Type:		**Deed1:**		**Deed2:**	

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
AGRICULTURAL TRANSFER TAX



MAHOOD AND ASSOCIATES, LLC
ARCHITECTURAL HISTORY ♦ HISTORIC PRESERVATION ♦ ARCHIVAL RESEARCH

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410-266-5608 (P) 410-266-5570 (F)
KATE@MAHOODASSOCIATES.COM

CH-627
ANN C. ST. CLAIR HOUSE

Scale	Date	Design By	Source	Job No.
N.T.S.	7/8/03	—	USGS CHARLOTTE HALL, HUGHESVILLE, LAPLATA, POPES CREEK QUADRANGLE	—

ANN C. ST. CLAIRE PROPERTY
LAPLATA, MD
CHAS COUNTY

KATE MAHOOD
06-26-03

CH-627

MD SHPO
VIEW LOOKING EAST
Photograph #1 of 5

ANN C. ST. CLAIRE PROPERTY
LAPLATA, MD
CHAS COUNTY

KATE MAHOOD
06-26-03

CH-627

MD SHPO
VIEW OF BARN LOOKING WEST
Photograph # 2 of 5

ANN C. ST. CLAIRE PROPERTY
LAPLATA, MD
CHAS. COUNTY

KATE MATTOOD
06-26-03

CH-627

MD SHPO
VIEW LOOKING WEST
Photograph #3 of 5

ANN C. ST. CLAIRE PROPERTY KATE MAHOOD
LAPLATA, MD 06-26-03
CHAS. COUNTY

CH-627

MD SHPO
VIEW OF BARN LOOKING SOUTHWEST
Photograph # 4 of 5

ANN C. ST. CLAIRE PROPERTY
LAPLATA, MD
CHAS. COUNTY

KATE MAHOOD
06-26-03

CH-627

MD SHPO
VIEW OF GARAGE LOOKING WEST
Photograph #5 of 5

Ann C. St. Clair Property **Circa 1935**
CH-627
Dentsville
Private

Despite some alterations to the dwelling, the Ann C. St. Clair Property is a good example of an early twentieth century farmstead in Charles County. The site includes a modest Victorian I-house that is two stories in height, three bays wide and one room deep with a rear ell addition. The facade is distinguished by a characteristic decorative center gable adorned with a lunette window and a wide first floor porch with turned wooden posts. The dwelling is surrounded by open fields and several typical outbuildings including a garage, meathouse and equipment shed to the rear and several barns to the southeast of the house site.

The dwelling and outbuildings were built by the St. Clair family. In 1900, Ann C. St.Clair purchased 121 acres composed of several contiguous tracts known as Noe's Dessert, Betsy's Delight and Part of St. Stephen Coleman. The property was sold to the Lucas family in 1967, who still retain 101 of the original 121 acres.

Maryland Historical Trust
Maryland Inventory of Historic Properties Form

Inventory No. CH-627

1. Name of Property (indicate preferred name)

historic	Ann C. St.Clair Property
other	

2. Location

street and number	8255 Wheatley Road	___	not for publication
city, town	Dentsville	x	vicinity
county	Charles		

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

name	Florence H. Lucas				
street and number	8375 Wheatley Road			telephone	Unknown
city, town	LaPlata	state	MD	zip code	20646

4. Location of Legal Description

courthouse, registry of deeds, etc.	Charles County Courthouse	tax map and parcel:	56-5-22		
city, town	LaPlata	liber	2360	folio	347

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
___ district
x building(s)
___ structure
___ site
___ object

Ownership
___ public
x private
___ both

Current Function
x agriculture
___ commerce/trade
___ defense
x domestic
___ education
___ funerary
___ government
___ health care
___ industry
___ landscape
___ recreation/culture
___ religion
___ social
___ transportation
___ work in progress
___ unknown
___ vacant/not in use
___ other: _____

Resource Count

Contributing	Noncontributing	
1	___	buildings
___	___	sites
3	___	structures
___	___	objects
4	___	Total

Number of Contributing Resources previously listed in the Inventory
0

7. Description

Inventory No. CH-627

Condition

__ excellent
__ good
x fair
__ deteriorated
__ ruins
__ altered

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

The Ann C. St. Clair Property is an early twentieth century farmstead that includes a two story, three bay I-House with a characteristic center gable and a rear L-addition. The dwelling is located approximately 50 yards west of Wheatley Road and surrounded by several mature trees and open fields. Behind the house are several outbuildings including a garage, meathouse and equipment shed. Beyond these outbuildings the land slopes gently to open fields and a grouping of barns.

The house is two stories high, and three bays in width at the façade. The kitchen wing extends from the northwestern corner, creating an L-plan. A one story enclosed shed addition is extended from the south wall of the kitchen wing. The wood frame is currently covered in faux brick. Decorative pressed metal covers the roof and the center gable which are capped with lighting rods. This center gable includes a single lunette window in the attic story. An exterior chimney is found on the south gable wall while an interior brick chimney with a corbelled cap is present in the kitchen wing. Finally, a later round metal flue extends from the enclosed shed addition.

The façade is dominated by a full width, one story, hipped roof porch resting on a concrete block foundation. Turned wooden posts with scrollsawn brackets support the roof. Windows on the façade appear to be original and consist of two pair of wood sash double-hung composition. Each pair flanks the central doorway surrounded by a transom and sidelights. The second story includes three 2/2 light wood sash double-hung windows. The window panes are stacked horizontally one above the other creating long, narrow rectangular bands.

OUTBUILDINGS
Structures considered to be contributing historic resources include an eaquipment shed, meathouse and garage. A grouping of barns to the northwest of the house site, and a single barn to the north were not evaluated. The equipment shed is a three bay structure with vertical board siding and sloping metal roof. The garage and meathouses are front gable buildings. The meathouse now has a asphalt shingle roof, while the garage has a metal roof.

8. Significance

Inventory No. CH-627

Period	Areas of Significance	Check and justify below		
__ 1600-1699	x agriculture	__ economics	__ health/medicine	performing arts
__ 1700-1799	__ archeology	__ education	__ industry	philosophy
__ 1800-1899	x architecture	__ engineering	__ invention	politics/government
x 1900-1999	__ art	__ entertainment/ recreation	__ landscape architecture	religion
__ 2000-	__ commerce	__ ethnic heritage	__ law	science
	__ communications	__ exploration/ settlement	__ literature	social history
	__ community planning		__ maritime history	transportation
	__ conservation		__ military	other:

Specific dates	circa 1935	Architect	unknown
Construction dates	circa 1935	Builder	unknown

Evaluation for:

_____ National Register _____ Maryland Register __x__ 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.)

Despite alterations to the dwelling, the Ann C. St. Clair Property retains its overall historic form and character and includes many of the most typical forms associated with early twentieth century farmsteads in Charles County.

In 1900 Ann C. St. Clair purchased two tracts of land commonly called "Noe's Dessert" and "Betsy's Delight" as well an additional tract known as "Part of St. Stephen" Coleman" totaling 121 acres from the estate of Emily L. Hancock. The buildings were probably constructed some time during the St. Clair's possession of the property. Charles County property tax records indicate a construction date of 1935 which is not inconsistent with architectural evidence. St. Clair retained possession of the property until 1945 when it was sold to Joseph R. Swann for $8100.00. In 1967 Swann transferred ownership to include both himself and Florence H. Lucas, the current owner.

Since its establishment in 1653, Charles County has been primarily agrarian with tobacco being the principal cash crop well until the middle of the twentieth century. In addition, grains such as corn and wheat were grown, and at least some livestock was kept on most farms for home use or consumption. For the majority of the County's history, farm work was done manually by either human or animal labor.

Early in the twentieth century, advances in technology were having dramatic affects on the farmers and farmsteads of Charles County. The introduction of the automobile as well as steam and combustion equipment in the early-twentieth century allowed farmers to produce more tobacco using fewer farm hands, and to transport it to markets economically.

New technology led to new structures including the introduction of garages and equipment sheds as standard outbuildings in the rural farm complex. Tobacco barns also evolved over time. Large double doors were introduced on either end to allow tractors to drive through to the other side. Barns also tended to get bigger as well, reflecting favorable markets and larger crops. Domestic architecture was also affected with the introduction of precut lumber and mass produced architectural elements such as windows and doors.

Incorporating many of the changes brought about by innovations of the late nineteenth and twentieth century, the Ann C. St. Clair property is a notable example of an early twentieth century farmstead in Charles County.

Chain of title:

December 20, 1900	Adrian Posey trustee for the estate of Emily L. Hancock to Ann C. St. Clair. Two tracts of land commonly called and known as "Noe's Desert",and "Betsy's Delight" containing 109 a. and part of "St. Stephen Coleman" containing 12 a. **BGS 11 Folio 399**
August 21, 1945	Edward J. Edelin, trustee to Joseph R. Swann $8100.00 121 a. conveyed to Ann C. St. Clair except 1 a. conveyed to William H. St. Clair in 1919. 34/237 **Liber 84 Folio 150**
August 14, 1967	Joseph R. Swann to Joseph R. Swann and Florence H. Lucas **Liber 190 Folio 200**
April 9, 1997	Florence H. Lucas to hiers, Francis E. Lucas, Lawrence V. Lucas and Richard D. Lucas. Being property Joseph R. Swann and Florence H. Lucas acquirred as joint tenants 190/203. Joseph R. Swann departed October 22, 1978, making Florence H. Lucas surviving tenant. **Liber 2360 Folio 347**

Major Bibliographic References:

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

Charles County Land Records, Charles County Courthouse, LaPlata, Maryland.

Klapthor, Margaret Brown. The History of Charles County, Maryland. LaPlata, MD: Charles County Tercentenary, Inc., 1958.

9. Major Bibliographical References

Inventory No. CH-627

10. Geographical Data

Acreage of surveyed property	101.71		
Acreage of historical setting	3		
Quadrangle name	Popes Creek	Quadrangle scale	1:24,000

Verbal boundary description and justification

The property at 8255 Wheatley Road is associated with Charles County Property Tax Map 56, Grid 5, parcel 22.

11. Form Prepared By

name/title	Cathy Currey/Historic Sites Surveyor		
organization	Charles County Planning Dept.	date	11/28/2000
street and number	200 Baltimore Street	telephone	301-396-581
city or town	LaPlata	state MD	zipcode 20646

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
410-514-7600

RESOURCE SKETCH MAP

Date: 11/2000

North arrow:

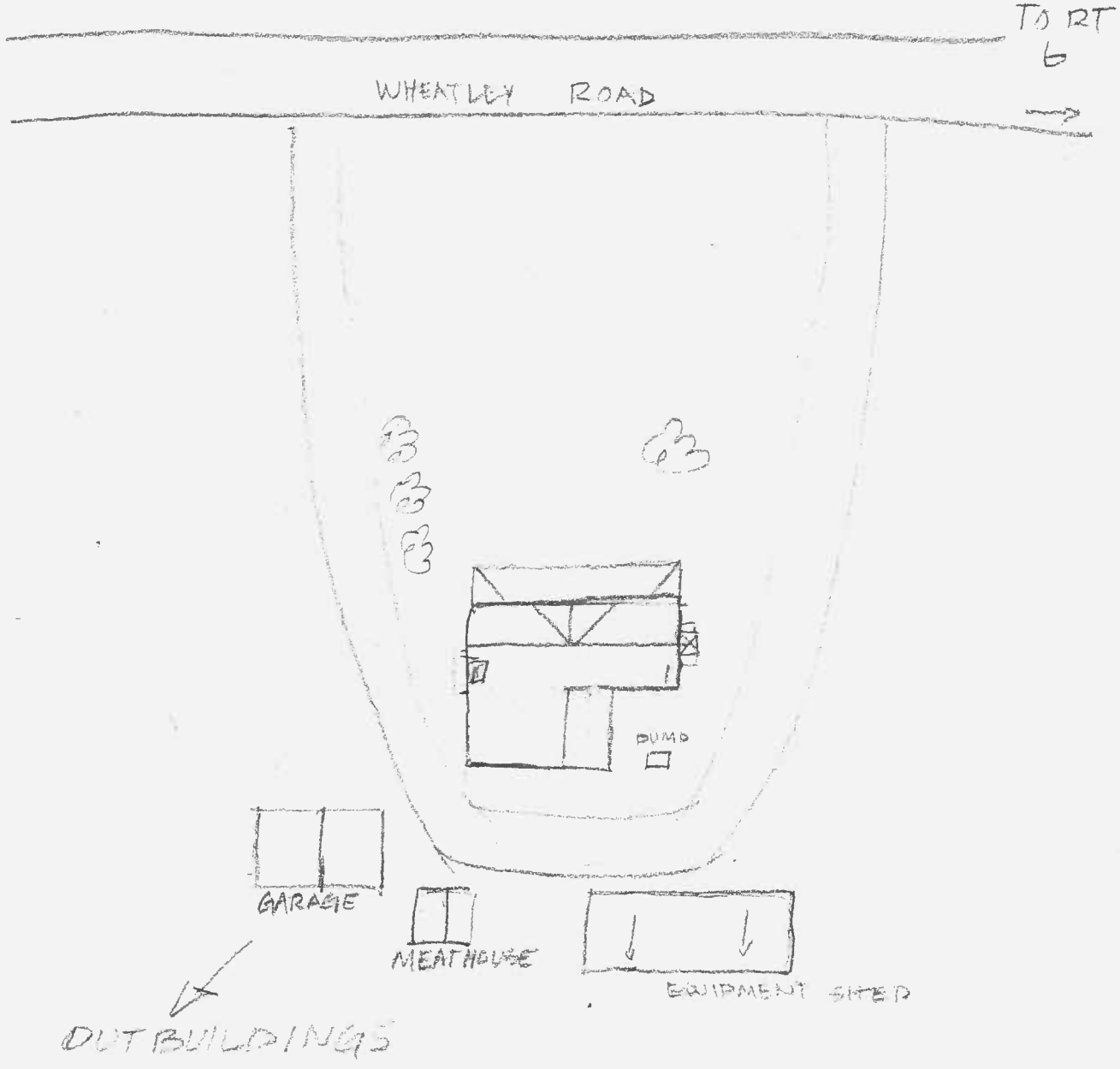
Name: ANN C. CLAIR PROPERTY

Address: 8255 WHEATLEY ROAD

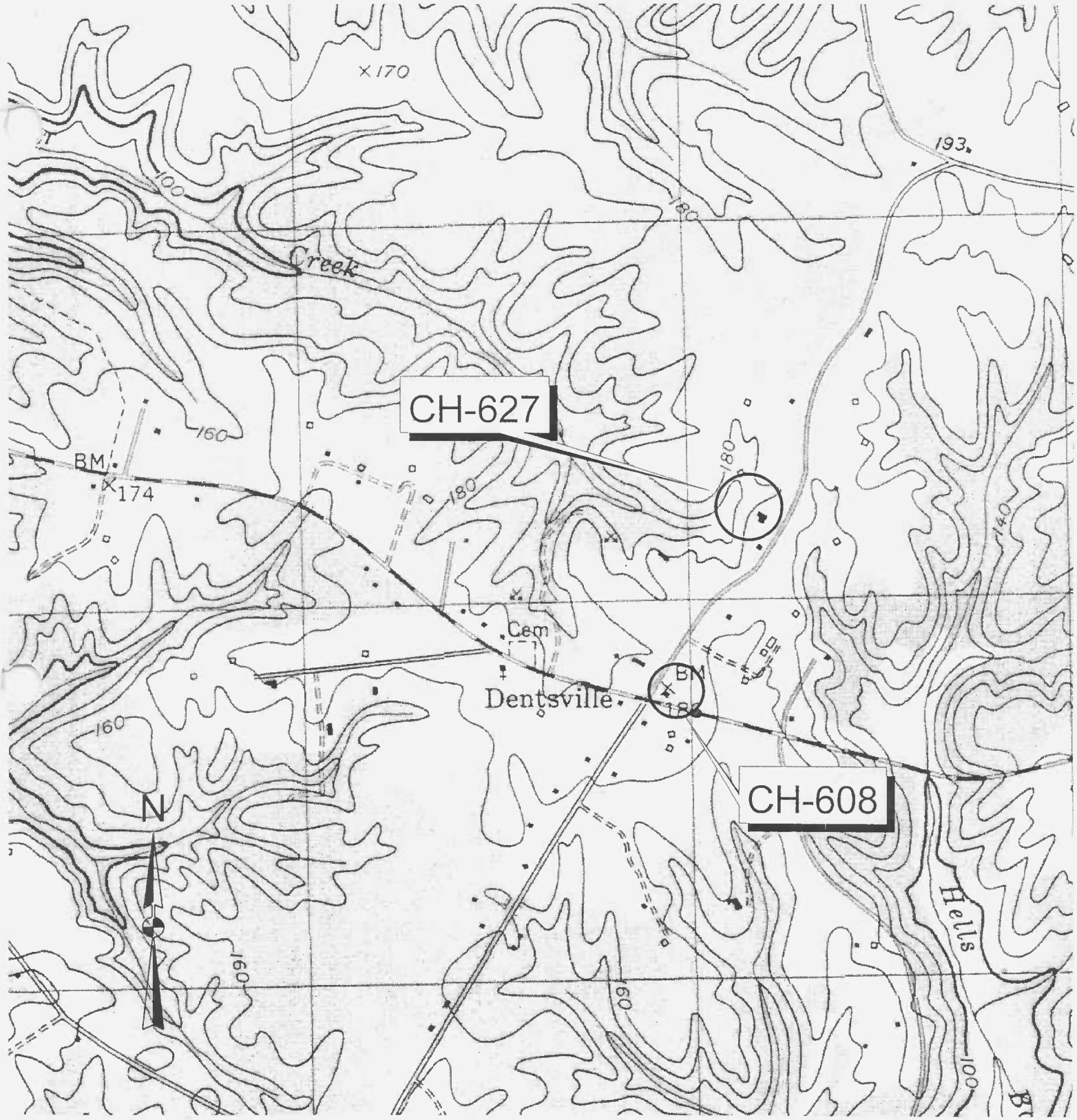
CH - 627

Charles County, Maryland

DENTSVILLE ☐ Vicinity



Not drawn to scale



Ann C. St. Clair House
CH-627
Charles County, MD
Popes Creek, MD Quad

CH-627
ANN C. ST. CLAIR PROPERTY
CHARLES COUNTY, MD
11/2000
C CURREY
MARYLAND SHPO
LOOKING WEST
1 OF 4

CH-627
ANN C. ST CLAIR PROPERTY
CHARLES COUNTY, MD
11/2000
C. CURREY
MARYLAND SHPO
LOOKING NE
2 of 4

CH-627
ANN C. ST CLAIR PROPERTY
CHARLES COUNTY, MD
11/2000
C. CURREY
MARYLAND SHPO
Outbuildings, pump, Looking NW
3 OF 4

CH-627
ANN C. ST. CLAIR PROPERTY
CHARLES COUNTY, MD
11/2000
C. CURREY
MARYLAND SHPO
OPEN FIELDS & OUTBUILDINGS, LOOKING SW FROM ROAD
4 OF 4