

## CAPSULE SUMMARY SHEET

Survey No.: CH-407 (PACS A13) Construction Date: circa 1940

Name: Lucy C. Higdon Property

Location: 8377 Leonardtown Road, Hughesville, Charles County

Private/Commercial/Occupied/Good/Restricted

### Description:

The Lucy C. Higdon Property, constructed circa 1940, is a 1-story commercial building located on the west side of Leonardtown Road in Hughesville, Charles County. The structure is of rusticated construction block construction. The front, or east elevation contains a metal awning and a bay window. There are no outbuildings associated with the property. The property's setting is a flat site in a commercial and residential area along Leonardtown Road with commercial buildings to the north and south, and a wooded area to the west.

### Significance:

Lucy C. Higdon purchased the .073 hectare (.181 acre) lot in 1938. A building was constructed on the land circa 1940. The parcel associated with the premises was reduced to its current size of .042 hectares (.104 acres) when it was purchased by John and Dorothy B. Yerkie in 1975. The property was sold a number of times until the current owners John Timothy and Faith Modic, acquired it in 1990. The building is not a significant resource because it is an undistinguished example of a common building type which lacks individual distinction. The building is an example of a false-front commercial building, which is characterized by a false-front that extends the front facade so that the roof is hidden from view. False-front buildings usually have cornice detail and symmetrical massing and fenestration patterns. The Lucy C. Higdon Property does not represent a distinct example of this building type, as it lacks both cornice detail and symmetrical massing and

**Maryland Historical Trust**  
**Maryland Inventory of Historic Properties Form**  
**MD 5 - Hughesville Project**

DOE \_\_\_yes \_\_\_no

**1. Name:** (indicate preferred name)

historic Lucy C. Higdon Property

and/or common John Timothy &amp; Faith Modic Property

**2. Location:**

street &amp; number 8377 Leonardtown Road \_\_\_ not for publication

city, town Hughesville \_\_\_ vicinity of congressional district

state Maryland county Charles

**3. Classification:**

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> education <input type="checkbox"/> private
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment <input type="checkbox"/> residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> religious
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> scientific
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:
			<input type="checkbox"/> transportation

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

name John Timothy and Faith Modic

street &amp; number 530 Chickasaw Place

telephone no.:

city,town Mechanicsville

state and zip code MD, 20659-3009

**5. Location of Legal Description**

Land Records Office of Charles County

liber 1504

street &amp; number Charles Street

folio 166

city,town La Plata

state MD

**6. Representation in Existing Historical Surveys**

title

date

\_\_\_federal \_\_\_state \_\_\_county \_\_\_local

depository for survey records

city,town

state

## 7. Description

Survey No. CH-407 (PACS A13)

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Resource Count: 1

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

The Lucy C. Higdon Property is a 1-story, commercial building located on the west side of Leonardtown Road in Hughesville, Charles County. According to a long time local resident of the Hughesville area, the building was constructed circa 1940. It has no major additions, and there are no outbuildings associated with the property.

The structure has a front-gable roof with a stepped parapet. It is of concrete block construction with a rusticated concrete block exterior and foundation. The windows are wood, 6/6 double-hung, unless noted otherwise.

The east, or front elevation has a concrete block stepped parapet which conceals the gable roof. The first story has a full-width metal awning, a 9-light, wood-panel door, and a 3-light, wood-frame display window.

The south and north elevations have no window openings.

The west, or rear elevation has a wood door with a wood lintel and one window. The gable end is covered with wood clapboard and has a louvered vent.

The interior of the building consists of a large show room with a small storage room at the west end of the structure.

The property is located on the west side of Leonardtown Road. There are commercial buildings to the north and south and a lightly wooded area to the west. The property's setting is a commercial and residential area approximately 52 meters (170 feet) north of the Leonardtown Road and Burnt Store Road intersection.



CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Lucy C. Higdon Property

SURVEY NO.: CH-407 (PACS A13)

ADDRESS: 8377 Leonardtown Road, Hughesville, Charles County

## 8. Significance (Continued)

Gannett's 1904 Gazetteer of Maryland defined Hughesville as a "post village...on the Washington, Potomac and Chesapeake Railroad" (Gannett 1904: 43). By 1906 the community was known as "a station of the Southern Maryland Railroad...and a banking town" with two (2) physicians, two (2) general stores, two (2) blacksmiths, a grist and saw mill, a flour mill, an undertaker and livery, a hotel, a hotel and saloon, a grocer and saloon, an insurance salesman, and a population of 150 (Maryland 1906: 667).

The Lucy C. Higdon Property is an early twentieth century commercial building. The development of the automobile created a rise in roadside commercial development, particularly among primary routes. About the time of World War I, shops began to appear along these routes and included such structures as gas stations, produce stands, restaurants, and motels. To capture the public's attention, visible signs often appeared on the front of businesses, on billboards, and on the sides of barns and other structures. Because of an emerging society where most families owned an automobile, business owners often relocated in areas that were once rural, where land was cheaper and could accommodate large parking lots. These developments led to a decline in urban retail districts all over the country after World War II (Liebs, 1985: 5-9).

Early twentieth century rural, small-scale commercial buildings were often adaptations of simple dwelling designs. Most were of frame construction and one to two stories in height. Often in 2-story structures, the upper story served as living quarters for the proprietor. These buildings usually had front-gable or parapet-flat roofs and featured large display windows and a sign located over the main entrance. These buildings usually had little decorative features, limited to transoms over the door and decorative signs (Liebs, 1985: 5-8).

The Lucy C. Higdon Property property is an example of a false-front commercial building. The false-front was a common vernacular type of commercial building. It is characterized by a portion of the front facade which extends vertically and horizontally over the corners of the building. Other common features include a symmetrical fenestration with double-hung wood windows, cornice detail, recessed entrances, and multi-pane display windows (Gottfried and Jennings, 244-245).

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST  
STATE HISTORIC SITES INVENTORY FORM  
RESOURCE NAME: Lucy C. Higdon Property  
SURVEY NO.: CH-407 (PACS A13)  
ADDRESS: 8377 Leonardtown Road, Hughesville, Charles County

8. Significance (Continued)

National Register Evaluation:

Constructed circa 1940, the Lucy C. Higdon Property is not eligible for the National Register of Historic Places. The property is not eligible under Criterion A, as research conducted indicates no association with any historic event or trends significant in the development of national, state, or local history. Historic research indicates that the property has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. It is not eligible under Criterion C, as it is an undistinguished example of a common building type and lacks individual distinction. The building is an example of a false-front commercial building, which is characterized by a false-front that extends the front facade so that the roof is hidden from view. False-front building usually have cornice detail and symmetrical massing and fenestration patterns. The Lucy C. Higdon Property does not represent a distinct example of this building type, as it lacks both cornice detail and symmetrical massing and fenestration patterns. Finally, the structure has no known potential to yield important information, and therefore, is not eligible under Criterion D.

MARYLAND HISTORICAL TRUST	
Eligibility recommended _____	Eligibility Not Recommended <u>X</u>
Comments _____	
_____	
Reviewer, OPS: <u>[Signature]</u>	Date: <u>5/15/98</u>
Reviewer, NR Program: <u>[Signature]</u>	Date: <u>5/20/98</u>

[Handwritten mark]

---

## 9. Major Bibliographical References

---

CH-407  
Survey No. (PACS A13)

See Continuation Sheet

---

## 10. Geographical Data

---

Acreage of nominated property \_\_\_\_\_  
Quadrangle name Hughesville, MD

Quadrangle scale 1:24,000

Verbal boundary description and justification

---

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 Caroline Hall/Eric Griffitts

---

organization P.A.C. Spero & Company

---

date January 1997

---

street & number 40 W. Chesapeake Avenue, Suite 412

---

telephone (410) 296-1635

---

city or town Baltimore

---

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  
DHCP/DHCD  
100 Community Place  
Crownsville, MD 21032-2023  
(410) 514-7600

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST  
STATE HISTORIC SITES INVENTORY FORM  
RESOURCE NAME: Lucy C. Higdon Property  
SURVEY NO.: CH-407 (PACS A13)  
ADDRESS: 8377 Leonardtown Road, Hughesville, Charles County

---

## 9. Major Bibliographical References (Continued)

---

- Bland, John R., ed. The Maryland Directory and State Gazetteer. Baltimore: The Baltimore Publishing Company, 1887.
- Brown, Jack D., et al. Charles County, Maryland, A History. La Plata: Charles County Bicentennial Committee, 1976.
- Charles County Department of Assessment and Taxation. 101 Catalpa Drive, La Plata, Maryland.
- Charles County Land Records Office. Charles County Courthouse, Charles Street, La Plata, Maryland.
- Fisher, R.S. Gazetteer of the State of Maryland, Compiled from the Returns of the Seventh Census of the United States, and Other Official Documents. Baltimore: James S. Waters, 1852.
- Gannett, Henry. A Gazetteer of Maryland. Department of the Interior, United States Geological Survey, Bulletin No. 231, Series F, Geography, 39. Washington, D.C.: Government Printing Office, 1904.
- Hinkel, John V., ed. See Charles County, Maryland, founded in 1658. Compiled by John V. Hinkel & Associates. La Plata: Charles County Chamber of Commerce, 1959.
- KCI Technologies, Inc. Draft Historic Context for the U.S. 301 South Corridor Transportation Study, Prince George's and Charles Counties, Maryland. Prepared for the Maryland Department of Transportation, State Highway Administration, August 1996.
- Klaphor, Margaret Brown, and Paul Dennis Brown. The History of Charles County, Maryland. La Plata: Charles County Tercentenary, Inc., 1958.
- Liebs, Chester H. Mainstreet to Miracle Mile: American Roadside Architecture. Boston: Little Brown & Co., 1985.
- Map of a Part of Maryland, Copied from the Geological State Map. 1840. Maryland Historical Trust, Crownsville, Maryland.
- Martenet, Simon J. Martenet's Map of Maryland, Atlas Edition. Baltimore: Simon J. Martenet, 1866.
- Maryland, Delaware and District of Columbia State Gazetteer and Business Directory 1906-1907. Baltimore: R.L. Polk & Co., 1906.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Lucy C. Higdon Property

SURVEY NO.: CH-407 (PACS A13)

ADDRESS: 8377 Leonardtown Road, Hughesville, Charles County

---

## 9. Major Bibliographical References (Continued)

---

John Timothy Modic. Interview by Eric F. Griffitts, 25 January 1997.

P.A.C. Spero & Company. Maryland Historic Context, Montgomery County and Prince George's County, Intercounty Connector Project. Volume I. Prepared for the Maryland Department of Transportation, State Highway Administration. Baltimore: P.A.C. Spero & Company, October 1996.

Rivoire, J. Richard. Homeplaces, Traditional Domestic Architecture of Charles County, Maryland. La Plata: Southern Maryland Studies Center, 1990.

William Roberts. Interview by Ryan McKay, 17 January 1997.

State Gazette and Merchants and Farmers Directory for Maryland and the District of Columbia. Baltimore, 1871.

Wearmouth, John M. Charles County's Railroad. Prince George's County Historical Society, Glendale, Maryland.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST  
STATE HISTORIC SITES INVENTORY FORM  
RESOURCE NAME: Lucy C. Higdon Property  
SURVEY NO.: CH-407 (PACS A13)  
ADDRESS: 8377 Leonardtown Road, Hughesville, Charles County

Maryland Comprehensive Historic Preservation Plan Data Sheet

Historic Context:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization:

Western Shore

Chronological/Developmental Period Theme (s):

Modern Period A.D. 1930-Present

Prehistoric/Historic Period Theme(s):

Economic (Commercial and Industrial)

RESOURCE TYPE:

Category (see Section 3 of survey form):

Buildings

Historic Environment (urban, suburban, village, or rural):

Village

Historic Function(s) and Use(s):

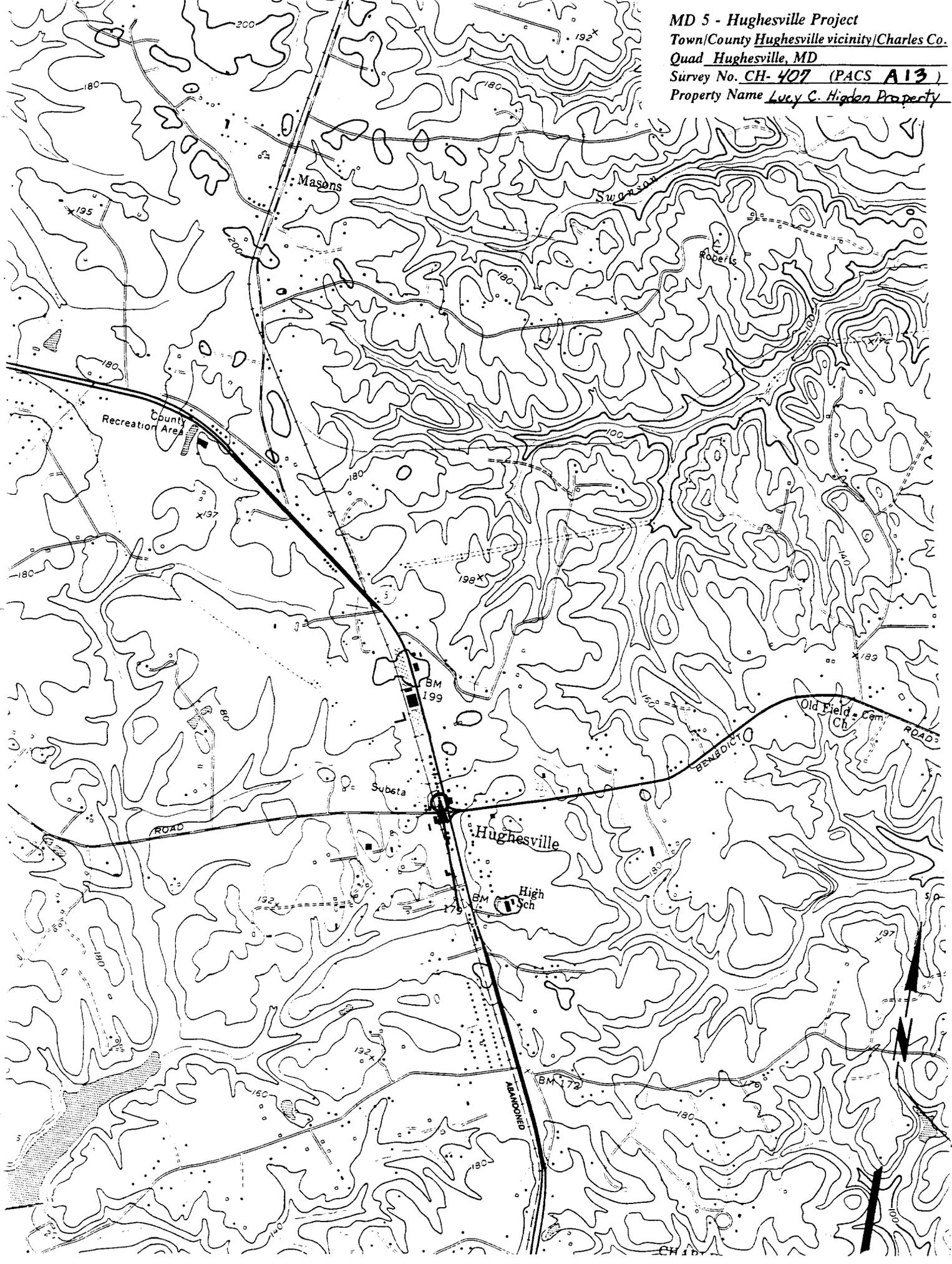
Commercial

Known Design Source (write none if unknown):

None

Preparer  
P.A.C. Spero & Company  
January 1997

MD 5 - Hughesville Project  
Town/County Hughesville vicinity/Charles Co.  
Quad Hughesville, MD  
Survey No. CH-407 (PACS A13)  
Property Name Lucy C. Higden Property





- 1 CH-407
- 2 Lucy C. Higdon Property
- 3 Charles County, MD
- 4 Eric Griffiths
- 5 January 1997
- 6 MD SHPO
- 7 East elevation, view W
- 8 1 of 4



- 1 CH-407
- 2 Lucy C. Higdon Property
- 3 Charles County, MD
- 4 Eric Griffiths
- 5 January 1997
- 6 MD SHPO
- 7 West elevation, view SW
- 8 2 of 4



- 1 CH-407
- 2 Lucy C. Higdon Property
- 3 Charles County, Md.
- 4 Eric Shiffett
- 5 January 1997
- 6 MD SHPO
- 7 North elevation, view SW
- 8 3 of 4



- 1 CH-407
- 2 Lucy C Higdon Property
- 3 Charles County, MD
- 4 Eric Griffiths
- 5 January 1997
- 6 MD STPO
- 7 South elevation, view NW
8. 4 of 4