

MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes
no

Property Name: Willow Tree Farm Inventory Number: SM-478
Address: 20316 Willows Road Historic district: yes no
City: Lexington Park Zip Code: 20653 County: St. Mary's
USGS Quadrangle(s): Saint Marys City
Property Owner: Patrick Wayne & Veronique M Adams Tax Account ID Number: 204
Tax Map Parcel Number(s): 0089 Tax Map Number: 0058
Project: MD 5 over Eastern Br. Bridge Replacement (SHA # 1800800) Agency: SHA
Agency Prepared By: KCI Technologies, Inc.
Preparer's Name: Kristine Chase Date Prepared: 8/25/2012
Documentation is presented in: MIHP Form
Preparer's Eligibility Recommendation: Eligibility recommended Eligibility not recommended
Criteria: A B C D Considerations: A B C D E F G
Complete if the property is a contributing or non-contributing resource to a NR district/property:
Name of the District/Property: _____
Inventory Number: _____ Eligible: yes Listed: yes
Site visit by MHT Staff yes no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

The Willow Tree Farm property (SM-478) at 20316 Willows Road is located on approximately 8.3 acres of land at the northeast corner of the intersection of Willows Road and Point Lookout Road/MD 5 in the vicinity of Lexington Park, St. Mary's County, Maryland. The property is located on parcel 89 in the 8th Electoral District. It is bounded to the west by Willows Road, to the north by parcels 636 and 149, to the east by parcel 204, and to the south by Point Lookout Road/MD 5. The residence was built in 1902 according to the Maryland Department of Assessments and Taxation. The property owner noted the dwelling was constructed in 1899.

The property was previously documented on a MIHP form in 1995. The two-story frame multi-gable farmhouse sits on brick piers and cinder (concrete) block infill. The dwelling's exterior has been altered with modern materials and physical changes have occurred to the building's shape and details. The ell-shaped house originally had weatherboard siding and windows with wide, plain surrounds with interior bead. The farmhouse now has white vinyl siding, vinyl windows, and the ell has since been enclosed with a two-story addition, creating a rectangular footprint and changing the orientation of the asphalt shingle roofline.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended Eligibility not recommended
Criteria: A B C D Considerations: A B C D E F G

MHT Comments:

[Signature]
Reviewer, Office of Preservation Services

12/18/12
Date

[Signature]
Reviewer, National Register Program

12/18/12
Date

On the south (front) façade the residence still retains the three bay orientation but the cross gable-end window has been removed and the first floor full-width porch has been modified. The porch roof has been changed to have a fuller hipped appearance and is supported by plain timber posts with wood railing on a concrete floor covered in indoor/outdoor carpet. The screened enclosure no longer exists and the center front entry opening appears to be clipped on the upper portion by the porch roof. The two corbelled-top interior chimneys remain. The windows appear to have been replaced with one-over-one double-hung vinyl windows.

The west elevation (gable end) of the original part of the house contains one-over-one double-hung vinyl windows on the first and second floors, but the gable-end window has been removed. The rear first floor screened porch has since been converted into a two-story front-gable two-bay addition with a frame two-story stairwell with second floor porch enclosed in transparent weather barrier material. The ell's west elevation has been modified by the addition.

The north elevation of the ell remains a blind gable end and the interior brick chimney has been removed. The north elevation of the main block has since been modified to include a two-story addition which includes an enclosed second floor porch and two one-over-one double-hung windows on the first floor.

The east elevation's shape has largely remained but the modified ell's door has been changed to a nine-light-over-two-panel door with the intact paired one-over-one double-hung vinyl windows on the first floor of the modified ell. The main block's first floor remains one bay with a modern one-over-one double-hung vinyl window. The second floor retains a gable break along the roofline and four bays, but the windows have been replaced with one-over-one double-hung vinyl windows. The gable-end windows have since been removed from the main block and ell. The gutter piping is now enclosed with vinyl siding.

The seven outbuildings documented in the 1995 MIHP form remain. The frame meathouse (smokehouse) has retained the cinder (concrete) block piers with board and batten siding, plywood door, but it has a new front gable asphalt roof. The small cinder (concrete) block pump house, frame shed, frame corn house on wood piers, the three-bay tractor shed, and a saltbox-roof tobacco barn remain on the property and do not appear to have been altered since 1995. The saltbox-roof tobacco barn appears to have lost some of its support on its south elevation. The larger side-gable tobacco barn is located southwest of the complex, closer to the intersection of Willows and Point Lookout Roads. The side-gable barn, oriented north-south, retains the roof and shed along the east elevation. Side vents are located on all elevations. Neither barn appears to house tobacco; the side-gable barn contains a wagon of hay bales.

The property was a part of the larger Willow Tree Farm also known as Hunting Neck, a tract owned by the Combs family, who sold it in 1893 to the Airey family. The property was later sold to the Adams family in 1932. Since the 1995 documentation, the property continues to serve as the Adams family residence but was partially converted into a child daycare center which appears to be closed. It is unknown if the interior of the building has also been altered. The west and northern portion of the land has been enclosed into a play area with chain link fencing. The north portion of the property slopes down to the tree line. The field located southeast of the residence no longer grows tobacco but seems to be grass land. A gravel driveway leads to Willows Road.

The residence has undergone significant modifications that have affected its architectural integrity. These modifications, which have occurred between the 1995 MIHP documentation and the July 2012 field survey include replacement of weatherboard siding with vinyl siding, replacement of windows with vinyl windows, removal of gable-end windows, the modification of the front porch and the construction of a two-story rear addition altering the building's original form, causing a loss of integrity of materials, design, workmanship and association.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____ Eligibility not recommended _____

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

MHT Comments:

Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

Date

The property is being evaluated in accordance with the NRHP's Evaluation Criteria.

Although additional research has been conducted, no information has been identified that indicates that the Willow Tree Farm property (SM-478) is associated with events or persons of local, state, or national significance, and the property is not eligible for the NRHP under Criteria A (events) or B (persons). Due to the significant alterations to the dwelling since 1995, the structure lacks integrity of materials, design, workmanship, feeling and association. It is not a work of a master. It is recommended not eligible for inclusion in the NRHP under Criterion C (engineering/architecture). NRHP Criterion D (information potential) was not included in this investigation.

The Willow Tree Farm (SM-478) lacks integrity of design, workmanship, materials, feeling and association as a result of alterations and it is recommended not eligible for the NRHP.

The boundary is confined to the legal description of parcel 89 in the 8th Electoral District of St. Mary's County as found in the current deed of ownership.

Bibliography

Adams, Veronique. Interview with property owner. July 30, 2012.

Hughes, Elizabeth
1995 Final Report of 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.

SM-478 Willow Tree Farm MIHP Form. Maryland Historical Trust.

Maryland Department of Planning
2010 "20316 Willows Road." Department of Assessments and Taxation. Available http://sdatcert3.resiusa.org/rp_rewrite/, August 7, 2012.

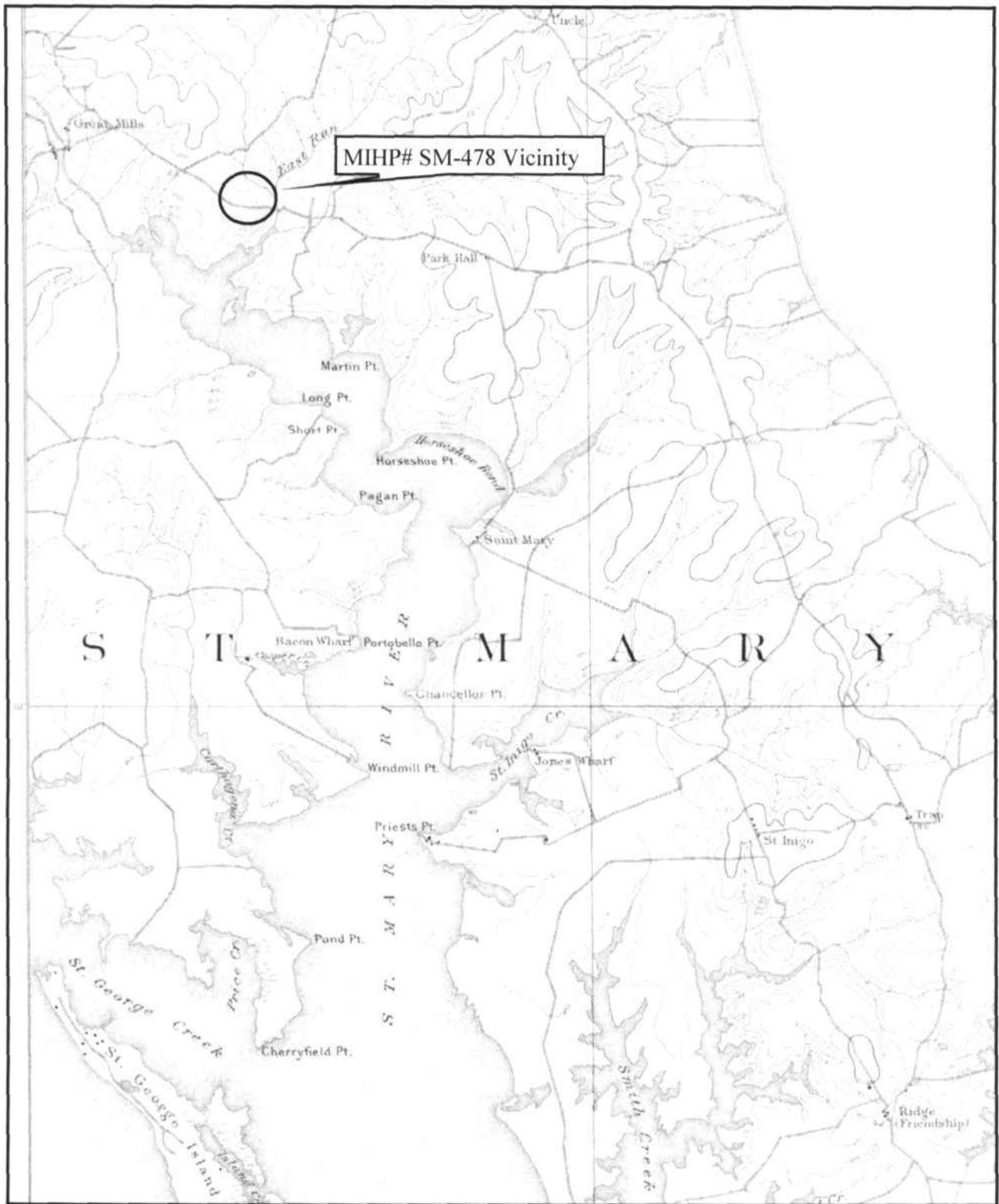
McAlester, Virginia and Lee
1984 Field Guide to American Houses. New York: Alfred A. Knopf.

National Register
2002 National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. Washington, D.C. National Park Service.

Ranzetta, Kirk E.
2010 "I'm Goin' Down Country." Maryland Historical Trust.

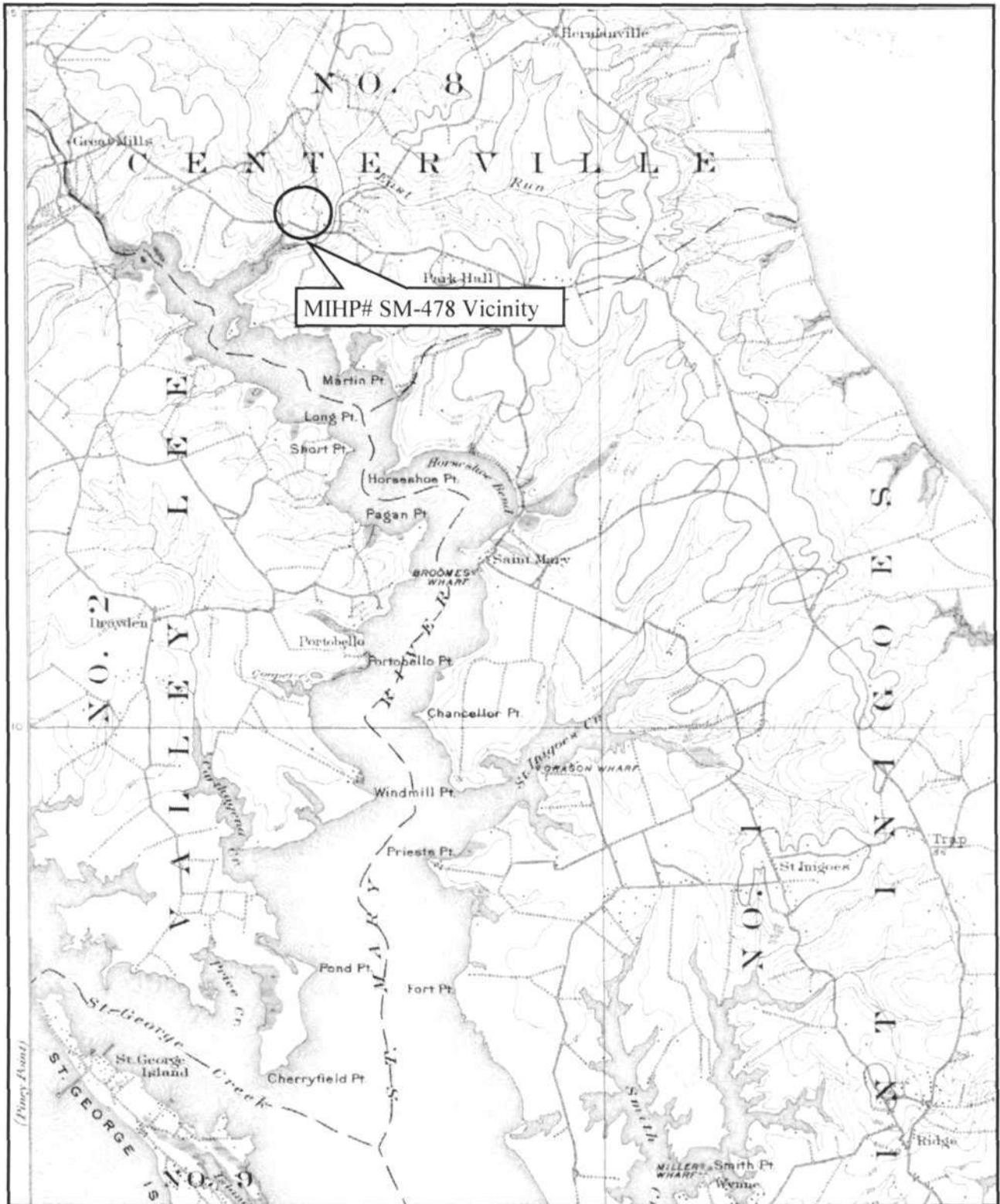
St. Mary's County Circuit Court (Land Records)
2012 "20316 Willows Road." Available http://www.mdlandrec.net/msa/stagser/s1700/s1741/cfm/dsp_county.cfm?CFID=50562706&CFTOKEN=47325377&county=SM, August 7, 2012.

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|---|---|
| MARYLAND HISTORICAL TRUST REVIEW | |
| Eligibility recommended _____ | Eligibility not recommended _____ |
| Criteria: ___ A ___ B ___ C ___ D | Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G |
| MHT Comments: | |
| _____ | _____ |
| Reviewer, Office of Preservation Services | Date |
| _____ | _____ |
| Reviewer, National Register Program | Date |



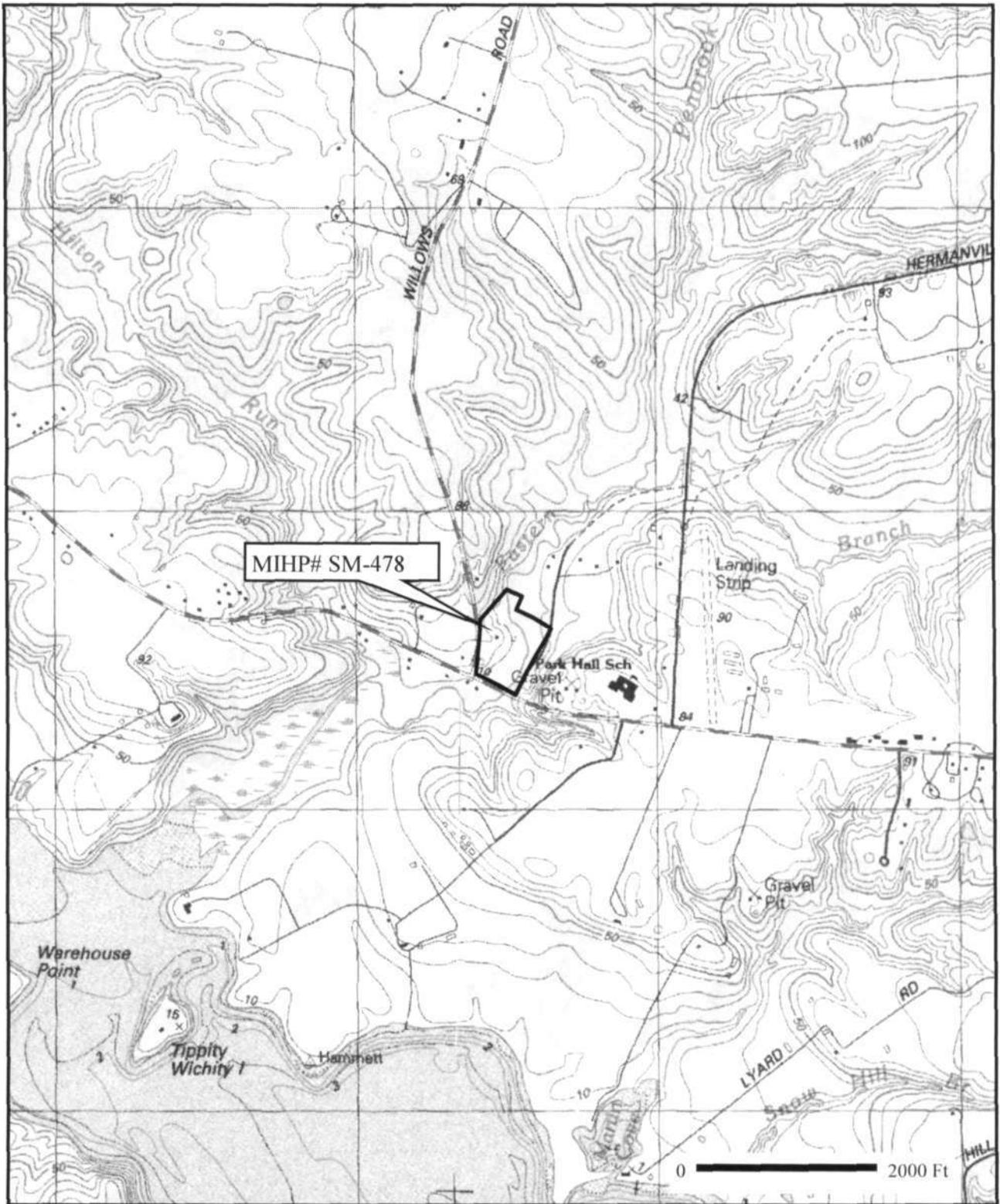
MIHP# SM-478 Willow Tree Farm Vicinity
 20316 Willows Road, Lexington Park, St. Mary's County
 1892 Point Lookout USGS Map
 Courtesy of MyTopo.com





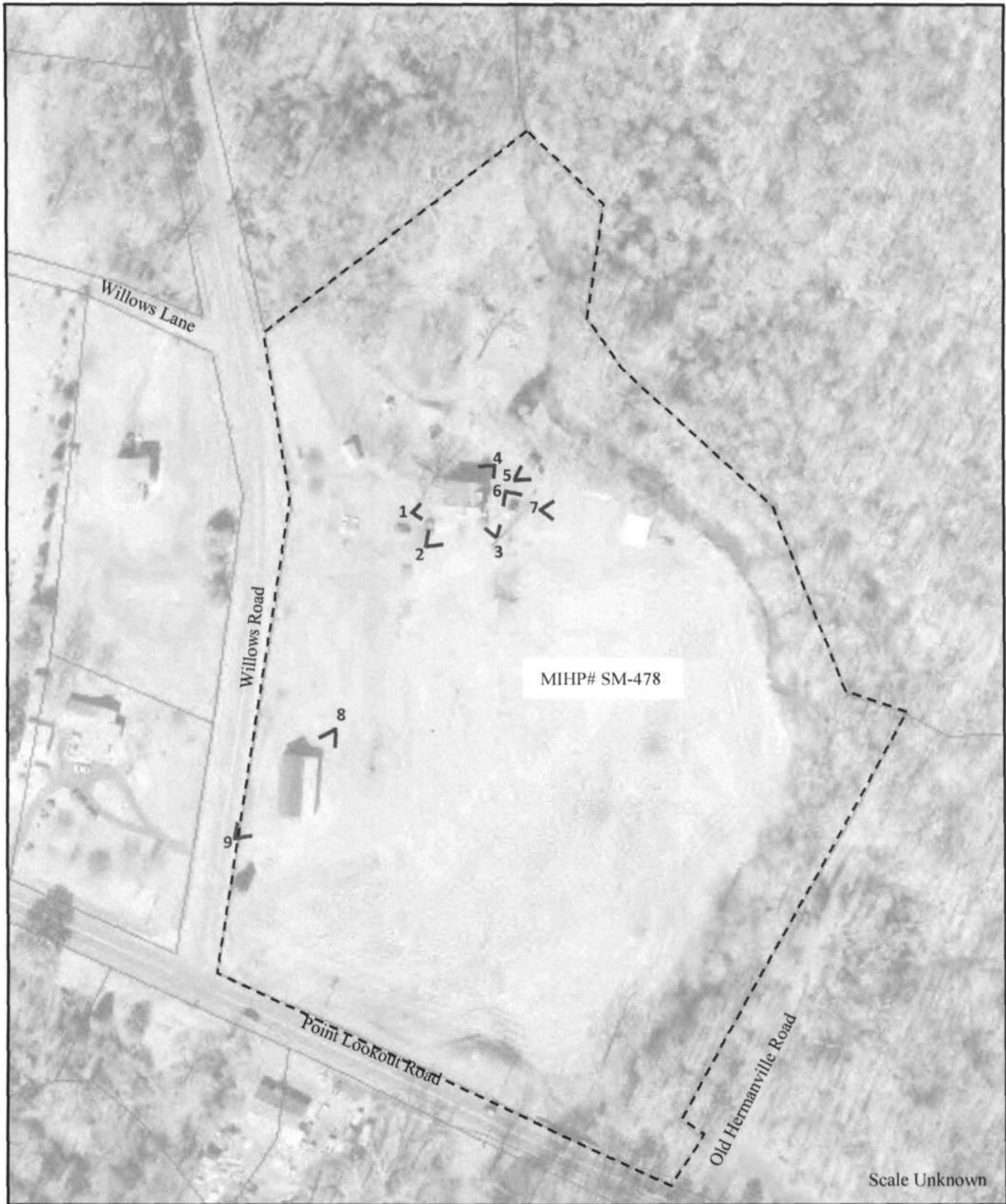
MIHP# SM-478 Willow Tree Farm Vicinity
 20316 Willows Road, Lexington Park, St. Mary's County
 1912 Point Lookout USGS Map
 Courtesy of MyTopo.com





MIHP# SM-478 Willow Tree Farm
 20316 Willows Road, Lexington Park, St. Mary's County
 St. Mary's City USGS Map
 Courtesy of MyTopo.com





Scale Unknown



Site Map
MIHP # SM-478
Willow Tree Farm
20316 Willows Road, Lexington Park
GIS Aerial Map of St. Mary's County, Maryland



MIHP # SM-478

Willow Tree Farm, St. Mary's County, MD

Photographs taken by B. Koller with a Digital Canon Powershot A590 IS Camera on settings RGB color mode with a resolution of 300 ppi and a pixel array of 3264 x 2448 on 07/30/2012. Photographs were printed using Epson UltraChrome pigmented black ink and Epson Premium Glossy Photo paper. Willow Tree Farm was previously documented in 1995.

| No. | Name | Direction | Description |
|-----|--------------------------|-----------|--|
| 1 | SM-478_2012-07-30_01.tif | Northeast | Southwest Elevation Looking Northeast |
| 2 | SM-478_2012-07-30_02.tif | North | South (Front) Elevation Looking North |
| 3 | SM-478_2012-07-30_03.tif | Northwest | Southeast Elevation Looking Northwest |
| 4 | SM-478_2012-07-30_04.tif | Southwest | North Elevation Looking Southwest |
| 5 | SM-478_2012-07-30_05.tif | Northeast | View of Frame Shed and Cinderblock Pump House Looking Northeast |
| 6 | SM-478_2012-07-30_06.tif | East | View of Frame Meathouse Looking East |
| 7 | SM-478_2012-07-30_07.tif | East | View of Frame Corn House, Tractor Shed, Saltbox Roof Tobacco Barn Looking East |
| 8 | SM-478_2012-07-30_08.tif | Southwest | View of Side-Gable Tobacco Barn Looking Southwest |
| 9 | SM-478_2012-07-30_09.tif | Northeast | View of Side-Gable Tobacco Barn Looking Northeast |



MIHP# sm-478

Willow Tree Farm, 20316 Willows Road
St. Mary's County, MD

Brian Koller

7/30/2012

Southwest elevation looking NE

1/9



MIHP# SM-478

Willow Tree Farm, 20316 Willows Road
St. Mary's County, MD

Brian Koller

7/30/2012

South (front) elevation looking north

2/9



MIHP# SM-478

Willow Tree Farm, 20316 Willows Road
St. Marys County, MD

Brian Koller

7/30/2012

Southeast elevation looking NW

3/9



MIHP# SM-478

Willow Tree Farm, 20316 Willows Road
St. Mary's County, MD

Brian Keller

7/30/2012

North elevation looking SW

419



MIHP# SM-478

Willow Tree Farm, 20216 Willows Road
St. Mary's County, MD

Brian Koller

7/30/2012

View of frame shed and cinderblock
pumphouse looking NE

5/9



MIHP# SM-478

Willow Tree Farm, 20316 Willows Road
St. Mary's County, MD

Brian Kaler

7/30/2012

View of frame meathouse looking east

6/9



MIHP# SM-478

Willow Tree Farm, 20314 Willows Road
St. Mary's County, MD

Brian Koller

7/30/2012

View of frame corn house, tractor shed,
saltbox roof tobacco barn looking east

7/9



MIHP# SM-478

Willow Tree Farm, 20316 Willows Road
St. Mary's County, MD

Brian Koller

7/30/2012

View of side-Gable Tobacco Barn Looking SW

8/9



MIHP# SM-478

Willow Tree Farm, 20306 Willows Road
St. Mary's County, MD
Brian Keller

7/30/2012

View of side gable tobacco barn looking NE

9/9

SM-478, Willow Tree Farm
St. Mary's County
Maryland Comprehensive State Historic Preservation Plan 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: Rural

Historic Function and Use: Residence

Known Design Source: None

Maryland Historical Trust
State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. SM 478

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic

and/or common Willow Tree Farm

2. Location

street & number Route 5 and Willows Road not for publication

city, town Great Mills vicinity of congressional district 5

state Maryland county St. Mary's

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 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 | Public Acquisition | Accessible | <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 type="checkbox"/> other: |

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

name George P. Adams

street & number Route 1 Box 384 telephone no.: (301) 863 2156

city, town Lexington Park state and zip code Maryland

5. Location of Legal Description

courthouse, registry of deeds, etc. St. Mary's County Courthouse liberMRB 560

street & number folio 238

city, town Leonardtown state Maryland

6. Representation in Existing Historical Surveys

title

date federal state county local

pository for survey records

city, town state

7. Description

Survey No. SM 478

| | | | | |
|--|---------------------------------------|---|---|--------------------|
| Condition | | Check one | Check one | |
| <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: 8

Willow Tree Farm is located on the northeast corner of the intersection of Willows Road and Route 5 near Great Mills in St. Mary's County, Maryland. A dwelling house and seven outbuildings are located on the property. The house faces a tobacco field and is bordered by woodland to the north. A run, known as Willows Run or Pembroke Run, is located to the east of the house. This stream crosses Route 5 and empties into the Eastern Branch of the St. Mary's River. The ell-shaped house faces south with the principal gable oriented on an east/west axis.

Built around 1890, Willow Tree Farm is a two-story, frame structure with a center hall, single pile plan. It is supported by brick piers that have been infilled with cinderblocks. The exterior is sheathed with weatherboard siding. The roof is covered with asphalt shingles.

The south (main) elevation is pierced by a modern entrance door flanked by one two-over-two sash window on either side. All of the original doors and windows on the house have wide, plain surrounds finished with an interior bead. A screened porch with a cement floor and wainscoted ceiling extends across the first floor of the house. The second floor is pierced by three two-over-two sash windows. A cross gable breaks the roofline of this elevation and is pierced by a two-over-two sash window. Two interior brick chimneys with corbelled caps project from the roof ridgeline. These chimneys flank the interior hall.

The west elevation is pierced by one two-over-two sash window on the first and second floor. The eave of this gable end is also pierced by a two-over-two sash window. The west longitudinal elevation of the eastern ell is pierced by a six-light-over-two-panel door. This door opens onto a one-story, shed-roofed, screened porch that extends along the west wall of the ell and the north wall of the main block. A window opening originally pierced the first floor of the wing as well. The second floor of the ell is pierced by two two-over-two sash windows. A cross gable dormer projects from the roof slope of this elevation. The dormer is pierced by a four-over-four sash window.

The north elevation of the main block is pierced by one two-over-two sash window on the first floor. Originally, a door also pierced this first floor elevation. The second floor is pierced by two two-over-two sash windows. The north elevation of the ell is a blind gable end. An interior brick chimney pierces the roof ridgeline at the north end of this wing.

The east elevation is pierced by a six-light-over-two-panel door and a pair of

8. Significance

Survey No. SM 478

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

Specific dates unknown Builder/Architect unknown

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.

Willow Tree Farm is significant as a well-preserved example of a late nineteenth century St. Mary's County farm house. Located on a ridge in the landscape and bordered by a run that empties into the St. Mary's River, the historic setting of the dwelling is little changed. The traditionally mixed agricultural and residential use of this property is demonstrated by the series of seven outbuildings and the old tobacco field that share the corner lot with the house.

In 1893, Thomas J. Airey purchased six acres of "Willow Tree Farm" from Nannie M. Combs and Charlotte C. McSherry, residents of Washington, D.C. It is likely that they inherited the property as no deed is on record in the St. Mary's County Courthouse which transfers the property to them. Although it remains unclear when the Willow Tree Farm house was built, the architectural style of the structure suggests a construction date around the late nineteenth century. Thomas Airey's one hundred dollar purchase price for the six acre lot seems to suggest that the property was unimproved at the time of his purchase in 1893.

The six acre portion of Willow Tree Farm remained in the Airey family until 1932. At that time, one acre of the property was sold to George P. and Sarah M. Adams. George P. Adams, an oysterman and tobacco farmer, built many of the outbuildings on the property. The house remains in the Adams family today.

9. Major Bibliographical References

Survey No. SM 478

Adams, George Robert Personal Interview, January 1995

10. Geographical Data

Acreage of nominated property 1 acreQuadrangle name St. Mary's CityQuadrangle scale 1:24 000

UTM References do NOT complete UTM references

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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

state code county code

11. Form Prepared By

name/title Elizabeth Hughes, Historic Sites Surveyororganization St. Mary's Co. Planning & Zoningdate January 1995

street & number

telephone (301) 475 4662city or town Leonardtownstate 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
-614-7600

SM-478, Willow Tree Farm
St. Mary's County
7.1 Description

modern one-over-one sash windows on the first floor of the ell. The main block is pierced by one two-over-two sash window. The second floor is pierced by three two-over-two sash windows and one modern six-over-six sash window. Two gables break the roofline of this elevation. The southern gable of the main block is pierced by a two-over-two sash window. The northern gable of the ell is pierced by a four-over-four sash window.

The interior of the house consists of a central entrance hall flanked by a parlor and a dining room. Originally, a door at the north end of the hall opened onto the screened porch on the north side of the house. This access has been closed off and the space has been converted for use as a coat closet. An open string stair with turned balusters stands against the east wall of the hall. The kitchen is located in the first floor of the ell. As on the exterior, the interior windows and doors have wide and plain surrounds finished with an interior bead.

The second floor of the house consists of three bedrooms and a bathroom that was added sometime after 1932. The door frames have been decorated with faux graining. These door and window frames are finished both with an interior bead and corner blocks. An original two-panel door opens to a stair that leads to the attic. The door is fitted with a metal box lock.

Seven outbuildings are located on the Willow Tree Farm property. A frame meathouse is located closest to the house. This structure is supported by cinderblock piers and is sheathed with board and batten siding. The asphalt shingle roof is oriented on an east/west axis. The door, located on the west side of the structure, faces the side entrance door on the east elevation of the house.

A small cinderblock pump house and a frame shed are located to the northwest of the house. A frame corn house supported by wood piers, a tractor shed, and a tobacco barn stand northeast of the house. A larger tobacco barn, sheathed with vertical siding and roofed with metal, is located at the southwest corner of the property. The roof of this rectangular shaped structure is oriented on a north/south axis. A shed extends along the east side of the building. Both barns on the property continue to be used for the curing of tobacco.

SM-478, Willow Tree Farm
St. Mary's County
8.1 Significance

Chain of Title

TO: George Robert Adams and Betty Ann Davis
FROM: George P. Adams
RECORD: St. Mary's County Land Records, Liber MRB 560, folio 238.
DATE: September 27, 1990.
NOTES: Transfer of 1 acre subject to a life estate.

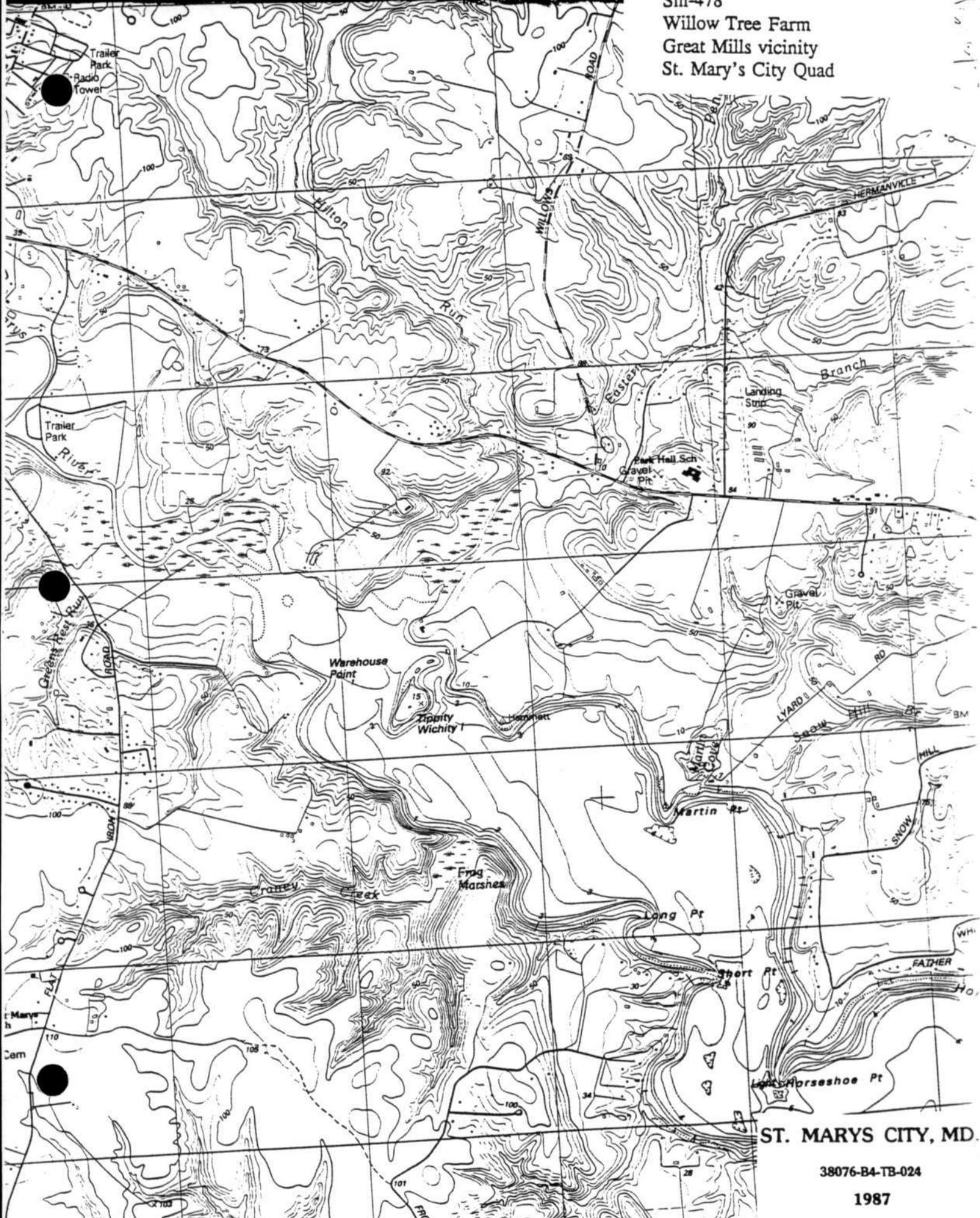
TO: George P. and Sarah M. Adams
FROM: R. Bennett Darnall, attorney
RECORD: St. Mary's County Land Records, Liber JMM 8, folio 24.
DATE: May 16, 1932.
NOTES: Sale of 1 acre of "Willow Tree Farm" as result of default on mortgage (JMM 3/246).

TO: William F. Airey
FROM: Mary F. Airey, widow, of Baltimore City.
RECORD: St. Mary's County Land Record, Liber JMM 5, folio 191.
DATE: June 7, 1927.
NOTES: Transfer of part of "Willow Tree Farm" located south of the state road from Leonardtown to Point Lookout and being one acre.

TO: Mary F. Airey of Baltimore City
FROM: L. Allison Wilmer, Trustee
RECORD: St. Mary's County Land Record, Liber JMM 3, folio 522.
DATE: March 22, 1926.
NOTES: Thomas J. Airey died intestate in 1922. Sale of 6 acres of "Willow Tree Farm" as result of judgement in equity case Mary F. Airey et al vs. Bertha Bowles et al.
Price: \$2250

TO: Thomas J. Airey
FROM: Nannie M. Combs and Charlotte C. McSherry of Washington, D.C.
RECORD: St. Mary's County Land Record, Liber JJG 1, folio 226.
DATE: July 1, 1893.
NOTES: Transfer of 6 acres of "Willow Tree Farm." Price: \$100

Sm-478
Willow Tree Farm
Great Mills vicinity
St. Mary's City Quad



ST. MARYS CITY, MD.

38076-B4-TB-024

1987



SM-478

Willow Tree Farm

St. Mary's County, MD

E. Hughes

January 1995

MD SHPD

1/3

SE Elevation



SM-478

Willow Tree Farm

St. Mary's County, MD

E. Hughes

January 1995

MD SHPD

2/3

NW Elevation



SM-478

Willow Tree Farm

St. Mary's County, MD

E. Hughes

January 1995

MD SHPO

3/3

Outbuildings

Capsule Summary
SM-478
Willow Tree Farm
Great Mills vicinity
Private

Circa 1890 - 1900

Willow Tree Farm is significant as a well-preserved example of a late nineteenth century St. Mary's County farm house. Located on a ridge in the landscape and bordered by a run that empties into the St. Mary's River, the historic setting of the dwelling is little changed. The traditionally mixed agricultural and residential use of this property is demonstrated by the series of seven outbuildings and the old tobacco field that share the corner lot with the house.

In 1893, Thomas J. Airey purchased six acres of "Willow Tree Farm" from Nannie M. Combs and Charlotte C. McSherry, residents of Washington, D.C. It is likely that they inherited the property as no deed is on record in the St. Mary's County Courthouse which transfers the property to them. Although it remains unclear when the Willow Tree Farm house was built, the architectural style of the structure suggests a construction date around the late nineteenth century. Thomas Airey's one hundred dollar purchase price for the six acre lot seems to suggest that the property was unimproved at the time of his purchase in 1893.

The six acre portion of Willow Tree Farm remained in the Airey family until 1932. At that time, one acre of the property was sold to George P. and Sarah M. Adams. George P. Adams, an oysterman and tobacco farmer, built many of the outbuildings on the property. The house remains in the Adams family today.