

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes
no

Property Name: The Shop Lot or The Robinson/Readmond House Inventory Number: Sm-523

Address: 26361 Sandgates Road City: Mechanicsville Zip Code: 20659

County: St Marys USGS Topographic Map: _____

Owner: _____ Is the property being evaluated a district? no

Tax Parcel Number: _____ Tax Map Number: _____ Tax Account ID Number: _____

Project: Proposed Oakville Cell Tower Agency: FCC

Site visit by MHT Staff: no yes Name: _____ Date: _____

Is the property located within a historic district? yes no

<i>If the property is within a district</i>		District Inventory Number: _____
NR-listed district <input type="checkbox"/> yes	Eligible district <input type="checkbox"/> Yes	District Name: _____
Preparer's Recommendation: Contributing resource <input type="checkbox"/> Yes <input type="checkbox"/> no Non-contributing but eligible in another context <input type="checkbox"/>		

<i>If the property is not within a district (or the property is a district)</i>	
Preparer's Recommendation: Eligible <input type="checkbox"/> yes <input checked="" type="checkbox"/> no	

Criteria: A B C D Considerations: A B C D E F G None

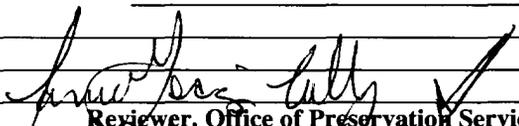
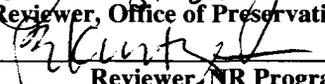
Documentation on the property/district is presented in: Maryland Historical Trust State Historic Sites Inventory Form

Description of Property and Eligibility Determination: (Use continuation sheet if necessary and attach map and photo)

The early 20th Century frame building combining residential and commercial uses is prominently located at the corner of Sandgates Road and Route 235. The structure, reflecting complex massing – deriving perhaps from dual uses, is the only building in the vicinity relating to the history of this rural community. A windshield survey of the area revealed much new development with little reference to the architectural traditions of St Mary's county or the Tidewater area in general. This vacant building alone provides a unique view of the past for this neighborhood. However, the building does not convey unusual architectural design or craftsmanship. In addition, much of the fabric of the building has been lost due to a fire that has left the building in deteriorated condition. An earlier survey indicates the windows are missing as well as the porch details. The charred hole in the roof suggests that the interior has been damaged by fire and it deteriorating from exposure to the elements.

The setting of the building has been compromised by the construction of a mid-20th century brick building on the adjacent corner.

No landscaping remains or site layout remains from the early 20th period of use of the building.

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 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 type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> None
Comments: _____	
	<u>3/12/03</u>
Reviewer, Office of Preservation Services	Date
	<u>3/11/03</u>
Reviewer, NR Program	Date

MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM

Continuation Sheet No. 1

SM-523

Prepared by: Kristie Lalire

Date Prepared: 2/11/2003

EM-5103

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
ST. MARY'S COUNTY
 Real Property Data Search

[Go Back](#)
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Account Identifier: District - 06 Account Number - 043852

Owner Information

Owner Name: RIDGELL, DANIEL L **Use:** RESIDENTIAL
Principal Residence: NO
Mailing Address: 26460 THREE NOTCH RD **Deed Reference:** 1) EWA/ 1327/ 330
 MECHANICSVILLE MD 20659-3893 2)

Location & Structure Information

Premises Address 26350 THREE NOTCH RD **Zoning** RCL **Legal Description** 2.560 ACRES PARCEL A
 N/E RT 235
 OAKVILLE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	20010
19	4	369						81	Plat Ref:	

Special Tax Areas **Town Ad Valorem Tax Class** FIRE DISTRICT 6

Primary Structure Built 0000 **Enclosed Area** **Property Land Area** 2.56 AC **County Use**

Stories **Basement** **Type** **Exterior**

Value Information

	Base Value	Value		
		As Of 01/01/2002	As Of 07/01/2002	As Of 07/01/2003
Land:	155,500	186,400		
Improvements:	1,000	43,300		
Total:	156,500	229,700	180,900	205,300
Preferential Land:	0	0	0	0

Transfer Information

Seller: CASSIANOS PAINTING COMPANY INC **Date:** 09/21/1998 **Price:** \$135,000
Type: NOT ARMS-LENGTH **Deed1:** EWA/ 1327/ 330 **Deed2:**
Seller: READMOND, JOSEPH F **Date:** 07/02/1985 **Price:** \$160,000
Type: NOT ARMS-LENGTH **Deed1:** MRB/ 222/ 495 **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:

* NONE *

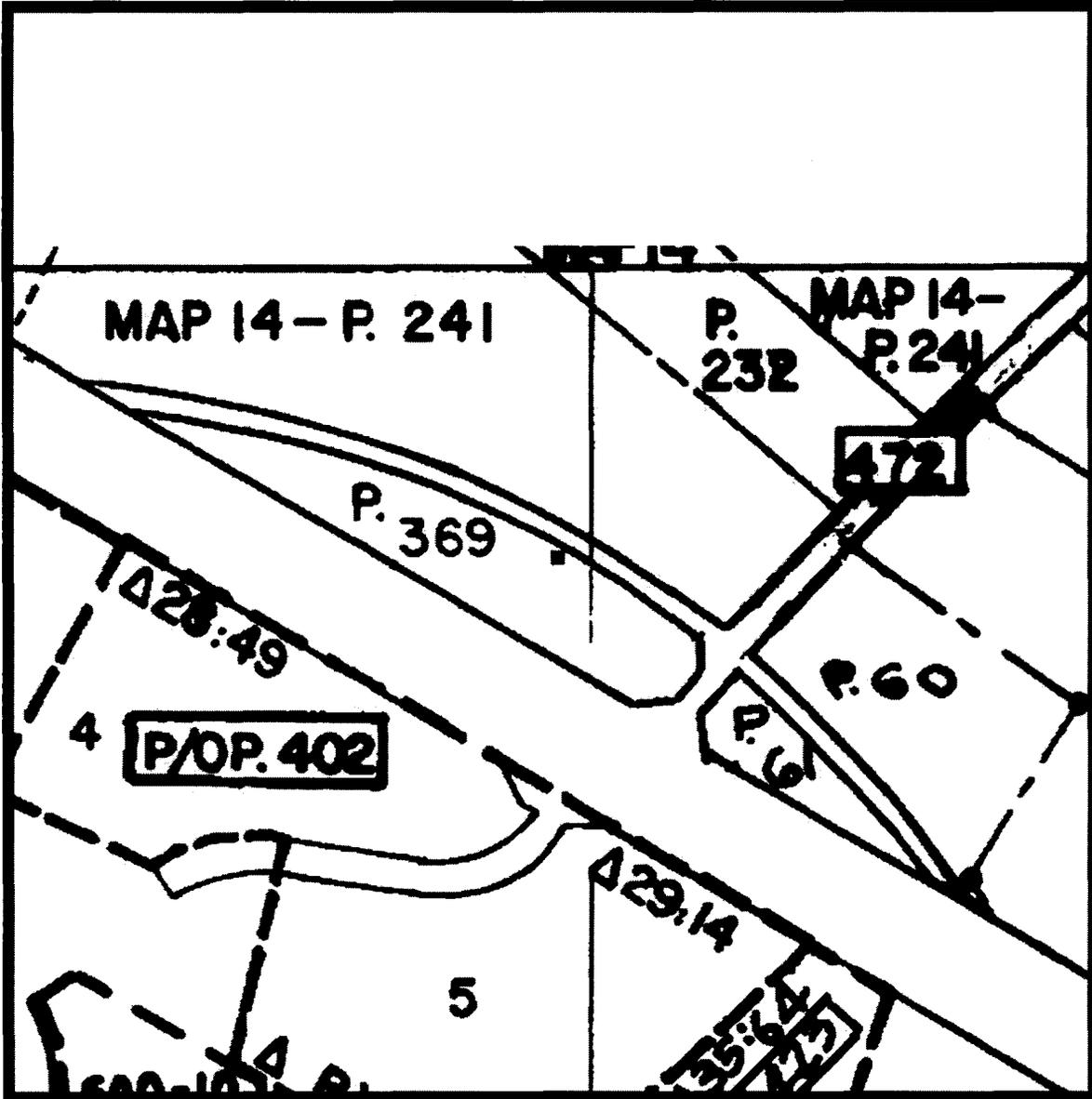
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Maryland Department of Assessments and Taxation
ST. MARY'S COUNTY
Real Property Data Search

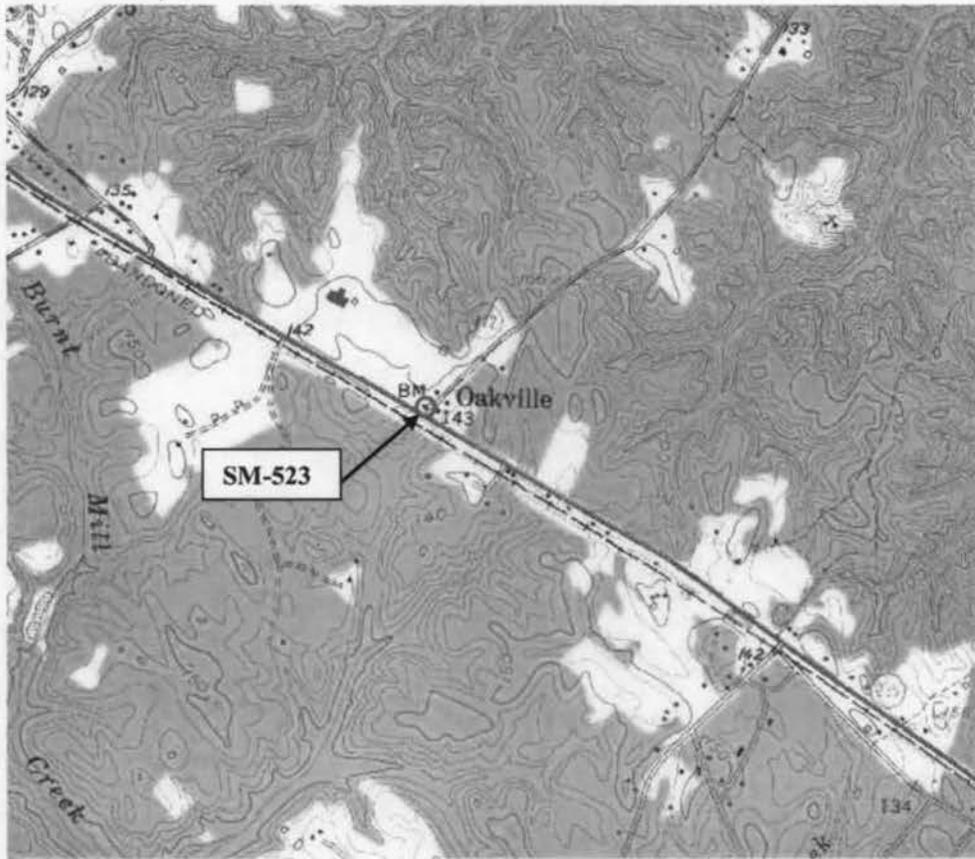
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District - 06 Account Number - 043852



Property maps provided courtesy of the Maryland Department of Planning ©2001.
For more information on electronic mapping applications, visit the Maryland Department of Planning
web site at www.mdp.state.md.us/webcom/index.html

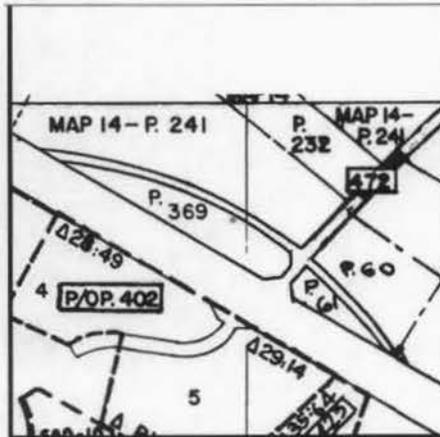
SM-523
The Shop Lot (Robinson-Readmond House)
26361 Sandgates Road (26350 Three Notch Road, MD 235)
Mechanicsville Quadrangle

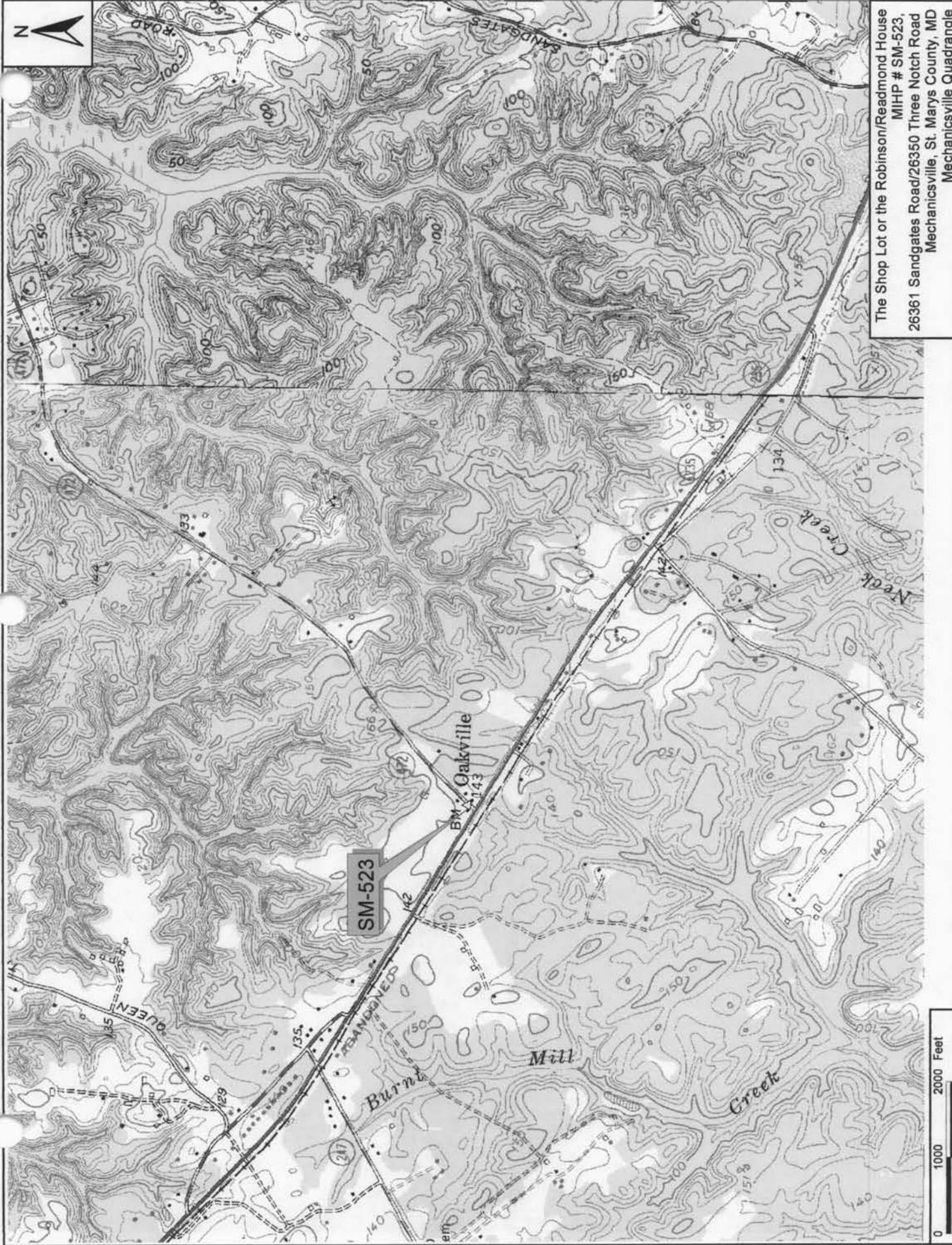


1993 Aerial Photo



Tax Map 19





The Shop Lot or the Robinson/Readmond House
MIHP # SM-523
26361 Sandgates Road/26350 Three Notch Road
Mechanicsville, St. Marys County, MD
Mechanicsville Quadrangle

SM-523

BM Oakville
143

Burnt Mill
Creek

Queen's
Creek





The Shop Lot on the Robinson Roadside House
SM-523

26th St Sandgates Road / 26th St Three Notch Rd
110th St csuite, MD 20637 St. Marys County

photography of the lot is, 1/25/2005

South elevation view

① of 4



The Shop Lot on the Robinson/Redmond House
Site - 222

26361 Sandgates Road / 26360 Three Rivers Rd
Mechanicville, MD 20639 St. Marys Co.

Photograph 2 - Kriste Lot 12, 1/25/2008

South elevation and West elevation.

(2) of 4



The Shop Lot or the Robinson / Reader's House

#SM 523

2651 Sandgates Rd / 26533 Three Notch Rd.
Mechanicsville, MD 20659 St Marys Co.

photographer Kristie Latre, 1/23/2003

facing west

(3) of 4



The Shop lot in the Robinson/Readmond House
#SM-523

26351 Sandgates Rd/26350 Three Notch Rd
Mechanicsville MD 20659 St Marys Co

Photographer Kristie Lalire 1/25/2003

rear and side elevations

(4) of 4

Capsule Summary
SM-523
The Shop Lot
Oakville
Private

c. 1901

Constructed c. 1901, the Shop Lot is a two story, three-bay, frame dwelling with a T-shaped plan and a gable roof exhibiting decorative vergeboards. Located at the corner of Three Notch and Sandgates Roads in Oakville, the primary elevation of the house/shop faces northeast towards the old alignment of Three Notch Road. The building commanded an important commercial location in the early twentieth century at the corner of the two roads. The Shop Lot illustrates the growing importance of commerce in crossroads communities at the end of the nineteenth and in the early-twentieth centuries.

Partitioned from the larger tract "Part of Plowden's Discovery" in 1901, the Shop Lot was purchased by Henry J. and Nellie B. Robinson in that year for \$150. The property consisted of four or five acres and the dwelling/shop were probably constructed by him soon after. In 1910, the Robinsons sold the property to Robert L. and Annie E. Graves. Between 1910-1912, however, the property changed hands between the Robinsons and Graves three times before Nellie B. Robinson finally sold the property in 1919 to Charles M. and Mary E. Emmons of Prince George County. Clarence Howard and Bessie May Buckler of Washington, D. C. purchased the property in 1920 finally selling it to Joseph F. and Mary W. Readmond of Washington, D. C in 1939. The house remained in their ownership until 1985. The house burned within the past few years and is currently up for sale.

Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. SM-523

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic The Shop Lot

and/or common The Robinson/Readmond House

2. Location

street & number Corner of Sandgates Road and Route 235 not for publication

city, town Oakville vicinity of congressional district 6

state Maryland county St. Mary's

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" 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"/> 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 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 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 Cassianos Painting Co. Inc.

street & number Po Box 7338 telephone no.: ?

city, town Baltimore state and zip code Md 21227-0338

5. Location of Legal Description

courthouse, registry of deeds, etc. St. Mary's County Courthouse liber MRB 222

street & number folio 495

city, town Leonardtwn state Md

6. Representation in Existing Historical Surveys

title

date federal state county local

pository for survey records

city, town state

7. Description

Survey No. SM-523

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input 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		
	<input checked="" type="checkbox"/> burned		

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

Contributing resources: 1

The Robinson/Readmond House or "The Shop Lot" is located at the northwest corner of Sandgates Road and Route 235. While the building appears to front Route 235, its primary elevation faces northeast and the old alignment for the Old Three Notch Road. A serious fire gutted the interior, destroyed the windows, and burned a hole in the roof rendering the building uninhabitable and the interior inaccessible at the time of the visit.

Constructed in c. 1901, the Robinson/Readmond house is a two-story, three bay, frame house with a two-story, three bay rear ell. The entire building rests on a brick pier foundation that has been filled in with modern cinder block, exhibits wooden clapboard siding, and is covered by a gable roof sheathed with asphalt shingles. The building appears to have been constructed in one or perhaps two periods with only minor modern alterations.

Oriented on a northeast/southwest axis, the dwelling's northeast or primary elevation exhibits three symmetrically placed bays composed of a centrally located door with one window on each side. (Note: The types of sash and doors is not indicated because the windows were destroyed during the fire) While each window exhibits a pair of louvered shutters, the door extends from the first floor wall into a three-sided bay with slender, sliding one-over-one windows on each of the sides. (Note all window openings exhibit louvered shutters unless otherwise noted.) The entire first floor is shaded by a porch that wraps around the main block. It is supported by a series of slender, modern, aluminum covered columns. The second floor fenestration consists of three windows with louvered shutters. A cross-gable, located over the center bay, contains a single window and is decorated with a scroll-sawn vergeboard. This roof is pierced by two interior brick chimney flues.

The northeast elevation consists of the gable-end of the main block and the side-gable of the rear ell. The gable-end of the main block contains only a centrally placed window on each of its two floors. A scroll-sawn vergeboard decorates the peak of its gable roof. The rear ell, however exhibits a two-story high, three-sided, bay--each side with a window--and a window located just to the west of it. Its gable roof is pierced by a single, interior, brick chimney flue.

The southwest elevation consists of the gable end of the rear ell. The first floor exhibits one centrally placed window, while the second story contains two windows. This elevation also contains a single window located at the southwest corner of the main block.

The southeast elevation features the three bay fenestration of the rear ell and a single, centrally located window in the gable-end of the main block. The rear ell's three bays consist of a door located near the southwest corner flanked by two windows. Between the two windows is an exterior cinder block chimney flue. The first floor of the rear ell is shaded by a porch supported by columns similar to those found on the northwest elevation.

8. Significance

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 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 type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" 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	Builder/Architect
check: Applicable Criteria: <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D and/or	
Applicable Exception: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G	
Level of Significance: <input type="checkbox"/> national <input type="checkbox"/> state <input checked="" type="checkbox"/> local	

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

As a significant early-twentieth century, frame, two-story house and shop, the Shop Lot epitomizes the modest commercial enterprises erected at cross-roads communities in Saint Mary's County. Located at the corner of Old Three Notch Road and Sandgates Road, in Oakville, the dwelling and shop occupied a convenient and strategic position for passing visitors and local residents. The T-shaped plan of the house probably allowed the family to live in the rear section with the front reserved for business.

Partitioned from the larger tract "Part of Plowden's Discovery in 1901," the Shop Lot was purchased by Henry J. and Nellie B. Robinson in that year for \$150. Consisting of four or five acres, the dwelling and shop were probably constructed by the Robinson's soon after. In 1910, the Robinsons sold the property to Robert L. and Annie E. Graves. Between 1910-1912, however, the property changed hands between the Robinsons and Graves three times. Nellie B. Robinson finally sold the property in 1919 to Charles M. and Mary E. Emmons of Prince George County. Clarence Howard and Bessie May Buckler of Washington, D. C. purchased the property in 1920 finally selling it to Joseph F. and Mary W. Readmond of Washington, D. C in 1939. The house remained in their ownership until 1985. The house burned within the past few years and is currently up for sale.

SM-523, The Shop Lot
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
Economic

Resource Type

Category: Building
Historic Environment: Rural
Historic Function and Use: Residence, Shop
Known Design Source: None

SM-523, The Shop Lot
St. Mary's County
8.1 Significance

Chain of Title

(All deeds are located at the Land Records Office, St. Mary's Courthouse, Leonardtown, Maryland unless otherwise noted.)

Reference: MRB Liber 222, Folio 495

Grantee: Cassianos Painting Company, Incorporated

Grantor: Mary W. Readmond

Date: July 1, 1985

Note: The property, containing 3.166 acres as divided into Tract "A" which contains the dwelling and another lot Tract "B." The purchase price was \$160,000. It is referred to as the "Shop Lot" and part of "Plowden's Discovery." A plat of the property is in platbook MRB Liber 20, Folio 20.

Reference: CBG Liber 12, Folio 25

Grantee: Joseph F. and Mary W. Readmond (both of Washington, DC)

Grantor: Bessie May Buckler (widow of Clarence Howard Buckler)

Date: November 30, 1939

Note: The property is listed as containing five acres. Bessie May Buckler inherited the house from her husband. The will is recorded in ACM Liber 1, Folio 32.

Reference: EBA Liber 19, Folio 27

Grantee: Clarence Howard and Bessie May Buckler (Washington, DC)

Grantor: Charles M. and Mary E. Emmons (Prince George County)

Date: January 7, 1920

Reference: EBA Liber 19, Folio 26

Grantee: Charles M. and Mary E. Emmons

Grantor: Nellie B. Robinson (widow of Harry J. Robinson)

Date: December 27, 1919

Reference: EBA Liber 2, Folio 148

Grantee: Harry J. Robinson

Grantor: Zachariah J. and Susan J. Buckler

Date: January 21, 1901

Note: This deed is the last deed that refers to the property as the "Shop Lot" and being a part of Plowden's Discovery. It contains four or five acres more or less and was purchased for \$150.

Reference: JFF Liber 11, Folio 79

Grantee: Zachariah S. Buckler

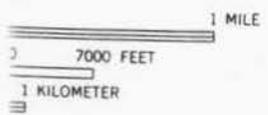
Grantor: Dicardia D. Costigin, Frances M. D. Costigin, and Sarah M. Costigin

Date: August 10th and 20th, 1888

Note: The boundary description first mentions an Oak tree with the initials U. F. and then refers to the corner of Three Notched Road and Sandgates Road in Oakville. The total acreage is 100 acres.



354 40' 355 356 357000m E 38°22'30" 76°37'30" 4250 4251 4252 4253 4254 4255



SM-523

ROAD CLASSIFICATION

- Heavy-duty
- Medium-duty
- Light-duty
- Unimproved dirt
- U. S. Route
- State Route



MECHANICSVILLE, MD.
NW/4 LEONARDTOWN 15' QUADRANGLE
N 3822.5—W 7637.5/7.5

1953
PHOTOREVISED 1974
AMS 5660 I NW—SERIES V833

WATER
TER
RDS
092
N REQUEST

(HOLLYWOOD)
5660 I SE



SM - 523

The Shop Lot

St Mary's County, Md

Rick Ranetta

August, 1976

MJ:HPD

Net Attention

1/3



SM-523

The Shop Lot

St. Mary's County, Md

Kirk Ranzetta

Area = 0.2

Md SHPO

E + S elevations

2/3



B-W REALTY
COMMERCIAL REAL ESTATE
100-1000 PEARSON

SM-523

The Shop Lot

St. Mary's County, Md

Kirk Rancetta

4-11-11

Md SHPO

John R. Rancetta

1/3