

Watkins House  
SM-673  
23218 Three Notch Road (MD 235)  
California vicinity  
Circa 1948  
Private

The Watkins House was most likely built *circa* 1948 following the establishment of the Patuxent Naval Air Station (NAS) earlier in the decade. 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 were constructed near the base, and later spread to outlying areas along Three Notch Road (MD 235); intense modern commercial development has occurred within the past decade, further transforming the landscape.

Houses built during this time typically consisted of 1 or 1.5-story frame or brick dwellings in Cape Cod, bungalow and ranch styles. They commonly had gable roofs (both front and side facing), multi-pane double-hung sash and tripartite picture windows, and minimal decorative details such as brick window sills, shutters and sometimes simple moldings or pilasters at the main entry. Variations on the basic type included concrete block construction (sometimes stucco covered) and a hipped roof. These house types, which feature similar massing, shape and materials, were built in large numbers following World War II.

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. SM-673

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

historic

other Watkins House

## 2. Location

street & number 23218 Three Notch Road (MD 235)      not for publication

city, town California   X   vicinity

county St. Mary's

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

name Howard G. Watkins

street & number Star Route Box 239 telephone

city, town California state and zip code MD 20619

## 4. Location of Legal Description

courthouse, registry of deeds, etc. St. Mary's County Courthouse tax map and parcel 34-41

city, town Leonardtown liber and folio 023/383

## 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 |                                 |
| <u>    </u> district     | <u>    </u> public   | <u>    </u> agriculture    | <u>    </u>  | <u>    </u>     | <u>    </u> landscape           |
| <u>  X  </u> building(s) | <u>  X  </u> private | <u>    </u> commerce/trade | <u>  2  </u>   | <u>  0  </u>    | <u>    </u> recreation/ culture |
| <u>    </u> structure    | <u>    </u> both     | <u>    </u> defense        | <u>  0  </u>   | <u>  0  </u>    | <u>    </u> religion            |
| <u>    </u> site         |                      | <u>  X  </u> domestic      | <u>  0  </u>   | <u>  0  </u>    | <u>    </u> social              |
| <u>    </u> object       |                      | <u>    </u> education      | <u>  0  </u>   | <u>  0  </u>    | <u>    </u> transportation      |
|                          |                      | <u>    </u> funerary       | <u>  2  </u>   | <u>  0  </u>    | <u>    </u> work in progress    |
|                          |                      | <u>    </u> government     |  |                 | <u>    </u> unknown             |
|                          |                      | <u>    </u> health care    |  |                 | <u>    </u> vacant/not in use   |
|                          |                      | <u>    </u> industry       |  |                 | <u>    </u> other:              |
|                          |                      |                            | <b>Number of Contributing Resources previously listed in the Inventory</b> |                 |                                 |
|                          |                      |                            | <u>  0  </u>   |                 |                                 |

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## 7. Description

Inventory No. SM-673

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### 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 residence at 23218 Three Notch Road (MD 235) is located approximately 75 feet east of the road in an area characterized primarily by residential use. Several mature trees and shrubs surround the house and a one-story gable roof concrete block shed is situated east of the dwelling. A gravel driveway runs along the north side of the property.

The 1-story frame building clad in vinyl siding is supported by a concrete block foundation. The house has an asphalt shingle gable roof with a brick interior chimney in the south end of the house. Two telescoping one-story gable-roof additions extend from the northwest corner of the dwelling. A shed-roof screened porch partially enclosed with siding is appended to the east elevation.

The west, or main, elevation of the main block contains a tripartite picture window with a center fixed sash and two one-over-one sash, a central entry with a gable-roofed entry porch, and a set of paired six-over-one double-hung wood sash. A single six-over-six window and a small sliding window are located in the west elevation of the two additions. The east elevation of the main block contains two six-over-one double-hung sash windows and an entry protected by a shed-roof screened porch. The east elevation of each of the additions contain a single six-over-one double-hung sash. The north elevation of the main block has a set of paired six-over-one double-hung sash. A single six-over-one double-hung sash is located in the sided portion of the screened porch, and a sliding window is located in the north elevation of the addition.

The one-story concrete block shed has a door in the west elevation and a four-light awning window with brick sill in both the north and south elevations. The gable-roof shed also has an shed-roofed aluminum addition appended to the east end.

# 8. Significance

Inventory No. SM-673

| 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/  | <input type="checkbox"/> invention    | <input type="checkbox"/> religion            |
| <input type="checkbox"/> 2000-                | <input type="checkbox"/> commerce                | <input type="checkbox"/> recreation      | <input type="checkbox"/> landscape    | <input type="checkbox"/> science             |
|   | <input type="checkbox"/> communications          | <input type="checkbox"/> ethnic heritage | <input type="checkbox"/> architecture | <input type="checkbox"/> social history      |
|   | <input type="checkbox"/> community planning      | <input type="checkbox"/> exploration/    | <input type="checkbox"/> law          | <input type="checkbox"/> transportation      |
|   | <input type="checkbox"/> conservation            | <input type="checkbox"/> settlement      | <input type="checkbox"/> literature   | <input type="checkbox"/> other:              |
|   |  |  | <input type="checkbox"/> maritime     |  |
|   |  |  | <input type="checkbox"/> history      |  |
|   |  |  | <input type="checkbox"/> military     |  |

**Specific dates** Circa 1948 **Builder/Architect** Unknown

Evaluation for:

National Register  Maryland Register  not evaluated

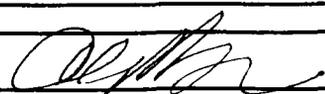
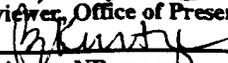
Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance reports, complete evaluation on a DOE Form - see manual).

The Watkins House was most likely built *circa* 1948 following the establishment of the Patuxent Naval Air Station (NAS) earlier in the decade. 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 were constructed near the base, and later spread to outlying areas along Three Notch Road (MD 235); intense modern commercial development has occurred within the past decade, further transforming the landscape.

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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 and setting. Despite minor alterations, the dwelling appears to retain integrity of design, materials, workmanship and location.

| 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:  |   |
|  |   |
|  |   |
|  |   |
| <br>Reviewer, Office of Preservation Services | 9/25/98<br>Date   |
| <br>Reviewer, NR program                      | 11/6/98<br>Date   |

SM-673

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. SM-673

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:                    Urban

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

    Known Design Source:                    None

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## 9. Major Bibliographical References

Inventory No. SM-673

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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 1 acre  
Acreage surveyed 1 acre  
Quadrangle name Hollywood, MD Quadrangle scale 1:24,000

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### Verbal boundary description and justification

Parcel 41, Map 34, Grid 16

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## 11. Form Prepared By

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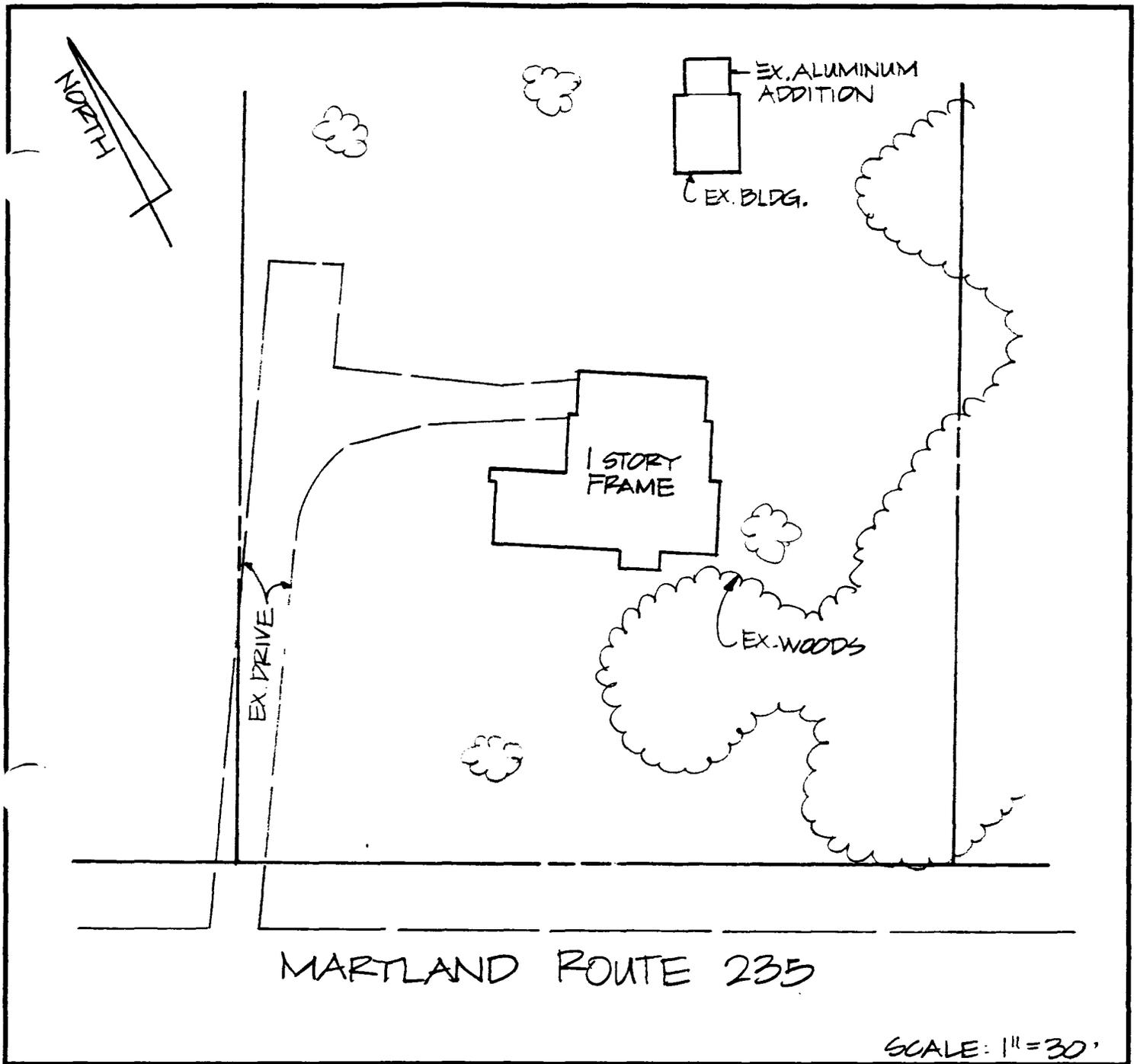
|                 |                        |                    |               |
|-----------------|------------------------|--------------------|---------------|
| name/title      | Margaret B. Parker     |                    |               |
| organization    | KCI Technologies, Inc. | date               | 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-673**  
 Watkins House, 23218 Three Notch Road  
 California Vicinity, St. Mary's Co.  
 Resource Sketch Map

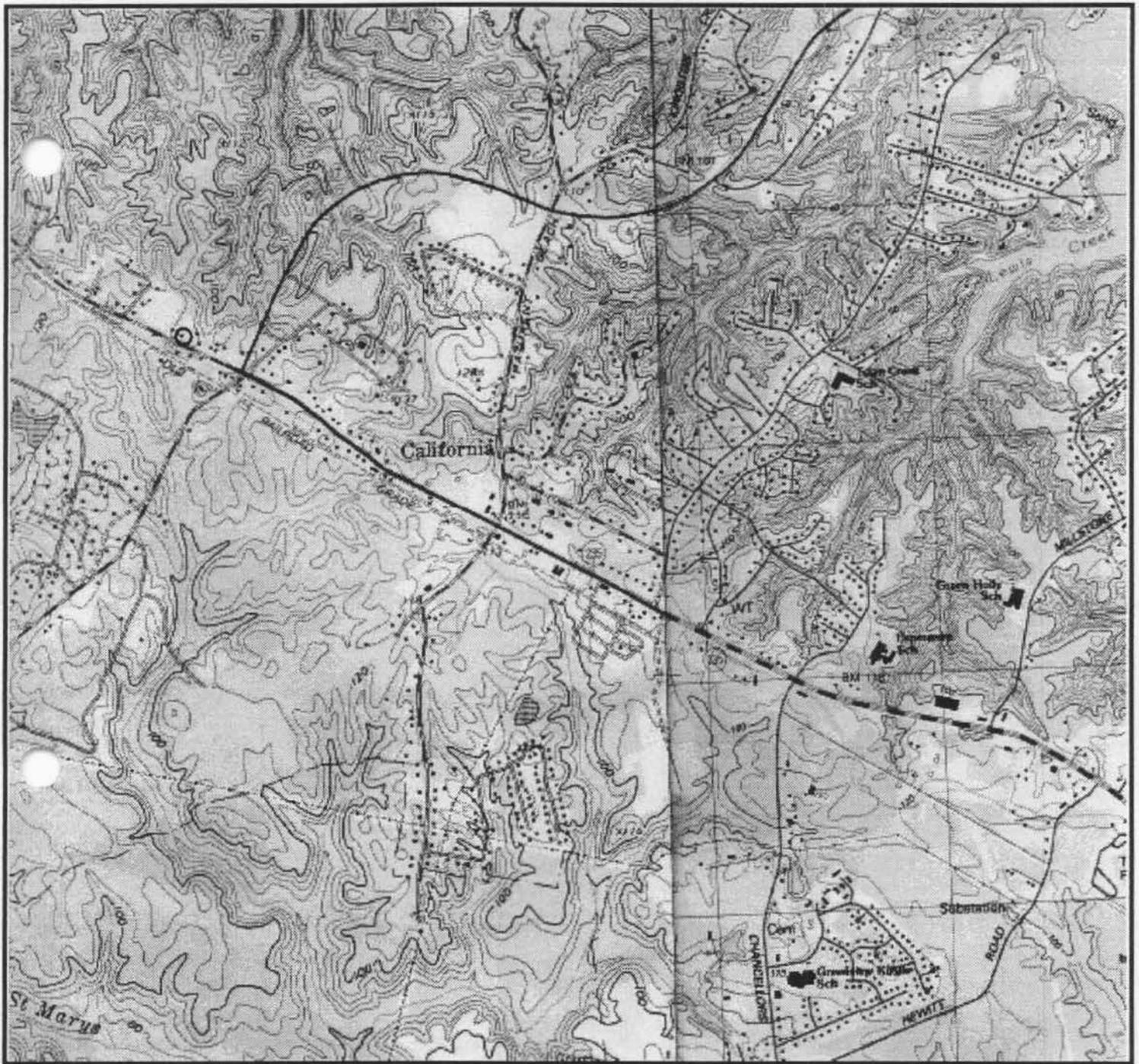


**MARYLAND STATE HIGHWAY  
 ADMINISTRATION**

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- 673**  
 Watkins House, 23218 Three Notch Road  
 California Vicinity, St. Mary's Co.  
 Hollywood, MD USGS Quad  
 1963 (Rev. 1984); Solomons Is., MD 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'



SM - 673

St. Mary's Co.

Margaret Parker

7/21/98

MD SHPO

W + N elev. looking SE

1 of 3



SM - 673

St. Marys Co.

Margaret Parker

7/21/98

MS SHPO

E + N elev. looking SW

2 of 3



SM-673

St Marys Co

Margaret Parker

7/21/98

MD SHPO

W + N elev. of shed looking SE

3 of 3