

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes no

Property Name: Billingsley-Latimer or Nelson Latimer Property Inventory Number: CH-243
 Address: 3785 Middletown Road and 3805 Middletown Road Historic district: yes no
 City: White Plains Zip Code: 20695 County: Charles
 USGS Quadrangle(s): La Plata
 Property Owner: Nelson and Rachel Latimer Property Tax Account ID Number: 042058
 Tax Map Parcel Number(s): 67/33 Tax Map Number: 14
 Project: Middletown Road Realignment Agency: Charles County Government
 Agency Prepared By: A.D. Marble & Company
 Preparer's Name: Stephanie Foell Date Prepared: 6/16/2004
 Documentation is presented in: U.S. 301 South Corridor Transportation Study

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 no Listed: yes no

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

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

Architectural Description

3805
 The residence at ~~3785~~ 3805 Middletown Road is located on the northwest corner of the intersection of Middletown Road and Billingsley Road. Its façade faces Billingsley Road and the building is situated very close to the roadway. The one-and-one-half story cottage features elements of the bungalow form. It sits on a concrete foundation. The building has a side-gable roof with an integral shed-roof porch. The building is clad in aluminum siding.

The façade, which faces south, contains a full-width, single-story porch that has been enclosed and clad in vinyl siding. It sits on a brick base. The porch features a central entrance and is flanked by one-over-one, double-hung windows and a four-part bow window. The attic story contains a gable dormer with two, one-over-one windows. All of the window groupings are flanked by vinyl shutters.

The west elevation contains two, single-story additions, one with a shed roof and the other with a hipped roof. The rear (north) elevation also contains two, single-story additions with identical roof configurations to those on the west elevation.

MARYLAND HISTORICAL TRUST REVIEW

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

MHT Comments: DETERMINED NOT ELIGIBLE IN 2001 AS PART OF US 301 STUDY

Tom Janke 6/21/04
 Reviewer, Office of Preservation Services Date
[Signature] 6/21/04
 Reviewer, National Register Program Date

The roof is covered with asphalt shingles. Two interior brick chimneys are located on the ridgeline.

Three small sheds are located on the property. They are clad in asbestos siding and have metal roofs. (3785 Middletown Road parcel)

The property contains evergreen foundation plantings and a mature evergreen tree. Several young deciduous trees are also present.

General History

Charles County is one of the early English settlements founded by the Calvert family. On May 10, 1658, the county was named after Charles Calvert, who was also the Proprietary Governor of Maryland from 1675-1689 (Hinkel 1959:4-5). Until the American Revolution, counties in Southern Maryland relied on the annual importation of goods shipped from England (ibid). These imported goods were then loaded onto river boats from ports in the Chesapeake and goods were distributed to residents along the Potomac, Patuxent, and Wicomico Rivers and their tributaries (ibid:6). For this reason, Governor Charles Calvert encouraged residents to exploit the tobacco crop to boost the local economy, which prompted the establishment of the plantation system in the county (ibid). Merchant-planters and farmers in Charles County cultivated and sold tobacco via local ports on the Chesapeake Bay, particularly at Port Tobacco on Port Tobacco River in Charles County. Waldorf and Hughesville became nationally recognized tobacco auction centers (ibid).

Tobacco farming had a major impact on the settlers and their homesteads in the Chesapeake region. Both plantations and small farms developed along interior drainages, where soil was nutrient-rich and well-suited for the cultivation of tobacco (Klapthor and Brown 1958:158). While much of the early settlement was concentrated around ports and shipping points, the more well-established gentry constructed impressive manors and plantations set away from wharfside activities, yet which still retained impressive views of adjacent waterways. Tobacco quickly became the primary commercial crop in Charles County and the Southern Maryland region, being exported from Port Tobacco River to England (Klapthor and Brown 1958; Hinkel 1959:7-11). Port Tobacco was the county seat from 1658 to 1895 (Hinkel 1959:8). Once Port Tobacco River silted over in the late nineteenth century, the town was abandoned and many buildings were left in ruin (ibid:5; Klapthor and Brown 1958:159; Smith 1999:14). La Plata, established in 1892, had a newly constructed railroad station and telegraph office, making it the appealing choice for the new county seat. After much dispute and political maneuvering, La Plata became the county seat and a new courthouse was built there in 1895 (Hinkel 1959:10).

Slaves and servants were required to help cultivate and harvest the labor-intensive crop. Lord Baltimore prohibited the use of Native American slave labor, and the Indians refused to be enslaved (Klapthor and Brown 1958:158). As a result, African-American slaves were the laboring force in the tobacco fields until the Civil War (ibid). The labor-intensive cultivation and preparation of tobacco crops served as a major impetus for acquiring and owning slaves in Maryland (Blake 1996:16). Southern Maryland at this time sympathized with the Confederate South's utilization of slave labor (Rivoire 1990:28).

Tobacco not only functioned as the principal commercial crop, but it also served as legal currency for the payment of debts and civil obligations (Land 1974). As such, a small number of tobacco farmers combined their leafy crops with land speculation, shipping, banking, manufacturing, and other interests to increase their personal wealth (Land 1974). The expansion of financial and commercial pursuits allowed these merchant farmers to own and operate the stores, warehouses, and wharf facilities utilized by the smaller planters who used store credit to purchase supplies and paid their debts with tobacco. This barter and credit economy kept many of the small farmers who leased their land from achieving financial stability, forcing them to rely on a limited resource pool for their farming needs (Stiverson 1977).

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 few towns and villages present prior to 1750 generally formed around county courthouses or ports of entry where public warehouses brought a steady flow of commerce and activity. During the eighteenth century, wheat began to emerge as the cash crop of the eastern shore and piedmont settlements, and slowly replaced the tobacco industry. The lack of labor-intensive cultivation and the ease of processing for market delivery made grains a cash crop more favorable than tobacco (Stiverson 1977). The increase in wheat production also spurred the development of milling operations central to the processing of grain crops. Mills for grinding flour required steep terrain for waterpower to effectively run the operation. Such topography became increasingly important as the grain industry brought development into the hilly areas.

In return, the existing roadway network also shifted to meet the merging settlement patterns. The development and expansion of the overland roadway network flourished at the end of the eighteenth century. The expansion of the roadway network fostered the growth of villages and towns around the larger mills, as well as at principal road intersections and market roads. Rural areas, however, did not necessarily witness the impact of expanded roadway activities. In general, the rural, undeveloped countryside remained unchanged, maintaining agricultural practices (Pogue 1968:108; Knight 1938:87).

In the nineteenth century, agriculture continued to dominate the landscape of Southern Maryland counties. Tobacco remained the main crop, despite the fact that tobacco sold for five cents per pound in 1830, while wheat sold for one dollar per bushel and corn brought 65 cents per bushel (Pogue 1968:161). Oystering and fishing grew steadily in importance to the local community, becoming a lucrative industry in along the Chesapeake. Shipbuilding activities were found in almost every small town and village with access to a waterway. The demand for schooners, pungies, bugeyes, and the famous Baltimore Clipper, was propagated by the needs for sturdy forms of coastal and overseas commercial transportation, fishing and oystering vessels, and to replenish the fleet of maritime crafts lost from age and wartime ravages. Baltimore's transformation into a major mercantile center began to draw away the commercial business of the surrounding counties, such as Anne Arundel County (Greene 1980:70). Many local milling operations closed as modern mills and factories in Baltimore produced goods quicker and cheaper than their smaller counterparts (Brooks and Rockel 1979). However, rural regions of Southern Maryland were not necessarily affected dramatically by the draw of factory labor to Baltimore and Washington, D.C., given the rural/agricultural setting and reduced dependence on large-scale industrial occupations.

With the conclusion of the Civil War and the emancipation of slaves, agricultural practices and the farm labor force changed in Maryland. Former plantation owners, introduced tenant farming and sharecropping to replace the loss of the enslaved labor force. Portions of the wheat and tobacco harvests, which were long-term, intensive crops that depleted soil fertility, were gradually replaced with the production of fruits and vegetables (Shipley 1977).

Following the Civil War, Charles County fell into an economic recession, which essentially forced plantation owners to sell off large tracts of their plantation in order to survive. Many of these large plantation tracts were subsequently divided into smaller parcels of land and sold to small-scale planters. As a result, numerous rural farmsteads were established all over the county, and these account for the majority of the documented historic resources dating to the late nineteenth century (Smith 1999:14-15).

The vernacular I-house type is the most common house form from the late nineteenth to the early twentieth century. These modest, single-pile dwellings were occasionally elaborated with Victorian-style architectural embellishments, but were more often plainly finished" (ibid:15). The Reconstruction Period also witnessed the appearance of stock building materials and decorative embellishments. Other small, modest cottages, commonly occupied by tenant farmers, were also prevalent in Charles County at the same time.

Canneries associated with the increase in fruits and vegetables grew in the region as well, providing another source of work for the labor force. While the vegetable and fruit crops spanned the spring and summer months for canning lines, oysters captured the

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

cannery production in the fall and winter. Canneries could remain open the entire year with the seasonal shift from produce to shellfish (Mumford 2000:4).

A railroad corridor was introduced into Southern Maryland during the last quarter of the nineteenth century, heralding a new form of transportation to get produce, people, and commercial goods to urban centers faster than the traditional horse and carriage. Established around 1880, the Southern Maryland Railroad Company (SMRR) developed a rail corridor following old Maryland Route 5 (Southern Maryland Railroad website, accessed May 13, 2003). Operations began along this line in 1881 and continued until the mid-twentieth century. The SMRR line connected Mechanicsville, Maryland to the south, with the town of Brandywine to the north. At Brandywine, the SMRR joined the Pennsylvania Railroad lines. The SMRR went through several changes in ownership and organization in the first half of the twentieth century, eventually ending operations in 1954 (ibid).

Many of the farms in Southern Maryland suffered from drought and financial instability during the Depression era. Rural farms persevered through the financial difficulties, partly due to the number of native sons who returned back to their ancestral homes from large cities after facing layoffs or business failure. While the lack of money in circulation hindered consumer purchases or delayed bill payments, the self-supporting character of the farms sustained much of the county's populace through the economic hardship by growing fruits and vegetables and harvesting fish and shellfish from the rivers. The beginning of World War II brought an influx of defense related jobs to the area. The construction of the Patuxent Naval Air Station in 1943 at Cedar Point fostered a variety of construction and technical jobs, increasing the number of residents in the county (U.S. Census Bureau website, accessed April 29, 2003).

Small tenant farm residences dating to the first half of the twentieth century are found in the project area. Most are in severe states of disrepair. Agricultural buildings, most notably tobacco barns, are also located in the project area.

The twentieth century also saw a marked shift in land use. Agriculture, particularly tobacco farming, remained strong until the middle of the century in Charles County. However, the second half of the twentieth century has witnessed an increase in the suburban commuter population within the region. As a result, farmsteads were divided and large tracts of agricultural land were sold for housing developments (ibid.).

Significance

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of significant persons in our past; or
- C. that 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, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded or may be likely to yield, information important in history or prehistory.

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						

3805

The residence at ~~3785~~ Middletown Road was previously identified as CH-243 and is alternatively called the Billingsley-Latimer Property and the Nelson Latimer Property.

3805

The residence at ~~3785~~ Middletown Road is of a style and form that is ubiquitous in Maryland. It was constructed circa 1928. The site originally contained a residence dating to circa 1800. It also served as the post office for the crossroads community in the area. When the building became too dilapidated to repair, it was demolished and replaced with the present cottage. Between 1870 and 1940, vernacular cottages were built for citizens of modest means. Simple ornamentation and mass produced elements were commonly used. Many residences featured forms and decorative elements commonly seen in bungalows in larger cities.

3805

The residence at ~~3785~~ Middletown Road is not eligible for the National Register of Historic Places. It is not associated with any events or persons significant in American history that would make it eligible under Criteria A and B, respectively. It is a typical example of a common building form that is widespread throughout Maryland. The integrity of the residence has been compromised by the construction of additions, the enclosure of the porch, and the application of aluminum siding. Therefore, it is not eligible under Criterion C. The property was not evaluated for eligibility under Criterion D.

References

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Charles County Historic Preservation Advisory Council

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Maryland Historical Trust

1980 *Inventory of Historic Sites in Calvert County, Charles County, and St. Mary's County*. 1st rev. ed. Maryland Historical Trust, Annapolis, Maryland.

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

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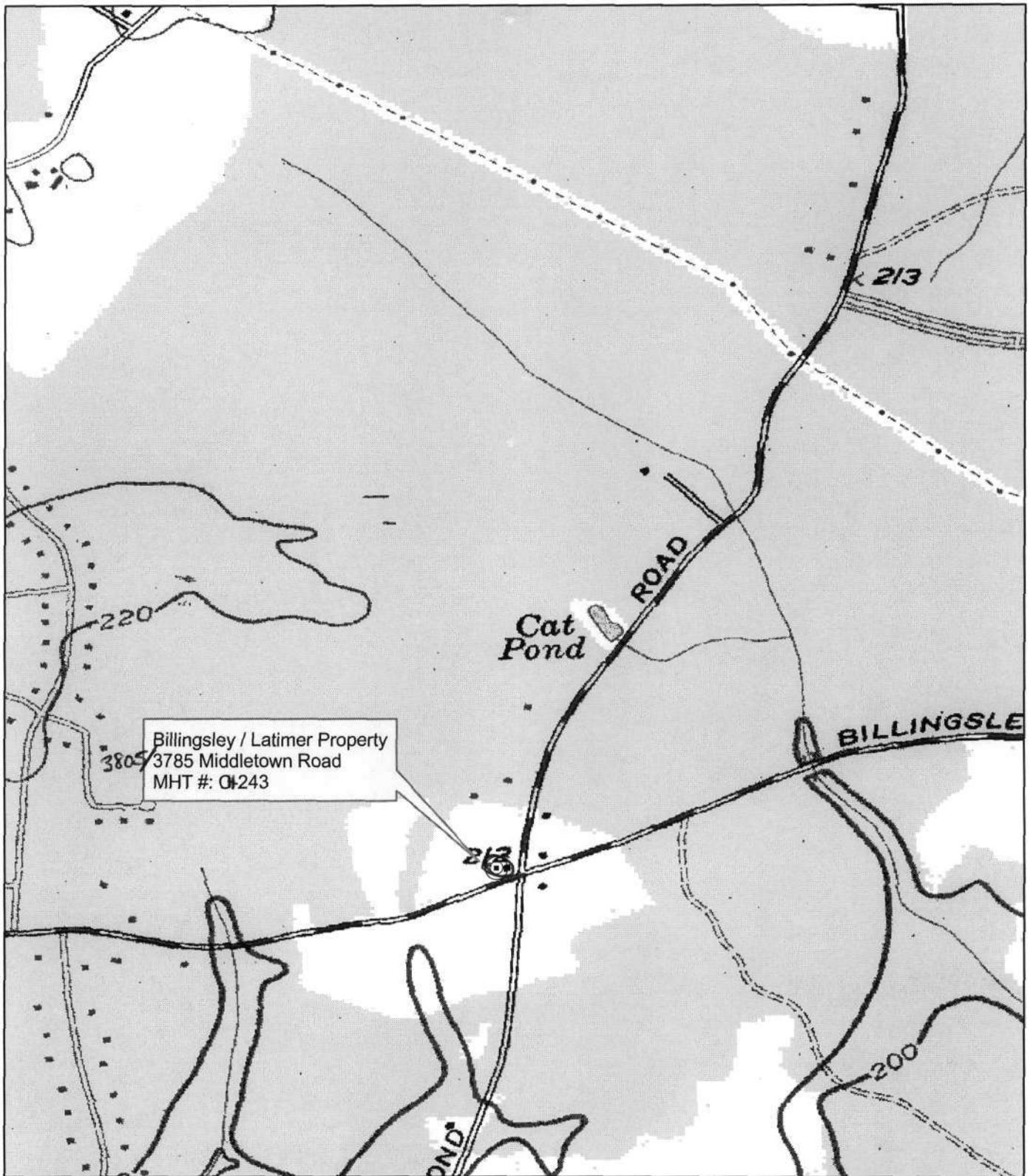
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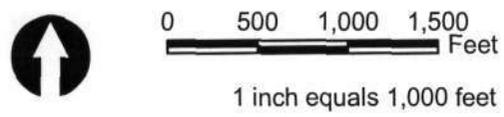
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MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended _____	Eligibility not recommended _____
Criteria: <u> </u> A <u> </u> B <u> </u> C <u> </u> D	Considerations: <u> </u> A <u> </u> B <u> </u> C <u> </u> D <u> </u> E <u> </u> F <u> </u> G
MHT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



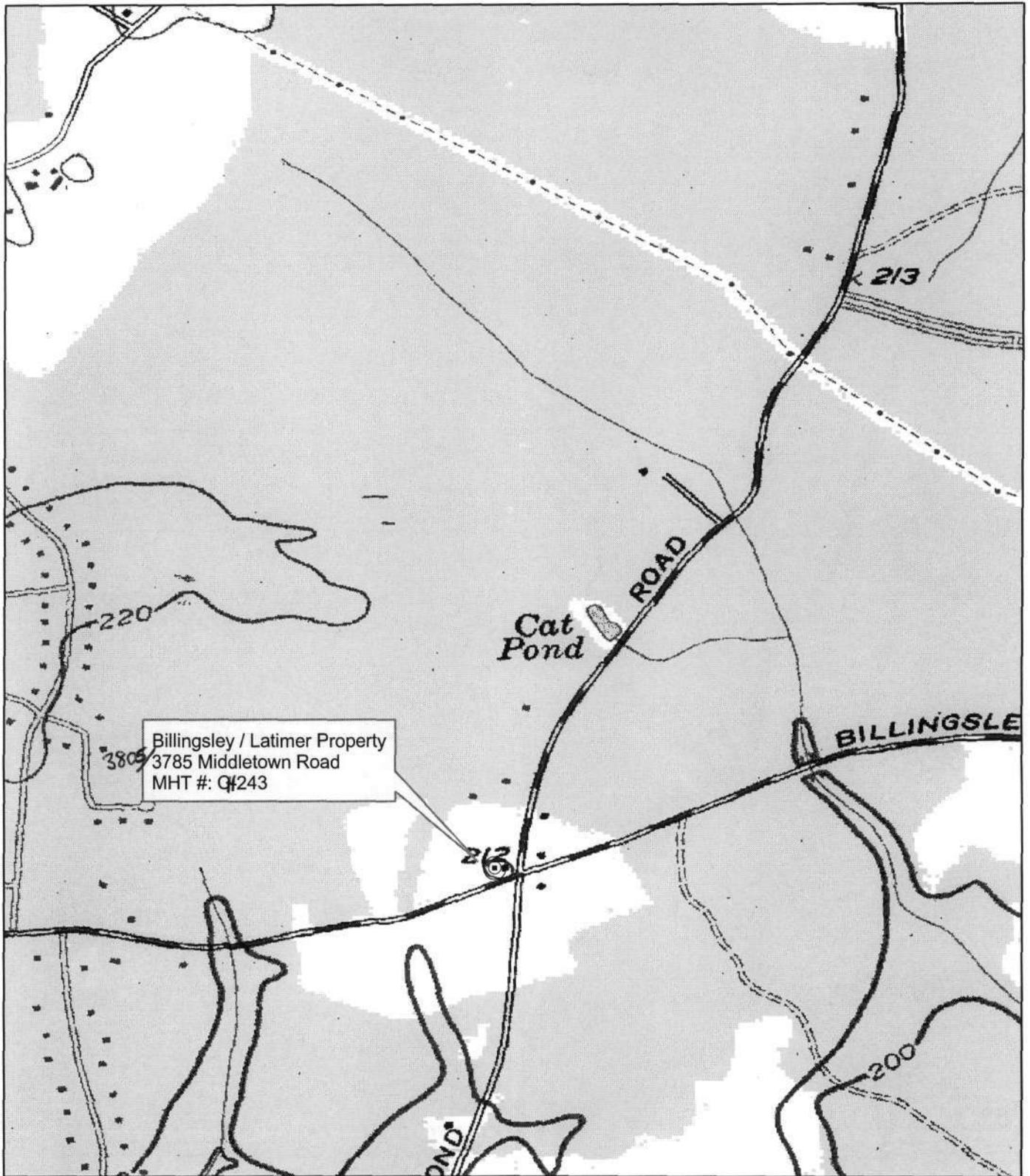

 Resource Name
Address



Resource Location Map
MIDDLETOWN ROAD IMPROVEMENTS

Billingsley / Latimer Property
CHARLES COUNTY

SOURCE: USGS La Plata QUADRANGLE (PHOTOREVISED 1993)



Resource Name
Address



0 500 1,000 1,500
Feet

1 inch equals 1,000 feet

Resource Location Map

MIDDLETOWN ROAD IMPROVEMENTS

Billingsley / Latimer Property
CHARLES COUNTY

SOURCE: USGS La Plata QUADRANGLE (PHOTOREVISED 1993)



3805
~~3785~~ Middletown Road

MARYLAND HISTORICAL TRUST
~~SHORT FORM FOR INELIGIBLE PROPERTIES~~

~~DOE CH 0008~~

Property Name: Latimer Property
 Address: ³⁷⁸⁵~~3805~~ Middletown Road
 City: White Plains Zip Code: 20695 County: Charles
 USGS Quadrangle(s): La Plata
 Tax Map Parcel Number(s): 67 33 Tax Map Number: 14
 Project: Middletown Road Realignment Agency: Charles County Government
 Agency Prepared By: A.D. Marble & Company
 Preparer's Name: Stephanie Foell Date Prepared: 4/22/2004
 Preparer's Eligibility Recommendation: Eligibility not recommended
Complete if the property is a non-contributing resource to a NR district/property:
 Name of the District/Property: _____
 Inventory Number: _____ Eligible: yes Listed: yes

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

Architectural Description

³⁷⁸⁵
 The residence at ~~3805~~ ³⁷⁸⁵ Middletown Road is a Minimal Traditional house with a slightly irregular rectangular footprint. The building, which also display elements of the Ranch style, is set back slightly from Middletown Road and the façade faces east toward the road. The house is one story in height, with a front-facing gable and a cross-gable ell. It is clad in brick veneer. A small, side-gable addition, which is set back from the plane of the façade, extends to the south. The addition is clad in both brick and vinyl siding.

The entrance is located on the ell and is reached by a series of steps laid out in a circular pattern. Windows are one-over-one, double-hung sash and are hung in pairs and flanked with vinyl shutters. A single bay window projects from the ell and also features flanking shutters. Small vents are located in the apexes of the gables. The cross-gable roof is covered with asphalt shingles. A short, brick, interior chimney is located just off of the ridgeline. As is typical with Minimal Traditional residences, there is little eave overhang.

³⁷⁸⁵
 The grounds of ~~3805~~ ³⁷⁸⁵ Middletown Road contain foundation plantings that include deciduous and evergreen shrubbery. A large metal pole barn and two metal sheds, all of recent construction, are located to the west of the residence.

Significance

Minimal Traditional residences are the consequence of the dire need for small residences in the years at the end of and directly following World War II. Quick, efficient, and affordable construction was of paramount importance, and the resulting houses display little architectural ornamentation. Commonly one or one-and one-half stories, roofs are gabled and the eaves are usually close to the building. The style continued to be built into the 1950s.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____ Eligibility not recommended

MHT Comments:

Jim Tamburro ✓ 6/16/04
 Reviewer, Office of Preservation Services Date
HA John E. Lantry 6/16/04
 Reviewer, National Register Program Date

Latimer Property

Page 2

Ranch houses are commonly one story in height and evolved out of the Minimal Traditional style. They tend to have larger, rectangular footprints. The style was popular from circa 1935 to 1950 throughout the United States.

The building at ~~3805~~³⁷⁸⁵ Middletown Road is of a style and form that is ubiquitous in Maryland. It was constructed in 1958.

The residence at ~~3805~~³⁷⁸⁵ Middletown Road is not eligible for the National Register of Historic Places. It is not associated with any events or persons significant in American history, which would make it eligible under Criterion A or B, respectively. It is a typical example of a common building form that is widespread throughout Maryland. Therefore, it is not eligible under Criterion C. The property was not evaluated for eligibility under Criterion D.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____

Eligibility not recommended _____

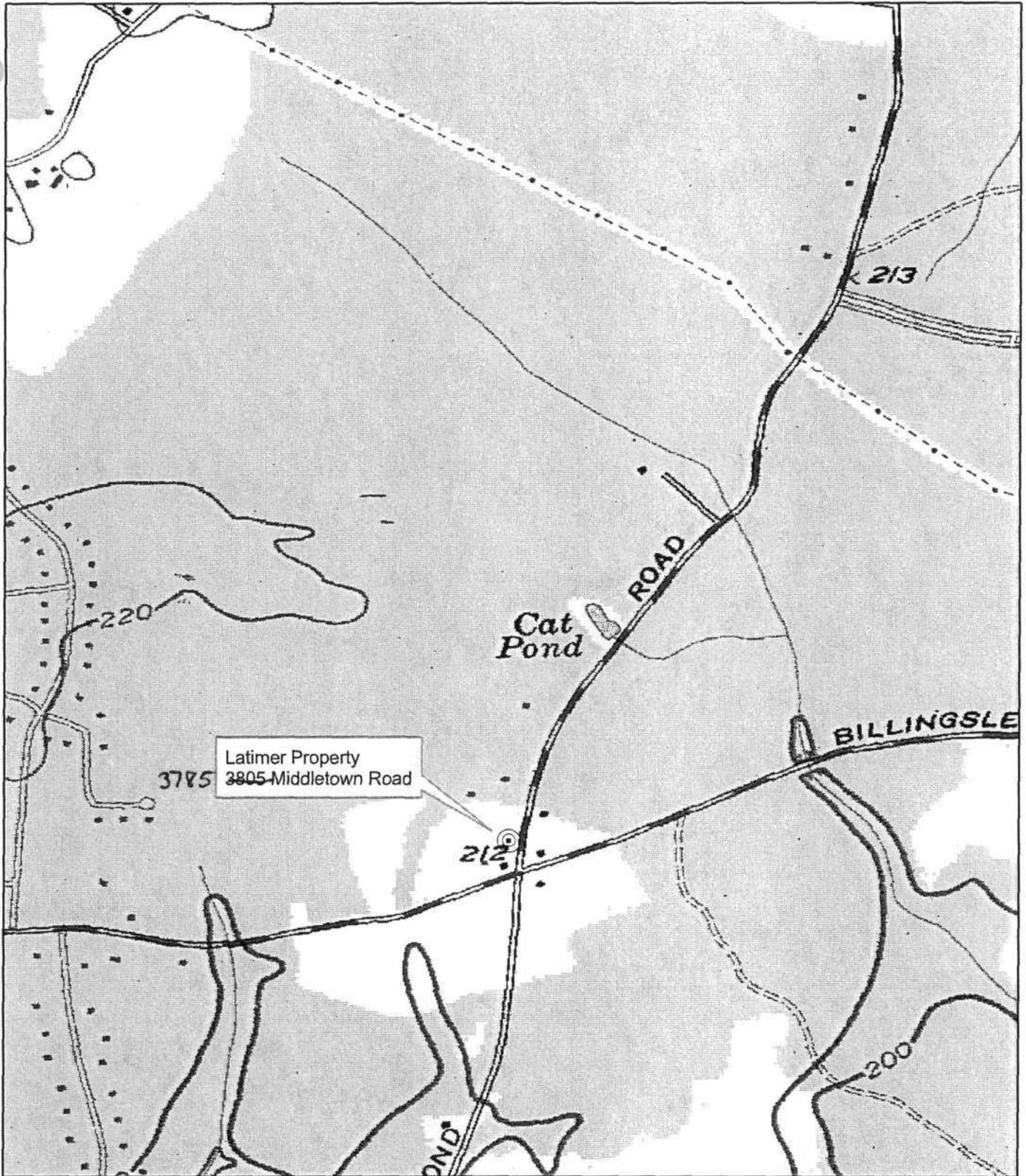
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Reviewer, Office of Preservation Services

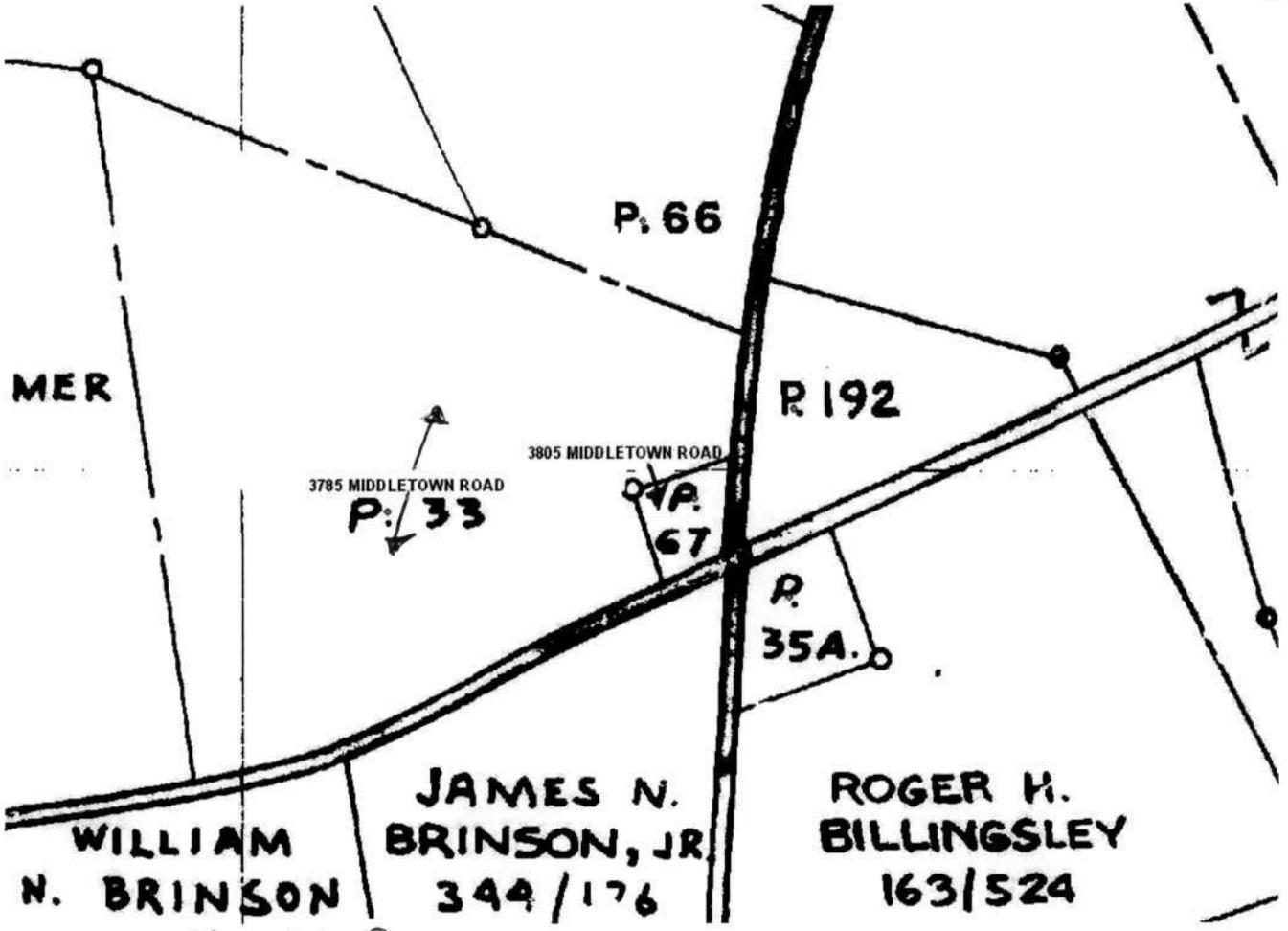
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Reviewer, National Register Program

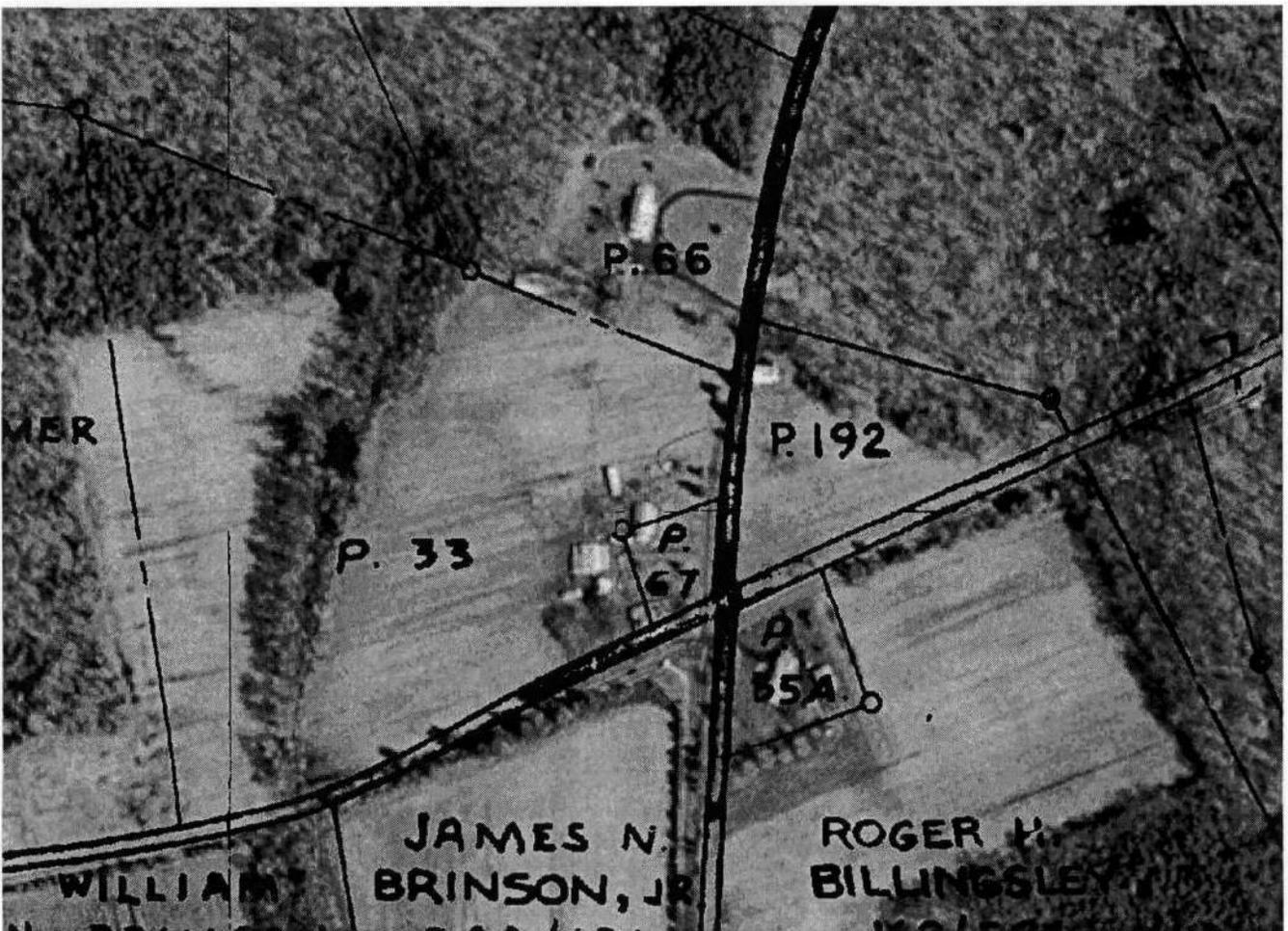
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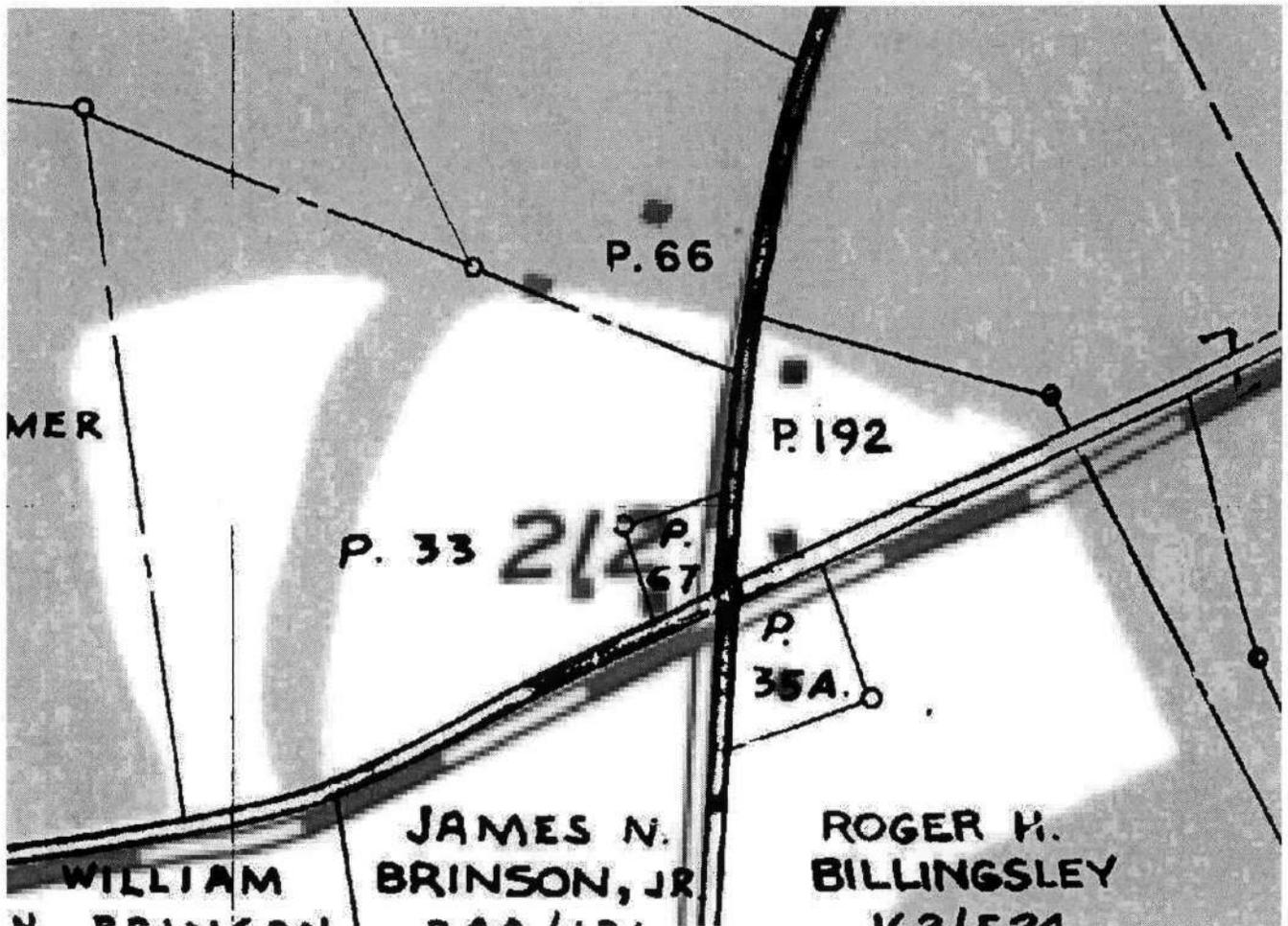


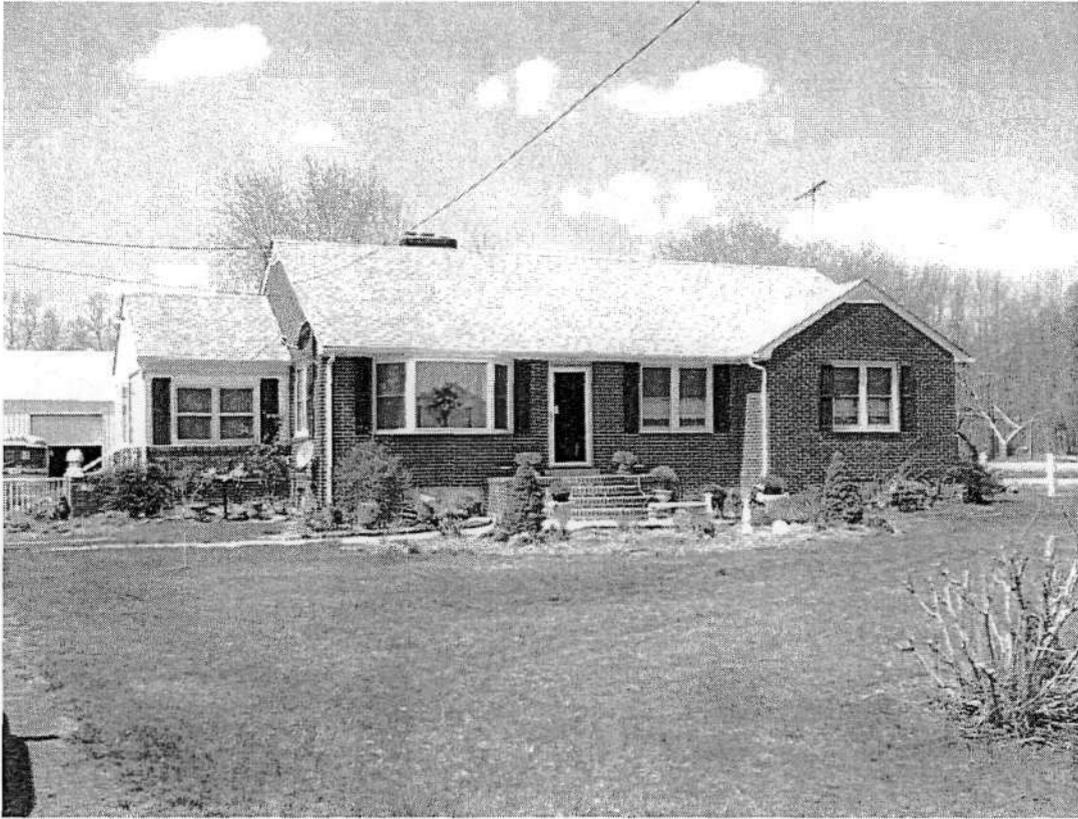
 <p>Resource Name Address</p>	<p>Resource Location Map MIDDLETOWN ROAD IMPROVEMENTS</p> <p>Latimer Property CHARLES COUNTY</p> <p>SOURCE: USGS La Plata QUADRANGLE (PHOTOREVISED 1993)</p>
 <p>0 500 1,000 1,500 Feet</p> <p>1 inch equals 1,000 feet</p>	



Map 14 Parcel 67 + 33







3785
3805 Middletown Road

CAPSULE SUMMARY SHEET

Survey No.: CH-243 (PAGE ~~B7~~) Construction Date: 1928

Name: Billingsley/Latimer Property

3805 Middletown Road and

Location: 3785 Middletown Road, White Plains vicinity, Charles County

Private/Private residence/Occupied/Excellent/Not accessible

Description:

The Billingsley/Latimer Property consists of a 1½-story cottage with Bungalow features and three 1-story sheds. The property is located on the northwest corner of the intersection of Billingsley Road and Middletown Road in the White Plains vicinity, Charles County. The cottage has a side-gable roof, covered with asphalt shingles. The structure is clad in aluminum siding and has a concrete foundation. Two brick chimneys are located at the gable ends; an interior chimney at the east end and an exterior chimney at the west end.

Significance:

The cottage on the Billingsley/Latimer Property is a common building type which lacks architectural integrity through such alterations as aluminum siding and several additions. According to Nelson Latimer, the property owner, and Charles County Tax Records, this property, which included approximately 54.6 hectare (135 acres) of land, was purchased by Carrie and William Billingsley in 1903. At that time, a residence was on the property which was reportedly 100 years old and also served as the post office for the crossroads community known as Middletown. The post office could not bear the name "Middletown", as another community by that name already existed in Maryland; consequently, the post office became known as "Billingsley", after the owners of the property. The road which passes south of the property subsequently became known as Billingsley Road. According to Mr. Latimer, he and Mr. Billingsley (his father-in-law) built the current residence in 1928, when

CAPSULE SUMMARY SHEET

Survey No.: CH-243 (PACS BZ) Construction Date: 1928

Name: Billingsley/Latimer Property

3805 Middletown Road and

Location: 3785 Middletown Road, White Plains vicinity, Charles County

the original house became too dilapidated. The original structure was demolished and the extant cottage was built from lumber taken from the woods to the north of the property. Mr. Latimer moved into the original house at the time of his marriage to Mr. Billingsley's daughter in the 1920s. The parcel was reduced to 10.5 hectare (26 acres) in 1954, when the property was transferred to Nelson and Rachel Latimer through the division of the estate of Carrie and William Billingsley (parents to Rachel Latimer). Rachel and Nelson Latimer deeded the house and .24 hectare (.61 acres) of land to their son and his wife, Guy and Janice Latimer in 1958. The Latimers remain the owners of the property and Nelson Latimer continues to reside at the property.

Maryland Historical Trust
 Maryland Inventory of Historic Properties Form
 U.S. 301 South Corridor Transportation Study

DOE ___yes ___no

1. Name: (indicate preferred name)

historic Billingsley/Latimer Property

and/or common Nelson Latimer Property

2. Location:street & number 3785 Middletown Road ~~and 3805 Middletown~~ ___ not for publication
 Roadcity, town White Plains 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 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 checked="" type="checkbox"/> private
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input 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 checked="" 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 Nelson G. Latimer

street & number 3785 Middletown Road

telephone no.: (301) 645-5974

city, town White Plains

state and zip code MD 20695

5. Location of Legal Description

Land Records Office of Charles County

liber 134

street & number 101 Catalpa Drive

folio 6

city, town La Plata

state MD

6. Representation in Existing Historical Surveys

title

date ___federal ___state ___county ___local

depository/survey records

city, town

state

7. Description

Survey No.: CH-243 (PACS-87)

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			

Resource Count: 4

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

The Billingsley/Latimer Property consists of a 1½-story cottage with Bungalow features, a 1-story wood shed, and two 1-story sheds. The property is located on the northwest corner of the intersection of Billingsley Road and Middletown Road in the White Plains vicinity, Charles County.

The cottage has a side-gable roof, covered with asphalt shingles. The structure is clad in aluminum siding and has a concrete foundation. Two brick chimneys are located at the gable ends. An interior chimney at the east end and an exterior chimney at the west end.

The south, or front elevation has a 1-story, full-width porch which has been enclosed. The enclosure has a raised brick base and vinyl siding. Within the enclosed porch is a central entry, a 4-part bow window and three, 1/1 double-hung windows. The second story has a front-gable dormer with exposed rafter ends. A paired 1/1 double-hung window is located in the dormer.

The west elevation has one 1/1 double-hung window in the enclosed front porch and two additions project from this elevation. The first addition is a 1-story hipped roof structure with exposed rafter ends and 3/1 double-hung sash. The second addition is a 1-story shed roof addition, which projects north of the north elevation. Two 1/1 double-hung windows are located in the gable end of the house structure.

The north, or rear elevation has two 1-story additions. The first is the shed roof addition which also projects from the west elevation. The second is adjacent to the first and includes a 3/4-width covered porch with a hipped roof. The first story of the original section of the house has one 1/1 double-hung window. The second story has a front-gable dormer with exposed rafter ends and a single 1/1 double-hung window.

The east elevation has one 1/1 double-hung window in the enclosed front porch. There are two 1/1 double-hung windows on the first story and in the gable end.

There are three outbuildings associated with this property. The first is a side-gable structure, used as a wood shed. According to the property owner, this structure was constructed circa 1800. It is of heavy timber construction and was originally located at approximately the current location of the porch at the rear of the house. The structure, which now has asbestos siding and a metal roof, originally had no foundation. When the current residence was constructed in 1928, the shed was placed on a concrete slab at its current location northwest of the house.

Two additional outbuildings are located west of the wood shed. These shed roof structures were constructed circa 1930 by the current property owner. They have exposed rafter ends and are clad in asbestos siding.

The Billingsley/Latimer Property is located at the busy crossroads of Billingsley Road and Middletown Road. Although there is considerable traffic in the area, the property and its surroundings remain relatively rural in character.

8. Significance

Survey No.: CH-243 (PACS B7)

Period	Areas of Significance—Check and justify below			
Prehistoric	<input type="checkbox"/> archaeology-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 type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communication	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other:

Specific dates	1928	Builder/Architect
check:	Applicable Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D and/or	
	Applicable Exceptions: <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 type="checkbox"/> local	

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

According to Nelson Latimer, the property owner, and Charles County Tax Records, this property, which included approximately 54.6 hectare (135 acres) of land, was purchased by Carrie and William Billingsley in 1903. At that time, a residence was on the property which was reportedly 100 years old and also served as the post office for the crossroads community known as Middletown. The post office could not bear the name "Middletown", as another community by that name already existed in Maryland; consequently, the post office became known as "Billingsley", after the owners of the property. The road which passes south of the property subsequently became known as Billingsley Road. According to Mr. Latimer, he and Mr. Billingsley (his father-in-law) built the current residence in 1928, when the original house became too dilapidated. The original structure was demolished and the extant cottage was built from lumber taken from the woods to the north of the property. Mr. Latimer moved into the original house at the time of his marriage to Mr. Billingsley's daughter in the 1920s. The parcel was reduced to 10.5 hectare (26 acres) in 1954, when the property was transferred to Nelson and Rachel Latimer through the division of the estate of Carrie and William Billingsley (parents to Rachel Latimer). Rachel and Nelson Latimer deeded the house and .24 hectare (.61 acres) of land to their son and his wife, Guy and Janice Latimer in 1958. The Latimers remain the owners of the property and Nelson Latimer continues to reside at the property.

The Billingsley/Latimer Property is located in southern Maryland, in northern Charles County. The Native American inhabitants of southern Maryland from the Piscataway and Potobac nations were joined by European settlers beginning in 1634 with the establishment of St. Mary's City by Leonard Calvert. Successive waves of colonists took up tracts of land further inland from the Chesapeake Bay along the Patuxent and Potomac rivers and their tributaries. Charles County was formed in 1658 and Prince George's County was established in 1696. Settlement was confined to inland areas until road clearing began in the mid-eighteenth century as a result of the establishment of port towns and Maryland's rising population. Tobacco cultivation dominated the economic and social life of both Charles and Prince George's counties until the mid-nineteenth century when soil exhaustion necessitated agricultural diversification. The introduction of rail lines in 1873 linked Prince George's and Charles counties with the surrounding area, encouraging trade and settlement. While the suburbanization of Prince George's and Charles counties was spurred by the widespread availability of the automobile in the mid-twentieth century, these southern Maryland counties have also retained their rural and agricultural character.

Between 1870 and 1940 the vernacular cottage style was typically built for Americans of modest means. Structures such as the dwelling on the Billingsley/Latimer Property are characterized by simple ornamentation and mass-produced components, such as door frames, moldings, sash and window

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Billingsley/Latimer Property

SURVEY NO.: CH-243 (PACS-B7)

ADDRESS: 3785 Middletown Road, White Plains vicinity, Charles County (3805 Middletown Road)

8. Significance (Continued)

units, and porch decoration. The development of post-Civil War machinery capable of producing large amounts of standardized housing elements, such as those found in cottages, contributed greatly to the development of the modern American housing industry. Designs for vernacular cottages were obtained from popular magazines, such as House Beautiful, or carpenter's and builder's journals, such as American Builder. A variety of front-gable, side-gable, cross-gable and hipped roof frame cottages were developed in the early to mid-twentieth century. Front-gable and hipped roof cottages are primarily one to one-and-a-half-stories tall, 3-bays wide and several rooms deep. Side-gable and cross-gable structures are usually two to two-and-a-half-stories tall, are typically two to three bays in width and vary from one to three rooms deep. They usually include a porch covered with a shed roof. Porches are supported by posts often containing machine-produced Victorian ornamentation. Some cottages feature ornamentation drawn from Craftsman style or Colonial Revival architecture (Gottfried and Jennings 1988, viii-xv).

NATIONAL REGISTER EVALUATION:

The Billingsley/Latimer Property is a side-gable cottage constructed in 1928. The property is not eligible under Criterion A, as research conducted indicates no association with any historic events 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. The property is not eligible under Criterion C, as it is a common building type and its architectural integrity has been compromised through such alterations as aluminum siding and several additions. Finally, the property does not meet Criterion D, as it has no known potential to yield important information.

MARYLAND HISTORICAL TRUST

Eligibility Recommended _____

Eligibility Not Recommended X

Comments: _____

Reviewer, OPS: Suzanne Pickens

Date: 07/21/1997

Reviewer, NR Program: [Signature]

Date: 4/4/01

[Handwritten mark]

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Billingsley/Latimer Property

SURVEY NO.: CH-243 (PACS 87)

ADDRESS: 3785 Middletown Road, White Plains vicinity, Charles County (3805 Middletown Road)

8. Significance (Continued)

units, and porch decoration. The development of post-Civil War machinery capable of producing large amounts of standardized housing elements, such as those found in cottages, contributed greatly to the development of the modern American housing industry. Designs for vernacular cottages were obtained from popular magazines, such as House Beautiful, or carpenter's and builder's journals, such as American Builder. A variety of front-gable, side-gable, cross-gable and hipped roof frame cottages were developed in the early to mid-twentieth century. Front-gable and hipped roof cottages are primarily one to one-and-a-half-stories tall, 3-bays wide and several rooms deep. Side-gable and cross-gable structures are usually two to two-and-a-half-stories tall, are typically two to three bays in width and vary from one to three rooms deep. They usually include a porch covered with a shed roof. Porches are supported by posts often containing machine-produced Victorian ornamentation. Some cottages feature ornamentation drawn from Craftsman style or Colonial Revival architecture (Gottfried and Jennings 1988, viii-xv).

NATIONAL REGISTER EVALUATION:

The Billingsley/Latimer Property is a side-gable cottage constructed in 1928. The property is not eligible under Criterion A, as research conducted indicates no association with any historic events 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. The property is not eligible under Criterion C, as it is a common building type and its architectural integrity has been compromised through such alterations as aluminum siding and several additions. Finally, the property does not meet Criterion D, as it has no known potential to yield important information.

MARYLAND HISTORICAL TRUST

Eligibility Recommended _____

Eligibility Not Recommended X

Comments: _____

Reviewer, OPS: [Signature]

Date: 10/14/99

Reviewer, NR Program: _____

Date: _____

9. Major Bibliographical References

Survey No.: CH-243 (~~PAGE B7~~)

See Continuation Sheet

10. Geographical Data

Acreage of nominated property _____
Quadrangle name La Plata, 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

organization P.A.C. Spero & Company

date September 1996

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 purposed 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: Billingsley/Latimer Property

SURVEY NO.: CH-243 (PACS B7)

ADDRESS: 3785 Middletown Road, White Plains vicinity, Charles County (3805 Middletown Road)

9. Major Bibliographical References (Continued)

- Brown, Jack D., et al. Charles County, Maryland, A History. Charles County Bicentennial Committee, 1976.
- Charles County Retired Teachers Association. A Legacy: One- and Two-Room Schools in Charles County. La Plata: Dick Wildes Publishing Company, 1984.
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- Klapthor, Margaret Brown, and Paul Dennis Brown. The History of Charles County, Maryland. La Plata: Charles County Tercentenary, Inc., 1958.
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- Wearmouth, John M. Charles County Railroad. An unpublished paper on deposit at the Prince George's County Historical Society. August 1984.
- Ibid. La Plata, Maryland, 1888-1988, 100 Years, The Heart of Charles County. La Plata: Town of La Plata, 1988.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

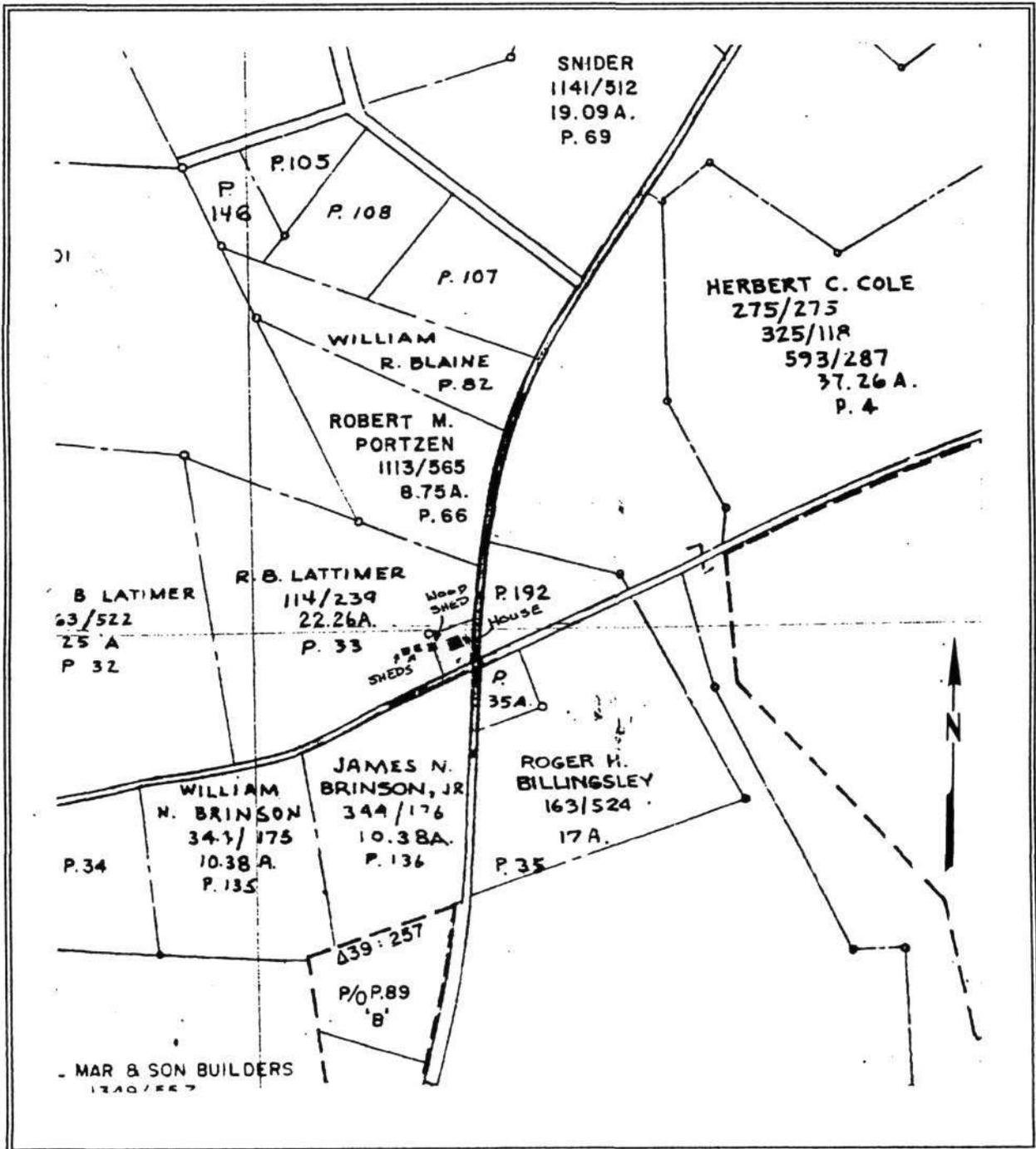
RESOURCE NAME: Billingsley/Latimer Property

SURVEY NO.: CH-243 (PACS B7)

ADDRESS: 3785 Middletown Road, White Plains vicinity, Charles County (3805 Middletown Road)

10. Geographical Data (Continued)

Resource Sketch Map:



Maryland Comprehensive Historic Preservation Plan Data Sheet

Billingsley/Latimer Property; CH-243 (PACS B7)
3785 Middletown Road, White Plains vicinity, Charles County (3805 Middletown Road)

Historic Context:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization:

Western Shore

Chronological/Developmental Period Theme (s):

Industrial/Urban Dominance A.D. 1870-1930

Prehistoric/Historic Period Theme(s):

Architecture

RESOURCE TYPE:

Category (see Section 3 of survey form):

Buildings; Private Ownership; Public Acquisition - Not applicable; Occupied;
Not accessible; Private Residence

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

Rural

Historic Function(s) and Use(s):

Residence

Known Design Source (write none if unknown):

None

U.S. 301 South Corridor
Transportation Study

Survey # BT CH-243

Property Name Billingsley/Lahmer Property

Town/County White Plains vicinity/Charles Co.

Quadrangle LaPlata

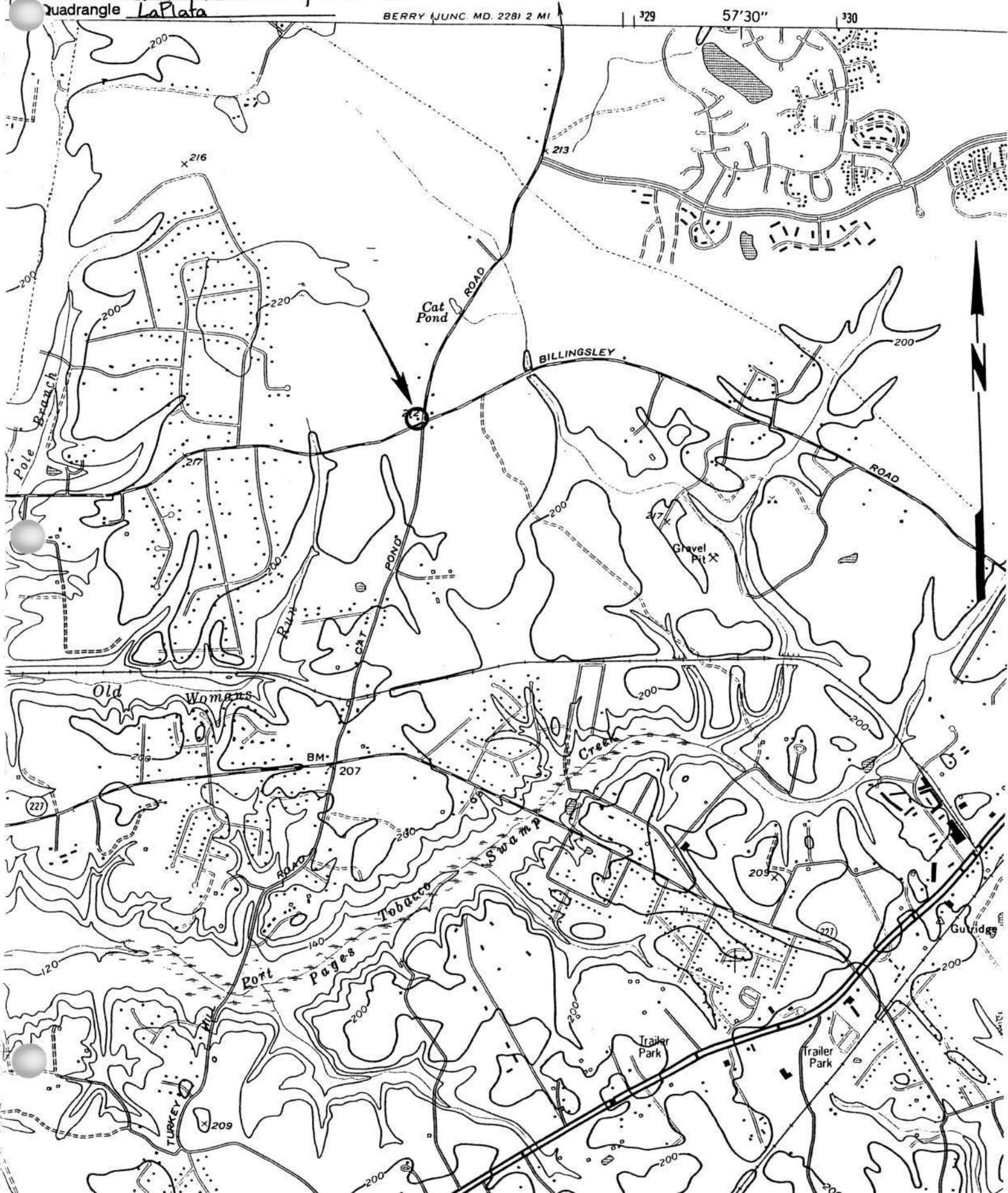
DEI

BERRY JUNC. MD. 2281 2 MI

329

57'30"

330





1. CH-243

2. BILLINGSLEY / LATIMER PROPERTY, CHARLES CO, MD

3. CAROLINE HALL - 9/96

4. P.A.C. SPRO & Co.

40 W. Chesapeake Avenue Suite 412

Baltimore, MD 21204

5. 3785 Middletown Road South and West
elevations of House Northeast View

6. 1 of 6



1. CH-243.

2. BILLINGSLEY/LATIMER PROPERTY. CHARLES CO, MD

3. CAROLINE HALL, 9/96

4. P.A.C. Spero & Co.

40 W. Chesapeake Avenue, Suite 412

Baltimore, MD 21204

5. 3785 Middletown Road North elevation of

6. 2 of 6 house Southeast view



1. CH-243

2. Billingsley/Latimer Property
CHARLES CO. MO

3. Caroline Hall, 1896

4. D.A. property located in ...
Baltimore, mid 21st C

5. 3785 Middletown Road West

6. 30F6 elevation of Main house
East View



1. CH-243

2. Billingley Latimer Property
CHARLES CO, MD

3. Caroline Hall, 9/22

4. P.A.C. Spero + CO, 40 W. Chesapeake Ave.
#412, BaltO, Md 21204

5. 3785 Middletown Road East
elevation of Main house

6. Hof 6
Southwest view



1. CH-243

2. Billingsley / Latimer Property
CHARLES CO. MD

3. Caroline Hall, 976

4. P.A.C. Sport + Company, 40 W. Chesapeake
Ave, # 412, Baltimore, md 21204

5. 3785 Middletown Road, Wood

6. 506 6 Shed Western view



1. CH-243

2. Bill No 310y - former property
CHARLES CO, MD

3. Caroline Hall

4. P.A.C. Spero + Co, 40 W. Chesapeake Ave,
#412, Baltimore, MD 21204

5. 3785 Middletown Road, Shed
Western View

6. 6 of 6