

**MARYLAND HISTORICAL TRUST  
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes \_\_\_  
no

Property Name: Bowman Commercial Property Inventory Number: PG:61-41  
 Address: 11172 Baltimore Avenue City: Beltsville Zip Code: 20705  
 County: Prince Georges USGS Topographic Map: Beltsville  
 Owner: Clinton & Roma Bowman Is the property being evaluated a district? \_\_\_ yes  
 Tax Parcel Number: 695 Tax Map Number: 18 Tax Account ID Number: 0005983  
 Project: US 1 MD 201 Corridor Study Agency: FHWA/SHA  
 Site visit by MHT staff: \_\_\_ no  yes Name: A. Lewis / T. Tamburrino Date: 04/01/2003  
 Is the property is located within a historic district? \_\_\_ yes  no

*If the property is within a district* District Inventory Number: \_\_\_\_\_  
 NR-listed district \_\_\_ yes Eligible district \_\_\_ yes Name of District: \_\_\_\_\_  
 Preparer's Recommendation: Contributing resource \_\_\_ yes \_\_\_ no Non-contributing but eligible in another context \_\_\_ yes

*If the property is not within a district (or the property is a district)* Preparer's Recommendation: Eligible \_\_\_ yes  no

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

Documentation on the property/district is presented in:  
 Project Review and Compliance Files

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*  
 The Bowman Commercial Property is a 2-story, 7-bay commercial building on the west side of Baltimore Avenue in Beltsville. Constructed in 1935, the building has a rectangular plan with a canted corner. The structure has a flat roof with a false-front parapet. It is of oversize brick construction with a brick foundation. The windows are a combination of single-light fixed and double-hung sash. Since the building was surveyed in 1998, the plate-glass storefront windows have been enclosed with brick, leaving only a small window opening in each bay. The second story windows have been replaced with vinyl double-hung units. Also, the rounded canopy sheltering the main entrance in the canted corner has been replaced with a triangle-shaped plywood structure.

The Bowman Commercial Property was built in 1935 on part of Lot 1 of Block 23, Section 2 of Beltsville. Charlie Bowman purchased the property from J. Earl and Sadie Gingell in 1935. He sold the property, including part of Lot 1 and Lot 24, to Clinton E. Bowman in 1947. Clinton Bowman is the current owner of the 871 square meter (9,375 square feet) lot.

The Bowman Commercial Property is not eligible for inclusion in the National Register of Historic Places. While it is an early example of a shopping center, its integrity of materials and setting have been significantly altered. As discussed above, both the plate-glass windows and the entrance canopy, major character-defining features for this commercial structure, have been altered

**MARYLAND HISTORICAL TRUST REVIEW**

Eligibility recommended \_\_\_ Eligibility not recommended   
 Criteria: \_\_\_ A \_\_\_ B \_\_\_ C \_\_\_ D Considerations: \_\_\_ A \_\_\_ B \_\_\_ C \_\_\_ D \_\_\_ E \_\_\_ F \_\_\_ G \_\_\_ None  
 MHT Comments

*Amichia Lewis*  
 Reviewer, Office of Preservation Services  
*[Signature]*  
 Reviewer, NR Program

4/11/03  
 Date  
5/30/03  
 Date

Bowman Commercial Property

Page 2

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or replaced. Also, the setting has changed through the continuous widening of US 1 and the development of the neighboring parcels with later unsympathetic buildings. Thus the building has poor integrity and does not meet the criteria necessary for inclusion in the National Register of Historic Places.

\*Form revised based on site visit conducted by MHT on 4/1/03.

Prepared by: Anne Bruder, SHA/PAC Spero Co. Date Prepared: 08/27/2002

## CAPSULE SUMMARY SHEET

Survey No.: PG:61-41 (PACS 6.11) Construction Date: 1935

Name: Bowman Commercial Property

Location: 11172 Baltimore Avenue, Beltsville, Prince George's County

Private/Commercial, Apartments/Occupied/Good/Restricted

### Description:

The Bowman Commercial Property is a 2-story, 7-bay commercial building on the west side of Baltimore Avenue in Beltsville, Prince George's County. Constructed in 1935, the building has a rectangular plan with a canted corner. The structure has a flat roof with a false-front parapet. It is of oversize brick construction, and it has brick foundation. The windows are a combination of single-light fixed with 2-light hopper window transoms and double-hung wood-sash.

### Significance:

The Bowman Commercial Property was built in 1935 on part of Lot 1 of Block 23, Section 2 of Beltsville. Charlie Bowman purchased the property from J. Earl and Sadie Gingell in 1935. He sold the property, including part of Lot 1 and Lot 24, to Clinton E. Bowman in 1947. Clinton Bowman is the current owner of the 871 square meter (9375 square foot) lot.

Maryland Historical Trust  
 Maryland Inventory of Historic Properties Form  
 Montgomery-Prince George's Short-term Congestion Relief

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

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

historic Bowman Commercial property (preferred)

and/or common Beltsville Shopping Center

**2. Location:**street & number 11172 Baltimore Avenue n/a not for publication

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

state Maryland county Prince George'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 checked="" type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> education <input type="checkbox"/> private
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> religious
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> scientific
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military <input checked="" type="checkbox"/> other:
			<input type="checkbox"/> transportation apartments

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

name Clinton and Roma Bowman

street &amp; number 4404 Greenwood Road telephone no.:

city, town Beltsville state and zip code Maryland 20705

**5. Location of Legal Description**

Land Records of Prince George's County liber 2104

street &amp; number Prince George's County Judicial Center folio 3

city, town Upper Marlboro state MD

**6. Representation in Existing Historical Surveys**

title

date \_\_\_ federal \_\_\_ state \_\_\_ county \_\_\_ local

depository for survey records

city, town state

# 7. Description

Survey No. PG:61-41 (PACS 6.11)

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

Resource Count: 1

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

The Bowman Commercial Property is a 2-story, 7-bay commercial building on the west side of Baltimore Avenue in Beltsville, Prince George's County. Constructed in 1935, the building has a rectangular plan with a canted corner. The structure has a flat roof with a false-front parapet. It is of oversize brick construction, and it has brick foundation. The windows are a combination of single-light fixed with 2-light hopper window transoms and double-hung wood-sash.

The east, or front elevation is divided vertically into three section with yellow brick engaged pilasters. Each section contains a store entrance. The first section has 2-light plate-glass windows in the first bay and a recessed doorway in the second bay. The second section has a canted-entrance centered-door flanked by two 2-light plate-glass windows. The third section has a recessed doorway and a 2-light plate-glass window. The second story has two plate-glass windows with a 2-light hopper transom, a 2-light window topped with a 2-light transom, a 1-light window with a 1-light transom, and a plate-glass window topped by a 2-light hopper transom.

The northeast corner of the building is canted. It has corner yellow-brick engaged pilasters. The door is centered, and is flanked by two small fixed-light windows. The second story has a plate-glass window with a 2-light transom.

The north elevation is divided vertically into three sections with yellow-brick engaged pilasters. The first two sections have 3-light plate-glass windows. The third section contains a store entrance and a 2-light plate-glass window topped with a 2-light transom. The second story has two plate-glass windows topped with 2-light hopper transoms in the first and third bays. The second bay has paired 4/4 double-hung windows.

The west elevation is also of oversize brick construction, and serves as the entrance for the second-story apartments. The first story is 8-bays and has three entrances, one in the second, one in the fifth, and one in the eighth bay. The doors are 6-light, and the entrance in the fifth bay has double doors. The windows in the first, sixth and seventh bays are 4/4 double-hung, which have been painted. The windows in the third and fourth bays are 6/6 double-hung which have also been painted. The second story is seven bays wide. The first, third, fifth and seventh bays have 6/6 double-hung windows. The second and sixth bays have 4/4 double-hung windows. The fourth bay has paired 6/6 double-hung windows.

The south elevation is adjacent to a modern concrete block building. There is at least one 6/6 double-hung window on the second story. The rest of the elevation is obscured by the adjacent building.

The Bowman Commercial Property is located on the southwest corner of the intersection of Baltimore Avenue and Prince George's Avenue. It is surrounded by commercial properties to the north and south, residential properties to the west, and Baltimore Avenue to the east. The present setting is commercial, and is relatively unchanged from the historic setting, though presumably more developed.



CONTINUATION SHEET

MARYLAND HISTORICAL TRUST  
STATE HISTORIC SITES INVENTORY FORM  
SOURCE NAME: Bowman Commercial Property  
SURVEY NO.: PG:61-41 (PACS 6.11)  
ADDRESS: 11172 Baltimore Avenue, Beltsville, Prince George's County

8. Significance (Continued)

Interstate 95 made the area more accessible. Today, most of the farms are gone and Beltsville has become a densely populated suburb of the Nation's Capital.

The Bowman Commercial Property is an example of a 2-part commercial property. In areas of high population density and commercial activity, substantial and function-specific commercial buildings were constructed. Common building compositions of suburban commercial property types include the two-part commercial block and one-part commercial block. Although these property types are most often found in urban settings, the core of suburban commercial centers can include such buildings.

The two-part commercial block is a common type of commercial structures. The buildings are two to four stories tall and are horizontally divided into functions. The first floor services the general public as merchandise space or lobby space for a bank or hotel. The upper floors provide space for private offices, hotel rooms or residential units, such as the Bowman Property (Longstreth 1987, 24).

National Register Evaluation:

The Bowman Commercial Property, constructed in 1935, is eligible for the National Register of Historic Places under Criterion C, as an excellent example of a 2-part commercial property. The property represents the increased development of Beltsville in the early- to mid-twentieth century. It has excellent integrity, and retains its original oversize brick facade with yellow-brick pilasters, its multiple store spaces, and its rear fenestration pattern. 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. Finally, the structure has no known potential to yield important information, and therefore, is not eligible under Criterion D.

MARYLAND HISTORICAL TRUST

Eligibility recommended \_\_\_\_\_ Eligibility Not Recommended \_\_\_\_\_

Comments

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Reviewer, OPS: \_\_\_\_\_ Date: \_\_\_\_\_  
Reviewer, NR Program: \_\_\_\_\_ Date: \_\_\_\_\_

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## 9. Major Bibliographical References Survey No PG:61-41(PACS 6.11)

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See Attached

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## 10. Geographical Data

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Acreage of nominated property .22 acres (.089 hectares)  
Quadrangle name Beltsville, MD Quadrangle scale 1:24,000

### Verbal boundary description and justification

See Attached

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### List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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## 11. Form Prepared By

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name/title Susan L.Taylor

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organization P.A.C. Spero & Company

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date May 1998

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street & number 40 W. Chesapeake Avenue, Suite 412

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telephone (410) 296-1635

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city or town Baltimore

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state Maryland

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The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
DHCP/DHCD  
100 Community Place  
Crownsville, MD 21032-2023  
(410) 514-7600

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Bowman Commercial Property

SURVEY NO.: PG:61-41 (PACS 6.11)

ADDRESS: 11172 Baltimore Avenue, Beltsville, Prince George's County

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## 9. Major Bibliographical References (Continued)

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- Brugger, Robert A. 1988. Maryland, A Middle Temperament 1634-1980. Baltimore and London: Johns Hopkins University Press.
- Hiebert, Ray Eldon, and Richard K. MacMaster. 1976. A Grateful Remembrance: the Story of Montgomery County, Maryland. Rockville, Maryland: Montgomery County Government and the Montgomery County Historical Society.
- Hopkins, G.M. [1879] 1975. Atlas of 15 Miles Around Washington including County of Prince George's, Maryland. Reprint, Riverdale, Maryland: Prince George's County Historical Society.
- Land Records of Prince George's County, Upper Marlboro, Maryland.
- Longstreth, Richard, ed. 1987. The Buildings of Main Street: A Guide to American Commercial Architecture. Washington, D.C.: The Preservation Press.
- Prince George's County Community Renewal Program. 1974. The Neighborhoods of Prince George's County. Upper Marlboro, Maryland: Prince George's County Government.
- Tindall, George Brown. 1984. America: A Narrative History. 2 vols. New York: W.W. Norton & Company, Inc.
- Virta, Alan. 1984. Prince George's County: A Pictorial History. Rev. 1991. Virginia Beach: The Donning Company Publishers.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

SOURCE NAME: Bowman Commercial Property

SURVEY NO.: PG:61-41 (PACS 6.11)

ADDRESS: 11172 Baltimore Avenue, Beltsville, Prince George's County

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## 10. Geographical Data (Continued)

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### Verbal Boundary Description and Justification:

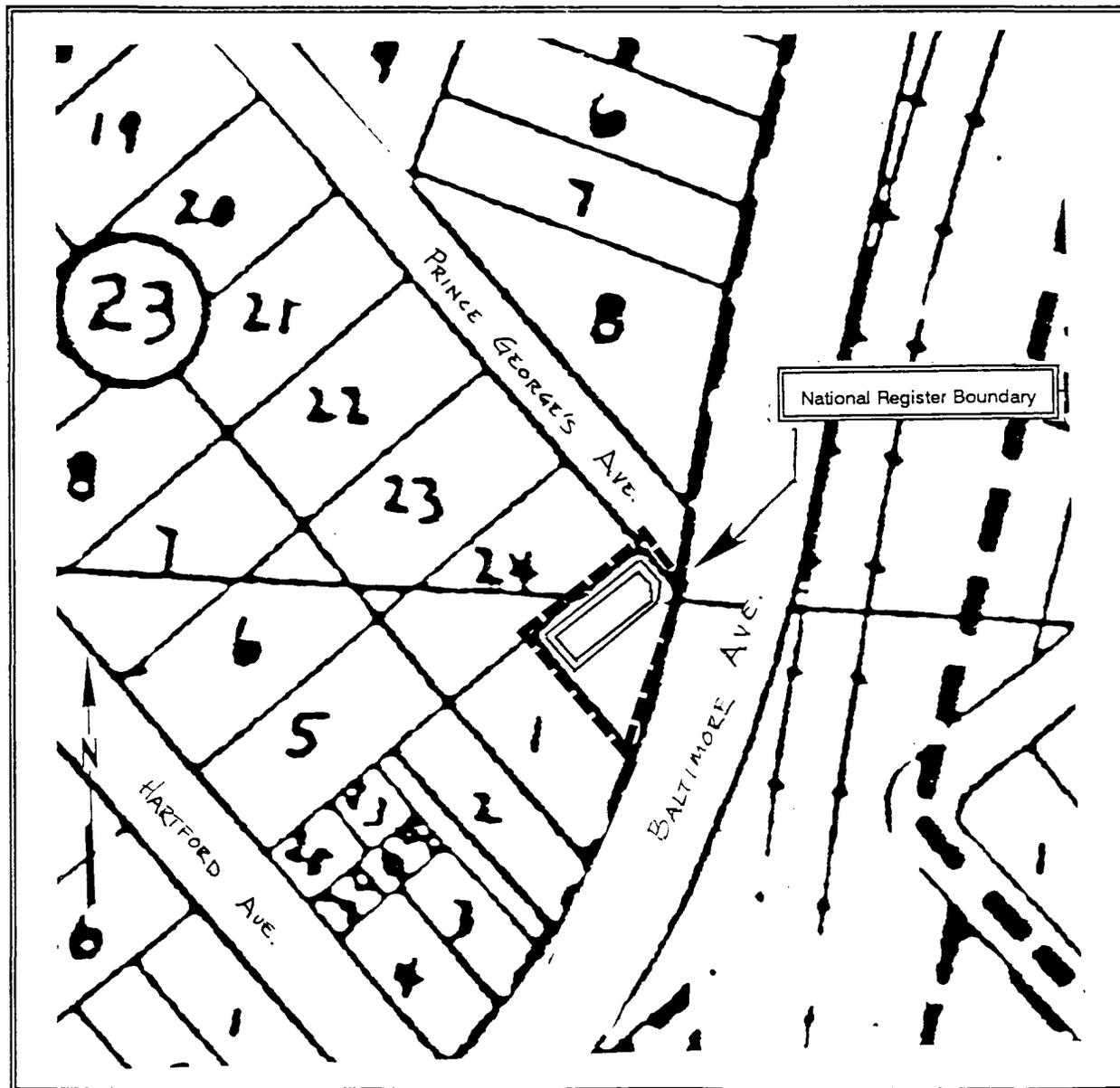
The National Register boundaries of the Bowman Commercial Property follow the current property lines of 11172 Baltimore Avenue (Tax Map 19 and Parcel 1A Block 23). This 871 square meter (9375 square foot parcel is bounded on the south and west by adjacent tax parcels, on the east by Baltimore Avenue, and on the north by Prince George's Avenue. The boundary includes the building. According to deed research, the property was originally part of Lot 1 Block 23 which was purchased by Charlie Bowman in 1935. This is the historic acreage of the property.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST  
STATE HISTORIC SITES INVENTORY FORM  
RESOURCE NAME: Bowman Commercial Property  
SURVEY NO.: PG:61-41 (PACS 6.11)  
ADDRESS: 11172 Baltimore Avenue, Beltsville, Prince George's County

10. Geographical Data (Continued)

Resource Sketch Map and National Register Boundary Map:



CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Bowman Commercial Property

SURVEY NO.: PG:61-41 (PACS 6.11)

ADDRESS: 11172 Baltimore Avenue, Beltsville, Prince George's County

Maryland Comprehensive Historic Preservation Plan Data Sheet

Historic Context:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization: Western Shore

Chronological/Developmental Period Theme (s): Modern Period A.D. 1930-Present

Prehistoric/Historic Period Theme(s): Commerce

RESOURCE TYPE:

Category (see Section 3 of survey form): Building

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

Historic Function(s) and Use(s): Commercial, Apartments

Known Design Source (write none if unknown): None

Preparer  
P.A.C. Spero & Company  
May 1998

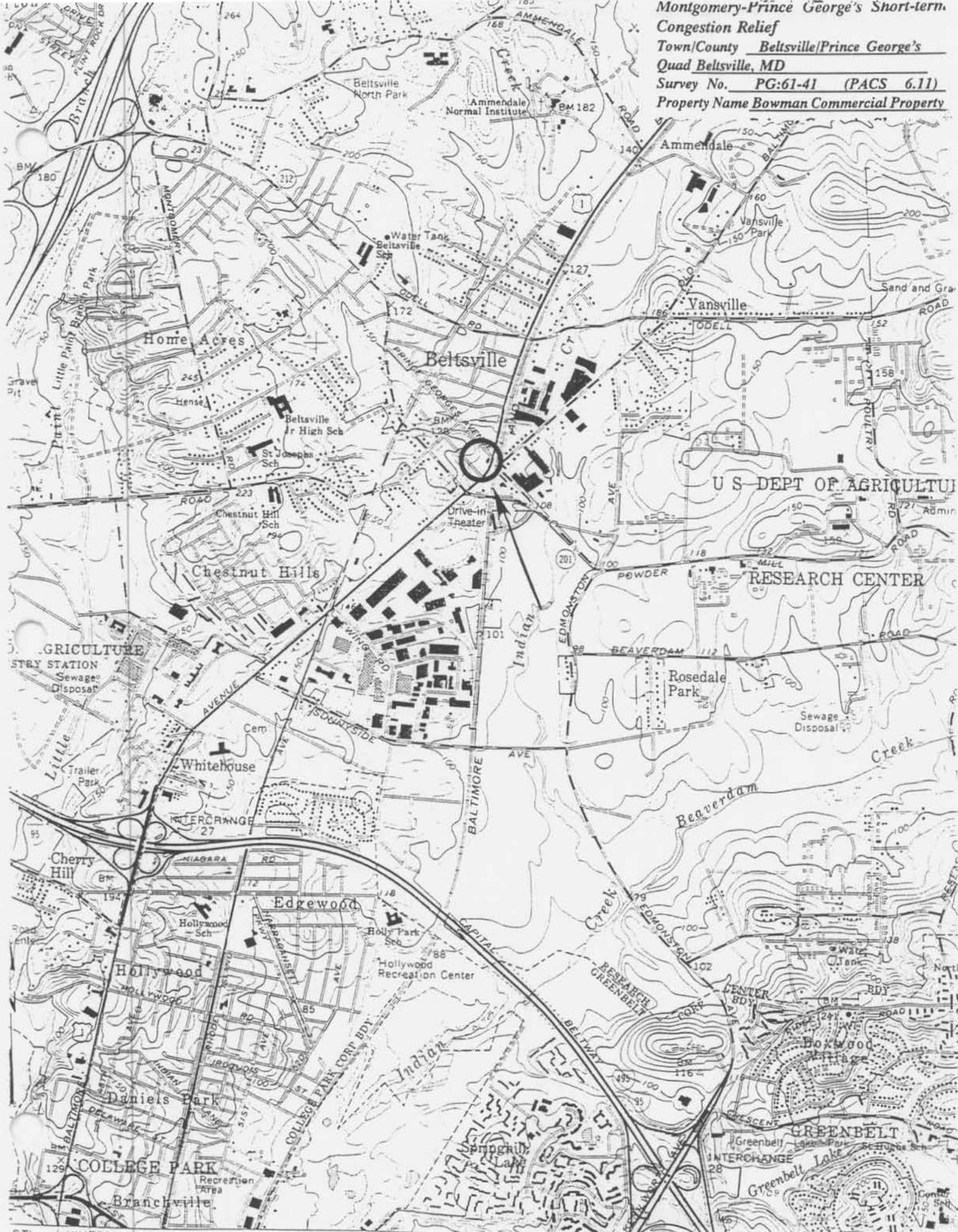
Congestion Relief

Town/County Beltsville/Prince George's

Quad Beltsville, MD

Survey No. PG:61-41 (PACS 6.11)

Property Name Bowman Commercial Property



ST1 HYATTSVILLE 3.3 MI WASHINGTON MONUMENT 11 MI 55'

BLADENSBURG 4.5 MI U.S. CAPITOL 10.1 VIA U.S. 501 9 MI

INTERIOR-GEOLOGICAL SURVEY RESTON VIRGINIA-1989 INTERCHANGE 29 BALT WASH PKWY

Click here for a plain text ADA compliant screen.

	<b>Maryland Department of Assessments and Taxation</b> <b>PRINCE GEORGE'S COUNTY</b> Real Property Data Search	<a href="#">Go Back</a> <a href="#">View Map</a> <a href="#">New Search</a>
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**Account Identifier:** District - 01 **Account Number -** 0005983

**Owner Information**

<b>Owner Name:</b>	BOWMAN,CLINTON E & ROMA E	<b>Use:</b>	COMMERCIAL
		<b>Principal Residence:</b>	NO
<b>Mailing Address:</b>	4404 GREENWOOD RD BELTSVILLE MD 20705-2713	<b>Deed Reference:</b>	1) / 2104/ 2)

**Location & Structure Information**

<b>Premises Address</b>	<b>Zoning</b>	<b>Legal Description</b>
11172 BALTIMORE AVE BELTSVILLE 20705	CSC	PT LT 1 EX 1525 SF & 15X83.6 FT LT BELTSVILLE >

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:	A-0695
19	B2			1000	2	23		81	Plat Ref:	

<b>Special Tax Areas</b>	<b>Town Ad Valorem Tax Class</b>	08
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Primary Structure Built	Enclosed Area	Property Land Area	County Use
1947	7,020 SF	9,375.00 SF	005

<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>
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**Value Information**

	Base Value	Value			Phase-in Assessments	
		As Of	As Of	As Of	As Of	As Of
Land:	93,700	01/01/2002	93,700	07/01/2003	07/01/2004	
Improvements:	132,000		148,000			
<b>Total:</b>	<b>225,700</b>		<b>241,700</b>	<b>236,366</b>	<b>241,700</b>	
Preferential Land:	0		0	0	0	

**Transfer Information**

<b>Seller:</b>	<b>Date:</b> 05/17/1957	<b>Price:</b> \$0
<b>Type:</b> UNKNOWN	<b>Deed1:</b> / 2104/	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

**Exemption Information**

Partial Exempt Assessments	Class	07/01/2003	07/01/2004
County	000	0	0
State	000	0	0
Municipal	000	0	0

**Tax Exempt:** NO  
**Exempt Class:**

**Special Tax Recapture:**

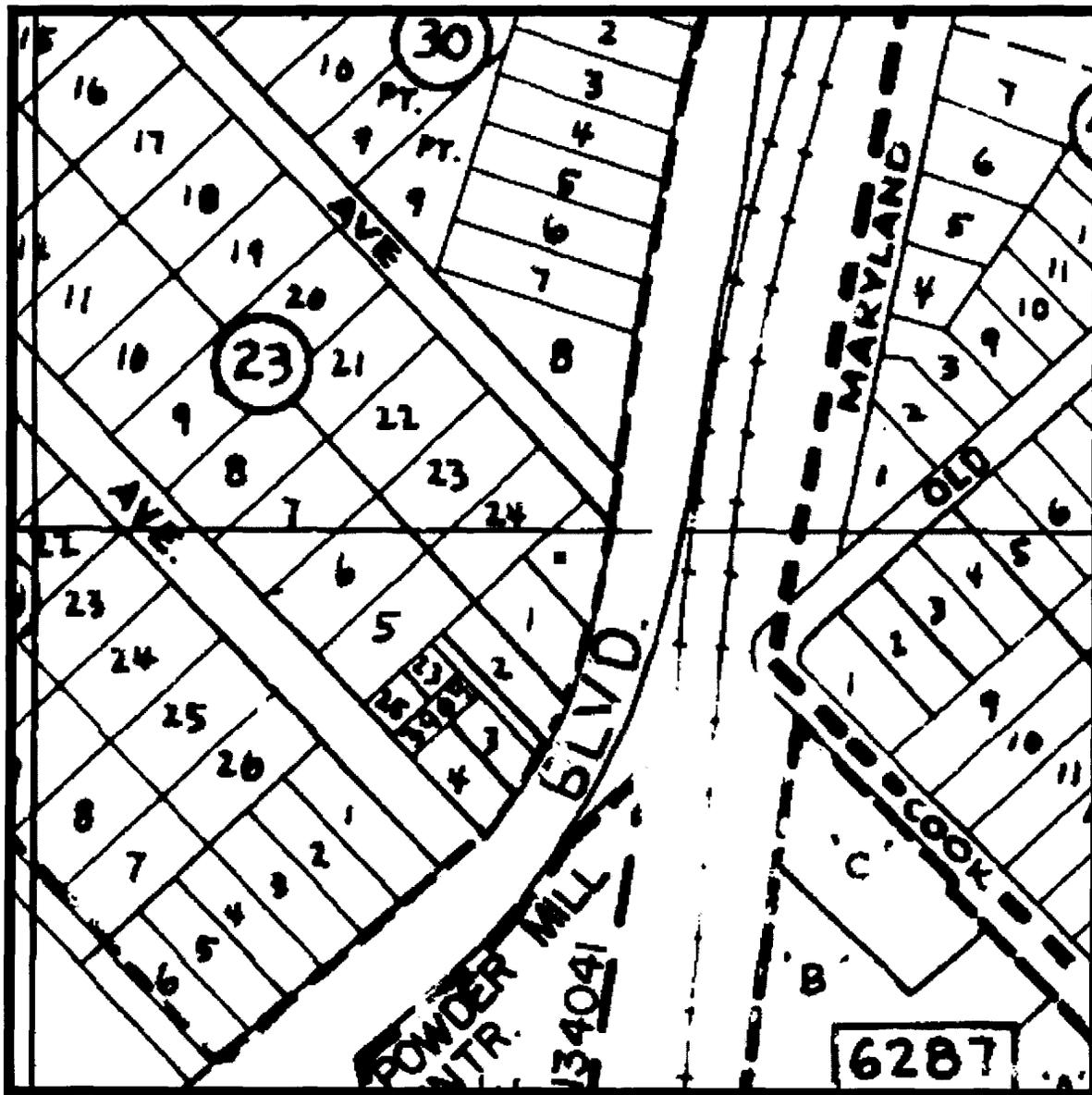
\* NONE \*



Maryland Department of Assessments and Taxation  
PRINCE GEORGE'S COUNTY  
Real Property Data Search

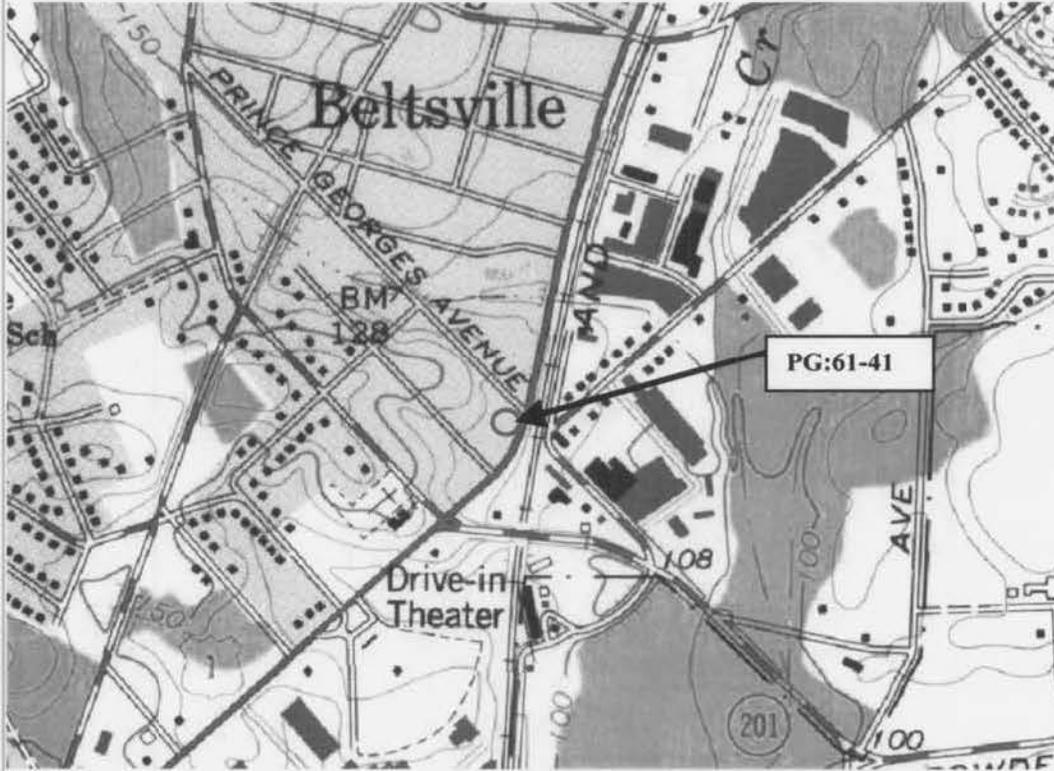
[Go Back](#)  
[View Map](#)  
[New Search](#)

District - 01 Account Number - 0005983



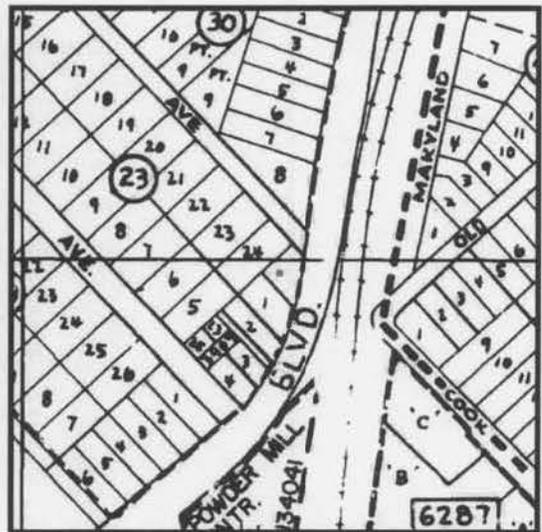
Property maps provided courtesy of the Maryland Department of Planning ©2001.  
For more information on electronic mapping applications, visit the Maryland Department of Planning  
web site at [www.mdp.state.md.us/webcom/index.html](http://www.mdp.state.md.us/webcom/index.html)

PG:61-41  
Bowman Commercial Property  
11172 Baltimore Avenue (US 1), Beltsville  
Beltsville Quadrangle



1998 Aerial Photo

Tax Map 19





BELTSVILLE SHOPPING CENTER

BELTSVILLE  
SPORT CENTER  
A SPORTS & RECREATION CENTER

BELTSVILLE  
SPORT CENTER  
HARD & SOFT  
GOODS  
PARKING TRUCKS

ndix

- 1 PG: 61-41
- 2 Beeman Commercial Property
- 3 Prince George Co. Md
- 4 Susan Taylor
- 5 5/98
- 6 Md SMO
- 7 E elevation
- 8 1 of 5

1998 JUN 10

PARTS

11160

Bendix

HELVILLE SPORT CENTER

HELVILLE SPORT CENTER

HELVILLE SPORT CENTER  
HELVILLE SPORT CENTER  
HELVILLE SPORT CENTER



- 1 PS 61-4
- 2 Bowman Commercial Property
- 3 Prince Georges Co, Md
- 4 Susan Taylor
- 5 5/98
- 6 Md SHPO
- 7 SE corner
- 8 2 of 5

2025 MAR 12 10:50 AM



MUSKOGEE  
HOME SERVICE  
HEAT & COOLING  
DUMPS

VCR  
REPAIR  
572-6532

SAM'S  
BARBER  
SHOP

SAM'S  
BARBER SHOP  
ALL TYPES OF HAIRCUTTING, SHAVES, ETC.

TELEPHONE  
OPEN

- 1 P6161-41
- 2 Bowman Commercial Properties
- 3 Prince Georges Co. Md
- 4 Susan Taylor
- 5 5198
- 6 Md SHPO
- 7 N. elevation
- 8 3.75

2000 10 20 10 10



VICI REPAIRS  
372-4030

SAM'S  
BARBER  
SHOP

SAM'S  
BARBER SHOP  
ALL TYPES OF HAIR CUTTING - SHAVE

YES WE  
ARE OPEN

- 1 PE 161-4
- 2 Bowman Commercial Property
- 3 Prince Georges Co, Md
- 4 Susan Saylor
- 5 5/98
- 6 Md SHPO
- 7 NW corner
- 8 4 of 5

PE 161-4 12/20



- 1 PG: 61-41
- 2 Bowman Commercial Property
- 3 Prince Georges Co, Md
- 4 Susan Taylor
- 5 5/98
- 6 Md SUPD
- 7 W elevation
- 8 5 of 5

PG: 61-41-1