

Memo to file

December 30, 2003

From: Peter E. Kurtze
Administrator, Evaluation and Registration

Re: PG:61-43
Powder Mill Estates Subdivision

The property documented in the following MIHP form has not been formally evaluated for eligibility for listing in the National Register of Historic Places. The comments in the text are those of the preparer of the documentation. The State Historic Preservation Officer has neither concurred nor disagreed with those comments.

CAPSULE SUMMARY SHEET

Survey No.: PG:61-43 (PACS 3.7) Construction Date: 1949-1953

Name: Powder Mill Estates Subdivision

Location: Intersection of Powder Mill Road and Cherry Hill Road, Beltsville Vicinity,
Prince George's County

Private/Private Residence/Occupied/Good/Restricted

Description:

Powder Mill Estates is a subdivision located at the intersection of Powder Mill Road and Cherry Hill Road in the Beltsville Vicinity, Prince George's County. The first phase of the subdivision consists of 21 lots and was laid out in 1949 by the Powder Mill Development Company. The lots are improved with 1- and 1½-story brick, massed-plan houses with side-gable roofs, front-gables, brick chimneys, and aluminum windows.

Significance:

The Powder Mill Estates Subdivision was developed beginning in 1949 by James Campbell, the president of the Powder Mill Development Company. Campbell purchased the lands that he developed from A.W. and Cora Martin in May 1948. The area at the intersection of Powder Mill Road and Cherry Hill Road had been rural until after World War II, when Campbell capitalized on the need for housing in the growing suburban areas around Washington, D.C.

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 Powder Mill Estates Subdivision

and/or common

2. Location:

street & number Powder Mill Road, Collier Road, Cherry Hill Road n/a not for publication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 checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input 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 residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> other:
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	
			<input type="checkbox"/> transportation	

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

name Multiple

street & number telephone no.:

city,town state and zip code

5. Location of Legal Description

Land Records of Prince George's County liber 911

street & number Prince George's County Judicial Center folio 243

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:61-43 (PACS 3.7)

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 checked="" 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: 21

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

Powder Mill Estates is a subdivision located at the intersection of Powder Mill Road and Cherry Hill Road in the Beltsville Vicinity, Prince George's County. The first phase of the subdivision consists of 21 lots and was laid out in 1949 by the Powder Mill Development Company. The lots are improved with 1- and 1½-story brick, massed-plan houses with side-gable roofs, front-gables, brick chimneys, and aluminum windows.

The lots and houses are arranged to face onto the main roads. The houses sit towards the front of the lots behind mature tree lines, leaving the majority of the lot to serve as a back yard. The houses were built in 1949, and are small, enclosing an average area of 104.7 square meters (1,127 square feet). The houses are 4-bays wide, with two openings on the front gable, a door located in the third bay from the left, and a picture window in the fourth bay beyond the large brick chimney. There is a small window in the gable on the second floor. The windows are 2/2 aluminum, with the lights divided horizontally. Some of the house plans are reversed from the above description.

The houses are located at 3307 to 3321 Powder Mill Road (odd numbers), 11020 to 11108 Cherry Hill Road (even numbers), and 3302 to 3309 Collier Road (odd and even numbers).

The second through fourth phases of Powder Mill Estates were laid out in 1951-1953 to the south of the above lots. Also developed by the Powder Mill Development Company, the lots are located on Powder Mill Road, Boxer Road, and Cherry Hill Road.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Powder Mill Estates Subdivision

SURVEY NO.: PG:61-43 (PACS 3.7)

ADDRESS: Intersection of Powder Mill Road and Cherry Hill Road, Beltsville Vicinity,
Prince George's County

8. Significance (Continued)

War that intensive development came to the Beltsville area. The increase in Federal employment and the dramatic rise in personal automobile use led to the suburbanization of Beltsville. The area west of Route 1 was developed as a residential area, and the development increased in the 1960s as 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.

Powder Mill Estates was developed with 1-story brick ranch dwellings. The familiar ranch house first appeared around 1935 but reached its peak of popularity in the 1950s (McAlester 1995, II-126). The ranch house was a distant derivation of the Prairie style and Frank Lloyd Wright's Usonian houses (Ames 1995, II-100). It was also frequently attributed to dwellings on southwestern ranches. The ranch house was nearly always one-story with a hipped, side-gable or cross-gable roof and low, deep eaves (Maxwell and Massey 1992, 57; McAlester 1995, II-126). The exterior could feature Craftsman or Colonial Revival detail. Positioned with its long elevation facing the street, the ranch house had a "rambling" arrangement that fit on the wide lots in freeway suburbs (McAlester 1995, II-126). The garage, utility areas, living spaces and sleeping spaces occupied a single level, usually only two rooms deep. While the ranch house did not actually contain more square footage than the bungalow, it was arranged to appear larger (Wright 1981, 251). The interior followed an open, informal plan in which spaces were not separated by vestibules or halls (Maxwell and Massey 1992, 57). In a ranch house, all domestic space was intended for family use - not reserved for formal self-preservation to the outside world through parlors and dining rooms, nor for official business, through libraries and offices (Ames 1995, II-100).

The private family room and nearby kitchen were the most important spaces in the house. The family room often had sliding glass doors leading to a back yard. Living and dining rooms, if present, were only small, token spaces (McAlester 1995, II-125 and II-126). Bedrooms were slightly removed from living areas. The ranch house was designed to accommodate the automobile, a casual lifestyle, and family privacy. It appeared only during the Modern Period.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

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8. Significance (Continued)

National Register Evaluation:

Constructed 1949 to 1953, the Powder Mill Estates Subdivision is not eligible for the National Register of Historic Places. The subdivision 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 subdivision has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. It is not eligible under Criterion C, as it is an undistinguished example of a mid-twentieth century subdivision. The houses have been altered with modern additions, the subdivision is isolated from other mid-twentieth century development, and the subdivision layout lacks unifying features such as sidewalks and street lights. Built from 1949 to 1953, the neighborhood does not meet Criteria Consideration G as a property that has achieved significance in the last 50 years. Finally, the subdivision 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: _____

9. Major Bibliographical References Survey No. PG:61-43(PACS 3.7)

See Attached

10. Geographical Data

Acreage of nominated property _____
Quadrangle name Beltsville, 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
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state	code	county	code
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11. Form Prepared By

name/title Susan L. Taylor

organization P.A.C. Spero & Company

date May 1998

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 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: Powder Mill Estates Subdivision

SURVEY NO.: PG:61-43 (PACS 3.7)

ADDRESS: Intersection of Powder Mill Road and Cherry Hill Road, Beltsville Vicinity,
Prince George's County

9. Major Bibliographical References (Continued)

- Ames, David. 1995. "Interpreting Post-World War II Suburban Landscapes as Historic Resources," from Preserving the Recent Past conference, II-97 to II-101.
- 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.
- Maxwell, Shirley and James C. Massey. 1993. "Postwar Houses and the Cape Cods and Split Levels of the 1940s." In Old House Journal, July-August 1992: 55-59.
- McAlester, Virginia and Lee. 1984. A Field Guide to American Houses. New York: Alfred A. Knopf.
- 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.
- Wright, Gwendolyn. 1983. Building the Dream: A Social History of Housing in America. Cambridge, Massachusetts: The MIT Press.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

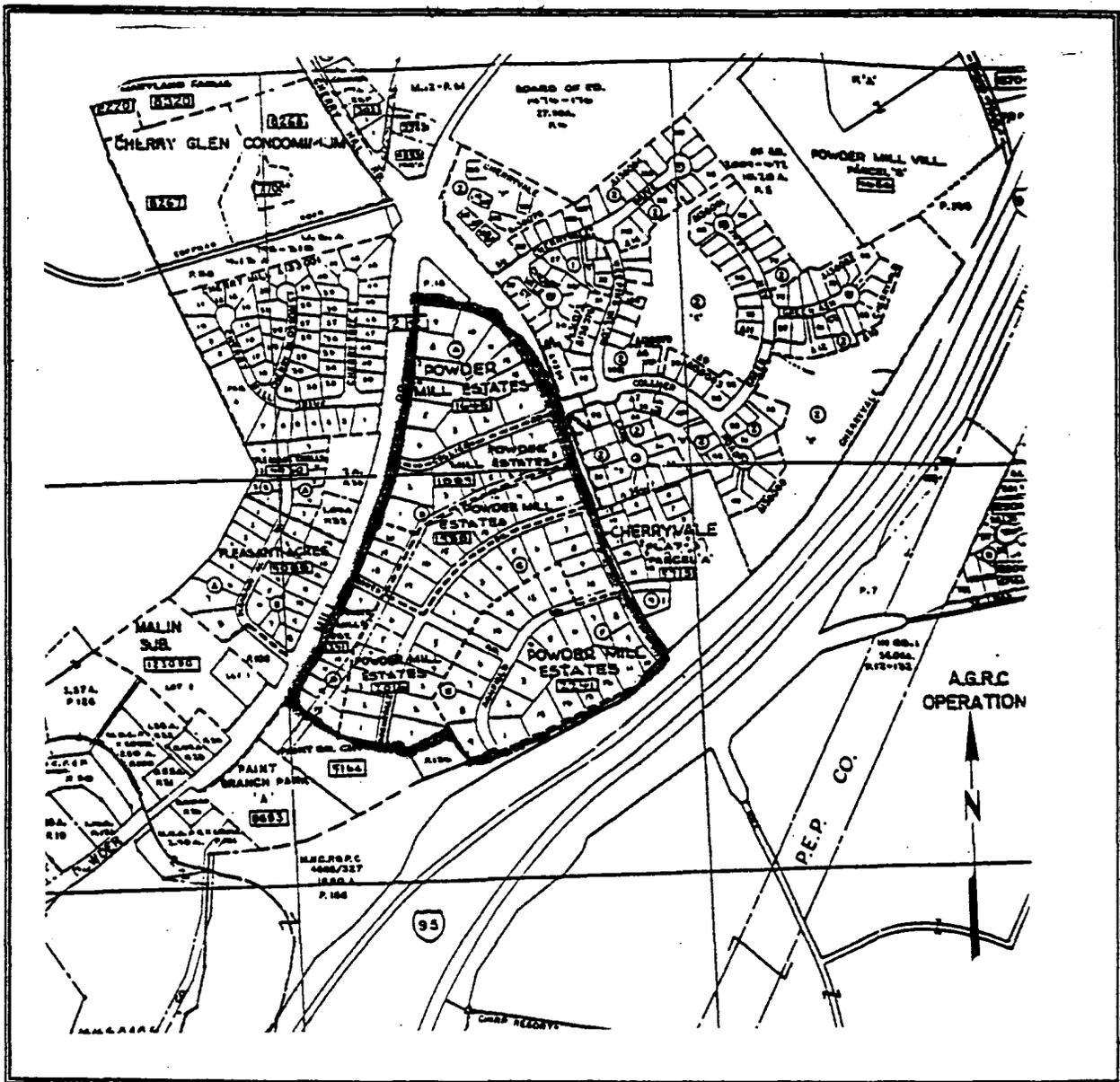
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10. Geographical Data (Continued)

Resource Sketch Map:



CONTINUATION SHEET

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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): Community Planning

RESOURCE TYPE:

Category (see Section 3 of survey form): District

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

Historic Function(s) and Use(s): Private Residences

Known Design Source (write none if unknown): None

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

**Montgomery-Prince George's Short-term
 Congestion Relief**
Town/County Beltville Vic./Prince George's
Quad Beltville, MD
Survey No. PG:61-43 (PACS 3.7)
Property Name Powder Mill Estates Subdivision



100 FEET 330 57°30' 331 (WASHINGTON EAST) 5661 IV NW HYATTSVILLE 3.3 MI WASHINGTON MONUMENT 11 MI 55'



- 1 PG 61.43
- 2 Powder Mill Estates
- 3 Prince Georges Co, Md
- 4 Susan Taylor
- 5 5/98
- 6 Md SHPO
- 7 Access Road
- 8 1 of 6

2000-01-01



1 PG 61-43

2 Powder Mill Estates

3 Prince Georges Co Md

4 Susan Taylor

5 5198

6 Md SHPO

7 3209 Powder Mill - SW 20' x 12'

ENCL 1-2002-23

8 2076



- 1 PG 61-43
- 2 Portau Mill State
- 3 Prince Georges Co, Md
- 4 Susan Taylor
- 5 5/98
- 6 Md SHPO
- 7 2007 Poplar Mill NW corner
- 8 3076



- 1 PE 161 43
- 2 Powder Mill Estates
- 3 Prince George, Co, Md
- 4 Susan Taylor
- 5 5198
- 6 Md SHPO
- 7 3305 Powder Mill - NW corner
- 8 4/08/6



- 1 PG 6143
- 2 Powder Mill Estate
- 3 Prince George Co, Md
- 4 Susan Taylor
- 5 5198
- 6 Md AHPO
- 7 3303 Powder Mill - NW corner
- 8 5076

BRN H.F. 1400-45



- 1 PG: 6143
- 2 Powder Mill State
- 3 Prince George's Co, Md
- 4 Susan Taylor
- 5 5198
- 6 Md SHPO
- 7 3301 Powder Mill - A. W.
- 8 6176

STANDARD RECORDS