

CAPSULE SUMMARY SHEET

Survey No.: PG:62-32 (PACS 2.9) Construction Date: circa 1940

Name: United Fabricators Incorporated Property

Location: 12306, 12332, 12300 Conway Road, Beltsville Vicinity, Prince George's County

Private/Industrial/Occupied/Good/Restricted

Description:

The United Fabricators Incorporated Property is an industrial property with three industrial buildings dating from circa 1940. The three buildings are now owned by separate owners, but all date to the period when the property was owned by United Fabricators Incorporated. The first building is a 1-story, side-gable corrugated metal building with a central vented cupola. The second building is a 1-story concrete block building with an arched roof and multi-light metal casement windows. The third building is a 1-story, 12-bay brick building with stepped parapet.

Significance:

The United Fabricators Incorporated Property was developed starting circa 1940 on 4.9 hectares (12.3 acres) of land adjacent to the B & O Railroad which was purchased from the heirs of Charles Coffin. The area where the three industrial buildings are now located was once the site of a small worker's housing community which developed in the late 19th century to support the Muirkirk Iron Furnace and kiln. The furnace had ceased operations in 1911, six years after the death of Charles Coffin. The Coffin Family continued to own the property until 1941, when it was purchased by United Fabricators Incorporated.

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 United Fabricators Incorporated Property (preferred)

and/or common James Myers Company, Rentacrate, Inc., U.S. Metal Forms and Tubes, Inc.

2. Location:street & number 12306, 12332, 12300 Conway Road n/a not for publicationcity, 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 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 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 checked="" 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 Owners (see continuation sheet)

street & number telephone no.:

city,town state and zip code

5. Location of Legal Description

Land Records of Prince George's County liber 5399, 7292, 3249

street & number Prince George's County Judicial Center folio 422, 7, 569

city,town state MD

6. Representation in Existing Historical Surveys

title

date federal state county local

depository for survey records

city,town state

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: United Fabricators Incorporated Property

SURVEY NO.: PG:62-32 (PACS 2.9)

ADDRESS: 12306, 12332, 12300 Conway Road, Beltsville Vicinity, Prince George's County

4. Owner of Property (Continued)

James E. and Ellen S. Myers
12306 Conway Road
Beltsville, MD 20705

Jeffrey D. Faigle
1202 Brunswick Avenue
Trenton, NJ 08638

U.S. Metal Forms and Tubes, Inc.
Conway Road
Muirkirk, MD 20829

7. Description

Survey No. PG:62-32 (PACS 2.9)

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

Resource Count: 3

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

The United Fabricators Incorporated Property is an industrial property with three industrial buildings dating from circa 1940. The three buildings are now owned by separate owners, but all date to the period when the property was owned by United Fabricators Incorporated. The first building is a 1-story, side-gable corrugated metal building with a central vented cupola. The second building is a 1-story concrete block building with an arched roof and multi-light metal casement windows. The third building is a 1-story, 12-bay brick building with stepped parapet.

The first building is 12306 Conway Road, currently occupied by the James Myers Company. The building is a long, rectangular structure with a side-gable roof covered in corrugated metal. A pyramidal roofed vent extends from the center ridgeline of the roof. The structure is of wood-frame construction sheathed in corrugated metal siding. The building is attached on its east side to a vertical-seam metal sided building which was built circa 1980. There is a pedestrian entrance on the north side of the building in the gable end. It has a single entrance at the northwest corner. There is also a vent located in the center of the wall. The west elevation has a brick veneer and a cornice which has been enclosed with aluminum siding. The south gable end is covered in aluminum siding to the level of the gable. There is a pedestrian entrance at the southwest corner and a large machine door centered on the wall. There is a large, flat roof metal overhang supported by metal poles attached to this end of the building.

The second building is 12332 Conway Road, and is currently occupied by Rentacrate, Inc. It is a large rectangular concrete-block building with an arched roof that extends into a flat-roof section. It is attached on its north end to a modern concrete block and metal building. The east elevation has seven large window openings each filled with two 25-light windows with central hopper panels. The south elevation serves as the current entrance to the building and has undergone recent renovations. The arched roof section has a centered garage door, a pedestrian entrance, and a 6-light window. The flat roof section is 5 bays wide. The entrance is in the second bay from the left. The other bays are fitted with paired 1/1 double-hung vinyl windows topped with 2-light transoms. The west elevation faces the B & O Railroad tracks. It is 8 bays wide. The first and second bays have 25-light windows, the third bay has a loading dock door. The fourth bay has paired 25-light windows. The fifth and sixth bays are fitted with smaller windows, of 6-lights and 9-lights, respectively. There is a door in the seventh bay, and a 1/1 double-hung vinyl window with a transom in the eighth bay.

The third building is 12300 Conway Road, and is currently occupied by U.S. Metal Forms and Tubes, Incorporated. It is a large rectangular building constructed of 6-1 common bond brick, with a flat roof. The east or front elevation faces onto Conway Road and has a stepped false parapet with concrete coping. It has 12 window openings which have all been boarded. The south elevation is 19 bays wide. It has loading dock doors in the fourth, eighth, thirteenth, and eighteenth bays. The other bays have openings for windows, which have been boarded. The west side of the building is attached to a modern brick loading dock. The north side of the building has a fenestration pattern similar to the south side, with 19 bays and a combination of loading dock doors and boarded windows. The flat roof metal overhang attached to the south end of building 1 is adjacent to the north elevation of this building.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

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7. Description (Continued)

The three buildings which make up the United Fabricators Incorporated property are arranged around a U-shaped access road which is off of Conway Road. The buildings are situated in an industrial park which has continued to develop and expand into the late-20th century.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

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8. Significance (Continued)

Currently, much of the land between Laurel and Beltsville on either side of Interstate 95 consists of gravel pits and sand piles.

The United Fabricators Incorporated Property consists of three examples of industrial buildings. The most prevalent form of factory structure is a utilitarian single or multi-story form, with no formal architectural style. These buildings were used to produce component parts of a product or to perform specialized manufacturing functions. The size, shape and form of the building is dependant upon the building technology in use at the time of construction and according to the intended function of the building. The vernacular tradition of factory construction is a small or medium-sized building, often of masonry construction. The nineteenth century factory was frame, stone or brick, with small windows due to bearing-wall construction. The development of steel and reinforced concrete structural frames in the late nineteenth century eliminated the need for bulky bearing-wall construction and allowed larger exterior windows. The roof form was often pitched until the 1870s, at which time the roofs became flat or low-pitched (Vogel 1985, 103).

Industrial buildings constructed during the 1920-1945 period reflect the demand for considerable interior open space. With the coming of truck freight hauling, many industrial buildings were designed to facilitate freight loading and transfer, and featured loading docks, cargo platforms, and special elevators. New buildings, built for specialized processing or warehousing, were also erected between 1920 and 1945. While new machine shops or auto repair garages were often built, older factories were also often converted into such facilities.

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8. Significance (Continued)

National Register Evaluation:

Constructed circa 1940, the United Fabricators Incorporated Property is not eligible for the National Register of Historic Places. 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. It is not eligible under Criterion C, as all of the buildings have been altered, are undistinguished examples of industrial building types, and do not hold together as a single resource. Finally, preliminary studies conducted for this project indicate the need for further assessment of the archaeological potential of this property. Therefore, no evaluation under Criterion D is being conducted at this time.

MARYLAND HISTORICAL TRUST	
Eligibility recommended _____	Eligibility Not Recommended <u> X </u>
Comments _____	
Reviewer, OPS: <u>[Signature]</u>	Date: <u>2/27/99</u>
Reviewer, NR Program: <u>[Signature]</u>	Date: <u>2/27/99</u>

[Handwritten mark]

9. Major Bibliographical References Survey No. PG:62-32 (PACS 2.9)

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

state code county code

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

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ADDRESS: 12306, 12332, 12300 Conway Road, Beltsville Vicinity, Prince George's County

9. Major Bibliographical References (Continued)

- Brennan, John C. 1974. The Muirkirk Iron Mines and the 1940 WPA Maryland Guidebook. Unpublished paper.
- Brugger, Robert A. 1988. Maryland, A Middle Temperament 1634-1980. Baltimore and London: Johns Hopkins University Press.
- Cook, William G. 1976. Montpelier & the Snowden Family. Privately Printed.
- 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.
- and Records of Prince George's County, Upper Marlboro, Maryland.
- 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.
- Vogel, Robert M. 1985. "Industrial Structures." In Built in the U.S.A., ed. Diane Maddex, 102-107. Washington, D.C.: The Preservation Press.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

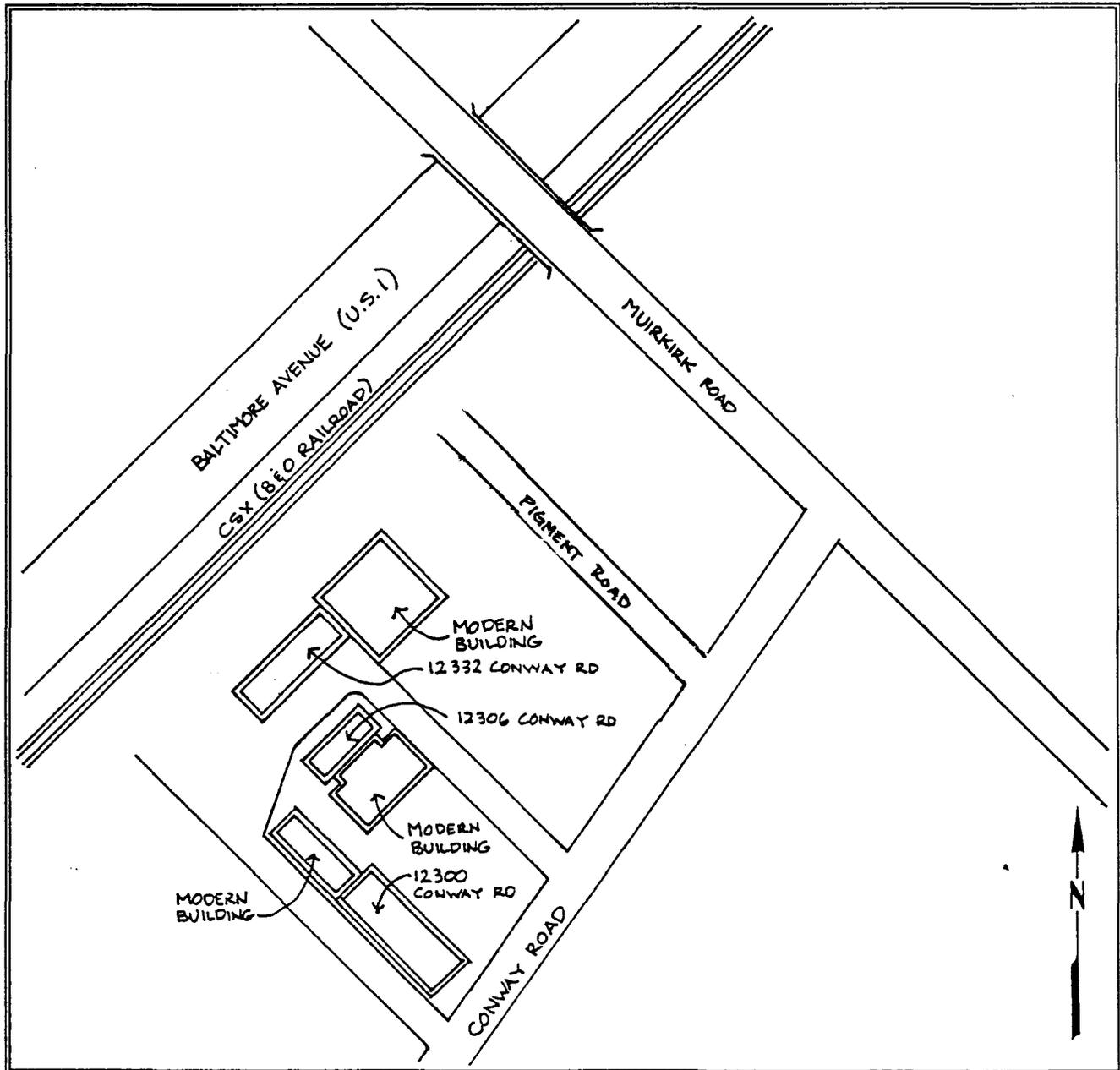
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10. Geographical Data (Continued)

Resource Sketch Map:



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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): Industry

RESOURCE TYPE:

Category (see Section 3 of survey form): Buildings

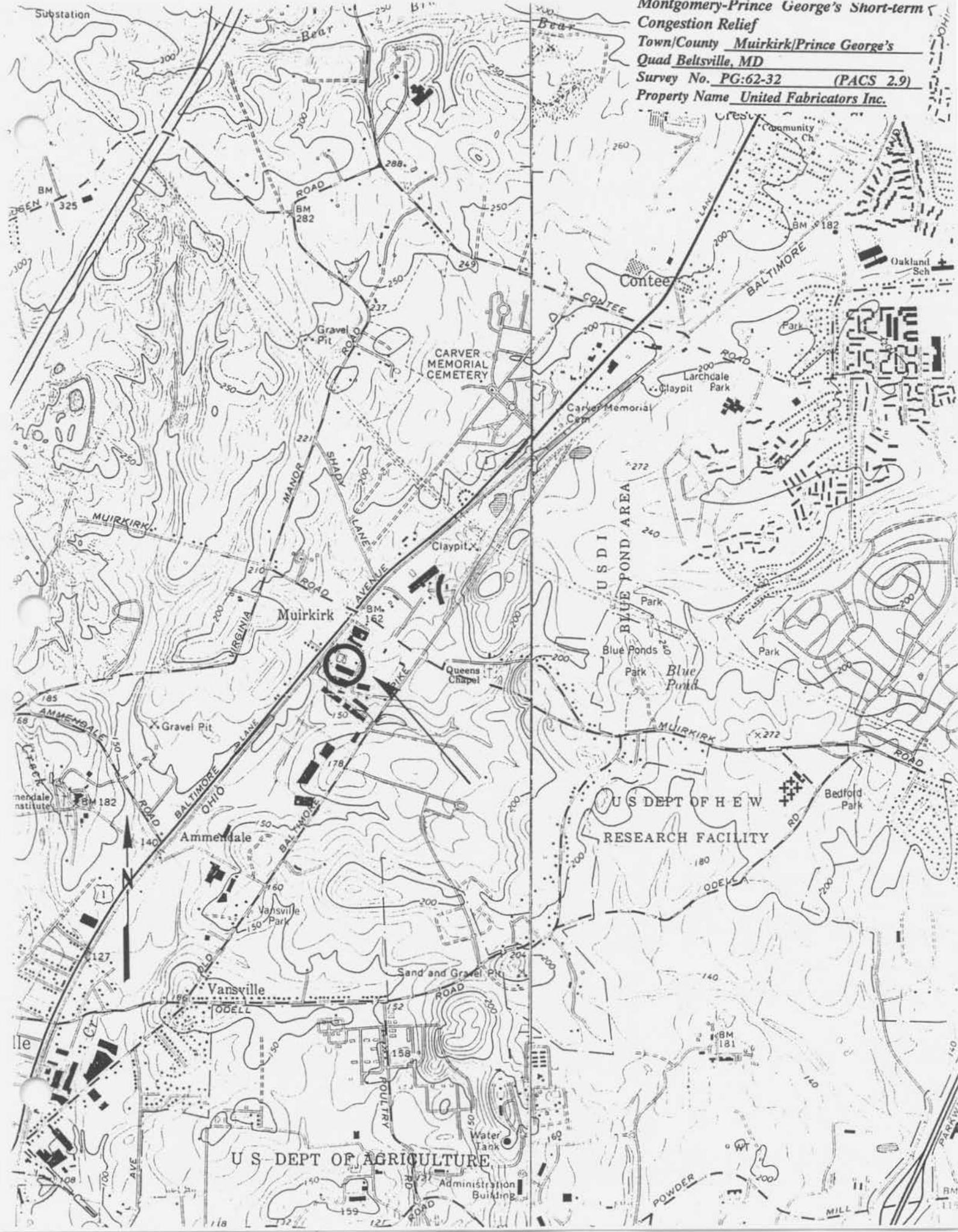
Historic Environment (urban, suburban, village, or rural): Suburban

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

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 Muirkirk/Prince George's
Quad Beltsville, MD
Survey No. PG:62-32 (PACS 2.9)
Property Name United Fabricators Inc.





- 1 PG 462-32
- 2 12306 Conway Rd-UNITED FABRICATORS INC-BULSMEI
- 3 Prince Georges Co. MD
- 4 Susan Taylor
- 5 2198
- 6 MID SHPO
- 7 North & West
- 8 1 of 12



- 1 PG: 62-32
- 2 12306 Conway Dr UNITED FABRICATORS Inc Business
- 3 Prince Georges Co MD
- 4 Susan Taylor
- 5 5/98
- 6 MD SHPO
- 7 SW corner
- 8 20P 12

PRINT 2009



- 1 PG: 62-32
- 2 12-306 Cont'd Dr. UN-ED FABRICATORS INC. BUILDING 1
- 3 Prince Georges Co MD
- 4 Susan Taylor
- 5 6/98
- 6 MD SHPO
- 7 w circulation
- 8 3 of 12

2025 RELEASE UNDER E.O. 14176



- 1 PG: 62-37-
- 2 12332 Conway Rd - UNITED TRAFFICATORS INC - BUILDING 2
- 3 Prince Georges Co. MD
- 4 Susan Taylor
- 5 5/98
- 6 MD SHPO
- 7 East elevation
- 8 4 of 12



- 1 PG 162-32
- 2 12332 Conway Rd, UNITED FABRICATORS INC. BUILDING 2
- 3 Prince Georges Co, MD
- 4 Susan Taylor
- 5 5/98
- 6 MD SHPO
- 7 SE cover
- 8 5 of 12

12332

A black and white photograph of a long, single-story industrial building with a dark roof. The building features several multi-paned windows and a large garage door on the right side. The number '12332' is mounted on the left side of the facade. A tall antenna pole stands in front of the building. The foreground shows the hood of a car.

- 1 PG: 62-32
- 2 12332 Conway Dr, United Fabricators Inc. Building 2
- 3 Prince Georges Co. MD
- 4 Susan Taylor
- 5 5/98
- 6 MISTAKE
- 7 Elevation
- 8 6 OF 12



- 1 PG 162-32
- 2 12332 Conway Rd - UNITED FABRICATORS INC - BUILDING 2
- 3 Prince Georges Co. Md.
- 4 Susan Taylor
- 5 5/99
- 6 MD SHPS
- 7 West elevation
- 8 7 OF 12



- 1 PG: 62-32
- 2 12300 SW 112th DR - UNITED FABRICATORS INC - BUILDING 3
- 3 Prince Georges Co 11111
- 4 Susan Taylor
- 5 5/98
- 6 MD SHPC
- 7 NE corner
- 8 8 of 12

12300 SW 112th DR



U.S. METAL FORMS & TUBES, INC.

196300

- 1 PG:62-32
- 2 12500 Conroy Dr - GREENE FABRICATORS INC. BUILDING 3
- 3 PRINCE GEORGES CO, MD
- 4 Susan Taylor
- 5 5/9/12
- 6 MD SHPO
- 7 E. elevation
- 8 90012



- 1 PG:62-32
- 2 12500 Conroy Dr - UNITED FABRICATORS INC - BUILDING 3
- 3 Prince Georges Co, MD
- 4 Susar Taylor
- 5 5192
- 6 1110 SHPS
- 7 SE corner
- 8 10 or 12



1 PG 162 32

2 12300 Conboy Rd - UNITED FURNITURE, INC - BUILDING 3

3 Prince Georges Co MD

4 Susan Taylor

5 5/78

6 MID SHIP

7 US metal fittings + tubes, with elevations

8 11 OF 12



U.S. METAL FORMS & TUBES, INC.

123177

- 1 PG: 62-32
- 2 12300 Conway Dr - United Fabricators Inc - Building 3
- 3 Prince Georges Co, MD
- 4 Susan Taylor
- 5 2/98
- 6 MD SHPD
- 7 N elevation
- 8 12 OF 12