

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes no

Property Name: Murray Hill Subdivision Inventory Number: PG:76B-73

Address: Livingston, Murray Hill, Carey Branch Roads Historic district: yes no

City: Fort Washington, MD Zip Code: _____ County: Prince Georges

USGS Quadrangle(s): Anacostia

Property Owner: Multiple Tax Account ID Number: Multiple

Tax Map Parcel Number(s): Multiple Tax Map Number: 105

Project: MD 210 at Kerby Hill Road/Livingston Road Interchange Agency: FHWA/MD SHA

Agency Prepared By: MD SHA

Preparer's Name: Anne E. Bruder Architectural Historian Date Prepared: 08/01/2013

Documentation is presented in: Project Review and Compliance Files

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)*

Murray Hill Subdivision is a community of single family dwelling houses on the east side of MD 210 (Indian Head Highway) in Fort Washington, Prince George's County. The survey area includes 111 houses that are standing on lots ranging in size from 1/8 to 1/3 acres, as shown on Subdivision Plat Nos. 2643, 2549 and 4498 that are recorded in the Prince George's County Land Records. The plats were filed between 1954 and 1962 and are for Sections A-E (Plat 2643) and Sections C-F (Plat 2549) on Livingston Road, Kerby Drive, Murray Hill Road and Kerby Place. The subdivision includes more houses further east on Livingston Road, as well as south of Murray Hill Road, but the buildings in the surveyed portion are among the earliest constructed by the I.C. Murray Realty Company.

At Murray Hill Subdivision the development features four models -- a one-level ranch, a raised ranch, a two-story split level and a split foyer with several design options including an integral garage, a projecting bay, or a porch. Individual houses are of brick laid in common bond with wood (now vinyl or aluminum) siding and trim in the gable areas and/or other bays. Picture windows were placed in the living room of each dwelling, and the chimneys are either interior or exterior. Some houses have stone planters on one or both sides of the front entrance. Each house has a driveway, but attached garages and carports are not a feature of the subdivision. Central air conditioning appears to have been an optional feature when the houses were first constructed. The development has curving streets with sidewalks, but does not have a central community recreational area (pool, tennis court,

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MHT Comments:

Jim Valarino
Reviewer, Office of Preservation Services
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Reviewer, National Register Program

8/22/2013
Date
8/23/13
Date

playing fields), park, school or church associated with it. Although the terrain is hilly, the houses face the street and the set back for each house is the same throughout the development.

The houses standing on Livingston, Murray Hill and Carey Branch roads and Carey Branch Place that are included in the survey were all constructed between 1955 and 1963. The one story ranch house model has three variations.

One example, found at 8102 Murray Hill Road (1959), is the wing and front gable model with a side gable roof over the wing and a shed roof porch contained within the "L" of the dwelling. The shed roof extends from the main pile to shelter both the porch and the front door. It is a 4-bay building with a 3-part picture window in the living room and an entrance in the center of the wing. Another variation of this model places the living room in the front gable wing and the main entrance in the elevation that is perpendicular to the front gable.

Another type of the ranch house model is the hipped roof with an interior center chimney, as found at 8001 Murray Hill Road (1955). The hipped roof extends beyond the front façade to provide shelter over a narrow porch. This model has seven bays and appears to have been a combination commercial space and dwelling (such as a dentist's office on the ground floor below the house), which was a common feature found in the suburbs when no commercial space was nearby to provide an office. The more typical hipped roof model as seen at 8007 Murray Hill Road (1956) has 3-bays with a picture window in the living room, and an exterior chimney with or without a porch. All have driveways, but none have carports or garages.

The raised ranch models such as the one found at 7924 Livingston Road (1960) are of all brick construction with windows on the first floor and an integral garage. The dwellings have four bays with the main entrance in the second bay on the first floor and the garage in the fourth bay in the ground floor. There is an exterior chimney in the elevation adjacent to the first bay of the front façade. The first bay on the first floor is the living room and contains a 3-part picture window. The main entrance is reached by a flight of stairs that extend from the ground to the first floor. The brick cladding is an example of common bond.

The split level model has three variations; one of these, a front projecting gable with wing as shown at 8100 Murray Hill Road (1957), has a two-story front gable portion with two bays. It contains the main entrance in the ground floor level in the second bay. This area originally contained the integral 1-bay garage, but some houses have been altered to create a living space. The projecting second floor contains two windows which indicate the presence of bedrooms. The living room is contained in the side gable wing, and it has a 3-part picture window and an exterior chimney. The house also has an integral planter designed of stone at the main entrance. The original window in the main living room was a nine-part window made of a wood frame holding nine panes of glass. This type of window is found in other houses within Murray Hill Subdivision.

The second split level house, as shown at 8105 Murray Hill Road (1957), is also a front gable with a side-gable wing. An attached garage has been constructed. The main entrance is in the wing of the dwelling, which has two bays, including the three-part window. In the front gable, the basement also contains a three-part window and the second floor contains two double sash, 1 over 1 windows. The side gable roof extends beyond the main entrance to form a shallow shelter, but it is not wide enough to be considered a porch. An exterior chimney is on the rear of the building.

The third split level model is also a wing and front gable as shown at 8033 Carey Branch Place (1963), but the main entrance is contained in the wing in the second bay. The dwelling sits on a raised foundation and the basement is also raised and exposed almost in its entirety. The front gable has two bays and the second floor projects slightly beyond the basement, but not as far as the earlier-described split-level model. At the main entrance the side gable roof extends to the edge of the projecting gable to form the integral porch roof which extends across the main façade. It is supported with posts spanned by shallow arches. The gable ends are all clad in vinyl siding, as is the entrance façade. There is no garage, but a short driveway with parking pad provides an area for a

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_____ Reviewer, National Register Program							_____ Date						

vehicle.

The split-foyer model has three levels -- a partially raised basement, a ground floor entrance with foyer, and the main level. In the foyer the stairs lead to either the main living level or the basement. An example of the model is found at 8104Murray Hill Road (1962), and it has four bays and a side gable roof with an exterior chimney. The living room is in the fourth bay, and the ground floor entrance is in the third bay. 8104 has been altered by changes to the three-part picture window which now has two sliding glass windows on either side of the large fixed pane. There is vinyl siding below the picture window and above the entrance which has three side-lights on one side of the door. Some models have a 2-story gable front portico supported by narrow posts over the front entrance, and on other models the roof extends beyond the eaves of the main façade.

The father and son partnership of Irvin C. Murray and Irvin C. Murray, Jr., was known as the I.C. Murray Realty Company. Their offices were in Arlington, Virginia, but they built Murray Hill Subdivision and River Bend Subdivision in Fort Washington and Oxon Hill, Maryland, near MD 210 starting in the mid-1950s. Both developments were featured in The Washington Post's "Homes of '61" which showcased suburban residential developments in the District of Columbia and the surrounding counties as far away as Prince William County, but including Fairfax and Arlington in Virginia, and Prince George's and Montgomery in Maryland.

In 1956, Irvin Murray Jr. was featured in a Washington Post newspaper article as a builder-dealer for U.S. Steel Homes (formerly Gunnison Homes) which offered a contest for a homeowner to win the Super Coronado 2-bedroom, 2-bath house with carport by writing a 50 word essay. Although the model may have been constructed in 1956, it is not included in any of the buildings surveyed as part of the Murray Hill Subdivision. Murray apparently did not remain a U.S. Steel Homes builder-dealer since by 1961 his River Bend Subdivision was featured in a short newspaper article regarding a more traditionally built split-level house models for sale.

By the mid-1950s, the Fort Washington area of Prince George's County was undergoing residential development, and Prince George's County proposed improvements to Livingston Road which had heavy traffic from nearby developments. Houses in the Murray Hill Subdivision stand along the south end of Livingston Road near MD 210.

Throughout Murray Hill Subdivision the houses have been altered in ways that are typical for the Washington, DC suburbs in the early twenty-first century: wood siding replaced with aluminum or vinyl siding, wood frame windows with vinyl frame, 9-part picture windows replaced with 3-part or bow windows, enclosed porches, and additional exterior buildings such as garages and sheds. Security concerns have led owners to purchase doors with bars and some houses also have windows with barred windows.

All of these alterations have caused a loss of historic integrity of design, workmanship, materials, feeling and association. Although Murray Hill Subdivision is an example of a post-World War II suburban development, research conducted as part of this study did not identify local, state, or national events or persons of significance associated with the design and construction of Murray Hill Subdivision, and it is not eligible for inclusion in the National Register of Historic Places (NRHP) under Criteria A or B. The houses have been altered resulting in poor historic integrity, and none reflect designs important in the post-war era. Also, Murray Hill Subdivision is an example of a planned suburban development, but all of its house models are typical examples of the styles that were constructed in Maryland's suburbs between 1955 and 1963. As a result, Murray Hill Subdivision does not meet NRHP Criterion C (architecture) and is not eligible for the NRHP under Criterion C. NRHP Criterion D (information potential) was not included as part of this study.

The boundary for the Murray Hill Subdivision consists of the tax parcel boundaries as shown on Prince George's County Tax Map 105 (2013), including standing structures on Livingston Road, Carey Branch Drive, Carey Branch Place and Murray Hill Road,

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Reviewer, Office of Preservation Services							Date						
Reviewer, National Register Program							Date						

and bounded by Indian Head Highway (MD 210), Livingston Road, and the rear lot lines of the houses on the east side of Carey Branch Drive, containing approximately 35 acres as shown on the Anacostia USGS 7.5' Quadrangle.

Sources Consulted:

KCI Technologies, Inc., "Suburbanization Historic Context and Survey Methodology, I-495/I-95 Capital Beltway Corridor Transportation Study, Montgomery and Prince George's Counties, Maryland" (2000)

Maryland State Department of Assessments and Taxation, Plat Nos. 2643, 2549 and 4498

The Washington Post, "The State of Real Estate," June 13, 1954, P. R2

_____, "Area Drivers to Be Helped By New Road," November 29, 1957, P. A2

_____, "Directions and Details Given for New Homes of '61," September 23, 1961, P.B2

_____, "Brick Bi-Level at Murray Hill," September 23, 1961, P. B16

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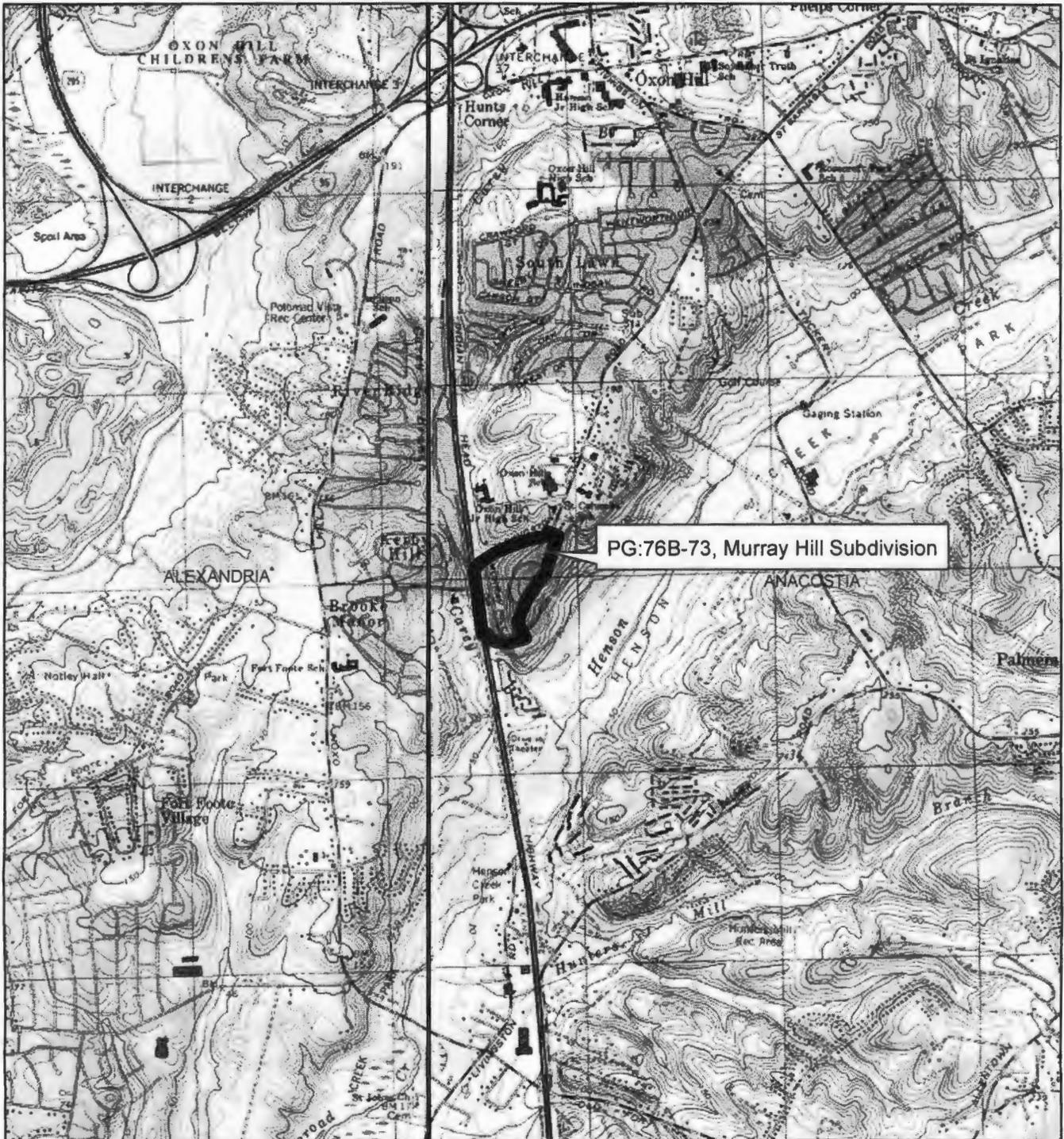
Reviewer, Office of Preservation Services

Date

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Murray Hill Subdivision
PG:76B-73
Anacostia USGS 7.5' Quadrangle





PG: 76B-73

MURRAY AVE SUBDIVISION
PRINCE GEORGE'S, MD.

H NINE BOUND

5/30/13

LOOKING SOUTHWEST AT 9100 BLOCK
OF MURRAY AVE RD.

1/6



PG: 76B-73

MURRAY HILL SUBDIVISION

PRINCE GEORGE'S MD

BOUNDAR

5/20/13

8102 MURRAY HILL ROAD - LOOKING
EAST AT WEST FACADE

2/6



PG: 76B-73

MURRAY HILL SUBDIVISION
PRINCE GEORGE'S MD

BRENDERS

5/20/13

8103 MURRAY HILL RD - LOOKING
WEST AT EACH FACADE

3/6



AG:76B-73.

MURRAY HILL SUBDIVISION
PRINCE GEORGE'S MD

BOUNDAR

5/20/13

LOOKING SOUTH AT 7924 LIVINGSTON
ROAD NORTH FACADE.

4/6



PG 76B-73

8033 Carey Branch Road - MURRAY

Hill Subdivision

Prince Georges Co, MD

Brewer

5/30/13

LOOKING NORTH WEST AT SOUTH FACADE

AT 8033 Carey Branch Rd

5/6



FG 76B-73

MURRAY HILL SUBDIVISION
PRINCE GEORGE'S CO, MD
PARENT

MAY 20, 2013.

0001 MURRAY HILL RD LOOKING
WEST AT EAST FACADE

6/6