

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes
no

Property Name: Stephen's Crossing at Brandywine (current name) Inventory Number: PG-85A-84
 Address: 13801 Missouri Ave. City: Brandywine Zip Code: 20613
 County: Prince George's USGS Topographic Map: 1956 Brandywine
 Owner: Route 301 IND CPI LTD PARTNERSHIP Is the property being evaluated a district? yes
 Tax Parcel Number: 10 Tax Map Number: 145 Tax Account ID Number: 3713880
 Project: _____ Agency: _____
 Site visit by MHT Staff: no yes Name: _____ Date: _____
 Is the property located within a historic district? yes no

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

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: none

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

A tenant farmhouse, a coop, collapsed small barns, scattered concrete blocks, a rectangular poured concrete foundation, and one standing tobacco barn, several hundred yards north of the other buildings are the remnants of an early twentieth century farm. Tobacco fields flank on the north and south of a dirt road, with one small section of asphalt, running west from Missouri Avenue, across Timothy Branch, nearly to the buildings and ruins. The ruins and remaining buildings have been encroached by tree and plant growth dating to the 1970's (based on aerial maps). Additional tobacco fields are south and north of the buildings. According to a long time resident, the tenant house has been abandoned since the early 1950's.

The tenant house is two stories, with gable roof and central brick chimney, and remnants of cornice returns at the north and south ends. It is a wood frame house, with wood sheathing partially covered in pressed metal ceiling panels and corrugated panels. The house sits on a poured concrete foundation with a crawl space and short poured concrete piers supporting floor beams in the front half of the houses. The rear of the house has a full height basement, with a thin concrete floor. On the northwest side, a below ground poured concrete open enclosure with concrete steps leads to a basement entrance. The house's foundation is cracked along this west side and the floor beams for the front of the house have snapped at the concrete piers and are collapsed. The concrete foundations are two feet above ground and run 24 feet on the front (north) and rear, and (SEE CONTINUATION SHEET)

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Eligibility recommended <input type="checkbox"/>	Eligibility not recommended <input checked="" type="checkbox"/>
Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D	Considerations: <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 <input type="checkbox"/> None
Comments: <u>Farm complex lacks integrity.</u>	
<u>Jonathan Sage</u> Reviewer, Office of Preservation Services	<u>1/11/12</u> Date
<u>[Signature]</u> Reviewer, NR Program	<u>1/6/12</u> Date

2017 0004

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Continuation Sheet No. 1

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is open on the front with remnants of vertical planks that enclosed the west end of the open porch. The stairs and many floor planks are missing. The enclosed porch is 6 feet by 6 feet and the open porch is the same dimensions. Exterior doors and some interior doors remain and window frames have been removed except for one frame that shows two over two sash. No glass remains. On the rear façade, a large window opening, probably for a large, single pane of glass, was cut. The glass is no longer there.

The first floor has two rooms in front and two in the rear with at least three of the rooms showing round openings in the inside wall for a pipe running from the central chimney flue to a free-standing stove in at least three of the rooms. A partial stairs in the rear (south east) room leads up to the second floor, where there are also four rooms and a small corridor.

The walls of the rooms on both floors might have been plaster over wood lathe, which is largely exposed, but there is no evidence of loose plaster in the lathe. Most wall surfaces are sheet rock. Milled fluted door surrounds survive in part on some *upstairs door openings and there is voids where roundel blocks were*. The only surviving wall treatment is tongue and groove vertical wainscot in the front room (northeast) off the enclosed porch. The wainscot appears to have been painted red.

The collapsed barn closest to the house had an attached shed on the south end. It was impossible to measure to building or see if there was any evidence of foundations. Directly east of the collapsed barn there is a coop, twelve feet and eighteen and half feet, in fair condition. North of the coop are concrete foundations, twenty feet at east and west, thirty feet at north and south. In the vicinity of these foundations are scattered, half buried concrete blocks of undetermined number.

Several hundred yards north of these ruins is another collapsed small barn, of undetermined size or foundations.

A few hundred feet southwest of this barn is the standing tobacco barn, just within tree growth, near a tobacco field. The barn runs north to south, with long facades 40 feet and the short, gable end facades 24.5 feet. Double doors are on the north and south sides with smaller doors on the other two facades. The sills and beams sit on small, shallow concrete pads. The corner pads consist of equal wings set at 45 degree angle and the intermediate pads along the facades are small, shallow rectangular slabs. On the long facades, the vertical panels are hinged so they could have been opened. The interior still largely has the matrix of tree limbs for hanging the tobacco leaves. This building, like all other buildings on the site, has a sheet metal roof.

The 1878 Hopkins Atlas shows a house owned by W. H. Boswell east of Timothy Branch. This house no longer stands and the archeologists found no evidence of it.

In terms of house architectural styles, rural Brandywine was very conservative, with styles having a substantially longer period of popularity than in more sophisticated urban or even suburban areas. For example, the architecturally ambitious and impressive house, built for a local entrepreneur and railroad man, J.A. Early, was built in 1907 but with its Queen Anne details and massing, it looks like it could have been done in the 1870's into the early 1880's. Similarly, the tenant farmhouse with its cornice return gable and tall proportions, looks on first sighting to date from the mid to late 1800's. But the poured concrete foundations of the tenant house suggest a date of late 1910's. The Chapel of Incantation south of the farm was built in 1916 and its formwork is noticeably more primitive than that of the tenant farmhouse foundations. Given the proximity of the houses and very limited development of the area and therefore limited number of skilled, specialized craftsmen, it is likely that the same contractor did the concrete work for the Chapel and the farmhouse. And that the latter was done slightly later than the former as the latter's formwork is better executed. It follows that the tobacco barn and ruins were probably constructed at the same time or slightly later- based in part of the presence of concrete slabs and blocks in at least one outbuilding and scattered through the sites.

The house or tobacco barn viewed individually or as part of a complex, including the ruins, does not have the requisite significance or integrity under criterion C to be eligible for the National Register of Historic Places. They lack distinctive characteristics of a type, period, or method construction as both buildings were erected in construction methods available for several hundred years in this country nor is there any stylistic aspect to either building that embodies a distinctive characteristic of a type or period of American architecture. To state the obvious, neither building represents the work of a master, nor possesses high artistic value. Even under the broader concept of representing a significant and distinguishable entity whose components may lack individual distinction, neither building is individually or collectively significant or distinguishable.

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Continuation Sheet No. 2

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In the case of the house, even if it had had significance, its lack of integrity to convey any significance that it might have once had. In sum, the house fails to meet the tests for significance and integrity and the tobacco barn has sufficient integrity, but lacks significance.

Bill Lebovich

Date Prepared: March 18, 2011

TOPOI map printed on 03/10/11 from ".tpo"

76°53'00" W

76°52'00" W

76°51'00" W

WGS84 76°50'00" W

38°43'00" N

38°43'00" N

38°42'00" N

38°42'00" N

38°41'00" N

38°41'00" N

76°53'00" W

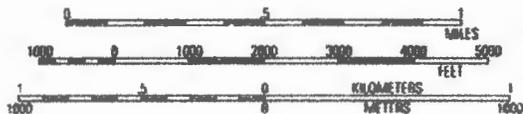
76°52'00" W

76°51'00" W

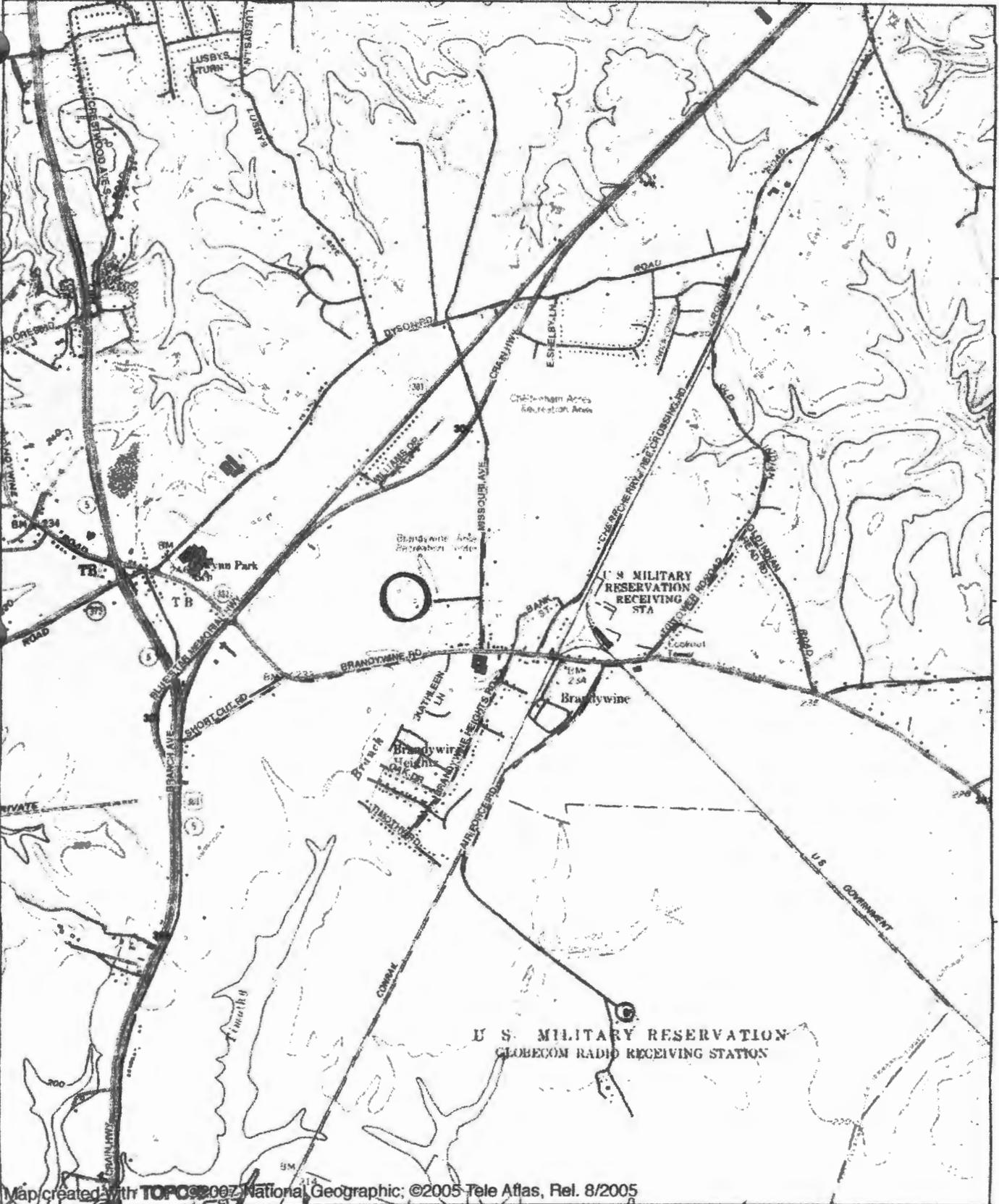
WGS84 76°50'00" W

Map created with TOPOI 2007 National Geographic; ©2005 Tele Atlas, Rel. 8/2005

NATIONAL GEOGRAPHIC



MN | TN
11°
03/10/11





PG-85A-84
13801 MISSOURI AVE,
BRANDYWINE
PRINCE GEORGES'S
CO, MD

BILL LEBOVICH
MARCH 13, 2011
MD SHPO
FRONT (NORTH) AND
SIDE (WEST)
OF TENANT
FARM HOUSE

1/9



PG-85A-84
13801 MISSOURI AVE,
BOSZANOWICZ WINE
PRINCE GEORGE'S
6, MD
BILL LEBOVICH
MARCH 13, 2011
MD SK00
REAR (SOUTH)
SIDE

2/9



PG-85A-84
13801 MISSOURI AVE,
BRANDYWINE
PRINCE GEORGE'S COUNTY,
MD

BILL LEBONICH
MARCH 13, 2011
MD SHPO
EAST SIDE

3/9



PG-85A-84
13801 MISSOURI AVE.,
BRANDYWINE
PRINCE GEORGES CO, MD

BILL LEBOVICH
MARCH 13, 2011
MD SMPD
PARLOR, LOOKING
NORTH

4/9



PG-85A-84
138A MISSOURI AVE,
BRANDYWINE
PRINCE GEORGE'S COUNTY, MD

BILL LEBOVICH
MARCH 13, 2011
MD SHPO

EAST AND NORTH
SIDES

5/9



PG-85A-84
13801 MISSOURI AVE,
BRANDYWINE
PRINCE GEORGE'S COUNTY, MD

BILL LEBOVICK
MARCH 13, 2011
MD SRPO

WEST AND SOUTH
SIDES

6/9



PG-85A-84
13801 MISSOURI AVE,
BRANDYVINE
PRINCE GEORGE'S CO., MD

BILL LEONICA
MARCH 13, 2011
MD SKPD

INTERIOR,
LOOKING
SOUTHWEST

7/9



PG-85A-84
13801 Missouri Ave,
BRANDYWINE
PRINCE GEORGES'S
COUNTY, MD

BILL LEBOVICH
MARCH 13, 2011
MD SHOO
COLLAPSED
BAR, LOOKING
NORTH
8/9



PG-85A-84
13801 MISSOURI AVE,
BRANDY WINE
PRINCE GEORGES CO,
MD

BILL LEBOWICZ
MARCH 13, 2011
MD SHPO

COOP, LOOKING NE
9/9