MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes___ no X

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 X yes Name: A. Lewis / T. Tamburrino Date: 04/01/2003

Is the property is located within a historic district? ___ yes X 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 X 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** X

Criteria: ___ **A** ___ **B** ___ **C** ___ **D** **Considerations:** ___ **A** ___ **B** ___ **C** ___ **D** ___ **E** ___ **F** ___ **G** ___ **None**

MHT Comments

Andrew Lewis ✓ 4/11/03
Reviewer, Office of Preservation Services **Date**

5/30/03
Reviewer, NR Program **Date**

200204885

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.

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

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	
___district	___public	_X_occupied	___agriculture	___museum
_X_building(s)	_X_private	___unoccupied	_X_commercial	___park
___structure	___both	___work in progress	___education	___private residence
___site	**Public Acquisition**	**Accessible**	___entertainment	___religious
___object	___in process	_X_yes: restricted	___government	___scientific
	___being considered	___yes: unrestricted	___industrial	_X_other: apartments
	_X_not applicable	___no	___military	
			___transportation	

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

name Clinton and Roma Bowman

street & 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 & 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

repository for survey records

city,town state

7. Description

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

Condition		Check one	Check one	
___excellent	___deteriorated	_X_unaltered	_X_original site	
_good	___ruins	___altered	___moved	date of move _____
___fair	___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.

northeast corner of the building is canted. It has corner yellow-brick engaged pilasters. 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 ent setting is commercial, and is relatively unchanged from the historic setting, though presumably more developed.

8. Significance

Survey No. PG:61-41 (PACS 6.3

Period	Areas of Significance—Check and justify below			
_prehistoric	__archaeology-prehistoric	__Community planning	__landscape architecture	__religion
__1400-1499	__archeology-historic	__conservation	__law	__science
__1500-1599	__agriculture	__economics	__literature	__sculpture
__1600-1699	X_architecture	__education	__military	__social/ humanitarian
__1700-1799	__art	__engineering	__music	
__1800-1899	__commerce	__exploration/settlement	__philosophy	__theater
X_1900-	__communication	__industry	__politics/government	__transportation
		__invention	__other (specify)	

Specific dates 1935 Builder/Architect

check: Applicable Criteria: ___A___B_X_C___D
and/or
Applicable Exceptions: ___A___B___C___D___E___F___G

Level of Significance: ___national___state_X_local

Prepare both a summary paragraph of significance and a general statement of history and support

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

ne Bowman Commercial Property is located in Beltsville. Beltsville, named after the Bel family, is an area of Prince George's County on either side of Route 1 from Ammendale Road t the Capital Beltway. During the 1700s and early 1800s, the Snowden family possessed larg estates which were located on both sides of what is now Route 1, and on land which is now th Beltsville Agricultural Research Center. In the colonial era, tobacco farming occurred alon Indian Creek, a tributary of the Northeast Branch of the Anacostia River. Later, farmers in th area produced grains and vegetables.

By 1795, a turnpike from Baltimore to Georgetown in the District of Columbia had been constructe through the county. Taverns were established along the turnpike (present day Route 1 and Ol Baltimore Pike), including one operated by Jacob Van Horn in what is now Beltsville. The tavern called Vansville, serviced turnpike travellers from the 1790s to 1817. In the 1830s, th Baltimore and Ohio Railroad built tracks for the Washington Branch through the Belt family far and established a station which was named Beltsville. The station, located along the turnpike the east-west roads of Odell and Powder Mill, and the railroad, grew during the 1800s and becam a village containing two churches, residences, stores, and businesses such as a blacksmith an a wheelwright shop.

During the late 1800s, Beltsville became part of the expanding Washington, D.C. suburbs, a development occurred along the railroad and streetcar lines north of the city. Federal worker could live in the suburbs and work downtown, and many new communities were established from th District line to Beltsville. The suburban development continued after the introduction of th automobile. The state improved the roads, and Route 1 became the major north/south route alon the east coast. Although the Beltsville Agricultural Research Center was established in 191 nd employment in the area increased, Beltsville was relatively far from Washington, and the mor outhern suburbs experienced greater growth. It was not until after the Second World War tha intensive development came to the Beltsville area. The increase in Federal employment and th dramatic rise in personal automobile use led to the suburbanization of Beltsville. The area wes of Route 1 was developed as a residential area, and the development increased in the 1960s as

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: _____

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

See Attached

10. Geographical Data

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

Verbal boundary description and justification

See Attached

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 purposed 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

9. Major Bibliographical References (Continued)

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.

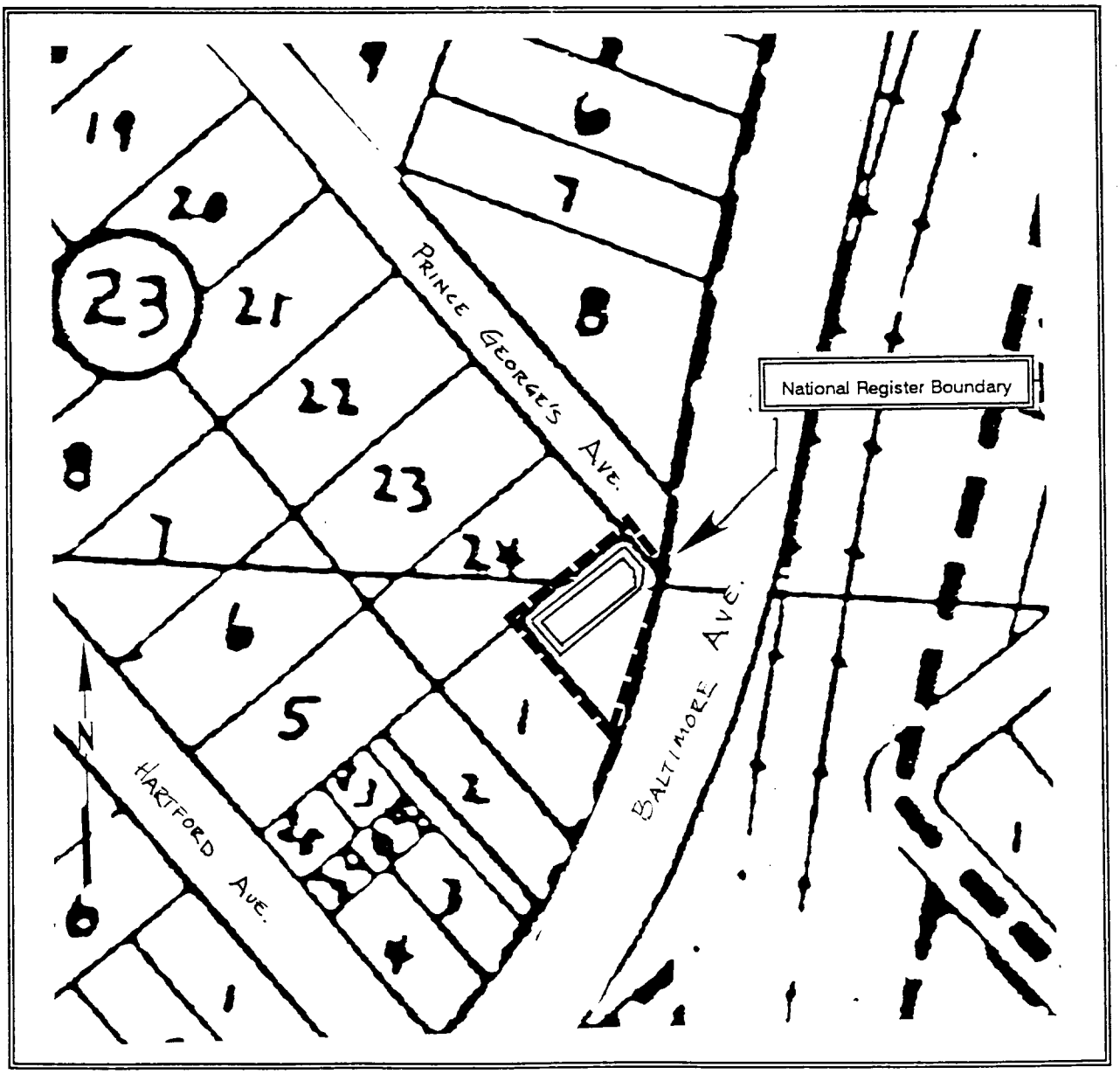
10. Geographical Data (Continued)

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.

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

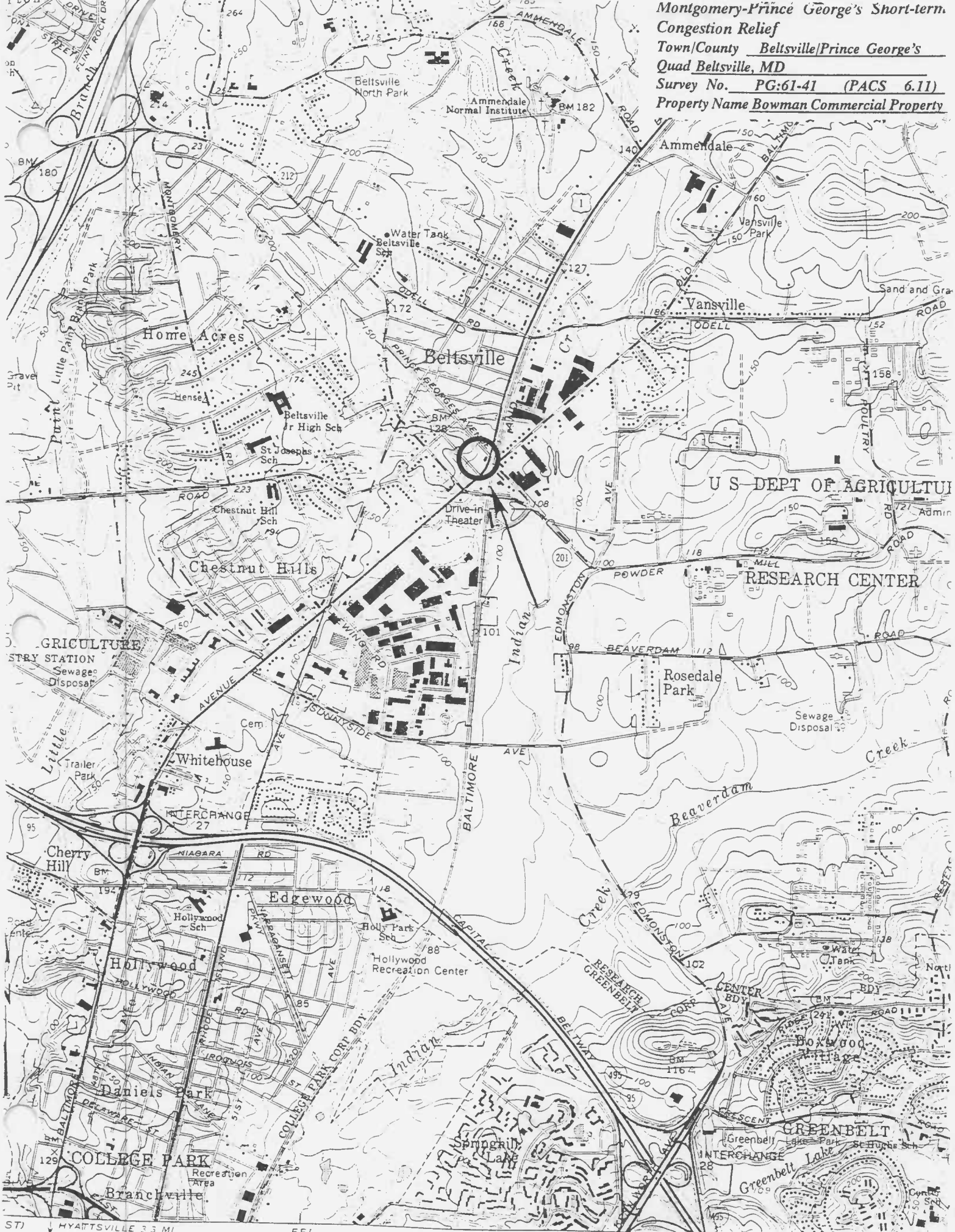
Historic Environment (urban, suburban, village, or rural): Urban

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

Known Design Source (write none if unknown): None

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

Montgomery-Prince George's Short-term Congestion Relief
Town/County Beltsville/Prince George's
Quad Beltsville, MD
Survey No. PG:61-41 (PACS 6.11)
Property Name Bowman Commercial Property



Click here for a plain text ADA compliant screen.

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

Go Back
View Map
New Search

Account Identifier: **District** - 01 **Account Number** - 0005983

Owner Information

Owner Name: BOWMAN,CLINTON E & ROMA E

Mailing Address: 4404 GREENWOOD RD
BELTSVILLE MD 20705-2713

Use: COMMERCIAL
Principal Residence: NO
Deed Reference: 1) / 2104/
2)

Location & Structure Information

Premises Address
11172 BALTIMORE AVE
BELTSVILLE 20705

Zoning
CSC

Legal Description
PT LT 1 EX 1525 SF
& 15X83.6 FT LT
BELTSVILLE >

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

Special Tax Areas
Town
Ad Valorem
Tax Class 08

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1947	7,020 SF	9,375.00 SF	005

Stories	Basement	Type	Exterior

Value Information

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

Transfer Information

Seller:	Date: 05/17/1957	Price: $0
Type: UNKNOWN	Deed1: / 2104/	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

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

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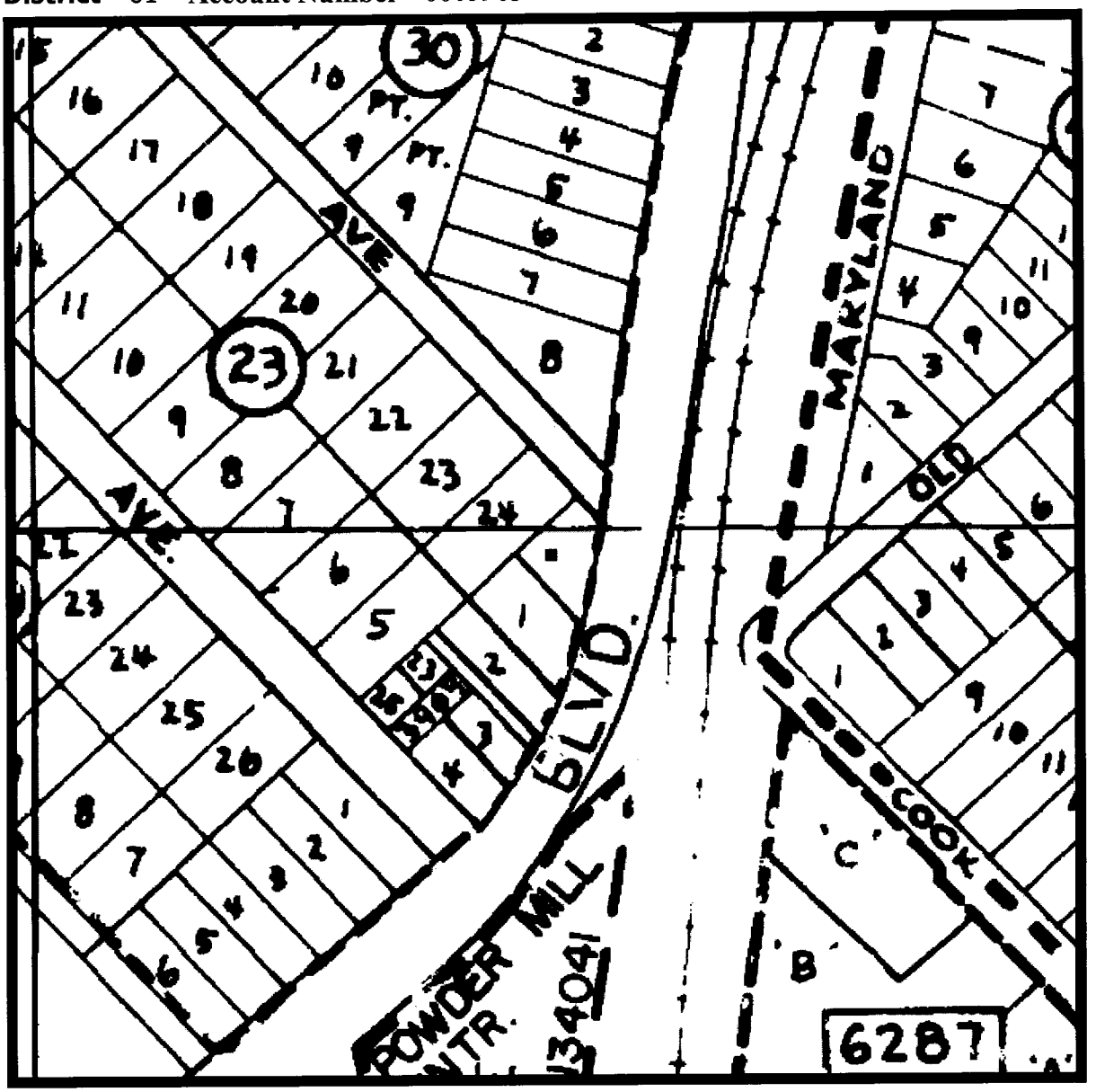
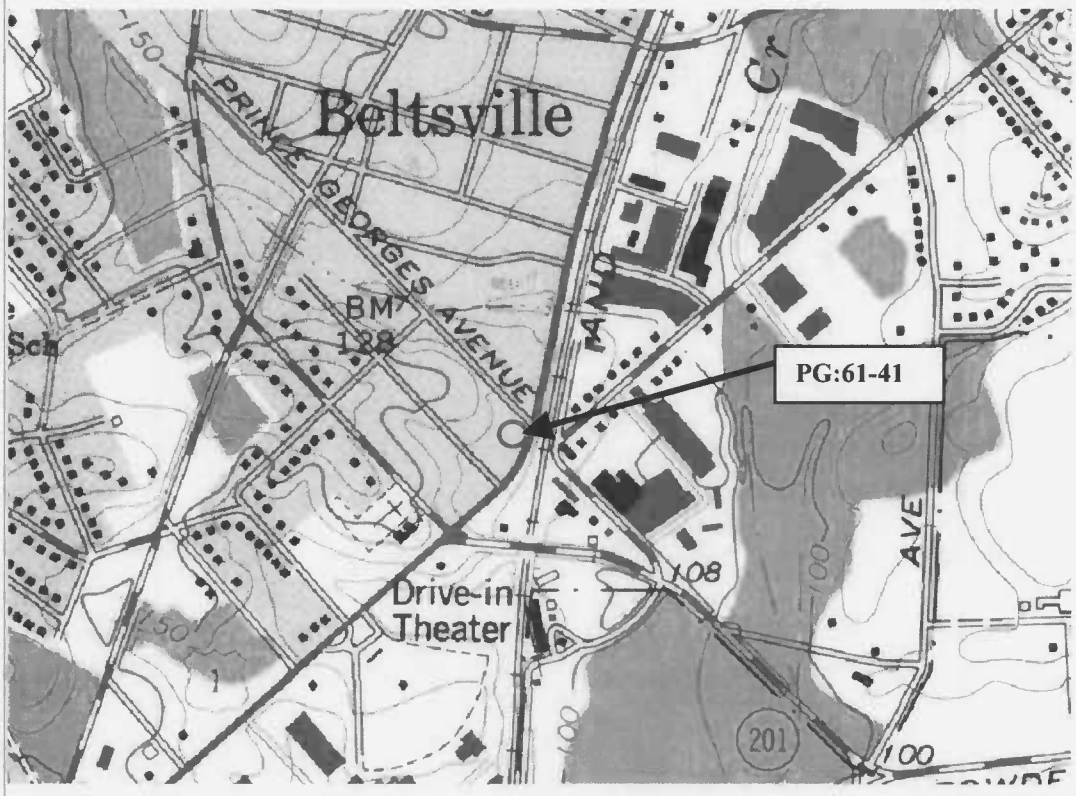
New Search

District - 01 **Account Number** - 0005983



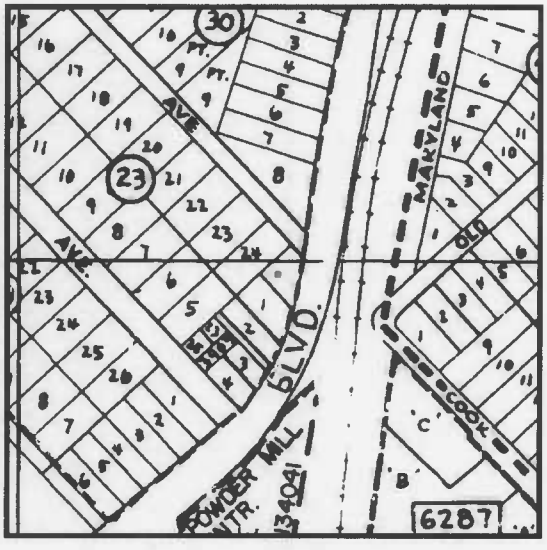
Property maps provided courtesy of the Maryland Department of Planning ©2001.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/webcom/index.html

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



1998 Aerial Photo

Tax Map 19



BELTSVILLE
SPORT CENTER

1 PG:61-41

2 Bowman Commercial Property

3 Prince George Co Md

4 Susan Taylor

5 5/98

6 Md SHPO

7 E elevation

8 1 of 5

PARTS
11160
Bendix
SPORT CENTER

1 PG-61-[illegible]

2 Bowman Commercial Property

3 Prince George's Co., Md

4 Susan Taylor

5 5/98

6 Md SHPO

7 SE corner

8 2 of 5

SAM'S BARBER SHOP
SAM'S BARBER SHOP

1 PG:61-41

2 Bowman Communal Property

3 Prince George Co. Md

4 Susan Taylor

5 5/97

6 MD SHPO

7 N elevation

8 2 of 5

SAM'S BARBER SHOP
SAM'S BARBER SHOP

1 PG:61-4

2 Bowman Commercial Property

3 Prince George's Co. Md

4 Susan Taylor

5 5/97

6 Md SHPO

7 NRI Owner

8 4 of 5

1 PG-61-41

2 Bowman Commercial Property

3 Prince George's Co, Md

4 Susan Taylor

5 5/98

6 Md SHPO

7 W elevation

8 5 of 5