CAPSULE SUMMARY SHEET

Survey No.: PG:74B-24 **Construction Date:** circa 1890

Name: Annie Phipps Property

Location: 2906 Mill Branch Road, Mitchellville vicinity, Prince George's County

Private/Agriculture, Private Residence/Occupied/Good/Restricted

Description:

The Annie Phipps Property is located at the southeast corner of the intersection of Crain Highway (U.S. 301) and Mill Branch Road, in the Mitchellville vicinity, Prince George's County. The circa 1890 farmstead is situated amongst rolling pastures and re-forested land and is accessed by gravel lanes extending from both the Crain Highway and Mill Branch Road. The farmstead consists of two houses, three barns, one garage and a shed. The main house on the property is a 2-story, 3-bay, single-pile building with a side-gable roof. A centered gable is located on the front elevation. The building, constructed circa 1890, has a shed roof front porch and a 1-story rear addition. The exterior walls, window surrounds and cornice are covered with vinyl siding and the windows are flanked by vinyl shutters. The roof has recently been covered with asphalt shingles, replacing a standing seam metal roof. According to current occupant Charles Garner, the original roof material was wood shingle. An interior corbelled brick chimney is located on the front slope of the side-gable roof. Concrete block exterior chimneys are located on the west elevation and on the rear elevation of the rear addition.

Significance:

The Annie Phipps Property is part of a small agricultural community located along Mill Branch Road in the Mitchellville vicinity. The house on the Annie Phipps Property is a simplified example of a center-gabled vernacular residence. Its principal character-defining feature, a center-gable, is merely decorative and non-functional. The gable on this house has a shallow pitch and does not contain a window. The only other decorative element of the house is its front porch with its turned wood columns and brackets. The property is typical of late-nineteenth and early-twentieth century farmsteads. It is a subdivision of agricultural land and contains residences and agricultural outbuildings from numerous periods of construction. The residences have been altered by additions and changes of material and the outbuildings are ubiquitous to the region. Evaluated in its entirety, the farmstead lacks buildings of architectural, material, design or historical significance.

Preparer:
P.A.C. Spero & Company
November 1998

Survey No. PG:74B-24

Maryland Historical Trust
Maryland Inventory of Historic Properties

DOE ___yes ___no

1. Name (indicate preferred name)

historic Annie Phipps Property (Preferred)

and/or common Ali Property

2. Location

street & number 2906 Mill Branch Road ___ not for publication

city, town Mitchellville _X_ vicinity of congressional district

state Maryland county Prince George's

3. Classification

Category	Ownership	Status	Present Use	
___district	___public	_X_occupied	_X_agriculture	___museum
_X_building(s)	_X_private	___unoccupied	___commercial	___park
___structure	___both	___work in progress	___educational	_X_private residence
___site	**Public Acquisition**	**Accessible**	___entertainment	___religious
___object	___in process	_X_yes: restricted	___government	___scientific
	___being considered	___yes: unrestricted	___industrial	___transportation
	_X_not applicable	___no	___military	___other:

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

name Ahmed and Maha Ali

street & number P.O. Box 1660 telephone no.:

city,town Mitchellville state and zip code MD 20717

5. Location of Legal Description

courthouse, registry of deeds, etc. Land Records Office of Prince George's County liber 7636

street & number 14741 Governor Oden Bowie Drive folio 427

city,town Upper Marlboro state Maryland

6. Representation in Existing Historical Surveys

title

date ___federal ___state ___county ___local

depository for survey records

city,town state

7. Description

Survey No. PG:74B-24

Condition		Check one	Check one	
___excellent	___deteriorated	___unaltered	_X_original site	
_X_good	___ruins	_X_altered	___moved	date of move _____
___fair	___unexposed			

Resource Count: 7

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

The Annie Phipps Property is located at the southeast corner of the intersection of Crain Highway (U.S. 301) and Mill Branch Road, in the Mitchellville vicinity, Prince George's County. The circa 1890-1900 farmstead is situated amongst rolling pastures and re-forested land and is accessed by gravel lanes extending from both the Crain Highway and Mill Branch Road. The farmstead consists of two houses, three barns, one garage and a shed.

The first house and the garage are located at the north end of the property in close proximity to Crain Highway. House #1 is a 2-story, 3-bay, single-pile building with a side-gable roof. A centered gable is located on the front elevation. The building, constructed circa 1890-1900, has a shed roof front porch and a 1-story rear addition. According to Prince George's County Tax Records, the house was constructed in 1928, however deed records and architectural features suggest that the structure was constructed circa 1890-1900. Such features include the building plan, center-gable, turned wood porch posts with ornamental brackets and wood 2/2 double-hung windows. The exterior walls, window surrounds and cornice are covered with vinyl siding and the windows are flanked by vinyl shutters. The roof has recently been covered with asphalt shingles, replacing a standing seam metal roof. According to current occupant Charles Garner, the original roof material was wood shingle. An interior corbelled brick chimney is located on the front slope of the side-gable roof. Concrete block exterior chimneys are located on the west elevation and on the rear elevation of the rear addition.

The front, or north elevation has a screened shed roof porch supported by four turned wood posts on a poured concrete deck over a concrete block foundation. Within the porch are a wood panel door and a wood 1/1 double-hung window. The second story has three wood 1/1 double-hung windows.

The east elevation has a wood 6/6 double-hung window on both the first and second stories of the gable end. The east elevation of the rear addition has a metal awning window on the basement level and a wood 2/2 double-hung window on the first story.

The first story of the rear, or south elevation has been covered by a 1-story gable addition constructed circa 1950. The basement level of the addition has two metal awning windows, while the first story has a pair of wood 2/2 double-hung windows with horizontally-divided lights and a single vinyl 2/2 double-hung window. The second story of the main block has three wood 2/2 double-hung windows.

The west elevation has no fenestration on the main block. The west elevation of the rear addition has two pairs of metal sliding windows and a 4-light wood panel door. Below the door is a brick stoop.

North of the house is a 1½-story front-gable garage. Constructed circa 1890-1900 the wood-frame building has a concrete foundation, wood clapboard siding and an asphalt shingle roof with exposed rafter ends. The front, or west elevation has three open bays on the first story. The second story has a central wood panel door flanked by wood 6-light casement windows. The north elevation has a pair of 6-light casement windows. The rear, or east elevation has two wood 6/6 double-hung windows. The south elevation has a wood panel door, a wood louvered opening and a pair of 6-light casement windows.

Located south of House #1 are three barns, a shed and House #2. The first barn is a concrete block and frame structure with a standing-seam metal gambrel roof. Constructed circa 1930, the building has a concrete block foundation and vertical wood

7. Description (Continued)

siding. The south elevation has a set of hinged wood doors on the first story and a wood door on the loft level. The first story of the north elevation is of concrete block construction. The west elevation has hatch door near the northwest corner.

Located immediately south of the barn is a small 1-story shed. The building has a gable roof covered with standing-seam metal. Constructed circa 1890-1900, it is of wood-frame construction on concrete piers. The exterior is covered with vertical wood siding and a vertical wood panel door is located on the east elevation.

Located southeast of the shed is a large 1-story wood-frame barn constructed circa 1940. The building has a concrete block foundation, vertical wood siding and a standing-seam metal roof. The building has double wood doors on the gable ends with no openings on the long sides of the building.

South of the previously mentioned structures is an open pasture, beyond which are House #2 and a large wood-frame tobacco barn. House #2 is approached from the north by a gravel lane. The 1½-story house has a side-gable roof, enclosed front porch and a rear addition. The building, possibly a former tenant house, has been significantly altered with building and material alterations. The exterior has been covered with aluminum and vinyl siding, the windows are replacement vinyl 1/1 and 6/6 double-hung and the roof is covered with asphalt shingles. The front slope of the roof has two skylights. A wood deck extends across the south elevation. A modern set of sliding glass doors open onto the deck. A modem metal stove pipe is located on the exterior at the northeast corner of the building.

The tobacco barn is located south of House #2. Constructed circa 1890-1900, the barn is a T-shaped 1½-story building with a standing-seam metal roof and vertical wood siding with hinged ventilators. The building is supported by concrete piers and has double doors on the north, south and east elevations.

8. Significance

Survey No. PG:74B-24

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	__architecture	__education	__military	__social/ humanitarian
__1700-1799	__art	__engineering	__music	
X 1800-1899	__commerce	__exploration/settlement	__philosophy	__theater
__1900-	__communications	__industry	__politics/government	__transportation
		__invention		___other (specify)

Specific dates circa 1890-1900 **Builder/Architect** Unknown

check: Applicable Criteria: __A __B __C __D
and/or
Applicable Exception: __A __B __C __D __E __F __G

Level of Significance: __national __state __local

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

The Annie Phipps Property is located at the intersection of Crain Highway (U.S. 301) and Mill Branch Road in Prince George's County. The property is located within a rapidly growing section of Prince George's County in close proximity to U.S. Route 50 (John Hanson Highway). Heavy commercialization has occurred to the north of the property, and with high-density residential developments are under construction to the west. The Annie Phipps Property is part of a small agricultural community of late-nineteenth and early-twentieth century farmsteads along Mill Branch Road.

The Annie Phipps Property is historically associated with a 584 acre (236 hectare) land holding accumulated by the McGraw, Davis and Company of Baltimore City in the 1880s. In 1880, the company purchased a 198 acre (80 hectare) tract of land near Mitchellville and along the Baltimore and Potomac Railroad from Thomas Hill. The land holding included two additional parcels of 171 acres (69 hectares) and 180 acres (73 hectares) and encompassed parts of tracts known as `Bough', `Tyler's Discovery', 'Quarter Plantation' and `Basford'. The 180 acre (73 hectare) parcel known as `Quarter Plantation' and `Basford' was purchased by George McGraw in 1886 from the National Bank of Baltimore, which had aquired the land in 1870 by sheriff sale. It was from this larger parcel that 7.11 acres (2.9 hectares) of land was sold to Annie Phipps by George McGraw in 1888. According to the building plan and features, House #1 was constructed on the property for Annie Phipps circa 1890. The house was transferred to Robert Welford and May Belt Peach before it was purchased by James G. Sasscer in 1938. James Sasscer had purchased the 180 acre (73 hectare) tract known as `Quarter Plantation' and `Basford' from heirs of George McGraw in 1930. James Sasscer's purchase of the Annie Phipps Property in 1938 reunited the two parcels.

James Sasscer retained ownership of the land until his death in 1990. During his ownership, the land was actively farmed for the cultivation of tobacco, corn and hay. By 1990, the size of the parcel had been reduced to its current size of 99.2723 acres (40 hectares). Currently, the property is in limited use for the production of soybeans. The widow of James Sasscer, Rosalie Sasscer, sold the property in 1990 to the current owners Ahmed and Maha Ali for $1,880,000. Charles and Theresa Garner, long-time residents of House #1, were granted life tenancy on the property in 1990.

The main house on the Annie Phipps Property is an example of a 2-story center-gabled residence. Built between 1870 and 1910, this 1½ or 2½ -story residential type features a side-gable roof with a centered-gable inspired by Gothic Revival roof forms. At first, the center-gable was steeply pitched like its Gothic counterpart, but soon widened to function as a dormer. This type has three to five symmetrical bays, with a central entrance and a room arrangement of two rooms on the first story and either two or four rooms on the second story. The porches are typically full-width and reflect the stylistic trends and woodworking capabilities at the time of construction. Early porches are supported by plain, square posts, while later porches are supported by posts, brackets and delicate scrollwork. Center-gable

8. Significance (Continued)

residences constructed in the twentieth century reflect the Colonial Revival style. Palladian and three-part windows replaced Victorian-style windows while cornice returns and boxed cornices were added (Gottfried and Jennings 1988, 178).

The house on the Annie Phipps Property is a simplified example of a center-gabled vernacular residence. The principal character-defining feature of a center-gable is merely decorative and non-functional. The gable on this house has a shallow pitch and does not contain a window. The only other decorative element is the front porch with its turned wood columns and brackets. The farmstead is typical of a late-nineteenth to early-twentieth century farmsteads containing agricultural outbuildings from numerous periods of infrastructure improvements. Evaluated in its entirety, the farmstead lacks buildings of architectural, material, design or historical merit.

National Register Evaluation:

Constructed circa 1890, the Annie Phipps 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 the main house on the property is a common vernacular building type which lacks architectural significance. The outbuildings are typical of late-nineteenth and early-twentieth century farmsteads. Only one of the three barns on the property dates to the first building period of the property. In addition, the material and design integrity of the houses have been compromised by additions and alterations such as the enclosure of the front porch, construction of rear additions, application of synthetic siding materials and alteration of the windows.

MARYLAND HISTORICAL TRUST

Eligibility recommended _____ Eligibility Not Recommended X

Comments

Reviewer, OPS: _____ Date: _____

Reviewer, NR Program: [illegible] Date: 4/14/00

9. Major Bibliographical References

Survey No. PG:74B-24

See Attached

10. Geographical Data

Acreage of nominated property _____
Quadrangle name Bowie, 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 Tim Tamburrino

organization P.A.C. Spero & Company date November, 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)

Boucher, Jack E. 1993. Landmarks of Prince George's County, Maryland. Baltimore: Johns Hopkins University Press.

Bowie, Effie Gwynn. 1975. Across the Years in Prince George's County. Baltimore: Genealogical Publishing Company.

Gottfried, Herbert and Jan Jennings. 1988. American Vernacular Design, 1870-1940. Ames, Iowa: Iowa State University Press.

Gowans, Alan. 1992. Styles and Types of North American Architecture. New York: Harper Collins.

Hopkins, G. M. 1975. Atlas of Fifteen Miles Around Washington Including the County of Prince George, Maryland. Riverdale, Maryland: Reprint by the Prince George's County Historical Society.

Martenet, Simon J. 1996. Atlas of Prince George's County, Maryland, 1861. Riverdale, Maryland: Reprint by the Prince George's County Historical Society.

Maryland-National Capital Park & Planning Commission. 1993. Illustrated Inventory of Historic Sites, Prince George's County, Maryland. Upper Marlboro.

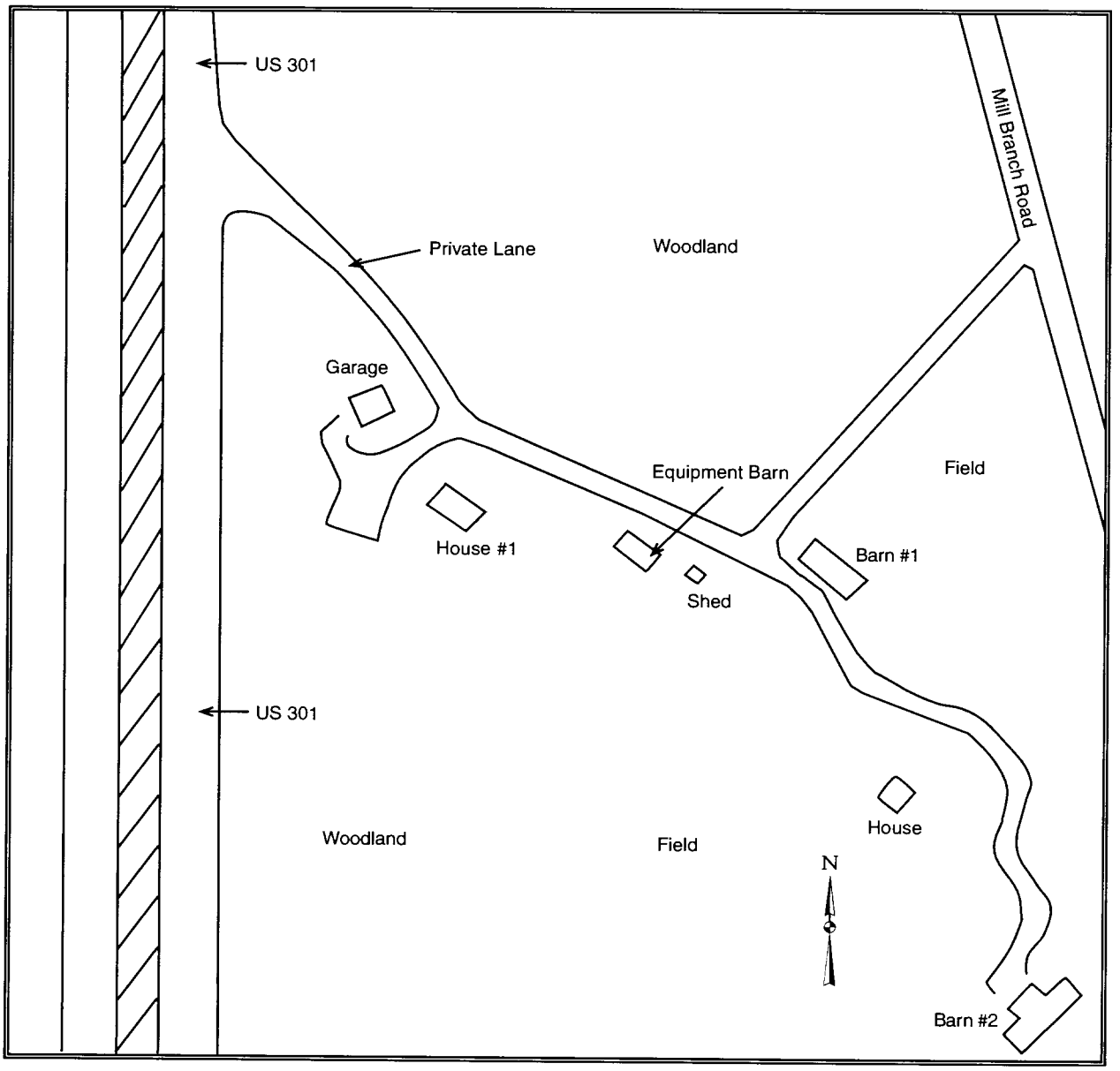
Pearl, Susan G., Marina King and Howard S. Berger. 1991. Historic Contexts in Prince George's County. Upper Marlboro: Maryland-National Capital Park and Planning Commission.

Prince George's County Land Records Office. County Administration Building, Upper Marlboro, MD.

Prince George's County Office of Assessments and Taxation. Prince George's County Courthouse, Upper Marlboro, MD.

10. Geographical Data (Continued)

Resource Sketch Map:



CONTINUATION SHEET

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM
RESOURCE NAME: Annie Phipps Property
SURVEY NO.: PG:74B-24
ADDRESS: 2906 Mill Branch Rd., Mitchellville vicinity, 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):

Industrial/Urban Dominance, A.D. 1870-1930

Prehistoric/Historic Period Theme(s):

Agriculture
Architecture

RESOURCE TYPE:

Category (see Section 3 of survey form):

Buildings

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

Rural

Historic Function(s) and Use(s):

Agriculture
Private Residence

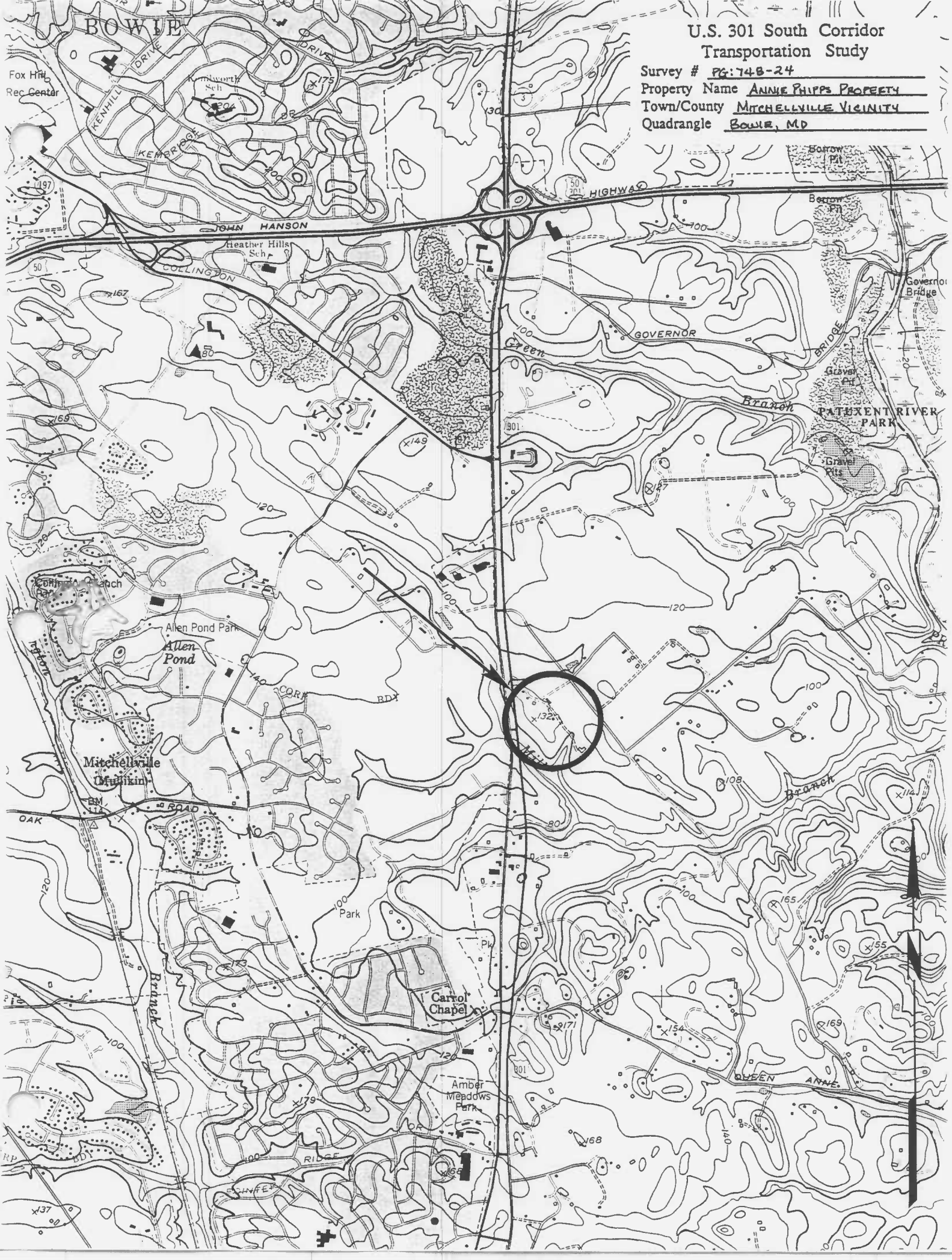
Known Design Source (write none if unknown):

None

Preparer:

P.A.C. Spero & Company

November 1998


U.S. 301 South Corridor
Transportation Study
Survey # PG:74B-24
Property Name ANNIE PHIPPS PROPERTY
Town/County MITCHELLVILLE VICINITY
Quadrangle BOWIE, MD
BOWIE
Fox Hill Rec Center
Kenilworth Sch
KENHILL DRIVE
KEMBRIDGE
JOHN HANSON HIGHWAY
Heather Hills Sch
COLLINGTON
Borrow Pit
Governor Bridge
GOVERNOR BRIDGE
Green Branch
Gravel Pit
PATUXENT RIVER PARK
Gravel Pits
Allen Pond Park
Allen Pond
Mitchellville (Mullikin)
OAK ROAD
Park
Carrol Chapel
Amber Meadows Park
QUEEN ANNE
Branch
RIDGE