

MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes
no

Property Name: Old Cedar Point Subdivision Inventory Number: CH-1001

Address: Multiple Addresses Historic district: yes no

City: Morgantown Zip Code: _____ County: Charles

USGS Quadrangle(s): Colonial Beach North

Property Owner: Multiple Tax Account ID Number: Multiple

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

Project: Nice Bridge Improvement Project Agency: Maryland Transportation Authority

Agency Prepared By: A.D. Marble & Company

Preparer's Name: Emma Young Date Prepared: 1/16/2008

Documentation is presented in: Charles County Courthouse, La Plata, Maryland.

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)*

The Old Cedar Point Subdivision is located in the area known as Morgantown in Charles County, Maryland, approximately 1.25 miles south of the Governor Harry W. Nice Memorial Bridge (US 301). The subdivision is bounded by Cedar Lane to the east, Crain Drive to the north, Beach Haven Circle to the west, and Morgantown Road to the south. The subdivision contains 18 total dwellings including: 11 dwellings constructed in 1938; the subdivision also includes one dwelling each dating to 1913, 1945, and 1950; and four post-1959 dwellings constructed in 1969, 1970, 1979, and 2004. Each dwelling is situated on parcels measuring 0.25 to 2.0 acres in size. Vacant lots intersperse the dwellings located along Beach Haven Circle, Cedar Lane, and Morgantown Road. A dense area of mature evergreen and deciduous trees separates the subdivision from the peninsula and former recreational area known as Lower Cedar Point (CH-204).

The scale and degree of stylistic detailing of the dwellings in the Old Cedar Point Subdivision reflects the current residential use of the area. The majority of the dwellings are one-and-one-half-story, frame, 1938, Cape Cod-style dwellings with little to no stylistic embellishment. Structural systems and exterior materials largely consist of synthetic, replacement siding over wood frame. Many of the dwellings feature late-twentieth-century additions to the side and rear elevations. The majority of dwellings do not have basements, and outbuildings, such as garages and sheds, are not common.

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended <input type="checkbox"/>	Eligibility not recommended <input checked="" type="checkbox"/>
Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input 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
MHT Comments:	
<u>[Signature]</u> Reviewer, Office of Preservation Services	<u>8/18/08</u> Date
<u>[Signature]</u> Reviewer, National Register Program	<u>8/18/08</u> Date

History:

Simon Martenet's 1865 Atlas of Charles County, Maryland does not depict any structures in the area of Old Cedar Point Subdivision. The land that presently includes the subdivision began as part of a larger 386-acre tract, which James L. Brawner conveyed to the Inland and Coastwise Transportation Company of Baltimore City in 1869 for \$8000. Presumably, the company utilized the acreage for the ferry service, which operated from Lower Cedar Point. On October 4, 1888, Richard P. Jackson and Joseph J. Waters, trustees of the Inland and Coastwise Transportation Company, sold the tract to Peter Dill of Washington, D.C. for \$6,000, who retained ownership of the land until his death on February 13, 1899. Five years later, on September 26, 1904, the executors of the will of Peter Dill conveyed the land commonly known as "Cedar Point but to be now known as 'Morgantown-on-the-Potomac'" to Robert Crain for \$4,500. Presumably, Robert Crain erected the circa-1913 frame I-house located at 13300 Beach Haven Circle.

On May 26, 1931, Margaret Bennett Crain, Trustee of the executor for Robert Crain, conveyed 11 tracts of land to the Maryland Realty Investment Trust, Inc. The area called Morgantown was the sixth tract conveyed and included 386 acres. The same day Maryland Realty Investment Trust, Inc., conveyed 200 acres of the Morgantown tract to the Wallaston's Manor Corporation.

On May 31, 1935, Wallaston's Manor Corporation owned approximately 200 acres of land at Lower Cedar Point, certain parts of which had been subdivided into lots and other parcels. All parcels bore the designation of "Section 1 of Old Cedar Point." The Corporation intended to develop and improve the land and open the roads for summer vacationers traveling to and from the Lower Cedar Point recreational area. The subdivision contained numerous deed restrictions including the prohibition of the erection of breweries, distilleries, malshouses, slaughterhouses, brass foundry, tin, nail, iron, or other foundry, cement mill, sugar refinery, crematory, graveyard, stables, cesspool, privy, plant, manufactory, or establishment for the purpose of making or preparing soap, candles, starch, vinegar, glue, ink, turpentine, oil, lamp black, gunpowder, dynamite, baking powder, cream of tartar, asphalt, fertilizer, nor for bone boiling, fat boiling, dyeing, tanning, dressing, or preparing of skins, hides, or leather nor for oyster packing or shucking, crab picking or packing for sale, nor for any noxious, dangerous, or offensive thing, trade, or business. The deed restrictions also included restrictive covenants based on race. Each deed granted access to two beaches located along the Potomac River designated as "South Community Beach" and "West Community Beach", both of which were part of the Lower Cedar Point (CH-204) recreational area.

Eleven of the extant dwellings belonging to Old Cedar Point Subdivision were erected in 1938 by the Coporation and sold to private owners, the majority of which resided in Prince George's County or Washington, D.C. These 1938 dwellings primarily consist of frame, one-and-one-half-story, side-gable forms, some of which retain features of the Cape Cod style, including three-bay, symmetrical facades and dormers. The majority of dwellings are devoid of basements and do not contain outbuildings; thus, supporting their original intent of serving as vacation housing.

After the erection of the Potomac River Bridge (Governor Harry W. Nice Memorial Bridge, CH-376) in 1940, the use of Lower Cedar Point as a recreational area waned. Thus, the large-scale subdivision that Wollaston Manor had envisioned never came to fruition. The remaining lots of Old Cedar Point were grouped and sold to private owners, some of which have established Old Cedar Point as their permanent residence. The construction of dwellings continues to the present day. Many of the original dwellings constructed in 1938 contain replacement materials and additions, all of which illustrate the transition from a vacation retreat to a permanent residential subdivision.

Significance Evaluation:

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended _____	Eligibility not recommended _____
Criteria: ___ A ___ B ___ C ___ D	Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G
MHT Comments:	
_____ Reviewer, Office of Preservation Services	_____ Date
_____ Reviewer, National Register Program	_____ Date

The Old Cedar Point Subdivision, located approximately 1.25 miles south of US 301 in the vicinity of Morgantown, is not eligible for listing in the National Register of Historic Places. The recreational residential area no longer retains integrity from the period of construction (1938).

According to the National Register of Historic Places guidelines established by the National Park Service, the quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history;
- B. that are associated with lives of significant persons in our past;
- C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components lack individual distinction; or
- D. that have yielded or may be likely to yield information important in history or prehistory (National Park Service 1997).

Old Cedar Point Subdivision is not eligible for listing in the National Register of Historic Places under Criterion A. Although the property is reflective of an early twentieth-century trend of subdividing larger vacant tracts of land for the creation of residential properties, the dwellings are not particularly well-preserved residential resources.

Old Cedar Point Subdivision is not eligible under Criterion B as it had no known association with the lives of individuals of historical importance.

Old Cedar Point Subdivision is not eligible under Criterion C because it does not contain exceptional or representative examples of a type, period, or method of construction. The dwellings within the subdivision represent common architectural types, forms, and styles found throughout Charles County and Maryland. The dwellings do not represent the works of masters, nor do they possess high artistic values. In addition, the subdivision does not represent a significant and distinguishable entity whose components lack individual distinction. The subdivision lacks cohesion due to the infill of post-1938 dwellings.

The resource was not evaluated for eligibility under Criterion D as part of the architectural survey and evaluation.

For a district to retain integrity as a whole, the majority of the components that make up the district's historic character must possess integrity even if they are individually undistinguishable. In addition, the relationships among the district's components must be substantially unchanged (National Park Service 1997).

Old Cedar Point Subdivision does not retain integrity from the period of construction (1938). The subdivision retains integrity of location and setting as it is located adjacent to the eastern shore of the Potomac River amidst fallow, open fields. Alterations to individual properties have resulted in a loss of integrity of materials and workmanship. Some of the post-1959 dwellings are not oriented to the road and many of the original lots have been grouped into larger tracts; therefore, the subdivision does not retain integrity of design. The additions and alterations to the dwellings are evidence of the use of the majority of dwellings as permanent residences, which obscures the original intention as vacation housing. Therefore, the subdivision does not retain integrity of association and feeling as an early twentieth-century vacation property.

References

Charles County Recorder of Deeds, La Plata

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- 884 Liber BGS 7, Folio 4
- 904 Liber FDM 15, Folio 364
- 1931 Liber WMA 53, Folio 365
- 1945 Liber WMA 82, Folio 43

King George County Historical Society
 Morgantown Vertical File, King George County, Virginia.

Martenet, Simon
 1865 Martenet's Atlas of Charles County, Maryland. Simon J. Martenet: Baltimore, Maryland.

National Park Service
 1997 National Register Bulletin: How to Apply the National Register Criteria for Evaluation. U.S. Department of the Interior: Washington, D.C.

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Old Cedar Point Subdivision, CH-1001

Morgantown, Maryland



Map Documents: \projects\p943\p943.mxd; MD_state\CH-1001.mxd
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 Resource

Map Source: USGS 7.5' DRGs:
Colonial Beach North, MD.

BEACH HAVEN

BEACH HAVEN
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CH-1001

13300 BEACH HAVEN CIRCLE, (OLD CEDAR POINT SUBDIVISION)

CHARLES COUNTY, MARYLAND

E. YOUNG

10/2007

MD SHPO

WEST & NORTH ELEVATIONS; VIEW TO SOUTHEAST

PHOTO # 2 of 16

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CH-1001

13353 BEACH HAVEN CIRCLE - OLD CEDAR POINT SUBDIVISION

CHARLES COUNTY, MARYLAND

e. young

10.2007

MD SHPO

West elevation, view to northeast

Photo # 3 of 16

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CH-1001

13354 Beach Haven circle - OLD GEDAIR POINT SUBDIVISION
Charles county, MARYLAND

e. young

10.2007

MD SHPO

south & west elevations; view to northeast

Photo # 4 of 16

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13361 BEACH Haven circle - OLD CEDAR POINT SUBDIVISION

Charles county, MARYLAND

E. Young

10.2007

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west elevation, view to northeast

Photo # 6 of 16

ORGANISATION DE
RECHERCHES ET D'ENQUÊTES
POLICIERES



CH-1001

13375 Beach Haven circle - old cedar Point subdivision

Charles County, MARYLAND

R. Young

10, 2007

MD SHPO

South & west elevations; new to northeast

Photo # 7 of 16

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CH-1001

13387 Beach Haven Circle, Old Cedar Point Subdivision

CHARLES COUNTY, MARYLAND

E. YOUNG

10.2007

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SOUTH ELEVATION; VIEW TO NORTHEAST

PHOTO # 8 of 16

OLD ORIGINAL PAPER
GOVERNMENT PRINTING OFFICE



CH-1001

13393 BEACH HAVEN CIRCLE, OLD CEDAR POINT SUBDIVISION
CHARLES COUNTY, MARYLAND

C. YOUNG

10.2007

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SOUTH elevation; view TO NORTH

PHOTO # 9 of 16

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CH-1001

13394 Beach Haven circle, old cedar Point subdivision

Charles COUNTY, MARYLAND

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NORTH \rightarrow EAST elevations, view to SOUTHWEST

PHOTO # 11 of 16





CH-1001

13410 BEACH HAVEN CIRCLE, OLD CEDAR POINT SUBDIVISION
CHARLES COUNTY, MARYLAND
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NORTH & EAST ELEVATIONS; VIEW TO SOUTHWEST

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13419 BEACH HAVEN CIRCLE, OLD CEDAR POINT SUBDIVISION

CHARLES COUNTY, MARYLAND

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10,2007

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SOUTH ELEVATION ; view TO NORTH

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CH-1001

13429 Beach Haven Circle, Old Cedar Point Subdivision

Charles County, MARYLAND

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EAST & SOUTH ELEVATIONS; VIEW TO NORTHWEST

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CH-1001

13430 BEACH HAVEN CIRCLE, OLD CEDAR POINT SUBDIVISION
CHARLES COUNTY, MARYLAND

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WEST & NORTH ELEVATIONS; VIEW TO SOUTHEAST

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