

**MARYLAND HISTORICAL TRUST  
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes   
no

Property Name: Lakeland Inventory Number: PG:66-000  
 Address: Bounded by U.S. 1, Berwyn House Road, Paint Branch Parkway, and Indian Creek Historic district:  yes  no  
 City: College Park Zip Code: 20740 County: Prince Georges  
 USGS Quadrangle(s): Washington East  
 Property Owner: multiple Tax Account ID Number: multiple  
 Tax Map Parcel Number(s): multiple Tax Map Number: multiple  
 Project: Purple Line Transit Study Agency: Maryland Transit Administration  
 Agency Prepared By: John Milner Associates, Inc.  
 Preparer's Name: Sarah Traum and Courtney Clark Date Prepared: 1/17/2012

Documentation is presented in: Prince George's County Historic Sites, Districts and Community Survey Database; Suburbanization Historic Context and Survey Methodology: I-495/I-95 Capital Beltway Corridor Transportation Study; MHT State Historic Sites Inventory Form

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 community of Lakeland is a small neighborhood located in College Park, Maryland. It is roughly bounded by U.S. 1 on the west, the Paint Branch Parkway on the South, Indian Creek on the east, and Berwyn House Road on the north. The CSX Railroad runs north-south, dividing the neighborhood. East of the railroad is Lake Artemesia Natural Area, a public park that consist of a 38-acre lake, a fishing pier, aquatic gardens, hiker-biker trails, and birding trail. There are no residences or commercial developments currently east of the railroad. The area west of the railroad has an irregular street pattern with a mixture of single family houses, multiple-family dwellings, commercial buildings, and other public buildings.

There are approximately 100 buildings within Lakeland that date from the turn of the twentieth century through the present. These buildings are primarily residential with scattered religious and educational buildings. A commercial area is located along U.S. 1 on the west side of the neighborhood. While there are a few buildings within Lakeland that date from the early twentieth century,

**MARYLAND HISTORICAL TRUST REVIEW**

Eligibility recommended  Eligibility not recommended   
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MHT Comments: *The Lakeland (Rosenwald) High School may be individually eligible. Future research should determine the NR eligibility of the high school.*

*John Janakovic* 4/2/12  
 Reviewer, Office of Preservation Services Date  
*B. Kuntz* 4/2/12  
 Reviewer, National Register Program Date

including two churches, most buildings date from the mid-to-late-twentieth century. Most of the buildings are vernacular. Some include elements of Queen Anne, Colonial Revival, and ranch styles. The neighborhood's single-family houses are located primarily west of the railroad and east of Rhode Island Avenue. These houses are of varying sizes and sit on lots of varying sizes. There does not appear to be a standard setback from the street. Concrete sidewalks and mature deciduous trees line the streets in this section of Lakeland.

The area of Lakeland between Rhode Island Avenue and U.S. 1 was redeveloped in the late twentieth century and includes multi-family dwellings and commercial buildings. The residential units are a combination of high-rise apartments and townhouses. The commercial buildings include small, retail shops and larger office buildings.

Lakeland was platted in 1890 by Edwin A. Newman as a resort near Lake Artemesia. This lake was originally created as a gravel pit by the B&O Railroad in the 1860s. Newman improved the original 238 acres of the development with gas lights, curbs, gutters, wooden sidewalks, and dirt streets. To reinforce the resort-like atmosphere he also stocked the lake with bass and provided pleasure boats. He also built several houses, a town hall, and a general store to serve the community. Due to the tendency of the area to flood, it never established itself as a resort area and grew slowly through the late nineteenth and early twentieth centuries (KCI Technologies 1999b). The first African-Americans purchased land within the central part of Lakeland in 1901, and Embrey A.M.E. Church was established to serve the African-American population in 1903 (EHT Traceries 2008:1-2). Two Rosenwald schools were built here as well (Pearl 1983a and 1983b). The former Lakeland High School (PG: 66-14) is located at 8108 54th Avenue within Lakeland. This former Rosenwald School is now the Brazilian SDA Church. The Lakeland Elementary School (PG: 66-13) was another Rosenwald school within Lakeland, but it is no longer extant. Its former location is now part of the Lake Artemesia Natural Area.

Lakeland was evaluated for significance under National Register of Historic Places (NRHP) Criteria A, B, and C using the guidelines set forth in the NRHP bulletin "How to Apply the National Register Criteria for Evaluation," and the "Maryland Suburbanization Historic Context and Survey Methodology" (KCI Technologies 1999a).

Lakeland is an example of a modest planned suburban neighborhood based around the former B&O Railroad. This transportation focus is typical of planned neighborhoods of the late nineteenth and early twentieth centuries. There were no railroad stations located within Lakeland itself; the nearest stations were located one mile north and south of Lakeland: Branchville and Calvert Road stations, respectively (KCI Technologies 1999). Character-defining features of planned suburban neighborhoods include a grid street pattern; cohesive groups of buildings of similar function, age, and architectural style; consistently-sized lots and setbacks; landscape features such as lighting, sidewalks, and street trees; community amenities such as social halls, schools, parks, and community centers, located on or near major transportation corridors. Lakeland retains only a few of these character-defining features, including its landscape features, community amenities, and location along the B&O Railroad.

Under Criterion A, Lakeland was evaluated as a modest example of a planned suburb in Prince George's County from the turn of the twentieth century. It is not an important community or design type that influenced suburbanization trends in Maryland or the Washington, D.C. region. It is also not known to be associated with other events that have made a significant contribution to the broad patterns of history. Lakeland is recommended not eligible under Criterion A.

Lakeland is associated with Edwin A. Newman, who laid out the original community. Edwin Newman is not known to have been an important figure in suburban development in the Washington, D.C. region. Therefore, Lakeland is recommended not eligible under Criterion B.

**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

Lakeland is a modest example of a planned suburb that has developed throughout the twentieth century. As a community, Lakeland has lost integrity of design and setting due to the loss of much of its historic fabric for construction of multi-family complexes and the Lake Artemesia Natural Area. Many of the remaining buildings that are over fifty years of age have diminished integrity due to changes in materials and construction of additions. The original street pattern has been altered by modern redevelopment and the creation of the Lake Artemesia Natural Area. The houses within Lakeland are not the work of master architects and share no unifying design features. Individually, none of the houses or community buildings is significant for its design. Lakeland is recommended not eligible under Criterion C.

Lakeland was not evaluated under Criterion D as part of this assessment.

A windshield survey of Lakeland for the MNCPPC was conducted by EHT Traceries in November 2007. Their January 2008 report recommends the community as not eligible for listing on the NRHP.

Based on its reassessment for integrity, since its last survey and evaluation five years ago, little to nothing has changed to the area. It is recommended that Lakeland remain not eligible for listing in the Maryland and/or the National Register of Historic Places due to its lack of significance and integrity. Through the years, the area's integrity of design, setting, materials, workmanship, feeling and association has been altered greatly.

References cited:

EHT Traceries

2008 Lakeland (66-000). Prince George's County Historic Sites and Districts Plan Historic Resource and Community Survey Database. <http://www.mncppcapps.org/planning/HistoricCommunitiesSurvey/CommunityDocumentations/66-000%20Lakeland/66-000%20Lakeland.pdf> (accessed June 17, 2011).

KCI Technologies

1999a Suburbanization Historic Context and Survey Methodology: 1-495/I-95 Capital Beltway Corridor Transportation Study, Montgomery and Prince George's Counties, Maryland. Vol. I. Maryland Department of Transportation, State Highway Administration, Baltimore, Maryland.

1999b Suburbanization Historic Context and Survey Methodology: 1-495/I-95 Capital Beltway Corridor Transportation Study, Montgomery and Prince George's Counties, Maryland. Vol. II. Maryland Department of Transportation, State Highway Administration, Baltimore, Maryland.

Pearl, Susan G.

1983a Maryland Historical Trust, State Historic Sites Inventory Form: Lakeland (John C. Johnson) Elementary School. Prepared May 1983. On file at Maryland Historical Trust Library, Crownsville, Maryland.

1983b Maryland Historical Trust, State Historic Sites Inventory Form: Lakeland High School. Prepared May 1983. On file at Maryland Historical Trust Library, Crownsville, Maryland.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended \_\_\_\_\_ Eligibility not recommended \_\_\_\_\_

Criteria: \_\_\_A \_\_\_B \_\_\_C \_\_\_D Considerations: \_\_\_A \_\_\_B \_\_\_C \_\_\_D \_\_\_E \_\_\_F \_\_\_G

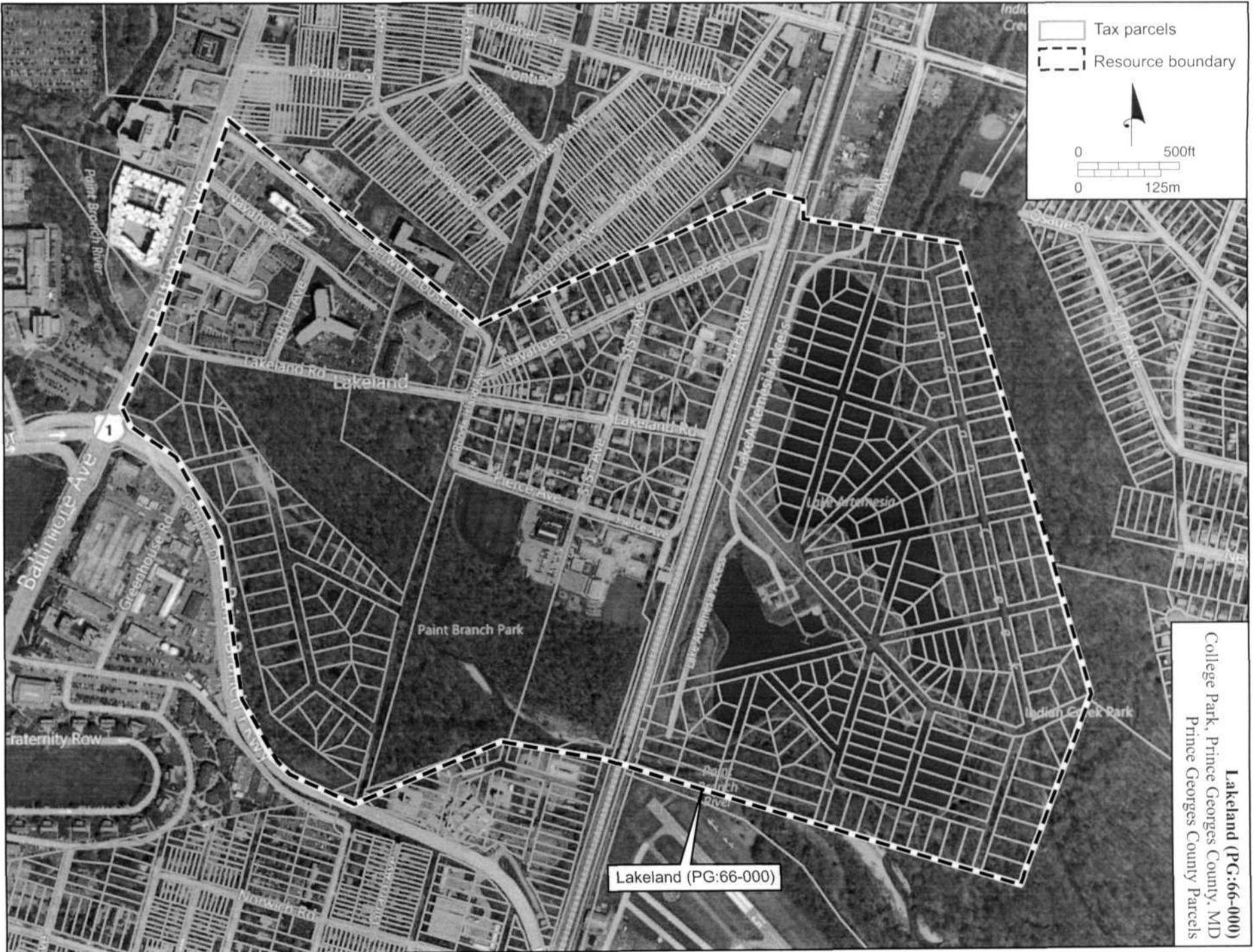
MHT Comments:

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Reviewer, Office of Preservation Services

\_\_\_\_\_  
Date

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Reviewer, National Register Program

\_\_\_\_\_  
Date



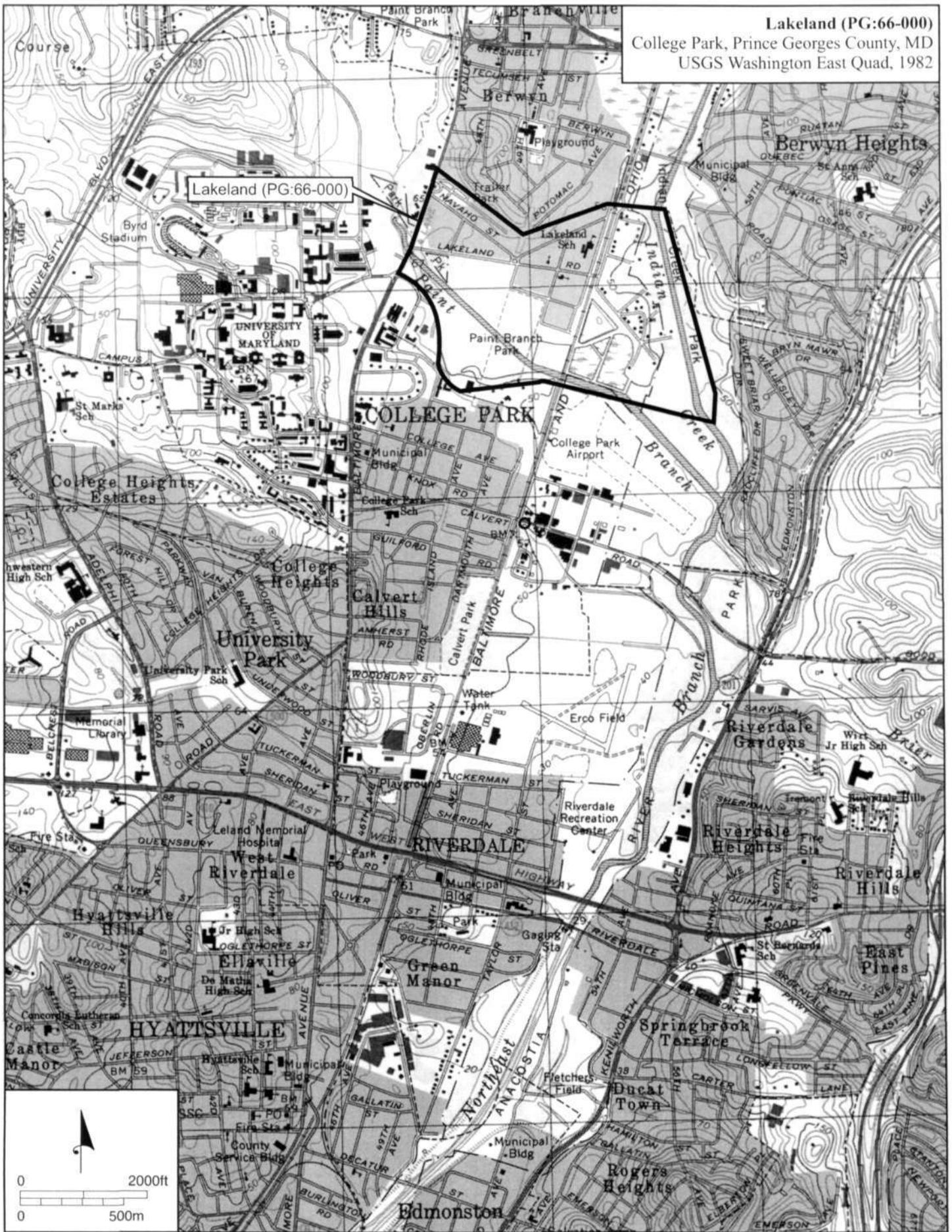
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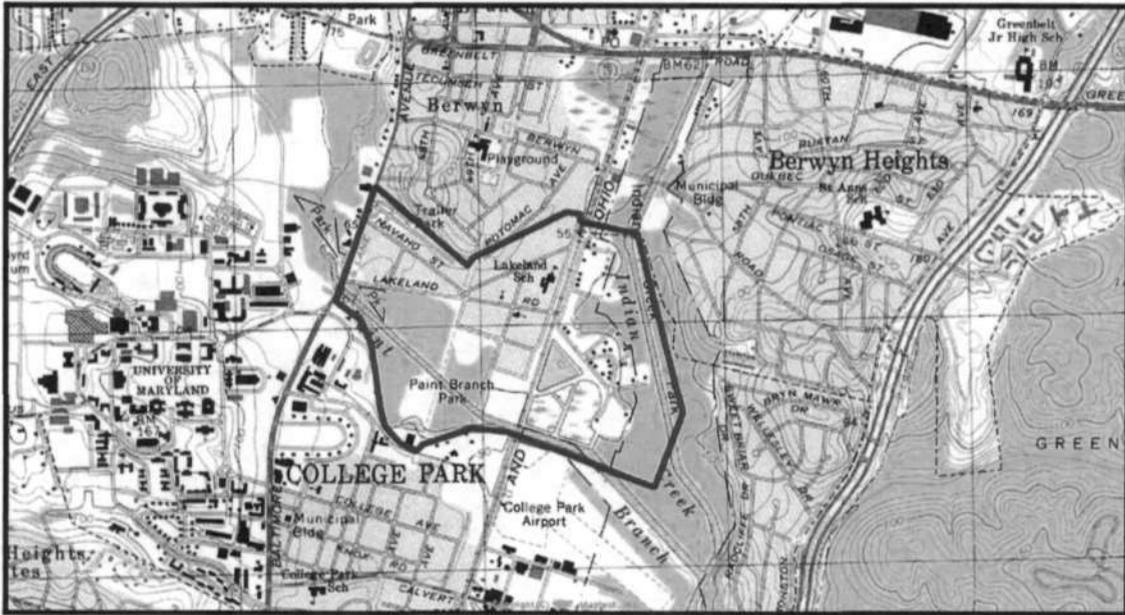
  
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**Lakeland (PG:66-000)**  
 College Park, Prince Georges County, MD  
 Prince Georges County Parcels

Lakeland (PG:66-000)

Lakeland (PG:66-000)  
College Park, Prince Georges County, MD  
USGS Washington East Quad, 1982





**Lakeland** PG: 66-000  
Prince George's County, MD  
Washington East USGS Topographic Map, 1965, Revised 1982  
EHT Tracerics, Inc., 2008



Photo Log for

**PG:66-000, Lakeland**

Image File Name	Description of the view
PG;66-000_2011-06-16_01	Brazilian SDA Church (former Lakeland High School, PG:66-14); view toward southwest.
PG;66-000_2011-06-16_02	North side of Navahoe Street, between 54th Avenue and 51st Avenue; view toward northwest.
PG;66-000_2011-06-16_03	Navahoe Street streetscape, west of Ash Avenue; view toward southwest.
PG;66-000_2011-06-16_04	5014 Navahoe Street; view toward northwest.
PG;66-000_2011-06-16_05	Embrey A.M.E. Church (5101 Lakeland Road); view toward southwest.
PG;66-000_2011-06-16_06	First Baptist Church College Park (5018 Lakeland Road); view toward northeast.
PG;66-000_2011-06-16_07	North side of Lakeland Road, between 51st Avenue and Rhode Island Avenue; view toward northwest.
PG;66-000_2011-06-16_08	Apartment complex on north side of Lakeland Road, west of Rhode Island Avenue; view toward northwest.
PG;66-000_2011-06-16_09	Commercial buildings on north side of Berwyn House Road; view toward northeast.
PG;66-000_2011-06-16_10	Paint Branch Elementary School (5105 Pierce Avenue); view toward southeast.
PG;66-000_2011-06-16_11	Lake Artemesia Natural Area; view toward south.
PG;66-000_2012-02-07_12	Gladys Noon Spellman House (4711 Berwyn House Rd., left) and University Professional Center (4700 Berwyn House Rd., right); view toward northwest.
PG;66-000_2012-02-07_13	8102-8106 Rhode Island Avenue; view toward west.
PG;66-000_2012-02-07_14	North side of Navahoe Street between Ash Avenue and 51 <sup>st</sup> Avenue; view toward northeast.
PG;66-000_2012-02-07_15	Northeast corner of Lakeland Road and Rhode Island Avenue; view toward northeast.
PG;66-000_2012-02-07_16	Southwest corner of Lakeland Road and 51 <sup>st</sup> Avenue; view toward southwest.
PG;66-000_2012-02-07_17	Northeast corner of Lakeland Road and 51 <sup>st</sup> Avenue; view toward northeast.
PG;66-000_2012-02-07_18	Southwest corner of Lakeland Road and 54 <sup>th</sup> Avenue; view toward southwest.
PG;66-000_2012-02-07_19	West side of 51 <sup>st</sup> Avenue south of Lakeland Road; view toward southwest.
PG;66-000_2012-02-07_20	Northeast corner of Pierce Avenue and 51 <sup>st</sup> Avenue; view toward northeast.
PG;66-000_2012-02-07_21	Northwest corner of Pierce Avenue and 54 <sup>th</sup> Avenue; view toward northwest.
PG;66-000_2012-02-07_22	North side of Pierce Avenue west of 51 <sup>st</sup> Avenue; view toward northwest.



PG# 66-000

Lakeland

Prince Georges County, MD

S. TRUHM

JUNE 2011

MD SHFD

Brazilian SDA church (former Lakeland High School,

PG# 66-14) visited toward south west.

V22

PG# 66-000-2011-06-14-01



5126

PG: 06-000

Lakeland

Prince Georges County, MD

S. TRAUM

JUNE 2011

MD SHPD

North side of Navarre Street, between 5th Avenue  
and 5th Avenue; view forward & northwest,

2/22

PG: 00-000\_2011-06-10\_02



PG: 66-000

Lakeland

Prince Georges County, MD

S. Traum

JUNE 2011

MD SHPO

Navahoe Street - streetscape, west of Ash Avenue;  
view toward southwest.

3/22

PG: 66-000-2011-00-10-03



PG: 60-000

Lakeland

Prince Georges County, MD

S. TRAVM

JUNE 2011

MD SHPO

5014 Navahoe Street; view toward Northwest,

4/22

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PARKING



PG: 66-000

Lakeland

Prince Georges County, MD

S. Traum

JUNE 2011

MD SHPO

Embrey A.M.E. Church (5101 Lakeland Road); view  
toward southwest.

S/ZZ

PG: 66-000-2011-06-14\_05



PG: 000-000

Lakeland

Prince Georges County, MD

S. TRAUM

JUNE 2011

MD SHPO

First Baptist Church college Park (5018 Lakeland Road);  
view toward northeast.

6/22

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PG: 66-000  
Lakeland  
Prince Georges County, MD

S. Traum  
JUNE 2011  
MD STPO

North side of Lakeland Road, between 51st Avenue  
and Rhode Island Avenue; view toward northwest.

7/22

PG: 66-000\_2011-06-16\_07



PG:66-000

Lakeland

Prince Georges County, MD

S. Trau M

JUNE 2011

MD SHPO

Apartment complex on north side of Lakeland Road,  
west of Rhode Island Avenue; 1/2 mile toward  
northwest.

8/22

PG:66-000-2011-06-16-08



UNIVERSITY  
PROFESSIONAL  
CENTER

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PG:66-000

Lakeland

Prince Georges County, MD

S. TrauM

JUNE 2011

MD SHPO

Commercial buildings on North side of Berwyn  
House Road; view toward northeast.

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PG:66-000-2011-06-16\_09



PG:66-000

Lakeland

Prince Georges County, MD

S. TRAVM

JUNE 2011

MD SHPO

Paint Branch Elementary School (5105 Pierce Avenue);  
view toward southeast.

10/22

PG:66-000-2011-06-16-10



PG:66-000  
Lakeland  
Prince Georges County, MD  
S. TRAUM

JUNE 2011  
MD SHPO

Lake Artemesia Natural Area; view toward south.

11/22

PG:66-000-2011-06-16-11



PG:66-000

Lakeland

Prince Georges County, MD

S. TRAVM

February 2012

MD SHPO

Gladys Noon Spellman House (4711 Berwyn House Road,  
left) and University Professional Center (4700 Berwyn  
House Road, right); view toward northwest.

12/22

PG:66-000-2012-02-07-12

HP



PG: 66-000

Lakeland

Prince Georges County, MD

S. TRAUM

February 2012

MD SHPO

8102-8106 Rhodes Road Avenue; view toward west.

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PG: 66-000-2012-02-07-13



PG: 66-000  
Lakeland

Prince Georges County, MD

S. Traut

February 9, 2012

MD STPD

North side of Navalice Street, between Ash Avenue  
and 5th Avenue, view toward northeast.

14/22

PG: 66-000\_2012-02-07-14



PG: 66-000

Lakeland

Prince Georges County, MD

S. TRAUM

February 2012

MD SHPO

Northeast corner of Lakeland Road and Rhode  
Island Avenue; view toward northeast.

15/22

PG: 66-000-2012-02-07-15



PG: 66000  
Lakeland  
Prince Georges County, MD  
S. TRADUM

February 2012  
MD SHPO

Southwest corner of Lakeland Road and 51st  
Avenue; view toward southwest.

16/22

PG: 66000\_2012-02-07\_16



PG: 600-000

Lakeland

Prince Georges County, MD

S. TraUM

February 2012

MD SHPO

Northeast corner of Lakeland Road and 51st  
Avenue; view toward northeast.

17/22

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PG:66-000

Lakeland

Prince Georges County, MD

S. TRAUW

February 2012

MD SHPO

Southwest corner of Lakeland Road and 54th  
Avenue; view toward southwest.

18/22

PG:66000\_2012-02-07-18



PG:66-000

Lakeland

Prince Georges County, MD

S. TRAUM

February 2012

MD SHPO

West side of 51st Avenue, south of Lakeland  
Road; view toward southwest.

19/22

PG:66-000-2012-02-07-17



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Lakeland

Prince Georges County, MD

S. TRAUM

February 2012

MD SHPO

Northeast corner of Pierce Avenue and 51st  
Avenue; view toward northeast.

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PG:60-000 - 2012-02-07-20



PG: 66-000

Lakeland

Prince Georges County, MD

S. TRAUM

February 2012

MD STPO

Northwest corner of Pierce Avenue and 5<sup>th</sup> Avenue; view toward northwest.

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PG; 66-000\_2012-02-07-21



PG: 66-000

Lakeland

Prince Georges County, MD

S. Trauma

February 2012

MD SHPO

North side of Pierce Avenue, west of 51st Avenue; view toward Northwest.

22/22

PG: 66-000-2012-02-07-22