CAPSULE SUMMARY SHEET

Survey No.: PG:61-44 **Construction Date:** 1913

Name: Kennedy Simms Property

Location: 4919 Powder Mill Road, Beltsville, Prince George's County

Private Ownership / Present Use: Private Residence / Occupied / Condition: Good / Restricted Access

Description:

The Kennedy Simms Property is located on the western corner of Powder Mill Road and Queen Anne Avenue in Beltsville, Prince George's County. The property consists of a 1913 Neoclassical house occupying two lots in a suburban residential area. The 2 ½-story, 3-bay house is stuccoed and has a pyramidal roof. It has an entry in the middle bay and a full-height, pedimented portico.

.gnificance:

The Kennedy Simms Property is located in the South Beltsville Neighborhood of Beltsville. Beltsville developed as a suburban community beginning in the late-nineteenth century when rail and streetcar lines made it possible for Federal workers to live in the suburbs and work downtown. The South Beltsville Neighborhood was subdivided in 1891 by the Beltsville Land Improvement Company. In 1911, Kennedy Simms bought Lots 15 and 16 and parts of Lots 1 and 2 in Block 19 of Section 2 in South Beltsville. The property remained in the Simms family until 1971. The Simms Property is an example of the Neoclassical style. However, it is not an outstanding example and therefore is not eligible for the National Register of Historic Places.

Preparer
KCI Technologies, Inc.
January 2000

Survey No. PG:61-44

Maryland Historical Trust
Maryland Inventory of Historic Properties

DOE ☐ yes ☐ no

1. Name (indicate preferred name)

historic Kennedy Simms Property (Preferred)

and/or common Toni D. Gasaway Property

2. Location

street & number: 4919 Powder Mill Road ☐ not for publication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	☒ occupied	☐ agriculture	☐ museum
☒ building(s)	☒ private	☐ unoccupied	☐ commercial	☐ park
☐ structure	☐ both	☐ work in progress	☐ educational	☒ private residence
☐ site	**Public Acquisition**	**Accessible**	☐ entertainment	☐ religious
☐ object	☐ in process	☒ yes: restricted	☐ government	☐ scientific
	☐ being considered	☐ yes: unrestricted	☐ industrial	☐ transportation
	☒ not applicable	☐ no	☐ military	☐ other:

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

name Toni D. Gasaway

street & number: 4919 Powder Mill Road telephone no.:

city, town Beltsville state and zip code: MD 20705

5. Location of Legal Description

courthouse, registry of deeds, etc. County Administration Building, Land Records Office of Prince George's County liber: 13440

street & number 14741 Governor Oden Bowie Drive folio: 616

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:61-44

Condition		Check one	Check one	
☐ excellent	☐ deteriorated	☐ unaltered	☒ original site	
☒ good	☐ ruins	☒ altered	☐ moved	date of move

Resource Count: 1

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

The Kennedy Simms Property is located on the western corner of Powder Mill Road and Queen Anne Avenue in Beltsville, Prince George's County. The property consists of a 1913 Neoclassical house occupying two lots in a suburban residential area. The 2 ½-story, 3-bay house is stuccoed and has a pyramidal roof. It has an entry in the middle bay and a full-height, pedimented portico.

The house is two rooms deep and has the boxy, hipped-roof form typical of early Neoclassical houses. The pyramidal roof is covered in asphalt shingles and has deep, boxed eaves. The northwest, southwest and southeast slopes of the roof each have a hipped dormer with paired 6/6 double-hung windows and wood weatherboard siding. A brick chimney rises from the southeast slope of the roof. The house has the portico on the front (northeast) elevation, a 1-story shed addition on the southwest, and a 1-story bay window on the southeast. The paired and single 1/1 double-hung windows throughout the house appear to be modern.

On the front (northeast) elevation, the entry occupies the off-center middle bay. The entry consists of a paneled door with a transom surrounded by plain pilasters and a pediment. On either side of the entry are paired 2/2 double-hung windows. Two sets of paired windows are also symmetrically-arranged on the second story. The portico rests on a concrete foundation with concrete steps on three sides. Four simple, tapered columns support the pediment, which has a moulded cornice and a roundel window.

On the southeast elevation, a 3-sided bay window is located on the northeast end of the first story. A single window occupies the southwest bay of the first story. Two windows are symmetrically-placed on the second story. A third window is located between the bays at the half-story level. The rear shed addition, which is covered in vinyl siding, has an entry and a 2-light sliding window on this elevation.

On the rear (southwest) elevation, the shed addition has three 2-light sliding windows. Three 1/1 double-hung windows are asymmetrically-arranged on the second story.

The northwest elevation has two windows symmetrically-arranged on each story.

The Kennedy Property occupies two large, flat lots with a few large trees. The southwest end of the lot is fenced. There are no outbuildings associated with this property.

8. Significance

Survey No. PG:61-44

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	☐ theater
☐ 1800-1899	☐ commerce	☐ exploration/settlement	☐ philosophy	☐ transportation
☒ 1900-	☐ communications	☐ industry	☐ politics/government	☐ other (specify)
	☐ invention			

Specific Dates 1913 **Builder Architect** Unkown

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 Kennedy Simms Property is located in the South Beltsville Neighborhood of Beltsville. During the late 1800s, Beltsville became part of the expanding Washington, D.C. suburbs as development occurred along the railroad and streetcar lines north of the city. Federal workers could live in the suburbs and work downtown, and many new communities were established from the District line to Beltsville. The suburban development continued after the introduction of the automobile. The state improved the roads, and Route 1 became the major north/south route along the east coast. Although the Beltsville Agricultural Research Center was established in 1910 and employment in the area increased, Beltsville was relatively far from Washington, and the more southern suburbs experienced greater growth. It was not until after the Second World War that intensive development came to the Beltsville area.

The South Beltsville Neighborhood was subdivided in 1891 by the Beltsville Land Improvement Company. The company was chartered in 1891 and was limited to an existence of 30 years. The company was founded by John Prescott, Frank Middleton, Charles E. Coffin, Cabb Magruder, Robert Vinton Hall, James Simms, and John Rayburn. The developers sold the lots to individual owners and placed restrictive covenants on the deeds. The company forbid that the properties be used for the manufacture or sale of alcohol, and prohibited the sale of any property to an African-American. The covenants also required approval by the company of any building plan and required the construction of cremation outhouses if sewers were not provided.

In 1911, Kennedy Simms (relationship to James Simms unknown) bought Lots 15 and 16 and parts of Lots 1 and 2 in Block 19 of Section 2 in South Beltsville. His wife, Jennie I. Simms, remained at the property until her death in 1965, at which time it passed to her daughter, Dorothy Simms Manning. Manning sold the property in 1971. Since that time, the property has passed through several owners. The current owner, Toni D. Gasaway, acquired the property in October 1999.

The Kennedy Simms Property is an example of the Neoclassical style. The Neoclassical style enjoyed popularity during the first half of the twentieth century, particularly between 1900 and 1920. Early Neoclassical houses utilized the boxy, hipped roof form common on Four-Square and Colonial Revival houses of the same period, but were distinguished by the full-height entry portico. Most early Neoclassical houses had Ionic or Corinthian columns. Neoclassical houses also were generally symmetrical with center entries and elaborate door surrounds. Other common details included moulded or dentilated cornices and multi-pane, double-hung windows (McAlester and McAlester 1991, 342-346). The Simms Property has the elaborated entry and portico of Neoclassical houses, but lacks correct Classical columns, perfect symmetry and a decorative cornice.

8. Significance (Continued)

National Register Evaluation:

The Kennedy Simms Property is not eligible for the National Register of Historic Places. The property is not eligible under Criterion A as it is not associated with trends or events significant in the development of local, state or national history. The property is not eligible under Criterion B because it is not associated with persons who have made specific contributions to history. The property is not eligible under Criterion C because it is not an outstanding example of a Neoclassical house and has suffered a loss of integrity. While the house has the boxy, hipped-roof form, portico and elaborated entry common to early Neoclassical houses, it lacks the correct Classical columns, perfect symmetry and elaborate cornice found on truly outstanding examples. Also, the addition on the rear has compromised the property's integrity.

MARYLAND HISTORICAL TRUST

Eligibility recommended — Eligibility Not Recommended: X

Comments:

Reviewer, OPS: [signature] — Date: 3/21/2000

Reviewer, NR Program: [signature] — Date: 3/23/00

9. Major Bibliographical References

Survey No. PG:61-44

See Continuation Sheet

10. Geographical Data

Acreage of nominated property

Quadrangle name Beltsville

Quadrangle scale 1:24,000

Verbal boundary description and justification
N/A

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 Julie Darsie

organization KCI Technologies, Inc.

date January 2000

street & number 10 North Park Drive

telephone 410-316-7800

city or town Hunt Valley

state/zip Maryland, 21030

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

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.

Cook, William G. 1976. *Montpelier & the Snowden Family.* Privately Printed.

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.

McAlester, Virginia and Lee. 1991. *A Field Guide to American Houses.* New York: Alfred A. Knopf.

Prince George's County Community Renewal Program. 1974. *The Neighborhoods of Prince George's County.* Upper Marlboro, Maryland: Prince George's County Government.

irta, Alan. 1984. *Prince George's County: A Pictorial History.* Rev. 1991. Virginia Beach: The Donning Company Publishers.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM
RESOURCE NAME: Kennedy Simms Property
SURVEY NO.: PG:61-44
ADDRESS: 4919 Powder Mill Road, Beltsville, Prince George's County

Maryland Comprehensive Historic Preservation Plan Data Sheet Survey No. PG:61-44

Historic Context:

MARYLAND COMPREHENSIVE PRESERVATION DATA

Geographic Organization:

Western Shore

Chronological/Development Period Theme(s):

Industrial/Urban Dominance A.D. 1870-1930

Prehistoric/Historic Period Theme(s):

Architecture, Community Planning

RESOURCE TYPE:

Category (see Section 3 of survey form):

Building

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

Suburban

Historic Function(s) and Use(s):

Residence

Known Design Source (write none if unknown):

None

Preparer
KCI Technologies, Inc.
January 2000

Montgomery – Prince George's Short Term Congestion Relief
Town/County: *Beltsville/Prince George's*
Quad: *Beltsville, MD*
Survey No.: *PG:61-44*
Property Name: *Kennedy Simms Property*

1. [illegible]
2. KENNEDY SIMMS PROPERTY
3. PRINCE GEORGE'S COUNTY, MD
4. JULIE MULLER
5. 12/99
6. MD SHPO
7. 4919 POWDER MILL, VIEW W
8. 1 of 2

1. [illegible]
2. KENNEDY SIMMS PROPERTY
3. PRINCE GEORGES COUNTY, MD
4. JULIE MUELLER
5. 12/99
6. MD SHPO
7. 11919 POWDER MILL, VIEWS
8. 2 OF 3

1. [illegible]
2. Kennedy Sums Property
3. Prince Georges County MD
4. Julie Mueller
5. 12/99
6. MDSHPO
7. 499 Powell Rd Mill Vlew NJ
8. 3 of 3