

PRINCE GEORGE'S COUNTY
HISTORIC SITE SUMMARY SHEET

Survey #: PG 71B-18 Building Date: 1960-1968
Building Name: Belair Development
Location: north and south of MD 450 in Bowie

Private/Private Residence/Occupied/Good/Accessible

Description

The Belair Development consists of seven staged development areas: Meadowbrook, Tulip Grove, Somerset, Foxhill, Buckingham, Kenilworth, and Heather Hills. Located between MD 3, the Washington-Annapolis Expressway (US 50/John Hanson Highway), Collington Road (MD 197) and Old Chapel Road, the area was cross-sected by MD 450/Defense Highway. The development opened to the public with its "housing exhibit" (model homes) on Sussex Lane in 1960. Five model homes were provided: the Cape Cod, Colonial, Country Clubber, Manor House, and Rancher. The models ranged from approximately 1,500 to 2,500 square feet in size. The forms and details were uninspired interpretations of historical architecture.

Significance

The Belair Development illustrates three themes: a planned community in the context of the suburbanization of the area, an example of the work of William J. Levitt and his Levitt and Sons' development company, and a collection of designed homes in a designed landscape. As the resource is not yet 50 years of age (not constructed prior to 1952), it was evaluated under Criteria Consideration G. The Belair Development does not demonstrate "exceptional importance" when considered in its historical context, in light of scholarly evaluation, with respect for its potential fragility, and with an appropriate length of time for thoughtful reflections. The Belair Development is not recommended as eligible for the National Register of Historic Places.

Maryland Historical Trust

State Historic Sites Inventory Form

Survey No. PG 71B-18

Magi No.

DOE yes no

1. Name

(indicate preferred name)

historic

and/or common Belair Development

2. Location

street and number Various: Sussex Lane, Tilbury Lane, Twisting Lane, Galaxy Lane, etc. not for publication

city, town Bowie vicinity of congressional district: 17

state Maryland county: Prince George's

3. Classification

Category <input checked="" type="checkbox"/> district <input type="checkbox"/> building(s) <input type="checkbox"/> structure <input type="checkbox"/> site <input type="checkbox"/> object	Ownership <input type="checkbox"/> public <input checked="" type="checkbox"/> private <input type="checkbox"/> both	Status <input checked="" type="checkbox"/> occupied <input type="checkbox"/> unoccupied <input type="checkbox"/> work in progress	Present Use <input type="checkbox"/> agriculture <input type="checkbox"/> commercial <input type="checkbox"/> educational <input type="checkbox"/> entertainment <input type="checkbox"/> government <input type="checkbox"/> industrial <input type="checkbox"/> military	<input type="checkbox"/> museum <input type="checkbox"/> park <input checked="" type="checkbox"/> private residence <input type="checkbox"/> religious <input type="checkbox"/> scientific <input type="checkbox"/> transportation <input type="checkbox"/> other
	Public Acquisition <input type="checkbox"/> in process <input type="checkbox"/> being considered <input checked="" type="checkbox"/> not applicable	Accessible <input checked="" type="checkbox"/> yes: restricted <input type="checkbox"/> yes: unrestricted <input type="checkbox"/> no		

4. Owner of Property

(give names and mailing addresses of ALL owners)

name Various

street/number Various

telephone no.

city, town Bowie

state and zip code Maryland, 20715

5. Location of Legal Description

courthouse, registry of deeds, etc.

Liber:

street/number:

Folio:

city, town

state

Maryland

6. Representation in Existing Historical Surveys

title

date

survey scope

depository for survey records

city, town

state

7. Description

Survey No. PG 71B-18

Condition <input type="checkbox"/> excellent <input checked="" type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> deteriorated <input type="checkbox"/> ruins <input type="checkbox"/> unexposed	Check one <input type="checkbox"/> unaltered <input checked="" type="checkbox"/> altered	Check one <input checked="" type="checkbox"/> original site <input type="checkbox"/> moved	date of move?
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Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

What is now known as the Belair Development consists of seven staged development area: Meadowbrook, Tulip Grove, Somerset, Foxhill, Buckingham, Kenilworth, and Heather Hills. Located between MD 3, the new Washington-Annapolis Expressway (US 50/John Hanson-Highway), Collington road (MD 197) and Old Chapel Road, the area was cross-sectioned by MD 450/Defense Highway. Somerset, Tulip Grove, and Meadowbrook were developed first because they fronted MD 450/Defense Highway, still the major transportation artery at this time (Levitt and Sons n.d.)

An ad published on November 5, 1960 illustrates each of the five model home offered with their amenities and price (Levitt and Sons 1960d). All models were air-conditioned with appliances supplied by Westinghouse (Willmann 1960), and this was highlighted in each description. The square footage of the homes was not included in the ad, although they are estimated to range from 1,500 to 2,500 square feet. The ad invited potential buyers to visit the development's model homes (or "housing exhibit") on Sussex Lane, a road running parallel to MD 450/Defense Highway with open space between the lane and the highway for maximum "curb appeal." Representative examples of each of the five models survive on Sussex Lane (see Table 1 and Figures 1, 2, 3, 4, and 5).

An article in the Real Estate section of "The Washington Post" announced the grand opening of the new development on October 1, 1960. The newly constructed models were described in this way, "These houses are roomy, basically simple, well planned, sturdy, and in the Levitt tradition of maximum living space per dollar--minus extras or frills. You get no patios at Belair. But there is a built-in indoor TV antenna with several outlets" (Willmann 1960). This same article also describes two of the models in more specific detail. The Cape Cod model, the least expensive model available, was said to include a living room, kitchen, dining area, two bedrooms, a full bath, garage, and utility room on the first floor. It also would include two bedrooms and a bath on the second floor. On the other hand, the most expensive model, the Manor House, would include a living room with fireplace, dining room, powder room, and two-car garage on the first floor. A kitchen was not listed in the article, but one may assume that a kitchen was also available on the first floor. On the second floor, four bedrooms and two baths were included.

For this survey effort, a windshield survey of the street nearest MD 450/Defense Highway was undertaken. The streets surveyed were located in the Somerset, Tulip Hill, and Meadowbrook sections of the early development. An additional street, Galaxy Lane, is located in the Glenridge section of the development, which was platted in the second phase of development. The streets surveyed, their sections, their plats, and their dates of development are detailed in Table 2.

All street surveyed included examples of all five models advertised in 1960 (Levitt and Sons 1960d), including Galaxy Lane, which was constructed after the other streets. Examples were generally altered in some way from the original design or materials. The most typical alternate was the replacement of asbestos shingles with either aluminum or vinyl siding. Another common alternation was the construction additions and/or the enclosure of garages for use as an interior room. Examples of various houses on various streets are illustrated in the attached photographs.

The plan of streets in all of the sections surveyed conforms to the standards for subdivision design first established by the Federal Housing Administration (FHA) in 1941 in its circular, "Successful Subdivision: Planned as Neighborhoods for Profitable Investment and Appeal to Homeowners." This circular, while not enforced as a regulation or guidance, encouraged housing developers to emulate specific planning concepts with the unspoken incentive that prospective homebuyers would get their FHA loans approved easier if the development conformed to FHA's expectations (FHA 1941: 28). The incentive for conformity was further enhanced when the Veterans Administration (VA) home loan program adopted much of the procedures and guidance of the FHA. This circular recommended curvilinear street plans because they direct traffic flow to the main arteries, eliminate uneconomical short blocks, avoid dead-end street, and encourage a "protected" community (FHA 1941: 16 - 19). The curvilinear street plan of Belair is illustrated in the attached location map.

In addition to the houses and the plan of streets, Levitt constructed the sewer and water facilities and built elementary schools, but he did not finance the maintenance of the facilities and he only donated the land for high schools. In 1964, Levitt sold the historic Belair Mansion to the city for \$1. It was used as city hall and a police station from 1964 to 1978. In his provision for public facilities--schools, churches, parks, commercial areas--Levitt met the minimum standards for good subdivision design (FHA 1941: 13 - 14). These facilities are still present today. One example, the Bowie High School was constructed in the 1960s, but additions and alternations to the original building have been made. The site original reserved as a "Swim and Racquet Club" (Levitt and Sons, n.d.) is not the recently constructed Bowie Library.

7. Description (continued)

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*Table 1 Five Original Models, Features and Representative Examples
(Source: Levitt and Sons 1960d and 1999 field survey)*

Model	Original Price	Description	Example	Alterations
Cape Cod (Figure 1)	\$14,990	1.5 stories Side gable roof Entry porch 1-car garage Asbestos siding	12415 Sussex Lane (neg. HP99-078:11)	Garage enclosed Aluminum or vinyl siding applied
Colonial (Figure 2)	\$16,990	2 stories Side gable roof Entry porch 1-car garage Asbestos siding	12407 Sussex Lane (neg. HP99-078:9)	Porch and garage enclosed Aluminum or vinyl siding applied
Country Clubber (Figure 3)	\$22,990	1 story Cross gable roof Entry porch 2-car garage Brick or stone veneer on front façade Asbestos siding on other walls	12403 Sussex Lane (neg. HP99-078:7)	Aluminum or vinyl siding applied
Manor House (Figure 4)	\$27,500	2 stories 2 nd floor overhand 2-story columns on front façade 2-car garage Brick or stone veneer on 1 st floor façade Asbestos siding on other walls	12401 Sussex Lane (neg. HP99-078:6)	(Brick veneer example) Garage enclosed
Rancher (Figure 5)	\$15,990	1 story Hip roof Small entry porch 1-car garage Brick or stone veneer	12405 Sussex Lane (neg. HP99-078:8)	(Brick veneer example)

Table 2 Streets Surveyed in the Belair Development

Section Name	Street Name	Plat Name Prince George's Liber: Folio reference)	Plat Date
Somerset	Sussex Lane	"Somerset at Belair— Section 1" (40:44)	April 1961
Tulip Hill	Twisting Lane	"Tulig Grove at Belair— Section 42" (44:53)	June 1962
	Traymore Lane	"Tulip Grove at Belair— Section 38" (44:49)	June 1962
	Tilbury Lane	"Tulip Grove at Belair— Section 37" (44:48)	June 1962
	Twin Cedar Lane	"Tulip Grove at Belair— Section 58" (64:32)	May 1967
Meadowbrook	Memphis Lane	"Meadow Brook at Belair— Section 57" (52:1)	July 1964
Glenridge	Galaxy lane	"Glenridge at Belair— Section 59" (67:99)	January 1968

Figure 1 Cape Cod Models Advertised (Source: Levitt and Sons 1960d)



Figure 2 Colonial Models Advertised (Source: Levitt and Sons 1960d)



Figure 3 Country Clubber Models Advertised (Source: Levitt and Sons 1960d)

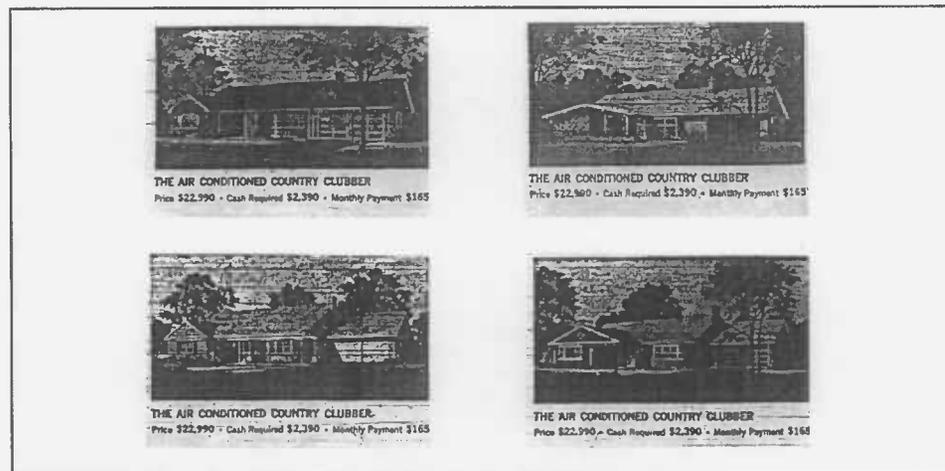


Figure 4 Manor House Models Advertised (Source: Levitt and Sons 1960d)



7. Description (continued)

Survey No.:

PG-71B-18

Figure 5 Rancher Models Advertised (Source: Levitt and Sons 1960d)



8. Significance

Period <input type="checkbox"/> prehistoric <input type="checkbox"/> 1400-1499 <input type="checkbox"/> 1500-1599 <input type="checkbox"/> 1600-1699 <input type="checkbox"/> 1700-1799 <input type="checkbox"/> 1800-1899 <input checked="" type="checkbox"/> 1900-	Areas of Significance <input type="checkbox"/> archeology-prehistoric <input type="checkbox"/> archeology-historic <input type="checkbox"/> agriculture <input type="checkbox"/> architecture <input type="checkbox"/> art <input type="checkbox"/> commerce <input type="checkbox"/> communications	<input checked="" type="checkbox"/> community planning <input type="checkbox"/> conservation <input type="checkbox"/> economics <input type="checkbox"/> education <input type="checkbox"/> engineering <input type="checkbox"/> exploration/settlement <input type="checkbox"/> industry <input type="checkbox"/> invention	<input checked="" type="checkbox"/> landscape architecture <input type="checkbox"/> law <input type="checkbox"/> literature <input type="checkbox"/> military <input type="checkbox"/> music <input type="checkbox"/> philosophy <input type="checkbox"/> politics/government	<input type="checkbox"/> religion <input type="checkbox"/> science <input type="checkbox"/> sculpture <input type="checkbox"/> social/humanitarian <input type="checkbox"/> theater <input type="checkbox"/> transportation <input type="checkbox"/> other (specify)
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Specific dates 1960-1968 **Builder/Architect** Unknown

check: **Applicable Criteria:** A B C D

and/or

Applicable Exception: A B C D E F G

Level of Significance:

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

HISTORY OF THE DEVELOPMENT

What was to become the Belair Development by the famed Levitt and Sons' developers originated as "Belair" estate. The original 1743 dwelling "Belair" has been described as "one of the most beautiful colonial homes in America" (Arnett 1974: B1; Greene 1946: 24). As it was the home of Maryland Governors Benjamin Tasker, Samuel Ogle, and Benjamin Ogle, it has also been called "the house of Governors" (Greene 1946: 24). During the eighteenth and nineteenth centuries, the estate was also famous for the horses bred there.

In 1899, William Woodward of Oyster Bay, New York another avid horse breeder, purchased the estate (Arnett 1974: B1). Two Triple Crown winners were bred there in the early twentieth century. The estate was put up for auction after William Woodward, Jr., died in 1955. After "complicated litigation" the Levitt and Sons' company purchased the entire estate for \$1.75 million in 1958 (Arnett 1974: B1).

By October 1960, the Belair Development was underway. The first advertisement placed in "The Washington Post" appeared on September 17, 1960 (Levitt and Sons 1960a). On October 1, 1960, a special article announcing the grand opening of the new development ran in the Real Estate section of "The Washington Post" (Willmann 1960). The model homes on Sussex Lane opened for public viewing on October 8, 1960. The first homebuyers were able to occupy their new homes by the fall of 1961.

The original plan of the Belair development included seven staged development areas: Meadowbrook, Tulip Grove, Somerset, Foxhill, Buckingham, Kenilworth, and Heather Hills. The first platted was Somerset (April 1961) which included the model homes on Sussex Lane (PG Plat 40: 44). Shortly thereafter the Tulip Grove subdivision was platted in July 1962 (PG Plats 44: 48, 49, 50, 51, 52, and 53). By 1964, the Meadowbrook subdivision, including Memphis Lane, was platted. The last subdivision examined in this study, Glen Ridge (Galaxy Lane), was platted in early 1968.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended Eligibility not recommended

Criteria: A B C D Consideration: A B C D E F G None

Comments: _____

Reviewer, Office of Preservation Services *[Signature]* Date 1/20/00

Reviewer, NR Program *[Signature]* Date 1/16/00

The dates of platting generally slightly preceded the dates of deeds transferring individual properties from Levitt and Sons' to the first homebuyers. In the area studies, seven original homebuyers retain ownership of their property. Their deeds indicate that homes were purchased in the Tulip Grove subdivision in 1963 and 1964 (PGDB 2891: 112; 2891: 133; 2997: 272; 2997: 299; and 3005: 166). Even though Sussex Lane and its Somerset subdivision were developed earlier than the Tulip Hill subdivision, the deed examined indicates that the "model homes" on this street were not sold until they had survived their usefulness: 12421 Sussex Lane was not sold until 1969 (PGDB 3788: 334).

Today, relative newcomers occupy most of the homes: of the 63 deeds examined, 40 (64%) were purchased by their present owners since 1990. The average price paid for these homes purchased since 1990 is approximately \$137,000 (based on 32 transactions for which the purchase price was noted in the deed).

SIGNIFICANCE OF THE DEVELOPMENT

The history and physical attributes of the Belair Development illustrate three themes. It is the story of a planned community in the context of the suburbanization of Prince George's County. It is also part of the story of William J. Levitt and his famous Levitt and Sons' development company. Finally, it is a collection of designed homes in a designed landscape. Each of these themes will be discussed in detail below.

A Planned Suburban Community--

At the time William J. Levitt acquired the Belair estate in 1958, he had already successfully developed his "Levittowns" in New York, New Jersey, and Pennsylvania. The New York community was initiated during the first great wave of post-World War II housing construction, between 1946 and 1950 (U.S. Bureau of the Census 1960; Figure 6). The New Jersey and Pennsylvania communities were initiated during the second wave of housing construction, between 1951 and 1955. When Levitt initiated the Belair Development, housing starts were on the decline, but would soon be on the rise again.

William J. Levitt admitted that the first Levittown (New York) actually began without a comprehensive plan (Kelly 1993: 36). Barbara Kelly has observed, "Levittown [New York] was the reduction of the American dream to a practical and affordable reality, made possible in large part by the cooperative efforts of the government, the builders, and the banks. It was not a planned community.... Levittown was, nevertheless, an 'intentional' community with an agenda of its own" (Kelly 1993: 44).

The Levittown communities were "planned" in the sense that professional architects and landscape architects were employed in the design process. However, they were not "utopian" or "ideal" communities, in that they did not represent elements of a philosophical ideal. Instead, they were designed to appeal to a broad prospective clientele and to maximize the investors' return. To that end, the planned communities conformed to the FHA's guidelines for "Successful Subdivisions" (FHA 1941; Kelly 1993: 47). They were planned to be constructed in phases. They also employed a limited number of house designs--the New York Levittown initially only offered a "Cape Cod" model with several variations, although a "Ranch" was added later. This limited number of designs allowed streamlined and cost-saving construction techniques: the use of "on-site fabrication" or production lines, the use of standardized components, and the purchase of materials in bulk (Kelly 1993: 25-27).

In addition to the houses, these early Levittowns included village greens with shops and services, swimming pools, and community halls constructed by Levitt. He also reserved space for churches, synagogues, schools, libraries, bowling alleys, skating rinks, and movie theaters, which were subsequently built by the local agencies or private interests (Kelly 1993: 82). By reserving space for, but not constructing these facilities, Levitt reduced his costs and encouraged the self-determination of the residents. This privatized approach to "community planning" differed sharply from earlier "utopian" type communities (e.g. Greenbelt, discussed below).

Despite this limited or lowest-common-denominator approach to community design, the first Levittowns represented in the mass consciousness the "dominant values" of the period: conformity and privatization, the cult of domesticity, the doctrine of separate spheres, and the agrarian myth (Kelly 1993: 59).

In many respects, the Belair Development continues the approach to community planning initiated by Levitt in his earlier projects. Belair conforms to the guidelines of "Successful Subdivisions" (FHA 1941). Belair was planned to be developed in phases. Finally, Belair offered a limited selection of model homes, but Belair offered more selection than the original New York Levittown (five basic models versus only one).

With regard to the overall "sense of community," the Belair Development was substantially different from three other "model communities" built in Maryland between 1938 and 1965: Greenbelt (Prince George's County), Columbia (Howard County), and Rossmore Leisure World (Montgomery County). Callcott compared these four communities at length using a number of variables. His comparison is summarized in Table 3.

In Callcott's assessment, the Belair Development was not an overall success because it failed to become anything other than a "bedroom" community. However, Levitt never aspired for the Belair Development to be anything else. Further, as stated by Virta, the primary characteristic of development in Prince George's County during the 1930-1970 period was that it involved the attraction of resident homeowners, not that it provided a well-rounded or self-sufficient community. Therefore, the Belair Development can be viewed as a success. It provided affordable houses for middle income families and created an overwhelmingly owner-occupied community.

A Levitt and Sons' Product--

As a product of the famous Levitt and Sons' company, the Belair Development is part of the history of the company and its prime mover, William J. Levitt. The company started in the mass housing business during World War II when it constructed military housing in the Norfolk area of Virginia (Kelly 1993: 24). The company is most well known for its "Levittowns" in New York, New Jersey, and Pennsylvania. Of the three, the New York development is the most universally recognized example, even the epitome, of the work of the company and the man.

By 1951, Levittown, New York was synonymous with the American suburb (Kelly 1993: 53). It was the target of humorists, satirists, and both scholarly and popular criticism. Despite these attacks, the company was able to continue developing the New York project and to begin the other projects.

By the time the Levitt and Sons' began the Belair Development, however, their approach was no longer novel or unique. As indicated by the number of advertisements ($n = 26$ for developments in Maryland and 25 for developments in Virginia) published in just two editions of *The Washington Post* in 1960 and 1961, the competition to attract potential suburban homebuyers was stiff. The other competitors featured attractive "country" house plans and amenities such as golf courses and community swimming pools. They included language to attract military or prospective buyers using VA loans. In this competition, Levitt and Sons chose an advertising campaign that focused on a no-haggle pricing approach (Levitt and Sons 1960a-c, 1960e, and 1961). However, in case criticism regarding limited model choices might be waged, Levitt did include an ad featuring pictures of all five models, all with at least two variations (Levitt and Sons 1960d).

8. Significance (continued)

In this regard, the Belair Development represents the waning of the primacy of Levitt and Sons in the suburban housing market. By this time, Levitt products were often criticized as poorly constructed and unimaginative in design. By the time the Belair Development was fully constructed, circa 1968, the company was acquired by ITT (Arnett 1974: B4). Eventually, it returned to Mr. Levitt's control because of monopoly issues, but Levitt and Sons would never replicate the notice, or notoriety, it received because of Levittown, New York.

Designed Houses in a Designed Landscape--

As has been noted above, Levitt and Sons' was rarely noted for its design aesthetics. The houses were considered uninspired interpretations of the forms and details of historical architecture. The Cape Cod, while vaguely resembling the historical form, differed from the original in many respects (original Cape Cods are pictured in Kelly 1993: Plate 2.2). A noted achievement of Levitt and Sons during the construction of Levittown, New York, was the amendment of local building codes to permit concrete slab foundations and the use of only 3/4" plywood sheathing. Neither of these design materials replicates the original Cape Cod. On the other hand, the New York Cape Cods did retain the one-story form and the three or four bay front facade of the historical form.

The Cape Cod model offered at Belair differs from both the historical form and the New York examples. Its outward appearance is even less like the historical form than the New York version in several ways. First, two of the four bays on the front facade are now collapsed into one large picture window. Second, the fourth bay is actually a separate pen, articulated in a broken roofline and a staggered facade. Third, the roof has been raised to a steeper pitch to accommodate a half story with two bedrooms and a bath. Finally, whereas no models at the New York Levittown included attached garages, a one-car garage is attached to the Belair "Cape Cod" house.

Similarly the Ranch model offered in New York (1950-1951) differs from the model available at Belair (original Ranches are pictured in Kelly 1993: Plate 2.3). The earlier Ranch was more similar to a Cape Cod, in that it featured a side gable roof and lacked the characteristic low-pitch roof with wide overhangs. Some variations of the New York Ranch actually appeared more like what are commonly called split-levels.

The Ranch model offered at Belair is a standard suburban ranch house. While the model bears little or no resemblance to the Western Ranch Houses popularized by Cliff May and others of California (Sunset Magazine 1946), they do meet the essential requirements to be considered a Ranch, "The dwelling can not be more than one story above the ground at the point of entrance...A low pitched roof and spread out, sprawling arrangements help in identification" (Clouser 1984: 60-61). The Country Clubber, another model offered at Belair, is actually another form of the Ranch, but with a two-car garage and a cross gable ell on the front elevation.

The other models offered--the Colonial and the Manor House--are both examples of the retro-Colonial aesthetic predominant in the suburbs of Maryland. Callcott has stated, "A simple six-room Georgian design, fitting with the Maryland traditional, was the most common style in the Washington and Baltimore suburbs" (Callcott 1985: 64).

Therefore, in the selection of models at Belair, Levitt and Sons was not breaking new ground or pushing tastes to the unconventional. Instead, the company offered customer-tested models with simple details and minimal variety.

Like the architectural design, the landscape design of the Belair Development was also simplistic and conventional. Like the earlier Levittowns and all of twentieth century residential development in general, Belair employed the most basic elements of the ideal nineteenth century planned communities: staggered setbacks, fully landscaped plots, and curvilinear roadways that restrict traffic (Kelly 1993: 37).

These elements were also part of the requirements of "Successful Subdivisions" (FHA 1941). But in their execution, these elements tended to be transparent and therefore not meaningful. The landscape design for the New York Levittown was prepared by Abraham Levitt (one of William J. Levitt's sons), but despite his efforts, "the houses dwarfed the sapling fruit trees and evergreens, creating a barren, unfinished look to the rows of houses" (Kelly 1993: 52). Similarly, when Belair was first constructed, the landscape was surely immature. However, now that the development has existed for nearly 40 years, the foliage is less stark and serves more to mask the facile plan of streets and rows of houses. It is important to credit some of this aesthetic improvement to the efforts of the homeowners rather than the original landscape designer.

NATIONAL REGISTER ELIGIBILITY EVALUATION

As the survey district is not yet 50 years of age (i.e. not constructed prior to 1952), the resource is evaluated here under Criteria Consideration G: properties that have achieved significance within the past 50 years. This consideration requires that a resource must have "exceptional importance" in order to be eligible for the National Register of Historic Places. National Register Bulletin 22 provides guidance on the evaluation of properties under this consideration.

Context--

The Belair Development can be viewed in the context of both the work of the Levitt and Sons' Company and in the context of suburban residential development of the 1950s and 1960s in Prince George's County and in Maryland.

As a work of the Levitt and Sons' Company, it is not as widely known or recognized as other development projects by the company in New York, New Jersey, and Pennsylvania. Further, it is a late example of the company's work. By this time the significant contributions of the company demonstrated in Levittown, New York (their first project, 1948-1951) were common practice for developers nationwide. In addition, the company had ceased to be a leader or to add new contributions to the design and construction of residential subdivisions by this time. Therefore, the Belair Development is not a significant example of the work of Levitt and Sons'.

In the context of suburban development of the 1950s and 1960s in this region, the Belair Development was only one of many new subdivisions planned and constructed in this period. Levitt and Sons', by this time, did not have a competitive edge over its competition. In fact, as the name was by this time synonymous with the rows of "ticky-tack" little houses, the new development may have been partially handicapped by its developer. Therefore, the Belair Development is not a significant example of the suburban residential developments of its period in the region.

Scholarly Evaluation--

While Levittown, New York, in particular, has been the subject of extensive scholarly study and discussion since its construction; the Belair Development is not known to have been studied in depth by scholars.

Fragile or Short-Lived Resources--

There is no evidence to suggest that the Belair Development as a whole or even in part will not survive until it is at least 50 years of age (circa 2011). Further, while individual components of the development have undergone additions and alterations which alter their degree of integrity, there is no evidence to suggest

8. Significance (continued)

that the individual components will be drastically less intact by 2011 than they are now.

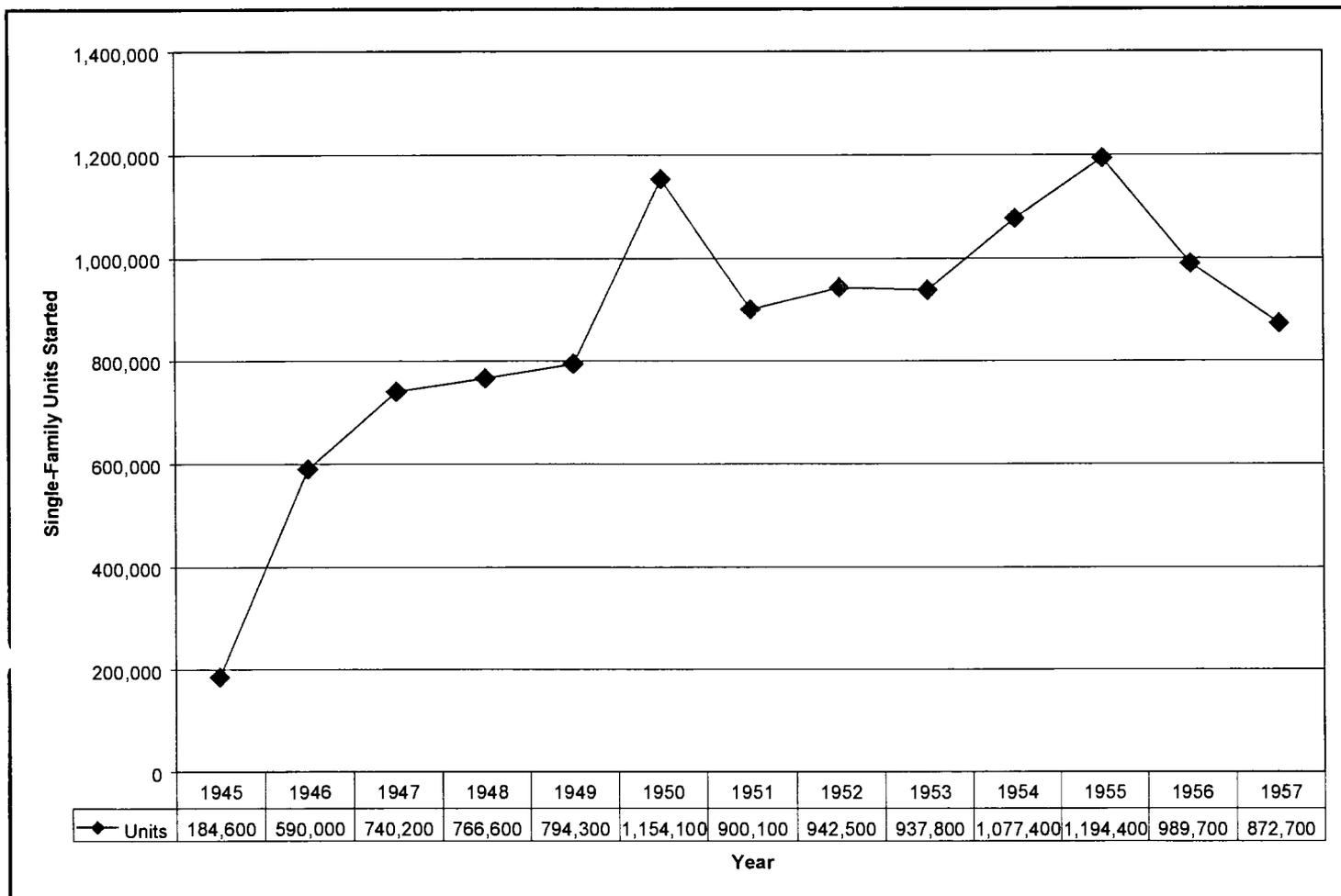
Time—

The Belair Development was constructed in the third wave of housing development in the US following World War II. The developments constructed during the first wave (1946- 1951) are currently considered over 50 years of age and are evaluated for eligibility under the National Register Criteria without Consideration G. At the present, insufficient time has elapsed to truly assess the potential local, state, or national significance of developments constructed during the second (1952-1955) and third waves (1956-1965). For this reason, it is recommended that the Belair Development be reevaluated under the Criteria without Consideration G after sufficient time has elapsed to assess its significance.

Conclusion—

The Belair Development does not demonstrate "exceptional importance" when considered in its historical context, in light of scholarly evaluation, with respect for its potential fragility, and with an appropriate length of time for thoughtful reflection. Because it lacks "exceptional importance," the resource does not meet Criteria Consideration G. Therefore, the Belair Development is not recommended as eligible for the National Register of Historic Places.

*Figure 6 Permanent Single-Family Dwellings Started in Nonfarm Areas, 1945-1957
(based on data in US Bureau of the Census 1960: Series N 109)*



8. Significance (continued)

Survey No.:

PG 71B-18

Table 3 Comparison of Model Communities (based on Callcott 1985: 73-81)

Factor/Theme	Greenbelt	Bowie	Columbia	Rossmoor Leisure World
Developer	Public-WPA	Private--Levitt and Sons, Inc.	Private--James W. Rouse	Private--Ross W. Conese
Period	1930s (1938)	1960s (1961)	1960s (1968)	1960s (1965)
Housing Types	Apartments and town houses	Single family houses	Apartments Condos Town houses Single family houses	Apartments Town houses Single family houses
# of Housing Units	884 (1938) + 1,000 (1945)	1,000 (1961) + 2,000 (1963) + 6,000 (1968)	NA	NA
Population	7,074 (195 0) 18,199 (1970)	11,000 (1963) 33,000 (1968) 43,000 (1978) 38,000 (1980)	1,000 (1968) 57,000 (1980)	1,600 (1965) 4,000 (n.d. "Peak")
Race of Population	White	White	80% white 20% black	White (over 65)
Community Facilities	School Theater Newspaper Swimming pool Playground	Elementary schools Donated land for high schools and churches	Village centers Churches Schools Dinner Theater Amphitheater	Clubhouse Security Religious Facilities
Commercial Spaces	Restaurant Cooperative stores	Developed privately outside Levitt development	Columbia Mall Office Complexes (32,000 jobs for 57,000 people)	Restaurants Hobby shops Medical care
Green Space	Lake Garden plots	Left for the initiative of residents	Parks Lakes	Communal grounds
Community Loyalty/ Participation	Rated Positively	Rated Negatively	Rated Positively	Rated OK
Criticisms	"Communist" Not profitable	A bedroom community Suburban "hell"	Villages didn't work	Overestimated market
Success/Failure Assessment	Success	Failure	Big Success	Failure

9. Major Bibliographical References

Survey No. PG 71B-18

See continuation sheet

10. Geographical Data

Acreage of nominated property 1,800

Quadrangle name Bowie, Lanham

Quadrangle scale 1:24,000

UTM References do NOT complete UTM references

A	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
C	<input type="text"/>	<input type="text"/>	<input type="text"/>
E	<input type="text"/>	<input type="text"/>	<input type="text"/>
G	<input type="text"/>	<input type="text"/>	<input type="text"/>

B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
D	<input type="text"/>	<input type="text"/>	<input type="text"/>
F	<input type="text"/>	<input type="text"/>	<input type="text"/>
H	<input type="text"/>	<input type="text"/>	<input type="text"/>

Verbal boundary description and justification

Windshield Survey included: Sussex Lane, Twisting Lane, Traymore Lane, Tilbury Lane, Twin Cedar Lane, Memphis Lane, and Galaxy Lane.

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	Katry Harris	Architectural Historian	
organization	Michael Baker Jr., Inc.	date	06/10/2000 1:43:10 PM
street/number	420 Rouser Road	telephone	412-269-4600
city or townr	Coraopolis	state	Pennsylvania

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature was to 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 purposes only and do not constitute any infringement of individual property rights.

return to: **DHCP/DHCD**
Maryland Historical Trust
100 Community Place
Crownsville, MD 21032-2023

9. Major Bibliographical References (continued)

Survey No.:

PG 71B-18

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9. Major Bibliographical References (continued)

Survey No.:

PG 71B-18

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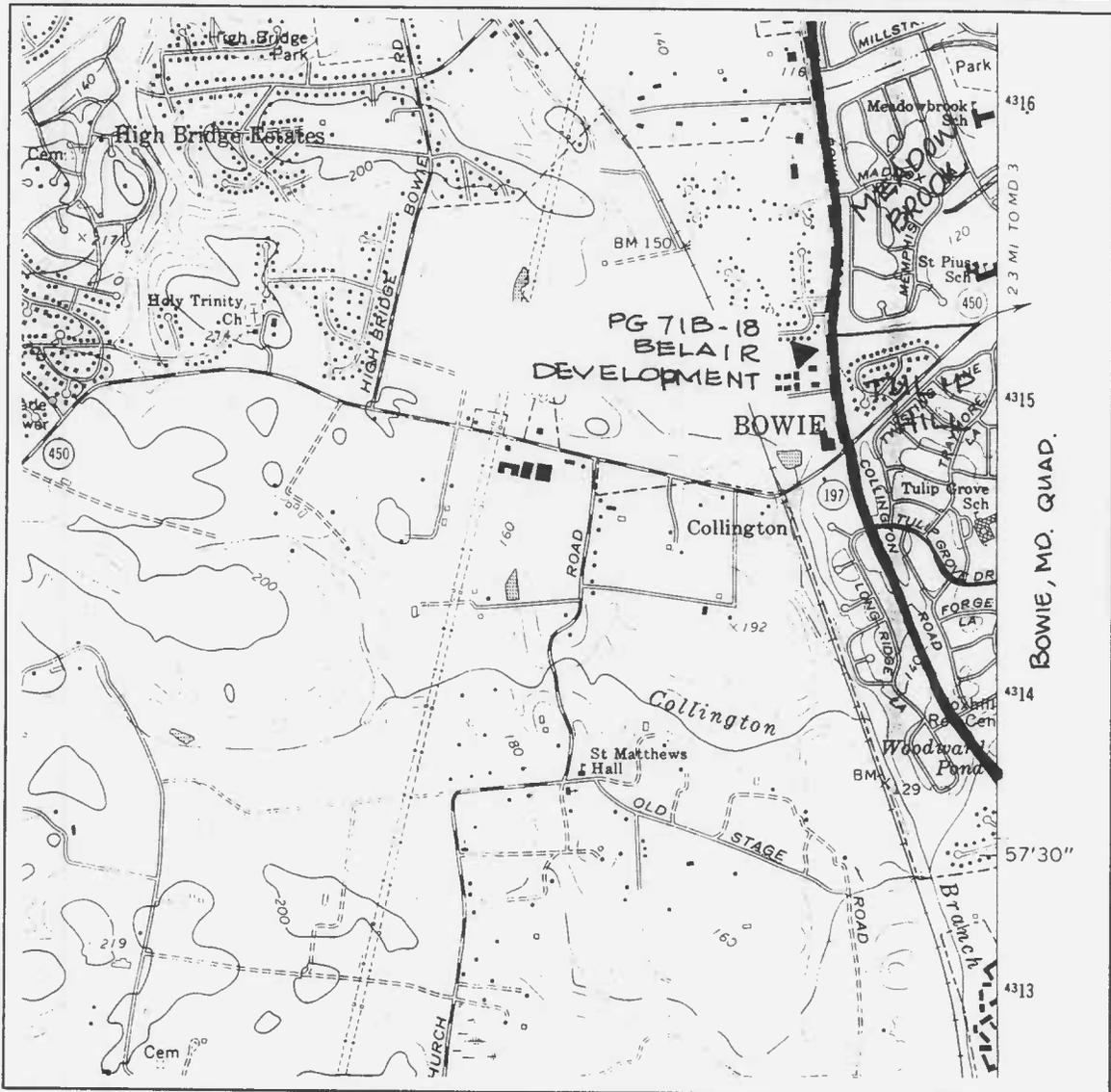
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Survey No. PG 71B-18 (1 of 2)

Location Map

Resource Name BELAIR DEVELOPMENT



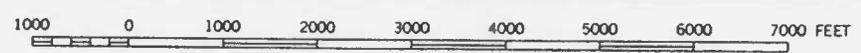
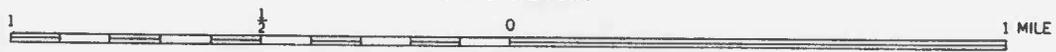
MATCH TO SHEET 2



LANHAM, MD.
38076-H7-TF-024

1965
REVISED 1993
DMA 5661 IV NE-SERIES V833

SCALE 1:24000



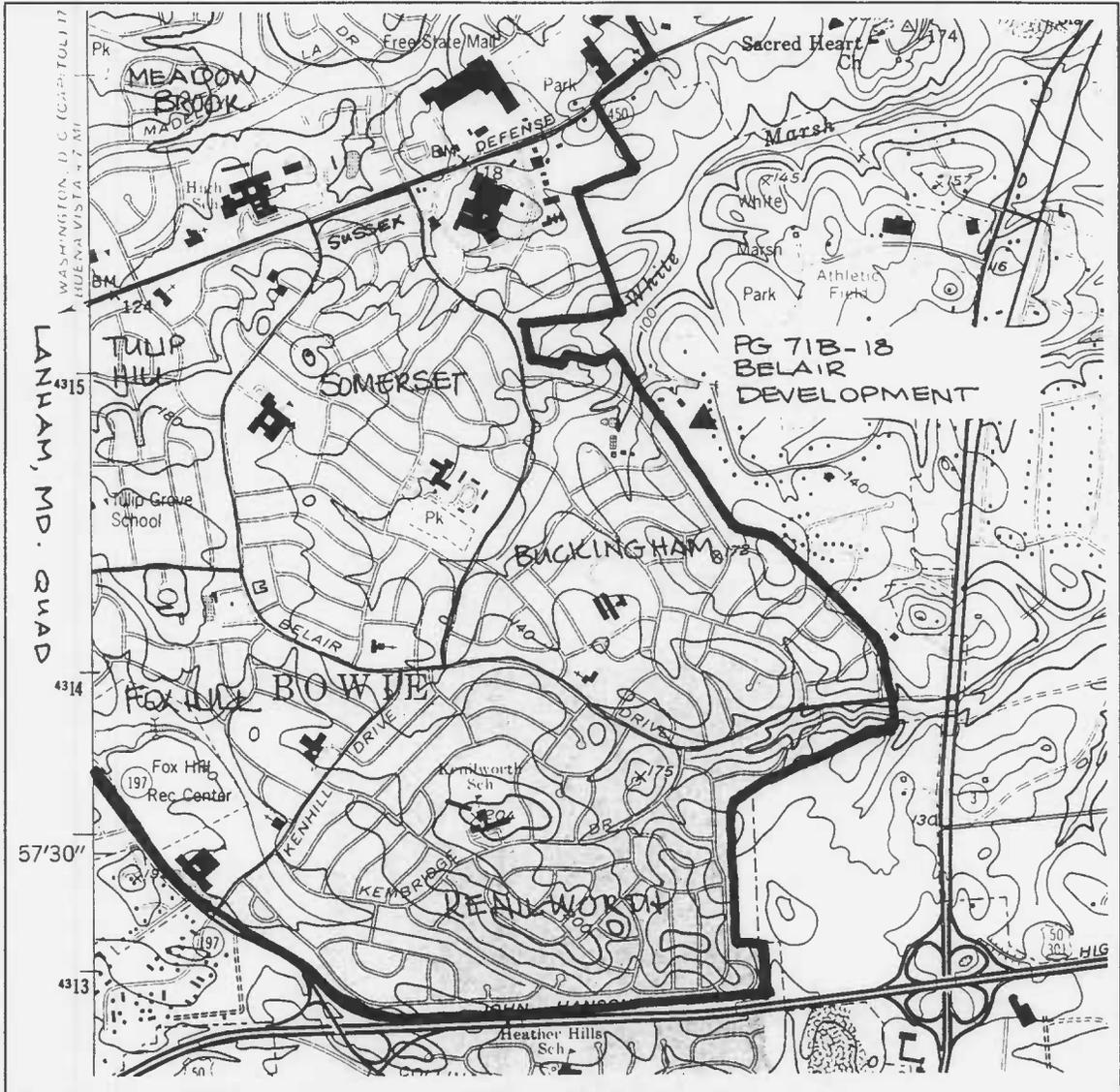
CONTOUR INTERVAL 20 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

Survey No. PG 71B-18 (2 of 2)

Location Map

Resource Name BELAIR DEVELOPMENT.

MATCH TO SHEET 1

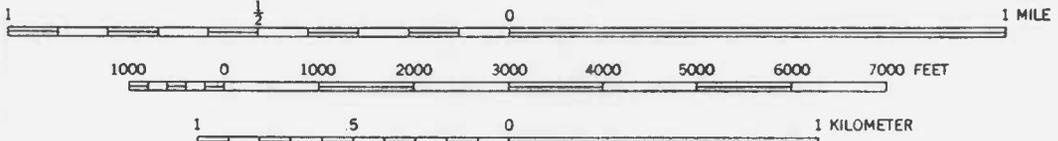


BOWIE, MD.

38076-H6-TF-024

1957
REVISED 1993
DMA 5661 I NW-SERIES V833

SCALE 1:24000



CONTOUR INTERVAL 20 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929



PG 71 NO. 10

BRAND: [unclear]

BRAND: [unclear]

BY: [unclear]

DATE: [unclear]

MICHAEL BAKER CO.

FACING SOUTH, [unclear] [unclear] [unclear] [unclear] [unclear] [unclear]

[unclear] [unclear] [unclear] [unclear] [unclear] [unclear]

[unclear]



1 - 100 - 18

RE: AIR DEVELOPMENT

PRINCE GEORGE'S COUNTY, MD

C. O. W. B.

1/2 27 2

MILLARD BAKER JR INC

FACING SOUTH. FROM - 1/2 27 2 - 1/2 27 2

1/2 27 2 - 1/2 27 2 - 1/2 27 2

1/2 27 2



10/20/80

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100

THE NEW YORK PUBLIC LIBRARY

ASTOR LENOX TILDEN FOUNDATION

100

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MICHAEL RAYMOND WILSON

100

100

"100" CODE "100"

4 of 10



1000 - 1000 = 0

1000 - 1000 = 0

1000 - 1000 = 0

1000 - 1000 = 0

1000 - 1000 = 0

1000 - 1000 = 0

1000 - 1000 = 0

SUSSEX LAKE EXPERIMENT OF "CARRYING CAPACITY"

NUMBER MODEL

1000 - 1000 = 0



14

3D DEVELOPMENT

FOR THE NORTH'S COMMUNITY

BY

12/19/17

MICHAEL BAKER CORP

FRONT ENTRANCE, FROM ELEVATION 12401

5' x 10' SCALE, DRAWING OF "MILNER HOUSE"

MODEL

5 of 10



DE = 1/2

MICHAEL BAKER, D. D.

FACING SOUTH, MONTREAL, 1855
LARGE, BRICK BUILDING OF "REPUBLICAN" MODEL

7 of 14





CHRIST
COVENANT

DR. [unclear]

[unclear]

[unclear]

C. O. [unclear]

11/8/1999

MILKING [unclear]

LONG SLEATH FRONT [unclear]

[unclear]

[unclear]



1. The first step is to identify the problem.

2. The second step is to define the objectives.

3. The third step is to analyze the situation.

4. The fourth step is to generate alternatives.

5. The fifth step is to evaluate the alternatives.

6. The sixth step is to select the best alternative.

7. The seventh step is to implement the solution.