

## Camp Springs (76B-000)

Camp Springs was originally established in the mid-nineteenth century at the intersection of present-day Branch Avenue (MD 5) and Allentown Road. Camp Springs is located adjacent to and west of Andrews Air Force Base. Today Camp Springs is roughly bounded by the Capital Beltway (I-495) on the north, Henson Creek and Cherryfield Road on the west, Kirby Road on the south, Andrews Air Force Base on the east, and Wesson Drive on the northeast.

Early maps of the area note that it was originally called “Allentown,” in honor of the Allen family, who were large landholders in the community. Martenet’s map of 1861 documents a settlement at the crossroads of present-day Branch Avenue and Allentown Road. The small community was comprised of several houses, a Methodist Church, school house, a blacksmith shop, and several stores.<sup>1</sup> By 1878, as documented by the Hopkins map, the growing community was also known as Camp Spring. The Hopkins map denotes the Camp Spring post office, Methodist Church, blacksmith shop, and many residences, the majority of which were constructed between 1861 and 1878.<sup>2</sup> According to local legend, the community was named Camp Springs by the soldiers fighting in the Civil War who traveled through the area and set up camp near the abundant natural springs.<sup>3</sup>

The community experienced remarkably slow growth throughout the late nineteenth century and into the twentieth century. Yet, a school for black children was constructed as early as 1902. In 1924, the building was replaced with a new one-room schoolhouse, the construction of which was funded by Julius Rosenwald’s foundation.<sup>4</sup> This school was abandoned in the mid-twentieth century and rehabilitated for use as a cabinet shop.

Subdivision of rural agricultural land in the area began in 1936, with the creation of the T.B. Middleton Farm subdivision. This residential subdivision was created from Manchester Farm, a late-nineteenth-century farmstead.<sup>5</sup> The first buildings constructed in the subdivision were modest Craftsman-style bungalows located along Old Branch Avenue and Middleton Lane. Camp Springs remained a small, quiet, and rural community until World War II (1941-1945), when the need for housing and government facilities prompted development. In August 1942, President Franklin D. Roosevelt ordered the construction of a military airfield. The Camp Springs Army Airfield opened in May 1943. The Airfield was renamed Andrews Field in 1945 and in 1947, the name was changed to Andrews Air Force Base.<sup>6</sup> The opening of the military base encouraged steady growth in Camp Springs, albeit for a limited period. The majority of the twentieth-century development was located northwest of the intersection of Old Branch Avenue and Allentown Road, surrounding the earlier Middleton Farm subdivision.

Despite the increased need for housing in the Washington metropolitan area during and after World War II and the community’s close proximity to a rapidly growing military installation, growth in Camp Springs was slower than in other areas of Prince George’s County. After the installation of water and

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<sup>1</sup> Simon J. Martenet, “Atlas of Prince George’s County, Maryland, 1861, Adapted from Martenet’s Map of Prince George’s County, Maryland” (Baltimore: Simon J. Martenet C.E., 1861).

<sup>2</sup> G.M. Hopkins, “Atlas of Fifteen Miles Around Washington, Including the County of Prince George Maryland” (Philadelphia: G.M. Hopkins, C.E., 1878).

<sup>3</sup> KCI Technologies, “Camp Springs: Community Summary Sheet” (October 1999), [http://www.sha.state.md.us/keepingcurrent/maintainRoadsBridges/bridges/oppe/suburbs/pg\\_co.pdf](http://www.sha.state.md.us/keepingcurrent/maintainRoadsBridges/bridges/oppe/suburbs/pg_co.pdf).

<sup>4</sup> Susan G. Pearl, “Camp Springs (Rosenwald) School,” Maryland Historical Trust State Historic Sites Inventory Form, (April 1983), 8:1.

<sup>5</sup> Prince George’s County Land Records, Circuit Court, Plat Book SDH 4:92.

<sup>6</sup> 316th Wing Public Affairs, “Andrews Air Force Base History,” <http://www.andrews.af.mil/library/factsheets/factsheet.asp?id=4479>, accessed 23 January 2009.

sewer lines in the early 1950s, and the opening of the Capital Beltway (I-495) in the 1960s, Camp Springs finally experienced steady development, which continued through the 1970s. The widening of roads and increased commercial development along Branch Avenue and Allentown Road eliminated most reminders of the nineteenth-century community known as Allentown.

Two of the earliest extant buildings in the area are now located on Andrews Air Force Base. Belle Chance (PG: 77-014) is a Spanish Colonial Revival-style house erected in 1912. The fireproof house was constructed of concrete for Dr. William Stewart. The house currently serves as the residence of the Base Commander of Andrews Air Force Base. Forest Grove Methodist Church Chapel 2 (PG: 77-001) was built in 1914 to replace two earlier churches on the same site. The Gothic Revival-style church is surrounded by a cemetery with headstones that date from 1874 to 1938. The church now serves as an interdenominational chapel for the Air Force base. The oldest extant building in Camp Springs is believed to be Old Bells Methodist Church (PG: 76B-017), which was constructed in 1910.

Today, the community is fully developed and is home to approximately 18,000 residents.

There is one designated Historic Site in Camp Springs:

- PG: 76B-017 Bells Methodist Church and Cemetery, 6016 Allentown Road

There are currently no designated Historic Resources in Camp Springs.

## Windshield Survey

A windshield survey of Camp Springs was conducted in December 2008. The survey area includes the majority of the Middleton Farms subdivision, large portions of which were later resubdivided into a number of smaller subdivisions. This allowed for the study of some of the earliest subdivisions platted in the Camp Springs area and those with the largest concentration of historic buildings and the least amount of infill. The survey area includes approximately 301 primary resources located in the subdivisions of T.B. Middleton Farm, Glenn Hills, Manchester Estates, and Yorkshire Village. Buildings in the survey area date from ca. 1925 through the 1970s, with the largest concentration constructed between ca. 1936 and ca. 1955. The area is predominantly residential with limited commercial development scattered along Old Branch Avenue, and little modern infill. Building forms represented include bungalow, Cape Cod, minimal traditional, ranch houses, split-foyers, and split-levels. Styles represented in the survey area include Craftsman, Colonial Revival, and various illustrations of the Modern Movement. The survey area is located on gently rolling hills, with varying street patterns. Some of the earlier subdivisions are set on a roughly rectilinear grid, while the subdivisions from the mid-twentieth century are more curvilinear, reflecting the influence of the Federal Housing Administration's guidelines and standards for residential subdivision design.

## Historic District Evaluation

Camp Springs represents several Prince George's County Heritage Themes including suburban growth and residential architectural styles. Of the four subdivisions surveyed in Camp Springs, none are recommended eligible for listing in the National Register of Historic Places, or as a Prince George's County Historic District, individually or collectively.

### **T.B. Middleton Farm**

The T.B. Middleton Farm subdivision, platted in 1936, contains a variety of buildings constructed between ca. 1925 and the present. The subdivision was later resubdivided and replatted as a number of smaller neighborhoods, including Glenn Hills and Yorkshire Village. The majority of buildings appear to date from between 1945 and 1970. Forms represented in the neighborhood include bungalows, Cape Cods, minimal traditional, ranch houses, and split-foyers. Architectural styles include Craftsman, Colonial Revival, Tudor Revival, and several illustrations from the Modern Movement. The majority of buildings are wood-frame construction; however there are a number of masonry buildings veneered in brick and Permastone (an original and replacement material). Development in the subdivision was sporadic and there is no clear pattern of development in the neighborhood. Lots are typically long and narrow and vary in size from just a few hundred square feet to over four acres. Because the lots were so large, many were later subdivided further to allow for modern infill. Many of the lots are heavily wooded. Although historic, T.B. Middleton Farm does not meet the criteria for designation as either a National Register historic district or as a Prince George's County historic district. The neighborhood is one of many that developed in the second quarter of the twentieth century and continued to develop through the late twentieth century.

### **Glenn Hills**

Platted in 1939, Glenn Hills contains primarily Craftsman-style bungalows and Colonial Revival-style Cape Cods. Houses appear to have been constructed between ca. 1925 and ca. 1945. The majority of houses are of wood-frame construction with a few scattered masonry buildings. The subdivision is small, with only 42 lots and three streets. Based on the style and form of the bungalows along Old Branch Avenue and Middleton Avenue, it appears that several of the houses predate the platting of the subdivision. Several lots denoted on the 1939 plat for Glenn Hills show owners' names, further supporting this idea.<sup>7</sup> Lots in the subdivision were generously sized, with an average lot size of approximately 70 feet wide and 200 feet deep. Many of the houses have been reclad with modern replacement materials and several houses have enclosed porches and side additions. Although historic, Glenn Hills does not meet the criteria for designation as either a National Register historic district or as a Prince George's County historic district. The neighborhood is one of many that developed in the second quarter of the twentieth century and continued to develop through World War II. Further, there are better, more cohesive examples of this type of development in Prince George's County, such as Cottage City, Colmar Manor, North Decatur Heights, and Washington Suburban Homes.

### **Manchester Estates**

Manchester Estates was initially platted in two sections in 1949. Developed by Dewey Freeman, the subdivision contains large ranch houses constructed between 1949 and ca. 1970. Lots were generously sized, typically at least one-half-acre in size. The earliest houses in the subdivision were constructed by Ben Wilson. Advertisements in *The Washington Post* noted that the houses were "Truly the latest design in a modern 3-bedroom brick rambler." Noted features included "3 large bedrooms, Slate roof, Full basement, Built-in garage...Large recreation room with fireplace and a natural spring made into a fish pond." The first house in the subdivision was advertised for sale at \$24,950.<sup>8</sup> Houses in the neighborhood were long and narrow and many houses had projecting bays, in keeping with the transition from the minimal traditional form common in the 1930s and 1940s to the ranch house form, which was rapidly gaining in popularity in the late 1940s. The majority of houses had integrated spacious one- or two-car

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<sup>7</sup> Prince George's County Land Records, Circuit Court, Plat Book BB 7:60.

<sup>8</sup> Display Ad, *The Washington Post*, 18 September 1949, R12.

garages, indicating the ubiquitous nature of the automobile in the mid-twentieth century. The houses are deeply set back on the lots and many are angled on their lots, rather than parallel to the street. In 1950, a ranch house in Manchester Estates was chosen as one of *The Washington Post's* "Homes of 1950."<sup>9</sup> Houses constructed in the 1950s were typically larger than the original buildings in the subdivision. Like the earlier houses, they were also masonry, but many were veneered in stone or a combination of brick and stone. Variations in building forms included U-shaped and L-shaped plans. Several houses were also constructed with hipped roofs. The subdivision was expanded by Dewey Freeman in 1974 when he platted Blocks G and H.<sup>10</sup> Lots follow the same pattern as the earlier plat of Manchester Estates. Largely undeveloped, approximately ten houses have been constructed, dating from ca. 1975 to ca. 2005. The later additions to Manchester Estates were not surveyed due to their non-historic age. Although Manchester Estates is notable for its cohesive collection of large, "rambling" ranch houses, the community has a number of houses that were constructed in a similar style, but are not historic. The neighborhood, comprised of many resources less than fifty years of age, has not yet achieved significance to warrant listing as a National Register historic district or as a Prince George's County historic district.

### Yorkshire Village

Yorkshire Village was platted in 1949 by John M. and Pauline M. King. The subdivision contained 53 lots that averaged 115 feet wide and 175 feet deep.<sup>11</sup> Lots were roughly square in shape and set on curvilinear blocks, reflecting the influence of the Federal Housing Administration's guidelines on residential subdivision design in the mid-twentieth century. Located just north of T.B. Middleton Farm and Glenn Hills and just west of Manchester Estates, the new subdivision was able to capitalize on the popularity of the earlier subdivisions. In 1952, the Kings platted the Addition to Yorkshire on the south side of the original subdivision. The 36 lots continued the pattern established in Yorkshire Village and were roughly the same square footage, but were rectangular, rather than square.<sup>12</sup> Yorkshire Village and the Addition to Yorkshire Village contain minimal traditional, ranch houses, and split-level houses constructed between ca. 1950 and ca. 1965. As in neighboring Manchester Estates, which was developed at the same time, houses were long and narrow with projecting bays, reflecting the transition from the minimal traditional form to the ranch house form. Houses in Yorkshire Village typically had attached carports or detached garages, rather than the integrated garages found in Manchester Estates. Houses in Yorkshire Village were more reasonably priced (between \$18,950 and \$25,000), reflecting their smaller size, smaller lot size, and less emphasis on "custom" building. Houses in Yorkshire Village are similarly designed, suggesting that one builder was responsible for constructing a large portion of the neighborhood. Yorkshire Village and the Addition to Yorkshire Village present a cohesive, mid-twentieth century neighborhood. However, the community has a significant number of buildings that are not historic. The neighborhood, comprised of many resources less than fifty years of age, has not yet achieved significance to warrant listing as a National Register historic district or as a Prince George's County historic district.

Prepared by EHT Tracerics, Inc.  
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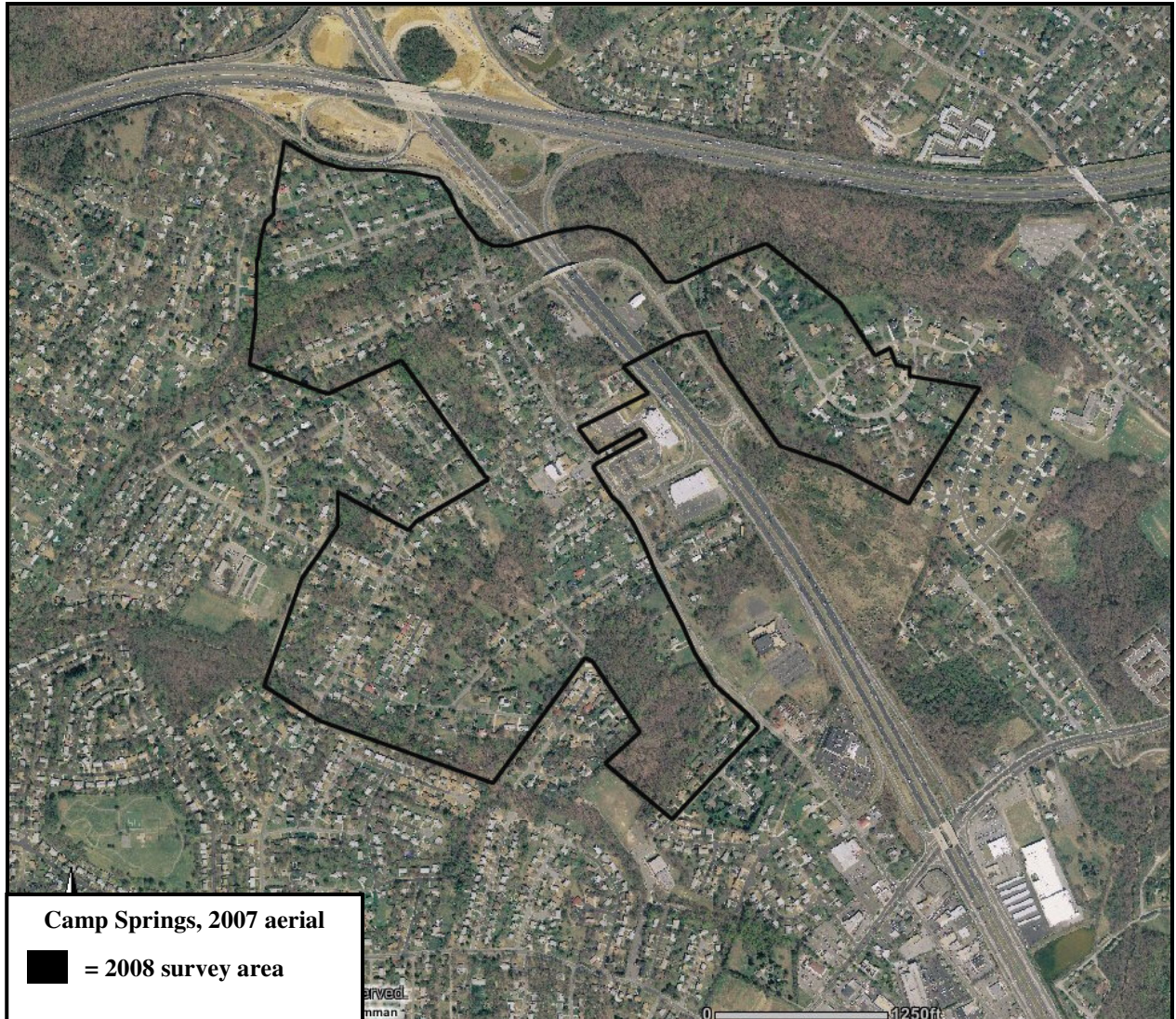
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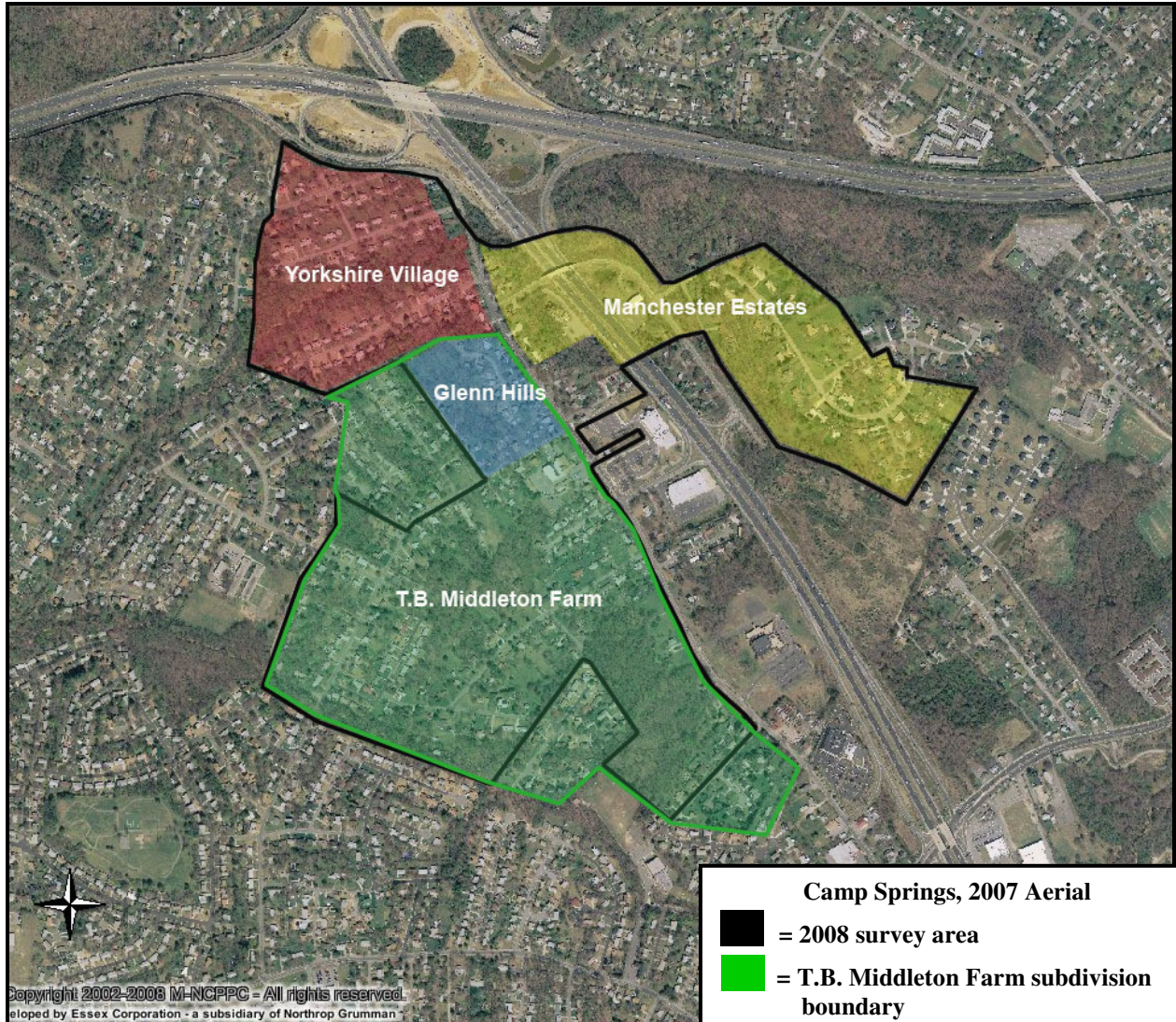
<sup>9</sup> Robert P. Jordan, "Seventeen 'Homes of 1950' Being Readied for Sept. Exhibition," 20 August 1950, R1.

<sup>10</sup> Prince George's County Land Records, Circuit Court, Plat Book WWW 87:81-82.

<sup>11</sup> Prince George's County Land Records, Circuit Court, Plat Book WWW 16:34.

<sup>12</sup> Prince George's County Land Records, Circuit Court, Plat Book WWW 22:17.

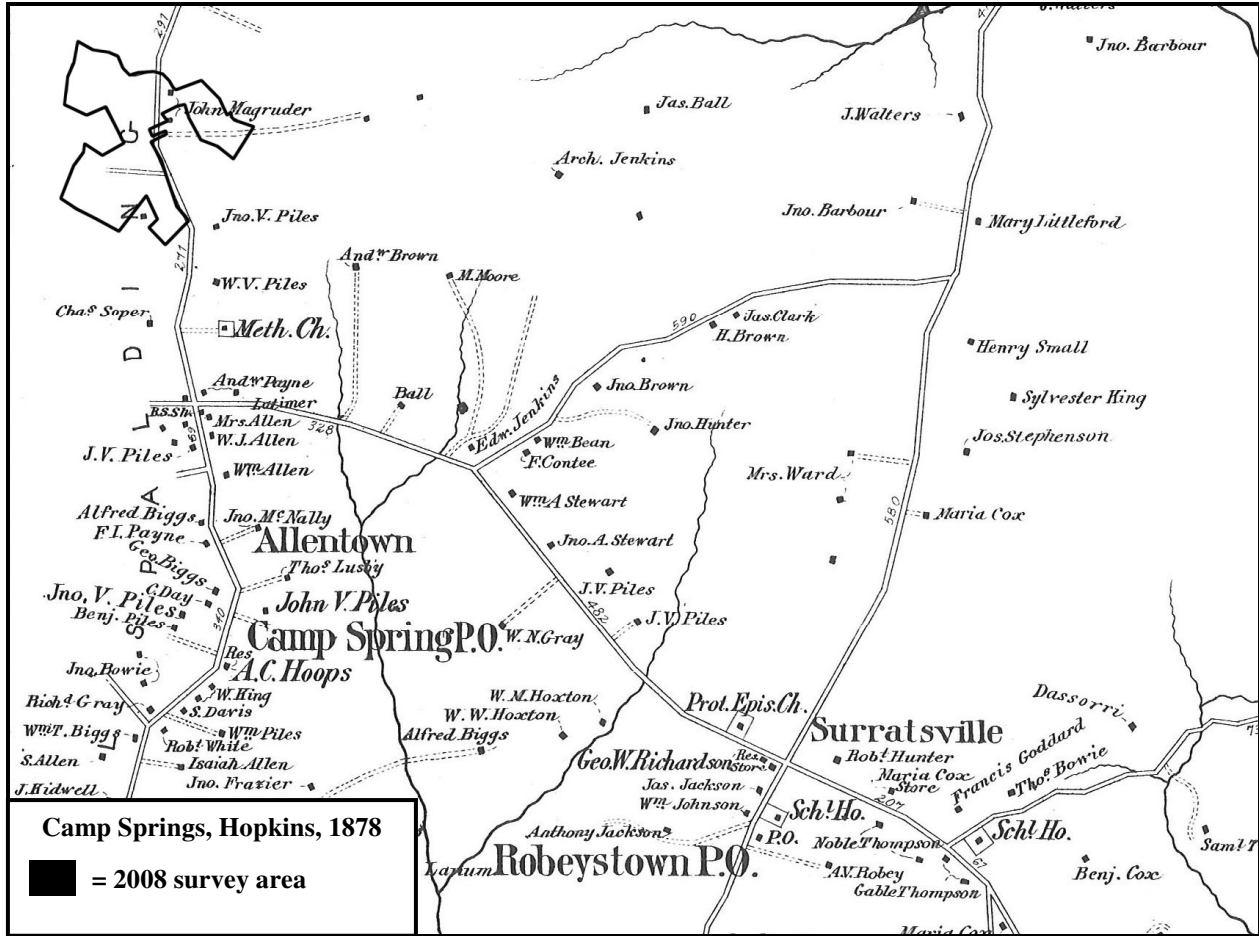


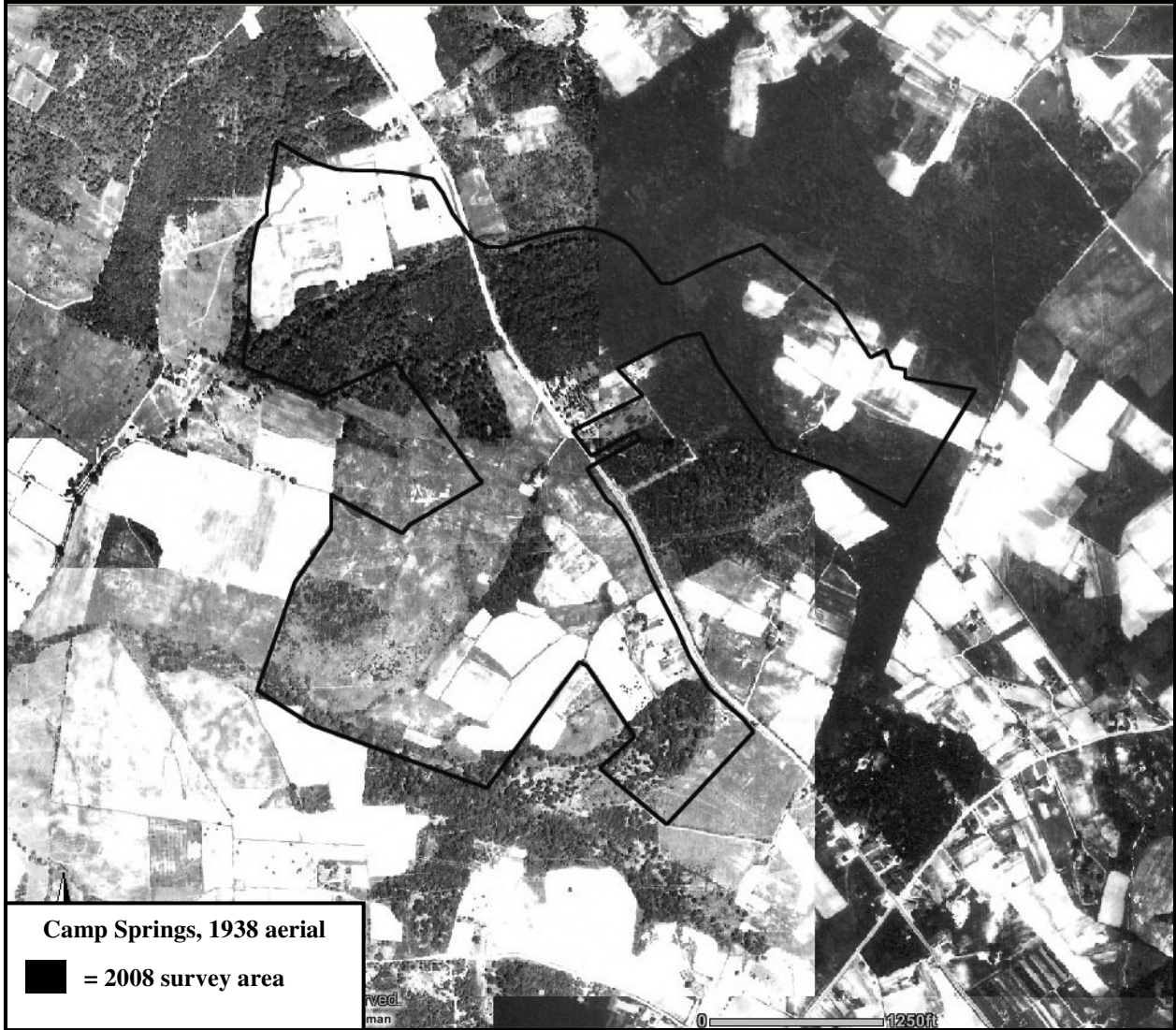


**Camp Springs, 2007 Aerial**

-  = 2008 survey area
-  = T.B. Middleton Farm subdivision boundary
-  = Glenn Hills subdivision boundary
-  = Manchester Estates subdivision boundary
-  = Yorkshire Village subdivision boundary











T.B. Middleton Farm, looking northeast, 5711-5709-5705 Linda Lane (*EHT Traceries*, 2008)



T.B. Middleton Farm, looking northwest, 5901 Center Lane (*EHT Traceries*, 2008)



T.B. Middleton Farm, looking south, 5902 Center Drive (*EHT Traceries*, 2008)



T.B. Middleton Farm, looking northeast, 5200-5210 Lorraine Drive (*EHT Traceries*, 2008)



T.B. Middleton Farm, looking southeast, 5211-5215 Lorraine Drive (*EHT Traceries*, 2008)



T.B. Middleton Farm, looking north, 5819-5817-5815 Middleton Court (*EHT Traceries*, 2008)



T.B. Middleton Farm, looking southwest, 5900-5902-5904 Middleton Court (*EHT Traceries, 2008*)



T.B. Middleton Farm, looking northwest, 5901-5903-5905 Lorraine Drive (*EHT Traceries, 2008*)



Glenn Hills, looking northeast, 5609-5607-5605 Middleton Lane (*EHT Traceries*, 2008)



Glenn Hills, looking northwest, 5613-5615 Middleton Lane (*EHT Traceries*, 2008)



Glenn Hills, looking west, 5500 block (odd) Old Branch Avenue (*EHT Traceries*, 2008)



Glenn Hills, looking northeast, 5506-5502-5500 Old Branch Avenue (*EHT Traceries*, 2008)



Glenn Hills, looking south, 5211-5209 Glenn Hills Roadway (*EHT Traceries, 2008*)



Glenn Hills, looking north, 5208-5205-5204 Springwood Drive (*EHT Traceries*, 2008)



Glenn Hills, looking northeast, 5214-5216 Glenn Hills Roadway (*EHT Traceries*, 2008)



Manchester Estates, looking southwest, 5606-5605 Windsor Court (*EHT Traceries*, 2008)



Manchester Estates, looking west, 5603 Windsor Court (*EHT Traceries*, 2008)



Manchester Estates, looking southeast, 5400 Manchester Drive (*EHT Traceries, 2008*)



Manchester Estates, looking west, 5333-5321 Manchester Drive (*EHT Traceries, 2008*)



Manchester Estates, looking south, 5401 Manchester Drive (*EHT Traceries, 2008*)



Manchester Estates, looking northeast, 5404 Manchester Drive (*EHT Traceries, 2008*)



Manchester Estates, looking south, 5405 Manchester Drive (*EHT Traceries, 2008*)



Manchester Estates looking southeast, 5413 Manchester Drive (*EHT Traceries, 2008*)



Manchester Estates, looking northwest, 5406 Gunston Lane (*EHT Traceries, 2008*)



Manchester Estates, looking south, 5407 Gunston Lane (*EHT Traceries*, 2008)



Manchester Estates, looking northeast, 5320 Manchester Drive (*EHT Traceries, 2008*)



Manchester Estates, looking west, 5315 Manchester Drive (*EHT Traceries, 2008*)



Manchester Estates, looking north, 5308-5304 Manchester Drive (*EHT Traceries, 2008*)



Manchester Estates, looking southwest, 5313 Manchester Drive (*EHT Traceries*, 2008)



Yorkshire Village, looking northeast, 5008-5010 Sharon Road (*EHT Traceries*, 2008)



Yorkshire Village, looking southwest, 5011-5013 Sharon Road (*EHT Traceries*, 2008)



Yorkshire Village, looking northeast, 5100-5104 Sharon Road (*EHT Traceries, 2008*)



Yorkshire Village, looking northeast, 5112-5114 Sharon Road (*EHT Traceries*, 2008)



Yorkshire Village, looking southwest, 5109-5107 Sharon Road (*EHT Traceries*, 2008)