**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking “x” in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter “N/A” for “not applicable.” For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

<table>
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<tr>
<th>1. Name of Property</th>
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<td>As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments).</td>
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<td>Signature of certifying official/Title</td>
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<td>State or Federal agency and bureau</td>
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| In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments). |
| Signature of certifying official/Title | Date |
| State or Federal agency and bureau     |      |

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<td>I hereby certify that this property is:</td>
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<td>☐ entered in the National Register.</td>
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<td>☐ determined eligible for the National Register.</td>
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<td>☐ determined not eligible for the National Register.</td>
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<td>☐ other (explain):</td>
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<td>Signature of the Keeper</td>
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| See continuation sheet. |
| See continuation sheet. |
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**5. Classification**

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**Name of related multiple property listing**

(Enter “N/A” if property is not part of a multiple property listing)

N/A

**number of contributing resources previously listed in the National Register**

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**6. Function or Use**

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**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets)
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Moyaone Reserve Historic District

Name of Property

Prince George’s County/Charles County, MD

County and State

Section 7 Page 1

Description Summary

The Moyaone Reserve Historic District is located in Accokeek, Maryland, approximately 10 miles south of the Capital Beltway (Interstate 495). It encompasses a residential landscape of roughly 1,320 acres that spans parts of two Southern Maryland counties – Prince George’s County and Charles County. The historic district, which is comprised primarily of single-family houses situated on large, wooded lots, is located entirely within Piscataway Park, a unit of the National Park System that was established in 1961 to preserve the historic viewshed across the Potomac River from Mount Vernon.1 Within the district are 189 single-family houses, most dating to after 1945; around fifty undeveloped parcels, including a 29-acre tract of protected marshland owned by the Alice Ferguson Foundation; and the Wagner Community Center, which was built in two phases in 1957 and 1960. The historic district is bound by National Colonial Farm and other federally-owned land within Piscataway Park; Hard Bargain Farm, the former weekend retreat of Alice L. L. Ferguson and Henry G. Ferguson, two of the founders of the Moyaone Reserve; several small, privately owned farms; and low- to mid-density residential development.2

The houses within the Moyaone Reserve Historic District reflect a range of late twentieth-century residential forms and styles. Many demonstrate key tenets of Modernist design and embrace the architectural theory that buildings should be visually and environmentally compatible with their natural surroundings. The residential character of the Moyaone Reserve was highly influenced by architect Charles F. Wagner, Jr., who would design at least eighteen houses in the community starting with his own home, which was begun in 1946 and expanded in 1947-51.3 While some Moyaone Reserve residents commissioned architect-designed houses, others purchased plans through trade magazines or catalogs and worked with contractors or built kit houses using

1 Piscataway Park (PG: 83-12; CH-688) was listed in the National Register on August 3, 1979. The National Register boundary encompasses roughly 4,216 acres. In addition to the Moyaone Reserve Historic District, there two individually listed National Register properties within the boundary of Piscataway Park – Marshall Hall in Charles County (NR listing May 12, 1976) and Hard Bargain Farm in Prince George’s County (NR listing October 8, 2014). There is also one National Historic Landmark within Piscataway Park – the Accokeek Creek Site (NR listing October 15, 1966; NHL listing July 19, 1964).

2 Hard Bargain Farm (PG: 83-2) at 2001 Bryan Point Road was listed in the National Register on October 8, 2014. The 52.62-acre property encompasses 47 contributing resources. See Kate Ritson, EHT Traceries, “Hard Bargain Farm,” National Register of Historic Places Nomination Form, January 2014. Today, Hard Bargain Farm is operated as an environmental and cultural education center by the Alice Ferguson Foundation.

3 Seventeen Wagner-designed houses within the Moyaone Reserve have been documented for the Maryland Inventory of Historic Properties. These include the Wagner House (PG: 83-32), the Harris House (PG: 83-33), the Plumer House (PG: 83-40), the Dunphy House (PG: 83-34), the Spratt House (PG: 83-35), the Crane House (PG: 83-38), the Whyte House (PG: 83-39), the White Hinkley House (PG: 83-36), the Finney House (PG: 83-41), the Withers-Bologna House (PG: 83-45), the Sandine House (PG: 83-42), the Robinson House (PG: 83-43), the Vanderslice House (PG: 83-44), the Hickerson House (PG: 83-46), the Miles House (PG: 83-47), and the Odell House (PG: 83-48). The White-Thornhill House (PG: 83-37), which once stood at 1902 Bryan Point Road, was destroyed by a fire in 2014. The Werner House at 1200 Laurel Drive is attributed to Charles Wagner, but additional research is required to verify this attribution. The Donohue House (PG: 83-49) at 16301 Old Marshall Hall Road was designed by Wagner, but is not located within the Moyaone Reserve.
prefabricated elements. With a few exceptions, house lots within the Moyaone Reserve are 5-acres or greater, and development is restricted by covenants and scenic easements established to preserve the nationally significant viewshed of Mount Vernon, protect the local ecosystem, and safeguard the rustic character, historic identity, and environmental values of the Moyaone Reserve. A dense tree canopy, natural terrain, meandering roads, and scenic views characterize the internal setting of the historic district and reinforce the unspoiled, rural quality of the community.

This nomination identifies 133 contributing resources within the boundary of the Moyaone Reserve Historic District: 125 contributing buildings, 5 contributing sites, and 3 contributing structures. In addition, this nomination identifies 27 “historic associated features” of the district. This term is used to enumerate and describe the significant features of the landscape that are not individually countable according to National Register guidelines and may apply to elements of the circulation system, views, small-scale features or systems of features, and other landscape characteristics. A table at the end of Section 7 identifying each contributing and noncontributing resource within the historic district is followed by a list of the historic associated features.

**General Description**

The Moyaone Reserve Historic District originated from a land venture spearheaded in 1945 by Alice L. L. Ferguson and Henry G. Ferguson and a small group of like-minded friends who aspired to create a residential community that was conscientiously developed to preserve the unspoiled, rural character of the Accokeek area, which had remained largely unchanged since the eighteenth century. The community’s founders envisioned the Moyaone Reserve as a progressive alternative to the homogeneous suburban neighborhoods that were transforming the Washington region during the postwar period. With an initial purchase by Alice Ferguson of a 467-acre tract known as Bond’s Retreat, the group set out to create a planned community within a rural setting where residents could have both direct access to nature and a manageable commute into the city. Alice Ferguson expanded her real estate holdings in 1949, when she acquired a roughly 120-acre tract adjoining Bond’s Retreat to the west, which became known as Cactus Hill.

Early residents were attracted to Accokeek’s unspoiled landscape, its perceived remoteness, and the environmentally sensitive mission of its founders. Residential development included architect-designed houses, houses built by intrepid do-it-yourselfers using plans and materials ordered from catalogs, and everything in between. Whether they built modern homes with open floor plans and copious glazing or more conventional residential forms, property owners shared a deep appreciation for their natural surroundings. The community set aside large swaths of unbuildable land as nature reserves, established bridle trails in place of sidewalks, and constructed unpaved rather than hard-surface roads. The Moyaone Reserve expanded in the 1950s to eventually encompass three additional subdivisions, or neighborhoods, which included Apple Valley, Auburn, and Poplar Hill.
Over the course of its development, residential growth within the Moyaone Reserve was guided by deed stipulations and covenants aimed at controlling density, preserving the rural character of the landscape, protecting the tree canopy, and prohibiting certain types of land use. Beginning in the 1950s, in response to local development pressures, members of the Moyaone Reserve community formed the Accokeek Foundation – one of the nation’s oldest land trusts – and aligned with the Mount Vernon Ladies’ Association to establish a national park, which utilized easements as an instrument for protecting scenic views from George Washington’s historic home and river plantation. These efforts attracted conservation-minded buyers to the Moyaone Reserve, and today the rural landscape that first brought the Fergusons to Accokeek continues to define the setting of the historic district.

The resources within the Moyaone Reserve Historic District are the result of four periods of development: pre-suburban (early twentieth century-1944); founding and early development (1945-1958); growth and diversity (1959-1976); and current (1977-present).

While most of the land that became part of the Moyaone Reserve was undeveloped when it was acquired, there are several resources within the historic district that predate the community’s establishment. These pre-suburban resources date to circa 1900 through 1944 and contribute to the setting of the historic district. The period 1945-1958 encompasses the founding of the Moyaone Reserve and its early years of development. During this time, most of the land that now comprises the community was acquired and subdivided, and The Moyaone Company, the precursor to the current community association (the Moyaone Association), was formed. The next phase of development, 1959-1976, is characterized by residential growth that introduced a diversity of residential styles and forms. During this period, the federal government established Piscataway Park, and area homeowners adopted permanent scenic easements held by the National Park Service to protect the historic view from Mount Vernon. The final period of development, 1977-present, represents a continuation of the community’s efforts to responsibly develop the Moyaone Reserve while safeguarding the natural resources that contribute to its sense of place.

The physical form, natural systems and features, spatial organization, circulation network, and other qualities of the Moyaone Reserve landscape comprise an important component of the historic district that enriches and enhances our understanding and appreciation of the resource. As such, the following narrative first provides a description of the historic district’s setting. This is followed by a narrative addressing the district’s architectural resources, covering all four periods of the Moyaone Reserve’s development.

SETTING

The Moyaone Reserve Historic District spreads across topographically diverse terrain that rises above the eastern bank of the Potomac River south of its junction with Piscataway Creek. The district encompasses the low lying areas of upper Charles County and, in Prince George’s County, flat upland surfaces cut through with
stream incisions that form steep-sided gullies and prominent ridges. This diverse topography creates a distinctive setting for residential development. It offers scenic hilltops and hidden valleys, as well as plenty of level ground that is readily adaptable to home building. The district encompasses several wetland areas, including Accokeek Creek, which cuts deeply through the landform in a roughly north-south direction. At its northern end, the creek flows through marshy, wooded ground, which is set aside as open space. Since its founding, the Moyaone Reserve has been a place defined by the presence of trees, and large swaths of mature forest comprised of second growth hardwood continue to cover much of the historic district. This tree canopy serves an important role in defining the rural character of the community, screening development within the Mount Vernon viewshed and providing a natural habitat for wildlife. Within individual building parcels, trees provide screening, privacy, and, in some instances, fuel and building material. These natural systems and features have characterized the area since long before the Moyaone Reserve was created and were embraced and celebrated by the Fergusons, architect Charles F. Wagner, Jr., and others who had a hand in shaping the development of the community.

Historically and today, the natural aspects of the landscape have been key factors in the spatial organization of the Moyaone Reserve and the layout of its circulation network. Following Alice Ferguson’s purchase of Bond’s Retreat in 1945, Henry Ferguson carefully subdivided the tract to delineate building lots that offered both level ground to build on and visually interesting natural features. The result was an unconventional plat composed of large, irregularly-shaped lots. As later subdivisions were established, Ferguson’s approach became less germane, and the land was subdivided into more regularly-defined, roughly rectilinear parcels. Unlike traditional suburban streets where houses are centrally arranged on manicured lawns and separated from the street by sidewalks and tree lawns, most houses in the Moyaone Reserve are set within large, densely planted lots and hidden from the road. Wagner and other architects working in the Moyaone Reserve carefully sited the houses they designed to take advantage of the terrain and optimize natural light and views. As the community grew, large lot sizes could be adapted to accommodate all types of domestic forms and stylistic preferences. The arrangement of space at both the subdivision level and within individual lots emphasized the rustic character of the place over conformity with any overall residential plan or suburban ideal. Roads in the Moyaone Reserve take both linear routes that follow ridgelines and meandering paths that skirt slopes. This avoided having to level, cut through, or otherwise alter the topography. Tree-lined lanes create narrow visual corridors that focus sightlines on the road rather than adjacent parcels.

Natural systems and features have also influenced land use within the historic district. While most lots are zoned for residential development, several parcels are maintained as conservation areas. Examples include the

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4 The Mount Vernon Viewshed Area of Primary Concern covers approximately 28,000 acres of land in Maryland (Prince George’s County and Charles County) and Virginia (Fairfax County). See Maryland-National Capital Park and Planning Commission, Prince George’s County Planning Department, Community Planning Division, “Conserving Significant Cultural Landscapes: Protecting the Piscataway and Accokeek Historic Communities and the Mount Vernon Viewshed,” 2013.
swath of marshland that cuts through Bond’s Retreat, which is owned by the Alice Ferguson Foundation, and a 16.52-acre tract in Apple Valley owned by the Moyaone Association that encompasses the Apple Valley stream bed and its banks. The Moyaone Association also owns six lots that are unbuildable because they do not percolate or because they are below the 5-acre minimum for subdivision zoning. These parcels are held in their natural state for both viewshed and conservation purposes. Lastly, the Moyaone Association maintains one property at 2311 Bryan Point Road (the Wagner Community Center) that is used for sports and recreation, social events, and for meetings of the community association.

Administratively, the Moyaone Reserve is divided into five subdivisions or neighborhoods (Bond’s Retreat, Cactus Hill, Apple Valley, Auburn, and Poplar Hill) and two sub-areas (the Hickoryvale Addition to Cactus Hill and Hidden Valley within Bond’s Retreat). Within the historic district, the road network consists of private, gravel roads that are maintained by the Moyaone Association and paved public roads. The following narrative describes each subdivision and its principal roads.

**Bond’s Retreat**

**Bond’s Retreat (Contributing Site)** is located entirely within Prince George’s County and is the oldest subdivision in the Moyaone Reserve. It was created by partitioning part of a 467-acre tract purchased by Alice Ferguson from Gertrude A. Doyle in July 1945. In 1952, Henry Ferguson sold a roughly 59-acre lot in Bond’s Retreat (Parcel 35) to Robert Ware Straus and Lenore T. Straus, who then subdivided it into what became known as Hidden Valley, which is now recognized as a sub-area of Bond’s Retreat. Hidden Valley Road was dedicated to access the sub-area from Old Marshall Road, and three additional lots along Hidden Valley Road (15604 Old Marshall Hall Road, 2740 Hidden Valley Road, and 2730 Hidden Valley Road) that were outside the original bounds of Bond’s Retreat were added to the subdivision. Today, Bond’s Retreat (including the Hidden Valley sub-area) comprises approximately 352 acres, which is partitioned into fifty-nine lots. Just under a dozen lots in Bond’s Retreat are undeveloped, including a road right-of-way maintained by the Moyaone Association. Along the western edge of the subdivision is a small lot (3,858 square feet), which is the location of a **Pump House (Contributing Structure)**, owned by the Bond’s Retreat Water Company, which was formed in 1948.

The principal artery of the Bond’s Retreat subdivision and the entire historic district is **Bryan Point Road (historic associated feature)**, a county-designated scenic and historic route that predates the Moyaone Reserve. The two-lane, paved, county road extends roughly northwest from Indian Head Highway to Cactus Road. The subdivision also includes a 0.4551-acre parcel (Parcel 21a) along Bond’s Retreat Road that Alice Ferguson acquired from Harry K. and Beatrice L. Bliss in 1922 as part of Hard Bargain Farm. See Prince George’s County Land Records, Deed Book 781, Page 16 and Deed Book 178, Page 241.

5 The subdivision also includes a 0.4551-acre parcel (Parcel 21a) along Bond’s Retreat Road that Alice Ferguson acquired from Harry K. and Beatrice L. Bliss in 1922 as part of Hard Bargain Farm. See Prince George’s County Land Records, Deed Book 781, Page 16 and Deed Book 178, Page 241.

6 Bryan Point Road is recognized as a scenic and historic road in the Prince George’s County Approved Countywide Master Plan of Transportation (2009). The Prince George’s County Code defines a scenic road as “a public or private road…which provides scenic beauty, provide opportunities for public appreciation of natural and cultural resources, and provide safe facilities for recreation and leisure travel.”
Hill Road, where it takes a sharp turn north into the National Colonial Farm and terminates at Bryan Point. Bryan Point Road forms part of the boundary of four subdivisions – Auburn, Apple Valley, Bond’s Retreat, and Cactus Hill. At its south end, as it passes between Apple Valley to the west and Auburn to the east, Bryan Point Road is relatively flat. (Image 1) Along this section, the road is flanked by residential lots. Some houses are visible from the road, while others are obscured by tree coverage. Just after the western edge of Auburn, Bryan Point Road passes by a large, 84-acre farm to the north that features pastures, meadows, and outbuildings. This agricultural landscape and others along Bryan Point Road enhance its rural character. Close to 1511 Bryan Point Road (Longview, PG: 83-3), the road corridor becomes more heavily wooded and takes several small dips and rises. (Image 2) Near the entrance to Hard Bargain Farm (PG: 83-2) at 2001 Bryan Point Road, the landscape to either side of the road is much more wooded with the tree canopy creating a leaf tunnel. Passing Hard Bargain Farm, the road descends down a small slope and crosses a ravine. The view corridor opens up again as Bryan Point Road passes the Wagner Community Center to the north and the Accokeek Creek marsh to the south. (Image 3) The road takes a sharp turn to the southwest to cross over the marsh, then turns to the northwest. Following the natural topography of the terrain, Bryan Point Road descends a short slope near 2610 Bryan Point Road then takes a slight rise before passing into the Cactus Hill subdivision and turning north into the National Colonial Farm.

In addition to Bryan Point Road, the circulation network in Bond’s Retreat includes Bond’s Retreat Road, the eastern end of Colonial Road, which is described as part of the Cactus Hill subdivision, Rockwood Road, and Hidden Valley Road. Bond’s Retreat Road (historic associated feature) is a single-lane, unpaved road that follows a meandering route between Bryan Point Road on the north and Colonial Road on the south. From its north end, the road follows a gentle rise in the terrain. It is wooded to either side, and no houses are visible from the road except for 14601 Bond’s Retreat. Rockwood Road (historic associated feature) is a single-lane, unpaved road that follows a curving route southeast from Colonial Road. At its eastern end, Rockwood Road terminates at the entrance to 2310 Rockwood. Hidden Valley Road (historic associated feature) extends northeast from Old Marshall Hall Road and follows a relatively level, linear route that ends in a circular loop at the entrances to 2601, 2703, and 2704 Hidden Valley Road. The ground within the loop is planted with trees and understory plantings and features a wood mailbox structure that serves the surrounding homes. (Image 4)
Cactus Hill

Cactus Hill (Contributing Site) covers approximately 380 acres in Prince George’s County. Its current limits are the result of several land acquisitions starting in 1949. On the west, Cactus Hill is bound by the county line, beyond which is the subdivision of Poplar Hill. For many years, a property known locally as the Howe Estate lay immediately east of Cactus Hill and separated it from the Bond’s Retreat subdivision. In 1991, the southern half of the Howe Estate was subdivided into four lots (2701, 2711, 2750, and 2751 Colonial Road) and platted as the “Hickoryvale Addition to Cactus Hill.” Later, the owners of the lots successfully petitioned the Moyaone Association to become part of the Moyaone Reserve. Today, the Cactus Hill subdivision, including the Hickoryvale Addition to Cactus Hill sub-area, encompasses fifty-one built lots and sixteen undeveloped lots.

The circulation system within Cactus Hill includes Cactus Hill Road, West Ridge Road, East Ridge Road, Colonial Road, Old Marshall Hall Road, Poplar Hill Road, and Red Dog Run. While portions of Bryan Point Road and Steamboat Landing Road are also located within Cactus Hill, these routes are discussed as part of the Bond’s Retreat and Poplar Hill subdivisions, respectively. The principal routes within the subdivision are Cactus Hill Road, Old Marshall Hall Road, and Poplar Hill Road. Cactus Hill Road (historic associated feature) runs north-south between Bryan Point Road and Old Marshall Hall Road. It is a narrow, unpaved, single-lane road that descends and rises following the natural terrain. (Image 5) A branch of Cactus Hill Road extends west along the southern edge of 15111 Cactus Hill then takes a dogleg turn north to access 14959 and 15101 Cactus Hill Road. At a rise along Cactus Hill Road before it turns slightly east to meet Bryan Point Road, the route intersects with West Ridge Road and East Ridge Road, both of which are unpaved. West Ridge Road (historic associated feature) is relatively level and follows an irregular course that runs west from Cactus Hill Road, takes a 90-degree turn north, then veers west again to terminate at the entrance to 14695 West Ridge. East Ridge Road (historic associated feature) is a short route that dead ends at 3001 East Ridge. Colonial Road (historic associated feature) begins at the intersection of Old Marshall Hall Road and Cactus Hill Road and extends east through the former Howe Estate and continues into Bond’s Retreat. It is an unpaved, single-lane road that is relatively level until it passes 2603 Colonial Road, where it turns, descends to the northeast, and terminates at the driveways to 2500, 2501, 2520, and 2524 Colonial Road. Old Marshall Hall Road (historic associated feature) is a single-lane, paved (asphalt) road that enters the Moyaone Reserve from the south at its intersection with Cactus Hill Road and Colonial Road, turns southwest, passes Poplar Hill Road and Red Dog Run, and enters the Poplar Hill subdivision. (Image 6) While the section of Old Marshall Hall Road in Prince George’s County has an agricultural character due to the open meadows that border the road to the south and to the north near Red Dog Run, the road corridor has a more rustic quality as it descends into Charles

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7 While currently a group of twenty-five properties within the western portion of Cactus Hill function as part of the Poplar Hill neighborhood, for the purposes of this nomination, the historic boundary of Cactus Hill, which is defined by the county line on the west, is used to describe the subdivision. The Cactus Hill properties that function as part of Poplar Hill are divided from the eastern portion of Cactus Hill by a narrow streambed that runs roughly parallel to Poplar Hill Road.

8 Historically, Cactus Hill encompassed 347.4 acres. The “Hickoryvale Addition to Cactus Hill” added 32.71 acres, increasing the size of the subdivision to 380.11 acres.
County and is flanked by thick woods to either side. **Poplar Hill Road (historic associated feature)** is an unpaved, two-lane road that extends north-northwest from Old Marshall Hall Road and terminates on the north at the entrances to 14700, 14705, and 14710 Poplar Hill Road. The road is relatively level between Old Marshall Hall Road and Steamboat Landing Road, where it descends, turns slightly west, and narrows. The road descends another slight slope near 14888 Poplar Hill Road. **Red Dog Run (historic associated feature)** is a level, single-lane road that extends north from Old Marshall Hall Road. (Image 7) While a short length of the south end of the road is paved, most of Red Dog Run is unpaved.

**Apple Valley**

The Apple Valley subdivision was formed from several tracts acquired by The Moyaone Company and The Piscataway Company between 1954 and 1958. The first was a 227.1-acre tract purchased in July 1954 from Lucius and Grace Carter.\(^9\) All but about 5 acres of the tract were subdivided into a front section bordering Bryan Point Road with thirteen lots lettered A through M and a back section, which was partitioned into twenty-five lots. A 16.52-acre parcel dividing the two sections was set aside as a public area. It contained a small dammed pond called Apple Valley Lake (no longer extant). Together, these areas make up what is now known as Apple Valley Section I. The second tract comprising the Apple Valley subdivision measures 25.4 acres and was acquired by The Moyaone Company in June 1956.\(^10\) It was subdivided into five lots and is known as Apple Valley Section II. The last parcel added to Apple Valley was acquired by The Piscataway Company in 1958.\(^11\) It encompasses 16.92 acres and was divided into three lots.

Today, **Apple Valley (Contributing Site)** includes thirty-seven built and eleven unbuilt parcels, covering roughly 268 acres. It is located entirely within Prince George’s County. The circulation system is composed of Apple Valley Road, Laurel Drive, and Sanford Drive. **Apple Valley Road (historic associated feature)**, the principal route through the subdivision, is a single-lane, unpaved road that follows a meandering course between Bryan Point Road on the north and Sanford Drive on the south. Near its entrance from Bryan Point Road, Apple Valley Road is relatively level and only partially wooded. As the road slopes down into the valley, however, the forest canopy becomes denser. (Image 8) The road levels off near its junction with **Laurel Drive (historic associated feature)**, which follows a linear route to the northwest. **Sanford Drive (historic associated feature)** almost parallels Laurel Drive and has a similar character. Both are single-lane, unpaved roads with residential lots to either side. At its eastern terminus, Sanford Drive connects with Sanford Lane, which provides another route into the subdivision from the south.

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\(^9\) Prince George’s County Land Records, Deed Book 1754, Page 51.


\(^11\) Prince George’s County Land Records, Deed Book 2241, Page 470.
Auburn

Auburn (Contributing Site) is the easternmost subdivision of the Moyaone Reserve. It was formed from part of a 349.71-acre tract acquired by The Piscataway Company from the Arundel Sand and Gravel Company in February 1957.\textsuperscript{12} In August of that year, The Piscataway Company transferred 151.12 acres of the tract, which included a substantial stretch of shoreline along Piscataway Creek, to the Accokeek Foundation, a land trust established to preserve the scenic view from Mount Vernon.\textsuperscript{13} In 1962, the Accokeek Foundation conveyed the land to the federal government as part of the creation of Piscataway Park.\textsuperscript{14}

Today, the Auburn subdivision encompasses nearly 196 acres and is partitioned into thirty-eight building lots, only four of which are currently undeveloped. Auburn is roughly bound by Farmington Road West and Bryan Point Road on the south, privately-owned land zoned for agricultural and residential use on the east and west and by federal parkland to the north. Farmington Road West (historic associated feature) is a historic rural route that extends between Livingston Road and Indian Head Highway. It is a paved, two-lane road that intersects Bryan Point Road (previously described as part of the Bond’s Retreat subdivision) near its entrance to the Moyaone Reserve. A small stretch of Farmington Road West forms part of the southern boundary of Auburn. Within Auburn, the circulation network is comprised of three unpaved, single-lane roads: West Auburn Road, East Auburn Road, and Reserve Road. West Auburn Road (historic associated feature) follows a slightly curved route north from Bryan Point Road. Near 14801 West Auburn, the road takes a tight turn and makes a steep descent to access 14700 and 14701 West Auburn. East Auburn Road (historic associated feature) is a short, relatively level road that extends northeast from Bryan Point Road and terminates at Reserve Road. Reserve Road (historic associated feature) follows a gently curving route north from Farmington Road West. It is relatively level until it intersects with East Auburn Road, where it descends along a gradual decline in the terrain. Reserve Road terminates on the north at the entrance to 14711 Reserve Road.

Poplar Hill

Poplar Hill (Contributing Site) is the westernmost subdivision of the Moyaone Reserve. It is located wholly within Charles County.\textsuperscript{15} Poplar Hill was formed primarily by consolidating land acquired by The Piscataway Company from Bernard W. Cook in December 1956 and from Frances P. Bolton in March 1958.\textsuperscript{16} A plat map

\begin{itemize}
  \item \textsuperscript{12} Prince George’s County Land Records, Deed Book 2081, Page 449.
  \item \textsuperscript{13} Prince George’s County Land Records, Deed Book 2162, Page 415.
  \item \textsuperscript{14} Prince George’s County Land Records, Deed Book 2781, Page 419.
  \item \textsuperscript{15} As noted above, a group of twenty-five properties within the western portion of Cactus Hill function as part of the Poplar Hill subdivision. However, for the purposes of this nomination, the historic boundary of Poplar Hill, which is defined by the county line on the east, is used to describe the subdivision.
  \item \textsuperscript{16} Charles County Land Records, Deed Book PCM 127, Page 434 and Deed Book 137, Page 277. These deeds transferred a total of 274.382 acres, some of which was in Prince George’s County and did not become part of Poplar Hill.
\end{itemize}
of Poplar Hill dated January 10, 1960, subdivided the land into thirty-nine parcels. Later, three additional lots along Old Landing Road were added. Today, the subdivision encompasses roughly 233 acres divided into forty-two residential lots. Within the southern half of Poplar Hill are over a dozen undeveloped lots, which remain densely wooded.

The circulation network within Poplar Hill includes Steamboat Landing Road, Overlook Drive, Old Landing Road, Shipp’s Knee Drive, and a small portion of Old Marshall Hall Road. Steamboat Landing Road (historic associated feature) is an unpaved, single-lane road that follows an east-west route between Poplar Hill Road on the east and Old Landing Road on the west. Steamboat Landing Road is deeply wooded on either side and the houses are not visible from the road. Traveling east to west, the route descends two short slopes before terminating at Old Landing Road. Overlook Road (historic associated feature) extends north from Steamboat Landing Road and dead ends at a turnaround point near the entrance to 1120 Overlook. It is an unpaved, single-lane road that takes several dips and rises as it cuts across the western slope of a short ridge. (Image 9) Old Landing Road (historic associated feature) is a single-lane, unpaved road that follows a curved route through the southern half of Poplar Hill. It connects Steamboat Landing Road on the north with Old Marshall Hall Road on the south and has a largely wooded character with more than half of the lots along its length undeveloped. Split-rail fencing and potted plants beautify the entrance to Poplar Hill at the south end of Old Landing Road. Ship’s Knee Drive (historic associated feature) is a short, unpaved route that extends northeast from Old Landing Road to provide access to 1270 and 1285 Old Landing.

Small-Scale Features
Within the Moyaone Reserve Historic District are several categories of small-scale streetscape features associated with its setting. These include various types of signage, mail boxes, fencing, fence remnants (wood posts), and gates. The most prominent type of signage in terms of size and visibility are the Moyaone Reserve subdivision signs. These green and white signs are affixed to wood posts and feature a poplar leaf – the symbol of the Moyaone Reserve. They are typically located at the entrances to the various subdivisions. There are three styles of street signs within the Moyaone Reserve. One style features raised green lettering on a white ground and is affixed to a circular metal pole. A newer style has reflective white lettering on a green ground. Examples of both of these styles of street sign are located at the entrance to Overlook Drive in Poplar Hill. A less frequently used street sign style features black lettering on a white base. An example of this type is located at the entrance to Red Dog Run. Residential signage – indicating house numbers, house names, or owner names – is common within the Moyaone Reserve and can be standard or customized. The historic district also features standardized traffic signage, even on the private roads. Other small-scale features include utility poles, utility boxes, and, at several locations along Bryan Point Road, metal guard rails. At some subdivision entrances, the landscape is improved with small-scale decorative elements. At the entrance to Poplar Hill along Old Landing Road, for example, split-rail fencing and potted flowers grace the roadside. (Image 10) A similar treatment, but substituting a wood bench for the flower pots, marks the entrance to Cactus Hill from Bryan Point Road. (Image
11) As expected given the rural character of the community’s setting, there are no sidewalks and few streetlights within the historic district.

**Views and Vistas**

Internal and external views and vistas are significant characteristics of the setting of the Moyaone Reserve Historic District that help shape how people experience and understand the resource. Focused views along road corridors within wooded areas of the Moyaone Reserve where the tree canopy creates a tunneled prospect enhance the rustic character of the district’s setting. Open, panoramic views along Bryan Point Road and Old Marshall Hall Road across meadows and adjacent agricultural properties reinforce the rural character of the community and help define the physical environment of the resource. Periodic views along road corridors of the wooded, residential settings of individual houses contribute to the community’s sense of place, and views within individual residential properties encompassing the surrounding trees contribute to its collective sense of purpose in preserving the historic viewshed from Mount Vernon. Several properties within the Moyaone Reserve, including the Shafer House at 14505 Cactus Hill Road and the Harris House (PG: 83-33) at 2307 Rockwood Road, among others, offer unobstructed views of the Potomac River, the Virginia shoreline, and Mount Vernon. (Image 12) Although these are not public views, they contribute to the district’s setting and underscore the value of the Moyaone Reserve’s residential development among local cultural and natural resources. A list of contributing views and vistas are identified at the end of Section 7 under “historic associated features.”

**Piscataway Park and the Mount Vernon Viewshed**

A discussion of the setting of the Moyaone Reserve Historic District would be incomplete without addressing its contribution to the cultural landscape of Piscataway Park, a unit of the National Park Service, and to the nationally significant viewshed area of Mount Vernon, a National Historic Landmark. The Moyaone Reserve Historic District falls entirely within the boundary of Piscataway Park, which was established in 1961 to maintain the historic vista across the Potomac River from Mount Vernon and was listed in the National Register in 1979. Land use within the historic district is restricted by deed covenants and scenic easements, which were put in place to preserve the wooded quality of the park and the rustic residential character of the community and to protect the historic viewshed from Mount Vernon. Although the language varies among the approximately 200 scenic easements created for Piscataway Park, Moyaone Reserve property owners are generally restricted from cutting down trees of greater than 6 inches in diameter and 30 feet in height without permission from the Department of the Interior, and only single-family, detaching dwellings and certain types of residential outbuildings can be constructed within the community. The wooded setting of the Moyaone Reserve, secured by covenants and easements, helps define the character of the historic district. It is an essential component of the Piscataway Park cultural landscape and a critical element of the scenic environment of Mount Vernon.

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17 A view refers to the expansive or panoramic prospect of a broad range of vision, which may be naturally occurring or deliberately contrived, and a vista is the controlled prospect of a discrete, linear range of vision that is deliberately contrived.
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

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ARCHITECTURE

*Pre-Suburban (Early Twentieth Century-1944)*

Prior to its residential development starting in 1946, the area that would become the Moyaone Reserve consisted of dense swaths of forest and brush, wooded ravines, and isolated farm fields. Scattered across the landscape were farmhouses and worker’s cottages, barns, and other outbuildings that supported local agricultural activities. Most of these buildings and structures have since burned or been torn down, such as the nineteenth-century log house that once stood at the far northeast corner of Bond’s Retreat. Today within the boundary of the historic district, only a few pre-suburban buildings and structures remain, including several houses and at least one barn. These resources contribute to the historic district as important elements of its rural setting.

The **Henderson House (Contributing Building)** at 2610 Bryan Point Road is located at the north end of a roughly rectangular, 5.01-acre parcel in Bond’s Retreat. (Image 13) Little is known about the early history of the house, which is believed to have been built around 1900, perhaps for a tenant farmer. At one point, there was a small house and a barn along the north side of Bryan Point Road across from the Henderson House. These two structures were both destroyed by fire. Today, the Henderson House stands as an important example of the type of rural dwellings that characterized Bond’s Retreat prior to its purchase by Alice Ferguson in 1945 and its subsequent development as part of the Moyaone Reserve.

The house sits on sloped terrain that gradually descends from east to west. A short gravel driveway extends south from Bryan Point Road and terminates at a parking area east of the house. The house is a modest, one-and-a-half story, frame dwelling with a rectangular plan under a hipped roof. A raised front porch extends across three bays of the front façade, sheltering a central door and paired windows to either side. The porch has a hipped roof that is supported by turned posts. Between the posts is a solid balustrade faced with asbestos shingles. The porch is accessed from the front yard by a short flight of wood steps. A large, hipped dormer extends from the front slope of the roof. Three window openings along the front of the dormer and single windows on the sides light the small room that comprises the main part of the upper level of the house. A smaller dormer pierces the rear slope of the roof and lights the interior stair. The house has been enlarged with several additions. A one-story bedroom wing with a hipped roof extends from the west façade. Behind the bedroom wing is a one-story kitchen addition with a shed roof. Two small additions, also with shed roofs, extend from the back of the house, providing an additional bedroom (now used as a study) and a mudroom. The

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18 This log house stood on the undeveloped lot (Tax ID 0276287) that is immediately west of 1406 Bryan Point Road. It was destroyed by fire in 1980. See Christeen Taniguchi, “Log Cabin,” Maryland Historical Trust, Maryland Inventory of Historic Properties Form, September 2019, and “A Warning,” Smoke Signals 22, no. 6 (October 1980).


exterior walls are clad with asbestos shingle siding with three exceptions – the kitchen addition is built with vertical wood siding and the mudroom and rear dormer are clad with German lap, wood siding. A small section of German lap is visible under the asbestos shingles that clad the front dormer, perhaps indicating that the original exterior material was wood siding. The roof is covered with three types of roofing – pressed metal shingles on the main roof and front dormer, standing-seam metal on the front porch, and corrugated metal on the additions and the rear dormer.

The interior of the house has been modified since its original construction. The features and finishes in the living room, for example, appear to reflect several periods of alterations. The room has hardwood floors, but in the southwest corner of the space is a wood stove that rests on a tile mosaic floor that is slightly raised above the level of the wood floor. Part of the wall behind the stove is also faced with tile mosaic. The living room has knotty pine paneling with a painted finish along the exterior walls. The interior wall of the living room, however, is drywall. The ceiling appears to be constructed of plywood panels affixed with wide battens. In addition to the living room, the ground floor features a dining area, study, bathroom, and hall in the main block and a bedroom, kitchen, study, and mudroom in the additions. The house features a variety of window types, but the original windows of the main block are two-over-two, double-hung, wood sash. Several of the windows and doors have cased openings with rosette corner blocks and base blocks. The casings in the living room were presumably removed when the wall paneling was installed.

An open staircase with wood treads and risers provides access from the hall to the second floor. The staircase is narrow and has no railing. It is lit by a window in the rear dormer. The location of the staircase and the method of its construction suggest that it is not original to the house. This would also indicate that the second-floor rooms and perhaps even the dormers are also not original.

For the first half of the twentieth century, Bond’s Retreat was largely unimproved woodland. Indeed, the house at 2610 Bryan Point Road was one of only two known structures on the tract when it was acquired by Alice Ferguson in 1945.\(^{21}\) In June of 1946, the house and nearly 68 acres of land comprising the North Section (48.369 acres) and the South Section (19.355 acres) of Bond’s Retreat Parcel 1 were purchased from the Fergusons by Adam B. Henderson and Jane G. Henderson. Adam Henderson, a government employee, resided in the house year-round with his family. Oral tradition maintains that Henderson was likely responsible for many of the changes to the house seen today, including the construction of the bedroom addition and the kitchen wing, the installation of pine paneling in the living room, and the application of asbestos shingles over

\(^{21}\) The other was the log cabin (PG: 83-4), described previously, that was destroyed by fire in 1980.
the original exterior cladding.\textsuperscript{22} The Hendersons lived in the house until 1961 when they sold what remained of their property (49 acres) to The Piscataway Company.\textsuperscript{23}

In 1969, Jay Scott Odell and Dorothy Odell purchased 2610 Bryan Point Road (Parcel 1, South Section, Lot 1) from The Piscataway Company. The Odells made some changes to the house, including relocating the door to the bathroom to its current location under the stairs, among other alterations. Scott Odell was a historian of folk music and an instrument conservator for the Smithsonian Institution. Dorothy Odell worked as a realtor and served as president of the Accokeek Civic Association.\textsuperscript{24} While living in the Henderson house, the Odells became enamored with the Moyaone Reserve and commissioned a new house from architect Charles F. Wagner, Jr. The type of house they envisioned, however, could not be built on their property due to its sloped topography. So, in 1973, the couple purchased adjacent land to the east for their new home, which including Bond’s Retreat Parcel 2 (8.583 acres) and part of Parcel 9 (1.3641 acres). In December 1975, the Odells consolidated and replatted their landholdings into three lots – Parcel 39 (5.27661 acres), Parcel 40 (5.01656 acres), and Parcel 41 (5.479 acres). The Odells continued to live at 2610 Bryan Point Road (Parcel 40) until their new house at 14601 Bonds Retreat Road (Parcel 41) was completed in 1976.

In 1983, the Odells sold the Henderson House to Sandra D. Adams and Greg D. Devereux, who built a large shed southwest of the house, which they used as a workshop/studio and is now used for storage. It has a front gable roof and a board-and-batten exterior. Sandra Adams and Greg Devereux owned the house for twenty years until 2003, when they sold it back to Scott and Dorothy Odell.

Other examples of pre-suburban houses within the historic district include 2401 Bryan Point Road (Contributing Building), 2305 Bryan Point Road (Contributing Building), and 1200 Apple Valley Road (Contributing Building). The cottage at 2305 Bryan Point Road was built in 1940 by Alice Ferguson as a tenant house. For fourteen years starting in the early 1950s, the cottage served as the home of the Accokeek Cooperative Nursery School.\textsuperscript{25} 1200 Apple Valley Road dates to circa 1900 and was once part of the Carter Farm, which was purchased in 1954 by The Moyaone Company and subdivided into the Apple Valley I. The farmhouse, which overlooked the site of Apple Valley Lake (no longer extant) was modernized by John and

\textsuperscript{22} Author interview with current tenant, Ann Bodling, June 30, 2019.

\textsuperscript{23} In 1946, the Hendersons had sold Parcel 1, South Section, Lot 2 containing 12.270 acres to H. Clark Willett and Bertha L. Willett. Then, in 1955, they sold 6.2618 acres of the North Section to James H. Whyte and Polly Whyte. The remaining property measured about 49 acres.

\textsuperscript{24} Daniel Sams, “Odell House,” Maryland Historical Trust Maryland Inventory of Historic Properties Form, February 2016.

Velma Flewelling, who acquired it in 1955. In addition to these houses, there is a tobacco barn (contributing structure) at the north edge of a 2.62-acre, undeveloped lot at 14780 West Ridge Road in Cactus Hill. The barn stands as an important vestige of the area’s agricultural heritage.

**Founding and Early Development (1945-1958)**

Due in large part to the influence of architect and Moyaone Reserve pioneer Charles F. Wagner, Jr., Mid-century Modern was the dominant residential style in the community during this period of its growth. The following text highlights seven houses built between 1945 and 1958. They include architect-designed houses as well as houses built without professional assistance, reflecting the self-reliant mindset of many early residents. A number of dwellings built during this time started out as weekend retreats or modest year-round homes that were later expanded as time and resources became available. The Wagner Community Center, built at the end of this period of development, represents a significant contribution to residential life in the community that continues to be widely used and enjoyed today.

The Thomas-Straus House (Contributing Building) is a Mid-century Modern house located on sloped terrain within a wooded, 3.34-acre site at 1611 Bryan Point Road in Bond’s Retreat. (Image 14) The house was built in two phases (the first in 1942 and the second in 1946) and was designed by master architect Charles M. Goodman as an addition to the sculpture studio and workshop of Lenore Thomas Straus, an important New Deal-era artist working in the Washington, D.C., area. As the first modernist house built in Accokeek, the Thomas-Straus House became an important local landmark, demonstrating that contemporary design was accessible and available to middle-class families. Lenore Thomas Straus was a key figure in the early history of the community. Her husband, Robert Ware Straus, was a close friend of Alice and Henry Ferguson and a driving force behind the creation of the Moyaone Reserve. His vision and dedication to land conservation in southern Maryland led to the creation of the Accokeek Foundation.

The birth of the New Deal provided a tremendous financial boost to American artists, when unemployed painters and sculptors were hired to create public art for schools, libraries, post offices, and other government buildings. Lenore Thomas Straus moved to Washington, D.C., during this period to seek work and was soon employed by the Special Skills Division of the Resettlement Administration. In Washington she met Irma

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27 Author interview with Moyaone Reserve resident Kent Hibben, August 23, 2019.

28 Although the first phase of the house’s development predates the founding of the Moyaone Reserve, the Thomas-Straus House is included in this section of the narrative due to its style, the date of its second phase of construction (1946), and the significance of the both Lenore Thomas Straus and Robert Ware Straus to the founding and early development of the Moyaone Reserve.

“Sally” Ringe, who was working as the assistant to the director of the Recreation Division of the Works Progress Administration. Through a mutual friend, Lenore and Sally learned of Longview, a house owned by the Fergusons up the road from Hard Bargain Farm that was available to let. The women began renting the house from the Fergusons in October 1936. That November, architect Charles F. Wagner, Jr., joined the two women to “help with the rent and get out of the city.”

In May 1937, Lenore received one of the most important commissions of her career, when she was selected to create public art for the planned cooperative community of Greenbelt, Maryland. The following year, in the fall of 1938, she arranged with Sally Ringe to purchase a little triangle of land along Bryan Point Road from Henry and Lizzie Clagett, whose farm bordered it to the west. Lenore named the wooded, 3.34-acre property “Carver’s Hill” and built a sculpture studio and workshop at its southern edge. The studio was a rectangular, frame structure with board-and-batten siding and a steeply-pitched shed roof. The one-story workshop had a dual-pitched shed roof and incorporated a row of clerestory windows. In 1941-42, Thomas commissioned the noted Washington-area architect Charles M. Goodman to design a house for the property, which was completed in 1942. A floor plan for the house, dated February 1942 and labeled “Addition to Studio of Lenore Thomas,” depicts the existing studio and workshop as well as the new residential construction.

In stark contrast to the traditional building forms that characterized the area up until this point, the house that Goodman designed for Lenore featured an open floor plan, soaring ceilings, tall floor-to-ceiling windows, and a curved window wall. Goodman faced certain constraints when designing the house. The studio and workshop were located close to Bryan Point Road along the southern edge of the property. This made an addition on the south unfeasible and prevented Goodman from designing a passive solar house with expansive southern exposures – a hallmark of his early residential design work. Instead, Goodman sited the house north of the existing buildings and designed it to rise above the sloped terrain behind the workshop. Although the house did not have south-facing windows, it featured a wraparound, screened deck and several patio areas, which Goodman referred to as “outdoor living spaces.” Initially, the house consisted of a kitchen, dining room, living room, and deck that extended on a single level out from the hillside into the surrounding landscape. A hallway adjacent to the kitchen connected the house with the workshop.


31 Sally Ringe, who would marry Jonathan Goldmark, another member of the Ferguson “gang” in 1942, was a member of the Communist party while living at Longview. In the 1960s, the Goldmarks, who had moved to Washington State, were plaintiffs in a landmark legal defamation suit that they pursued and won. See Hanssen, The Moyaone Reserve, 26-28.

32 According to Holly Wagner, Accokeek native, daughter of architect Charles F. Wagner, and a friend of the Strauses, Goodman designed the house as a wedding present for Lenore Thomas Straus and Robert Straus. See Daniel Sams, “Wagner House,” Maryland Historical Trust Maryland Inventory of Historic Properties Form, December 2015. Only Thomas’s name, however, appears on Goodman’s plans for the house dated February 1942. At the time, the property was owned by Lenore and Sally Ringe.
On the exterior, the house presented a remarkable contrast between transparency and opacity, combining clear window walls with solid expanses of board-and-batten siding. The semi-transparent screens of the wraparound deck contributed another layer of complexity to the design. At the backside of the house, a trellis extended from the rooftop over a window wall, which, on sunny days, would have created an interesting play of shadows across the facade. The principal interior spaces were arranged around a massive, brick chimney with three fireplaces. The living room walls were paneled with knotty pine boards. Wood plank flooring and a wood board ceiling contributed to the rustic character of the space. Goodman designed built-in wood furniture, including benches that were arranged around the two structural posts positioned within the living room, and built-in bookcases. These pieces interjected a sense of informality into the home and created many surfaces for the display of Lenore’s artwork.

In 1943, Lenore married Robert “Bobby” Ware Straus. As newlyweds, the couple lived in Norfolk, Virginia, where Bobby was stationed. The Strauses returned to Accokeek after the war and reached out to Charles Goodman to expand the house. He designed a lower-level addition that was built into the slope under the house and could be accessed from the interior via a narrow staircase added along the front (northwest) facade. With its emphasis on transparency, the addition integrated seamlessly into Goodman’s original design. It provided a master bedroom, a full bathroom, and a laundry room.

Lenore continued to live in the house with her son Eric following her divorce from Bobby Straus in 1970. In 1974, she sold the house to Eric and his wife Susan. In 1986, the property was transferred to Jeffrey and Denise Yeager, who made extensive alterations to the house and gardens. The couple planned and executed all of the renovations themselves, often using salvaged materials. Also, based on the current appearance of the house, it seems that several projects were started, but not altogether finished. Most recently, the current owner has begun renovations to update the house and reverse several changes made since the Thomas-Straus period.

Today, Goodman’s bold, site-sensitive design continues to demonstrate the architect’s affinity for visual and physical contact with nature. Interior spaces flow into one another and connect with the outdoors through the generous use of floor-to-ceiling window walls and the incorporation of patios and a wraparound porch. Built into a slope, the house appears to grow organically from the landscape, and the use of natural materials, including knotty pine, terra-cotta tiles, and board-and-batten siding, reinforce the integration of house and site. Goodman’s design demonstrates a modern approach to the aesthetic theory of Gesamtkunstwerk, in which one designer/one hand is responsible for the total design. With the Thomas-Straus House, Goodman designed not only the structure of the house, but its interior finishes and furnishings, creating custom-designed, built-in cabinets and furniture. The Thomas-Straus House is significant as a prototype for the type of modern housing

33 Jeffrey Yeager is a self-proclaimed “Ultimate Cheapskate” and wrote several books on frugal living and the joys of thrift. See Karen Heller, “This Couple is Actually Leaving the County Because of President Trump,” Washington Post, January 30, 2017.
that could be built in Accokeek using low-cost, easily obtained materials and constructed in stages, if required, and as resources became available.

A close friend of Alice and Henry Ferguson and early resident of Longview, architect Charles F. Wagner, Jr., was among the first to purchase property in Bond’s Retreat and was a driving force behind the creation of the Moyaone Reserve. His lasting commitment to the community and passion for the way of life it represented were key factors in its success. The Wagner House (Contributing Building) at 1910 Bryan Point Road was the architect’s first project in the Moyaone Reserve. The house’s modern aesthetic and site-sensitive design would inspire dozens of area landowners to build in a similar style. Indeed, Wagner himself was commissioned to design over a dozen houses in the Moyaone Reserve in the period from 1946 to 1978.

In November 1946, Charles Wagner and his wife Nancy purchased Parcel 8 in Bond’s Retreat from the Fergusons. The property encompassed a little over 12 acres and included the western edge of a small plateau but mostly consisted of a densely wooded slope. The Wagner House was built in stages, as time and budget allowed. The first buildings the Wagners put up included a small, one-room house (now a guest house), which they lived in while working on the main house, and a carport, both finished in 1946. The main house, consisting of a bedroom, bathroom, kitchen, and dining room was completed in 1947. It had a sloped roof with exposed rafters, both sliding- and fixed-sash windows, and French doors. Later, in 1950, a “children’s wing” with a playroom, bedroom cubbies, bathroom, and entrance hall was added between the main house and the carport. It had a shed roof with a cantilevered overhang that sheltered the front door. A living room with a butterfly roof, clerestory windows, and a south-facing window wall was added in 1951. Since its original construction, few changes have been made to the house, which is now owned by Charles and Nancy Wagner’s daughter, Holly Wagner. Original building materials include concrete block, board-and-batten siding, cement board, plate glass, slate, and pine paneling. Wagner described his home as “a beautiful house, a good house – with sun and air and outlook.”

Although Charles and Nancy Wagner were assisted by a crew of local barn builders as well as a local contractor, the house epitomizes the do-it-yourself approach to early residential construction in the Moyaone Reserve. Since most banks at the time were reluctant to finance the construction of nontraditional houses or houses “out in the country,” many early residents relied heavily on sweat equity to build their homes. Immediately after the war, construction materials were scare, so home builders used what they could find, which in the case of both the Wagner House and the Thomas-Straus House included salvaged windows and

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35 Prince George’s County Land Records, Deed Book 904, Page 465.

doors. This do-it-yourself attitude accounts for the many kit houses built in the community the 1960s and 1970s and continues to characterize construction projects in the Moyaone Reserve today.

Completed in 1948 and expanded twice in the next decade, the **Harris House (Contributing Building)** at 2307 Rockwood Road was Charles Wagner’s first commission in the Moyaone Reserve.\(^{37}\) (Image 15) The Mid-century Modern house bears many of the features and elements that would become characteristic of the architect’s approach to residential design. William and Ruth Harris were Moyaone Reserve pioneers, among the first to build in Bond’s Retreat after it was purchased by Alice Ferguson and platted for residential development.

The Harris House is built on what was known as the “Hotel Site.” Henry Ferguson considered it the “choicest tract in Bond’s Retreat” for its clear view of the Potomac River.\(^{38}\) The Fergusons set a high price for the lot, hoping that a country club might purchase the site to build a hotel. Although the price proved too high, Alice refused to lower it and, instead, decided to wait on selling the lot until after her nascent real estate venture was better established. The Hotel Site (along with two adjoining lots, amassing 22.8088 acres) was eventually purchased by William and Ruth Harris in August 1948.\(^{39}\)

When the Harrises were considering acquiring land in Accokeek, William visited Robert and Lenore Straus in their new home on Bryan Point Road, which was designed by architect Charles Goodman. Harris expressed an interest in the unconventional design of the house and inquired about an architect who could employ a similar approach when he built his own house. Standing in the next room was architect Charles Wagner, who soon after provided designs for the Harris House. Completed in 1948, it was the first residence designed by Wagner after his own. Wagner prepared drawings in May 1948, three months before the Harrises purchased the lot.

The Harris House exemplifies Wagner’s early design approach and epitomizes the architectural character and construction methods of early residential building in the Moyaone Reserve. As originally constructed, it was a single-story house with a spare, modern form that was modest in plan – just one open living space (combining living room, bedroom, and kitchen) and a bathroom. When the Harrises first moved into their home in the fall of 1948, there was no electricity, heat, or telephone. The water supply came from a nearby well. Nevertheless, a *Baltimore Evening Sun* article in 1949 named the Harris residence the “fanciest” house in Accokeek.\(^{40}\)

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\(^{37}\) The Harris House (PG: 83-33) was documented for the Maryland Inventory of Historic Properties in 2019 as part of the Prince George’s County Mid-century Modern Survey. See Robinson & Associates, “Harris House,” Maryland Historic Trust, Maryland Inventory of Historic Properties, June 2019.


The house was designed with a low-slung, modern form and made generous use of glass. Indeed, a majority of the house’s exterior walls were composed of floor-to-ceiling windows. Clerestory windows in the main living space provided additional natural light. The liberal use of windows allowed the low, winter sun to heat the house, while deep roof overhangs shaded the house in the summer. North-facing windows in the living room offered remarkable views to the Potomac River and U.S. Capitol. Henry Ferguson recalled a story of taking the county tax assessor through the community and to the Harris House, where the assessor allegedly stated, “I don’t call this a house, I call it a damned conservatory.”

The Harrises expanded the house with a single-bay addition in 1951 and built a larger addition in 1958. Although they enlarged the house’s footprint, key features, such as the window walls, were repeated in the additions. In 1979, two years after Ruth’s death, William Harris sold the house to Mark and Antoinette Hatfield, who lived in the house until 1981. (A nameplate that reads “Hatfield” is located on the exterior door to the basement on the west elevation.) Mark Hatfield (1922-2011) was a United States senator from Oregon between 1967 and 1997. In 1980, Hatfield was considered as a potential running mate for then-presidential candidate Ronald Reagan. The current owners, who purchased the property in 1985, carried out minor modifications, including expanding the kitchen, enclosing a side porch, and converting the carport into a garage.

Today, the house retains a high degree of integrity to the Harris era (1948-1979). It is one story with an L-shaped plan under a low-sloped, shed roof with deep, overhanging eaves. The house is composed of a long, rectangular main block and an east wing that projects from the front façade. The exterior walls are a combination of painted, board-and-batten siding and glass. The original house and the addition from 1951 were built on a concrete slab, while the rest of the house to the west has a concrete-block foundation and includes a basement. Because the house rests on a sloped site, the basement is exposed at the west end, allowing for a full-height door to the exterior.

A flagstone patio leads to the front door, which is located off-center in the long glass wall of the front (south) façade. Near the west end of the front façade, the glass wall terminates, and the rest of the wall is constructed of board-and-batten siding. East of the front door, the window wall projects slightly from the plane of the main façade, and within the space created by the projection is an interior planting bed. Wagner designed a similar “glazed planter” for the Spratt House at 1710 Bryan Point Road, which was completed in 1952. Clerestory windows, located under the shed roof, run the entire length of front façade of the main block.

On the interior, the front door opens to a combined living room and dining room – a generous, open space, whose window walls provide impressive views and immerse the occupant in the house’s natural surroundings.

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The floor is covered with 4-inch-square terra-cotta tiles, and the sloped ceiling consists of 4-inch-wide pine planks. The interior walls are covered with vertical wood paneling, and on the west wall is a brick fireplace. A hallway with the same terra-cotta tiles as the main living space extends south through the house’s east wing. East of this hallway is the kitchen and a small eating area, both of which have wood floors. The eating area accesses a small bedroom to the south, and at the end of the east wing is the garage. West of the living room is a long hallway with terra cotta-tile floors. The hallway’s south wall is glazed, and the north wall is covered with vertical wood paneling. The hallway accesses five successive rooms, with various functions, including bedrooms. The doors to the rooms are built of the same wood paneling that covers the walls. The hallway terminates at the western end at another bedroom.

The Hanson House (Contributing Building) at 2400 Rockwood Road was built in two phases starting in 1948 by William D. “Dewey” Hanson and Beulah Hanson. (Image 16) A native of Omaha, Nebraska, Dewey Hanson was a lawyer by profession who relocated to Washington, D.C., during World War II to work for the Veterans Administration. There he met and married Beulah, and the couple initially settled in Shirlington, Virginia. The Hansons learned of the Moyaone Reserve by word of mouth, most likely through their friends Max and Louise North, who had purchased land in Bond’s Retreat from Alice Ferguson in the late summer of 1946. The Hansons selected a 16.38-acre parcel (Lot 16) located at the eastern terminus of Rockwood Road in Bond’s Retreat, which they purchased in November 1947. The property had a sloped topography that descended from a high point at its northwest corner, and it was there that the Hansons laid the foundation for their new home. The Hansons did not work with an architect or builder. Dewey Hanson built the house himself with the assistance of a carpenter using timber harvested from his land and milled at the Ayres sawmill in Accokeek.43

As originally built, the house was a modest, single-story, frame dwelling on a cinderblock foundation. It faced roughly north and had a rectangular plan under a low-pitched, hipped roof. The front entrance was sheltered by a gabled projection supported with open brackets, and a kitchen wing with a hipped roof extended from rear façade. The exterior walls were clad with board-and-batten oak siding. Overhanging eaves sheltered one-over-one, double-hung sash, wood windows in simple wood frames. The front façade had an asymmetrical, two-bay arrangement, with the front door in the eastern bay and a single window opening in the western bay. The front door was wood with a glazed upper panel. Sidelights provided additional light to the interior. The back door, which provided access from the kitchen to a small back porch, was also glazed. The interior was divided into a family room, kitchen, bedroom, and bathroom over a full basement. In the entry and family room, the walls were paneled with knotty pine, the floors were hardwood, and the ceiling was sheetrock. The kitchen had a linoleum floor, wood cabinetry with partial overlay, slab doors, and a tile countertop. The hallway accessing the bathroom and bedroom had board-and-batten walls, and the bedroom had paneled wood walls and hardwood floors. Louvered doors were used for the bathroom door and for the bedroom closets for better ventilation.

43 Author interview with Rhonda Hanson, August 1, 2019.
A few years after building the house, the Hansons built an addition that provided much-needed space for their growing family. The addition had a hipped roof and used board-and-batten siding to match the original section of the house. The front façade of the addition featured a large picture window composed of a fixed, plate-glass window flanked with one-over-one, double-hung sash windows. A brick, exterior chimney terminated the addition on the east. It may have been at this time that the base of the front façade of the house was faced with brick veneer. The new construction added a living room and two small bedrooms to the house. The original family room was converted into a dining room. The living room walls were finished with oak paneling milled from trees cut from the property. While the house’s brick veneer detailing and picture window evoked the ranch homes being built in suburbs across the United States during this period, the use of board-and-batten exterior siding firmly grounded the house in the rustic traditions of Moyaone’s early development.

In 1968, the Hansons subdivided their Bond’s Retreat property. By covenant, the new parcels could not be less than 5 acres. The Hansons retained 6.38-acres, which comprised the northern section of the original property and sold the two new lots with a right of way for ingress and egress from Rockwood Road. The Hansons’ barn was located on one of the parcels and conveyed with that property. Later, it was incorporated into the house that was built on the lot (today 2311 Rockwood Road).

In 1994, Dewey and Beulah Hanson’s daughter, Rhonda Hanson, acquired the property and renovated the house. The project preserved many of the house’s original features, including the original flooring and wood paneling, while modernizing the space and adding windows and skylights for additional light. During the renovation, the interior walls between the dining room and the living room and between the dining room and kitchen were taken down to create a more open floor plan. In all of the rooms except for the front bedroom, which was converted into an office, the ceilings were removed to add additional height. In the kitchen, the floor was refinished with tile, and the countertop was replaced with granite. The original cabinetry was retained. The two back bedrooms were combined into a master bedroom, and two back-to-back closets were converted into a bathroom. A screened-in porch was added off of the dining room, and wood decks were built on the front and back of the house.

Today, the exterior of the Hanson House clearly reflects its initial periods of construction, and the materials and features that characterize its mid-twentieth century development remain evident. The house has a roughly square plan under a compound, hipped roof with overhanging eaves. The roof is clad with vinyl shingles. The house rests on its original foundation, and the exterior walls are oak board-and-batten siding with a painted finish. The base of the front façade is brick veneer.

The front façade has a three-bay composition. The entrance is in the center bay, and, when looking at the house from the north, there is a tripartite picture window to the left and a single double-hung sash window to the right. These are original wood windows in wood frames. The front entrance has not been modified since 1948 and features the original front door and sidelights under a gabled projection. A wood deck extends from the front façade, extending the house into its natural surroundings. Moving around the house in a counterclockwise
direction, the west façade features original wood sash windows, corresponding to the office and kitchen spaces on the interior, and a projecting bathroom window, which was added during the renovation in 1994. On the rear (south) façade, the original porch, which extends off the kitchen, has been preserved, as has the back door and a double-hung sash kitchen window. The screened-in porch, added in 1994, extends from the center of the rear façade. It has a domed acrylic roof. At the east end of the south façade is a glazed double door that accesses the master bedroom and also dates to the 1994 renovation. The window openings along the east façade date to 1994. There is a bay window that corresponds to the bedroom on the interior and one-over-one, double-hung sash wood windows flanking the brick chimney.

The Hanson House is nestled into a heavily wooded lot. A U-shaped, gravel driveway provides access to the house from the road. Near the eastern end of the driveway is a small garage with a gabled roof. There are brick and flagstone footpaths around the house. East of the house is a fenced garden.

Built in two phases in 1950-51 and 1957-58, the Dunphy House (Contributing Building) is an early Mid-century Modern residential design by architect Charles F. Wagner, Jr. ([Image 17]) Located on a roughly 12-acre lot at 1804 Bryan Point Road in Bond’s Retreat, the house epitomizes the single-story, open plan houses designed by Wagner for the “pioneers” of the Moyaone Reserve. Set low within the landscape and built using wood siding along with glass, elements of the house disappear into the surrounding woods. Large, south-facing windows in the bedroom wing and floor-to-ceiling windows in the living/dining room keep the house warm in the winter using passive solar heating—a hallmark of Wagner’s body of work. The house’s open floor plan and innovative interior partitions allow for the circulation of air and the diffusion of light throughout the interior spaces. With only three owners since the original construction, the house features many original materials and design elements and retains a high degree of integrity.

Richard and Ann Dunphy purchased land in Bond’s Retreat from Alice and Henry Ferguson in April 1949 and remained deeply involved in the formation and growth of the Moyaone community throughout their lives. The Dunphys worked closely with Wagner to design their house, which started out as a modest structure with a contemporary form and an open plan. During construction, Ann Dunphy maintained an account book that detailed the construction expenses for the house down to the last penny. Typical of many early homes in the Moyaone Reserve, the Dunphy House was built using inexpensive and easy to find materials, but with later expansion in mind. Indeed, the original plan for the house delineated the footprint of a future living room and dining room for when the time came. In 1952, the Dunphys purchased a small, 1-acre parcel along the

44 The Dunphy House (PG: 83-34) was documented for the Maryland Inventory of Historic Properties in 2019 as part of the Prince George’s County Mid-century Modern Survey. See Robinson & Associates, “Dunphy House,” Maryland Historic Trust, Maryland Inventory of Historic Properties, June 2019.

45 Typewritten notes on the Dunphy House prepared by Scott Odell, the second owner of the property, March 16, 2019, courtesy the Historic Preservation Section, Prince George's County Planning Department, Upper Marlboro, MD.
The final design of the house, as built over the period 1950-1958, is a successful representation of architect Charles Wagner’s residential design in the Moyaone. The architect and client carefully sited the house on a high point deep within the lot to provide a sense of privacy and seclusion and to take advantage of the natural features of the terrain. The residence has a low, horizontal form and uses natural building materials to blend the house into its surroundings. South-facing windows allow for maximum light and warmth in the winter months. The overhanging roof provides shade and protection from the summer sun. Clerestory windows offer additional natural light and ventilation. Large expanses of glazing blur the distinction between interior and exterior space—a hallmark of modern-era residential design—and numerous door openings encourage indoor/outdoor living. The house’s open floor plan allows for the flexible use of space, and the informal quality of the interior is emphasized by such features as the row of cabinets that serves as a partition wall.

Except for an interlude in New Jersey, Ann Dunphy spent the rest of her life in the house on Bryan Point Road. She passed away on May 9, 1997. In 1999, Moyaone residents J. Scott and Dorothy Odell purchased the house, which had fallen into a state of disrepair. The Odells, who by that time were living in their Wagner-designed residence at 14601 Bonds Retreat Road, restored the house and maintained it as a rental property. In 2008, the Odells sold the house to its current owners.

The Shafer House (Contributing Building) is located at 14505 Cactus Hill Road on Parcel 9 of the Cactus Hill subdivision. The lot has an irregular shape that is bound on the north by the National Colonial Farm, on the east by Bryan Point Road, on the south by Cactus Hill Road, and on the west by an adjacent residential lot. The property’s terrain slopes down from Cactus Hill Road and is heavily wooded on the west and south, but cleared of trees to the north, allowing for impressive views to Mount Vernon and the Virginia shoreline.

Caspar B. “Cap” Shafer and Elizabeth Shafer were early pioneers of the Moyaone Reserve. In 1950, the couple purchased an 8.4-acre lot from Alice and Henry Ferguson on which they built a modest cottage that consisted of a living room, bedroom, and a lean-to kitchen. Cap Shafer was a native of Chevy Chase, Maryland, and a graduate of Bethesda-Chevy Chase High School and North Carolina State University. Active in the community, he served as president of the Moyaone Association and was a founding member of the Alice Ferguson Foundation. In the 1960s and 1970s, he was the government sales manager for the electronics company, Gould Inc.

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46 Smoke Signals 37, no. 2 (May 1997).

47 Author interview with current owner, Michael F. G. Williams, August 1, 2019.

The Shafers’ original cottage had a rectangular plan under a gable-on-hip roof and was constructed using an unconventional assemblage of materials that included 12-inch square timber beams, tubular steel posts, and concrete block. Large windows along the north wall of the living room provided abundant natural light and offered expansive views toward the river. The front door was located on the south wall of the living room. At the east end of the floor plan was a chimney and lean-to kitchen, and at the west end was a bedroom. The Shafers enlarged the house over the years, adding a long bedroom wing off of the northwest corner of the house and a dining room and study off of the east end, expanding the kitchen, and adding a bedroom, bathroom, and conservatory south of the kitchen. The bedroom wing intersected the original cottage at a 45-degree angle, seemingly to avoid having to cut down two mature sycamore trees that stood behind the house. Building the bedroom wing at an angle also maximized views from the house toward the river. Along the north side of the house was a concrete patio that was partially sheltered by a shed extension from the roof over the living room. Although the exact sequence of how the Shafers expanded house is unknown, the result was a low, one-story house with an irregular footprint that nestled into the existing terrain. Due to the topography of the lot, only the bedroom wing had a basement, which was finished as a rec room. Also, at some point, the Shafers built a pool immediately south of the house and a tennis court southeast of the house.

In 1980, Cap Shafer sold the house to social historian, scholar, and Pulitzer Prize-winning author Daniel J. Boorstin (1914-2004), who served as the twelfth Librarian of Congress between 1975 and 1987. Boorstin was raised in Tulsa, Oklahoma, and received his undergraduate degree from Harvard College and advanced degrees in law from Balliol College, Oxford, and Yale. In 1969, after a long and distinguished academic career teaching English, American history and literature, and legal history at Harvard, Radcliffe, Swarthmore, and finally the University of Chicago, he was appointed the director of the Smithsonian Institution’s National Museum of American History. As Librarian of Congress, he established the American Folklife Center, oversaw the opening of the Madison Building in 1980, and advanced important preservation initiatives that greatly improved collections care and led to the renovation of the Jefferson and Adams Buildings.49

The Boorstins owned the Shafer House for nearly eighteen years, using it as a weekend residence. It is not known what changes or alterations, if any, the Boorstins made to the property. Boorstin used the bedroom south of the kitchen as his office.50 The current owners purchased the property in 2001, carried out extensive renovations, and added a new wing at the east end of the house containing a master bedroom suite.

Today, the Shafer House has a Y-shaped plan that is the result of several building campaigns. The house is located near the center of the lot and is approached from Cactus Hill Road by a gravel driveway that passes


50 Author interview with current owner, Michael F. G. Williams, August 1, 2019.
along the west side of a detached garage that is located southwest of the house. At the end of the driveway is a large barn, and northwest of the house are horse stables. The house has a compound roofline with gable and gable-on-hip sections. The roof is covered with asphalt shingles and has a low to moderate pitch, deep, boxed eaves, and copper gutters. The house is clad with cedar siding with a dark painted finish to minimize its appearance within the viewshed from Mount Vernon. The base of the west bedroom wing is concrete block; the new addition on the east has a brick base. The house is fenestrated with a variety of windows types, including original, plate-glass, picture windows and casement windows arranged in pairs or groups of three. Some of the casement windows were installed by the current owners and have divided light, Craftsman-style sash.

On the interior, the ground-floor plan includes a reception room, dining room, sitting room, office, kitchen, laundry room, and five bedrooms. There is a family room in the basement. The front door opens onto the reception room, which was once the living room of the Shafers’ original cottage. The floor is wood plank, and the walls are drywall. The space has a flat ceiling with exposed beams that were encased with oak by the current owners. Oak paneling was also installed on the east wall. Along the north wall is a row of seven tall casement windows (paired casements flanking a group of three) and a door to the north patio. Shorter casement windows pierce the south wall. A short hallway leads east from the reception room to the dining room, which has a bluestone floor sourced from a quarry in Clinton, Maryland, and a large, tripartite picture window. The sitting room, adjacent to the dining room, also has a bluestone floor. This space has a floor-to-ceiling picture window flanked by glazed doors.

According to the current owner, the laundry room is in the location of the original lean-to kitchen. The current kitchen was built by the Shafers, but renovated in recent years. The bedroom in the south wing (used as a study by Daniel Boorstin) has wood paneled walls and casement windows. At the end of the south wing is an office that the current owner believes was originally a conservatory or sunroom. It has tall, fixed windows, wood paneled walls, and a brick floor. A small depression in the southwest corner of the floor is believed to have once been a small fountain or fish pool. It is now used as the location of a wood stove.

The west wing was built by the Shafers and has two bedrooms and two bathrooms. A long hallway lit by large, plate-glass picture windows connects the bedrooms to the reception room. The windows in the bedrooms are casement replacement windows. The east wing was built in 2002 and includes a bedroom, bathroom, and a large, walk-in closet. The hallway connecting the sitting room to the master bedroom has bluestone floors from the same quarry as the flooring used in the older section of the house.

The Adams House (Contributing Building) at 910 Bryan Point Road is a Mid-century Modern house built in 1957 and attributed to Dallas architect Lyle Rowley. (Image 18) It is located on a 5.1247-acre lot (Parcel K) along the west side of Bryan Point Road in Apple Valley. The house is situated within the eastern half of the lot, which is roughly rectangular, relatively flat, and heavily wooded. A gravel and asphalt driveway extends west from Bryan Point Road and terminates at a carport located northwest of the house.
Moyaone Reserve Historic District

Name of Property

Prince George’s County/Charles County, MD

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The Adams House was built by the Sowell Construction Company of Accokeek for Captain Thomas W. C. Adams and Harriet Adams. In the mid- to late 1950s, Clyde C. Sowell, the president of Sowell Construction Company, and his wife Elizabeth purchased several undeveloped lots in the Moyaone. They built houses on some of the lots and sold others unimproved. The Sowells purchased 910 Bryan Point Road in July 1955, and sold the property to the Adamses in October 1956. Specifications for the house are dated November 1956, and the house was completed the following year. In 1958, the Sowells acquired Parcel 31 in Auburn, which they sold undeveloped to Roger and Josephine Osborn in 1964. The Osborns built an A-frame style house on the lot, which was completed in 1968. Sowell Construction advertised custom houses based on plans distributed by American Houses, Inc. In the early 1960s, Sowell built a three bedroom, brick rambler on Bryan Point Road, which may have been from plans sold through American Houses.

The Adams House is a one-story, frame building on a cinderblock foundation. The house faces due north and has an irregular plan consisting of a rectangular main block (measuring roughly 30 feet square with a living room, kitchen, dining room, and office) and an L-shaped bedroom wing (with three bedrooms, a bathroom, and a laundry room) connected by a generous, 13-foot-wide foyer. South of the foyer is an integrated, screened porch. The house has a low-pitched, front-gable roof. Shed roofs extend over the projecting elements of the bedroom wing, matching of the slope of the main roof. According to the original specifications for the house, the exterior walls are constructed of asbestos boards with 2-inch battens nailed 16 inches on center to simulate traditional board-and-batten construction. The house features both fixed clerestory windows that follow the line of the roof and operable sliding-sash windows for ventilation. While the original aluminum-frame windows were replaced with vinyl windows in 2011, the size and location of the original openings remains unchanged.

Typical of modern-era residential design, the exterior elevations are arranged asymmetrically and lack architectural ornamentation. Instead of relying on decorative embellishments, the design is elevated through the use of clean lines and precise geometries. This quality is exemplified in the design of the front entry. The front door is set within a deep recess along the main façade, and the roofline extends over the recess to form an integrated porch. Two custom-designed clerestory windows pierce the wall above the front door. The top members of the window frames follow the slope of the roofline, and one side of the door frame is precisely aligned with the break between the windows.

51 The construction date for the Adams House comes from tax records. See Maryland Department of Assessment and Taxation, Real Property Records.


53 A classified advertisement published on June 10, 1961, in the Washington Post promoted the sale of the house, but did not give a specific address. It is not known if the rambler described in the ad was located in the Moyaone Reserve.
The interior of the main block features tall, cathedral ceilings, a freestanding, brick fireplace, and wood plank floors. The fireplace holds an “Ol’ Hickory” brand woodstove that is original to the house. The foyer is flagged with natural stone that is also used on the screened porch, which is referred to in the original specifications as the “outdoor living room.” Double doors provide access from the screened porch to a back patio, which is paved with flagstone, creating a seamless transition from the interior to the exterior.

Site features include a carport with an attached storage shed. A flagstone patio along the back of the house features a small fish pond, which is original to the house. There are several brick footpaths around the house, including a front path from the driveway to the entrance porch.

According to oral tradition, the blueprints for the Adams House were based on a design by Lyle Rowley, a well-known Dallas architect, who, along with his business partner Jack Wilson, founded a highly successful residential design firm called Ju-Nel Homes. Established in 1958, Ju-Nel quickly earned a reputation among Dallas’ creative class for custom-designed, suburban houses that integrated seamlessly into the landscape. Although architectural plans for the Adams House have not been located, the residence displays many elements characteristic of Rowley’s body of work. It features natural materials, a low-pitched roof, an open floor plan, and custom windows that flood the interior with light and offer expansive views of the outdoors. On the interior, cathedral ceilings give the impression of additional space. According to Lyle Rowley’s son, the architect loved trees and would design a house to fit into the existing landscape rather than alter the landscape to accommodate the house. This approach would have certainly been admired by residents of the Moyaone and by local architects such as Charles Wagner.

The history of the **Williams House (Contributing Building)** at 14711 Reserve Road begins in 1957, when Anita J. Parker purchased a 5.12-acre lot from The Piscataway Company, the corporation chartered in 1956 to handle the business matters of the Moyaone Reserve. Anita Parker was married to Dr. Charles C. Chapple, a prominent pediatrician and professor who, in the 1930s, invented the Isolette, an incubator for the care of premature infants. The Chapples built a small, one-room weekend cottage on the lot, which was located deep in the woods at the northern edge of Auburn. A photograph of the cottage likely taken in the early 1960s provides some information about its construction and appearance. It was a board-and-batten structure with a low-pitched, gable roof and exposed rafter tails. The north façade had an exterior brick chimney with French doors to either side. Anita (Parker) Chapple passed away on January 26, 1958, leaving the cottage to her

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54 The company was named after the architects’ wives – Julie Rowley and Nelda Wilson.

55 Email correspondence between the architect’s son, Brett Rowley, and the current owner of the house, Julia Poladsky, May 7, 2019.

56 Prince George’s County, Land Records Division, Deed Book 2102, Page 514.

A few years later, in 1963, Chapple sold the property to Clarence E. “Bill” Williams and Ann Williams. Bill, an architect, and Ann, a graphic artist, would transform the modest dwelling into a striking, modern, year-round home. (Image 19)

Bill Williams was a skilled modernist architect, but was also drawn to the emerging field of historic preservation. This duality of interest is evident in his design for the family’s home in the Moyaone. Rather than demolishing the Chapple cottage, Williams incorporated it into the new home, building a butterfly roof around the gabled form of the cottage and salvaging its brick flooring to reuse in an exposed brick wall in the kitchen and an outdoor patio.

Bill and Ann Williams worked with Bud Wareham, a local contractor, to build the house, which was nearly complete when a devastating fire occurred, which damaged much of the house. The couple quickly rebuilt, however, and the house was ready for occupancy in 1964. As originally built, the house consisted of a foyer, living room, kitchen/dining room, nursery, and master bedroom on the upper level and a small bedroom with an attached bathroom and an office on the lower level. A large deck extended north from the living room and sheltered a carport and a tool shed. A smaller deck extended north off of the kitchen/dining room. Around 1970-71, Bill Williams designed an addition to the house that expanded it to the west and extended it to three levels. On the ground level, the new west wing provided space for a larger office, a rec room, and a kitchenette. The upper level provided two additional bedrooms, a bathroom, and a small studio with built-in shelving, cabinets, and desk. A spiral staircase in the hallway of the west wing provided access to an octagonal library that comprised the only room on the third level of the house.

The Williams House as it stands today is the result of three building campaigns – in 1957, 1964, and circa 1970-71. It is a three-story, Mid-century Modern house built on the high point of a deeply wooded site. A gravel driveway rises toward the house from Reserve Road, which terminates near the southeast corner of the roughly rectangular lot. As it approaches the house, the driveway turns north then circles around the house to form a loop. Deep valleys surround the house on the west, north, and east. Site features include a wood gate at the end of the driveway, a well, and a pump house.

The house is comprised of two rectangular masses that intersect at a roughly 45-degree angle around a central chimney stack. The northern mass, containing the foyer and living room, is one story tall under a sloped roof with deep eaves and exposed rafter tails. The southeastern corner of the roof gives the appearance of cantilevering out from the south façade to form a canopy over the front entrance of the house, which faces east. Upon closer inspection, however, it is revealed that the canopy actually rests on the tilted trunk of a tree that has

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58 Prince George’s County, Land Records Division, Deed Book 2875, Page 322.

59 Author interview with Jennifer Williams (homeowner and daughter of Bill and Ann Williams), August 7, 2019.
The front entrance is composed of a flush wood door with a painted finish. The door knob is located in the center of the door and set within a decorative metal plate. A tall, plate-glass window is located immediately left of the door (when looking from the east), and above the door is a fixed transom window. The door, windows, and a fixed, painted panel to the left of the transom create a geometric ensemble that forms a striking contrast with the organic form of the tree that supports the roof overhang and the natural stone used for the front steps and stoop. The southern mass of the house is two stories tall under a compound roof that is composed of a small gabled section and a larger sloped section. Along the south façade, deep eaves shelter a narrow deck that extends across the width the house. A one-room projection consisting of the library extends from the roof of the southern mass and has an octagonal roof. The exterior walls of the Williams House are clad with vertical wood siding with a painted finish. On the east façade, the house has a fieldstone base. The west façade features a mural painting of a reclining woman, which was designed and executed by Ann Williams. In addition to the front door, the house has several sliding-glass doors that provide access to decks and other outdoor spaces. Window openings hold fixed, plate-glass windows, awning windows stacked vertically in groups of two or more, and sliding-sash windows.

The front entrance opens onto a foyer on the upper level of the house. To the north of the foyer is the living room and to the south is the kitchen/dining room, which comprises the original Chapple cottage. The foyer has a stone floor and wood paneled walls. Two steps lead up from the foyer to the living room, which has a vaulted ceiling with exposed rafters. The north end of the living room is glazed with tall, plate-glass windows that extend up to the ceiling and flood the space with natural light. A door in the north wall opens onto the deck that extends across the width of the north façade. The north ends of the east and west walls are also glazed. In contrast with the glass surfaces that dominate the north end of the living room, the south wall of the space is built of undressed stone, and set within the wall is a fireplace.

The kitchen is also located two steps up from the foyer to the south and is accessed through sliding-glass doors. The kitchen floor is stone and the walls are knotty pine paneling with a pickled finish. On the north wall of the living room is a fireplace set within a brick wall. West of the fireplace is a sliding-glass door that provides access to a deck. The kitchen cabinets have flush, inset doors with a natural finish and rosewood handles. They were manufactured by Mutschler Brothers, a furniture company that was based in Nappanee, Indiana. South of the kitchen/dining room is a master bedroom, nursery (later converted into a studio), and bathroom. Ann Williams was very interested in Eastern art and architecture, and the bathroom features a tile-lined, Japanese-style soaking tub. The walls are papered, except above the tub, where they are finished with wood paneling. Two large closets with shoji doors form the north wall of the master bedroom. Both the master bedroom and the former nursery have sliding-glass doors that lead to the south deck.

An opening in the west wall of the kitchen/dining room leads to the west wing, where there are two additional bedrooms, a bathroom, and a small studio. While the wood flooring is recent, other finishes and features are

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60 According to Jennifer Williams, the front door is painted “Chinese red,” which was her mother’s favorite color.
The Williams House is a notable example of modern-era residential design in the Moyaone Reserve that has a high level of integrity, as demonstrated by the fact that, with very few exceptions, its original materials, finishes, and features have not been altered or replaced. Bill Williams designed the house with a bold silhouette that makes liberal use of plate glass, yet he adopted elements of the Organic tradition in architecture to integrate the building into its natural surroundings. With decking that wraps around trees and an entrance canopy supported by a tree trunk, the house literally embraces and is braced by nature. Stone, masonry, and wood are the principal building materials—on the exterior as well as the interior. The elements of the house designed by Ann Williams, such as the mural painting on the west façade, also contribute to its significance.

Outdoor recreation has been an integral aspect of life in the Moyaone Reserve since its founding. Early residents took advantage of the river, but also used Apple Valley Lake (no longer extant) for boating and fishing in the warmer months and ice skating and hockey in the winter. Undeveloped parcels set aside as nature preserves were used for horseback riding, hiking, camping, and bird watching. To complement these amenities, in early 1957, The Moyaone Company polled residents regarding their interest in a community swimming pool. Residents responded swiftly in support of the initiative, and a site was acquired along the east side of Bryan Point Road.

Work proceeded apace, and the community pool opened on August 24, 1957. In addition to the swimming pool, the facility included a one-story, cinderblock building that provided storage space and men’s and women’s changing rooms. A few years later, The Moyaone Company built a community building off the north end of the pool building. It was designed by architect Charles Wagner and opened in October 1960. The contractor was The Piscataway Company, which offered the lowest bid of $10,000.

Today, the Wagner Community Center (Contributing Building), located at 2311 Bryan Point Road, is comprised of the 1957 pool building and the 1960 community building, which are linked by a short passage. The community center site includes the swimming pool, which dates to 1982 and replaced the earlier pool in the same location (but with a different configuration), a baby pool, and four shade shelters, as well as a tiki bar (circa 2010), pavilion (2013), cook shack (2015), playground, athletic fields, and a community garden. The community center is approached by a gravel driveway that extends east from Bryan Point Road and

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61 Author interview with Jennifer Williams, August 7, 2019.

62 The property was purchased by The Moyaone Company from the Alice Ferguson Foundation on March 24, 1957.

63 Smoke Signals 1, No. 6 (August 1957).

64 Potomac Progress 1, no. 7 (November 1959), and Potomac Progress 2, no. 1 (January 8, 1960).
forms a loop with parking around its perimeter. The grassy area formed by the driveway loop features a flagpole and several picnic benches and is planted with crepe myrtles and a large shade tree. At the entrance to the community center is a split rail fence and a metal gate. The gate, installed circa 2008, was designed by ceramicist and furniture maker Bill Suworoff, a former Moyaone resident, and features the poplar leaf – the symbol of the Moyaone Reserve.

The pool building is a one-story, cinderblock structure with a rectangular plan under a low-pitched, standing-seam metal, gable roof. It is oriented roughly north-south to provide a visual barrier between the road on the west and the swimming pool area to the east. At the center of the floor plan is a lobby that is sheltered by the roof but otherwise open to the elements. An L-shaped cinderblock desk is built along the north wall of the lobby. Within the north half of the building is the women’s dressing room area – shower room, bathroom, and changing room. The roof does not extend over the changing room, presumably to bring in natural light, as the building has no windows. At the far north end of the building is a small storage room. The south half of the building is comprised of the men’s dressing room area – shower room, bathroom, and changing room – a team room (general storage for the pool and for the community swim team), an electrical room, and a pump room. Although the men’s changing room was originally built like the women’s – open to the sky – when the space was subdivided to create the team room, a roof was built over the space. Two skylights now provide light to the interior spaces. Doors to the storage rooms, electrical room, and pump room are located on the east side of the building, facing the pool area. Attached to the south end of the pool building is a tiki bar that was built circa 2010. It has a corrugated metal, gable roof with carved rafter rails, and a carved alligator decorates the gable end. (The Moyaone swim team is called the Gators.)

East of the pool building is the L-shaped Wagner Community Center Swimming Pool (Contributing Structure), which is surrounded by a concrete apron. Four pergola-type shade structures are set within the grassy areas around the pool apron. The corner posts of the structures feature decorative carving. North of the main pool is a shallow baby pool. The entire pool area is enclosed by a chain link fence.

The community building extends from the north end of the west façade of the pool building to create a small courtyard area that is planted with ornamental fruit trees and forms the setting of a stone sculpture by former Moyaone resident Lenore Thomas Straus. The community building is a two-bay, clear span, steel frame structure with tapered columns. It has a one-room, square plan (approximately 40 feet to a side) under a moderately-pitched, gable roof. The walls are cinderblock. Clerestory windows (replaced in 2009) fill the gable ends of the building. There are steel doors in the east end of the north wall and the west end of the south wall. A short flight of steps at the south end of the east wall leads to a door that accesses the corridor to the pool building. The building has a concrete floor, and the interior walls (originally exposed cinderblock) were insulated and covered with drywall in 2015. Tract lights, hanging lights, and fans are affixed to the ceiling. In the northwest corner of the community building is a wood stove. In 2013, a kitchenette was built along the east wall of the space. The kitchenette consists of a countertop with sink, cabinetry, and appliances.
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The pavilion is a timber frame structure that was designed by Moyaone resident John Hollyfield and built by Hollyfield and a team of neighborhood volunteers using local wood cured on the grounds of the community center. The structure was built to shelter picnic tables and stands just south of the pool building. It has open sides and a gable roof supported by king post trusses. The structure is embellished with carved struts and rafter tails. A carved eagle braces the front gable, Southwest of the pavilion is the cook shack, another open sided, timber frame structure built by the community. It has a monitor roof that shelters a grill, pizza oven, and other cooking equipment. Salvaged mechanical equipment repurposed as architectural ornament contributes to the rustic aesthetic of the structure.

**Growth and Diversity (1959-1976)**  
During this phase of the community’s development, mainstream architectural trends had a strong influence on the physical appearance of the Moyaone Reserve. Mid-century Modern-style homes continued to be built, but other styles and house forms gained in popularity, diversifying the building stock. While the ubiquitous ranch house can be found in each subdivision of the Moyaone Reserve, the form does not dominate the landscape as in other postwar suburban developments. Perhaps best understood as a building form, rather than a style, ranch houses could be designed in Colonial Revival, Spanish Revival, Rustic Revival, or more contemporary modes. Another popular residential form was the split-level. The A-frame became a sensation across the United States in the 1950s for its ease of construction and sturdy engineering, and a few Moyaone Reserve residents took up the trend. Contemporary-style houses, which filled architectural journals of the day, were prevalent in the Moyaone Reserve in part because the style could so easily be adapted to hillsides and irregular terrain. A select group of property owners hired architects to design their homes. More often, residents worked with local builders or contractors to work with plans purchased from a home builder catalog or to build prefabricated kit homes. These companies offered houses in a wide range of sizes and styles. Clients often worked closely with builders to customize their projects. Energetic do-it-yourselfers also built kit houses themselves or with the assistance of friends and neighbors, eliminating the cost of hiring a local contractor. The following narrative highlights a few notable examples of 1960s and early 1970s-era home building in the Moyaone Reserve.

The **Swick House (Contributing Building)** is located at 15100 West Auburn Road in Auburn. It was built in 1959 following a model home plan designed by architect John Normile of The Architects Collaborative and published and distributed by Better Homes and Gardens in 1956 as “Five Star Home Plan No. 2608.” It is a one-story house with a long, horizontal form and a low-pitched, side-gable roof. The floor plan has a highly efficient, modular design that incorporates standard component parts, including wall panels and window units. Wood is used extensively throughout the house as flooring, for interior wall and ceiling surfaces, for cabinetry and closets, and for the exterior siding. In its form and style, the house exemplifies many key tenets of postwar, modern-era residential design.

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65 The Swick House (PG: 83-54) was documented for the Maryland Inventory of Historic Properties in 2019 as part of the Prince George’s County Mid-century Modern Survey. See Robinson & Associates, “Swick House,” Maryland Historic Trust, Maryland Inventory of Historic Properties, June 2019.
A native of New York City, David Swick spent one year at the City College of New York before enlisting in the Navy and serving as a Photographer’s Mate. When World War II ended, he returned to school and obtained a degree in physics from Rensselaer Polytechnic Institute and a master’s degree, also in physics, from Columbia University. Swick began his scientific career in Washington, D.C., at the Naval Research Laboratory. In 1952, he married Eloise Solomon, and, in November 1957, the couple purchased a 5-acre lot in the Moyaone Reserve.

David and Eloise Swick built their Moyaone house using plans distributed by Better Homes and Gardens. Starting in 1946, the magazine, which was founded in 1922, began to develop and distribute plans for residential designs that presented American homebuyers “the newest ideas in home planning from outstanding architects.”\(^66\) The designs used research data gathered by the magazine on what qualities potential new homebuyers wanted in a house. To advertise the plans, the magazine commissioned scale models that they exhibited in leading department stores, such as Hecht’s, in Washington, D.C. The plans included complete working drawings, and the magazine offered “Home Planning Centers” in stores throughout the United States where families could get advice on which Five Star Home to select, as well as color schemes and furnishings. The program built on the long tradition in the United States of selling house designs through plan books and mail order catalogs.

The “Five Star Home Plan No. 2608” selected by the Swicks was developed by architect John Normile, the architectural editor of the magazine and an associate of the highly influential firm, The Architects Collaborative (TAC). TAC was founded in Cambridge, Massachusetts, in 1945, by a group of young architects who were joined by Modern master Walter Gropius, founder of the Bauhaus. John Normile (d. 1985) was a graduate of the University of Illinois and the École des Beaux Arts in Paris. He served as the architectural editor of Better Homes and Gardens for thirty years.\(^67\)

The “Five Star Home Plan No. 2608” was promoted as “a new way to plan a home.” In an article given that title and written by Normile, he described the efficient and economical layout of the 1,590-square-foot house, which was based on a 12-foot-square modular unit and a “core plus 11x formula” – eleven blocks of space around central “standardized mechanical core.”\(^68\) The size of the module was derived from the 4 foot by 8 foot standard sheet size of most building materials at the time. Normile included a quote from Gropius in the article, which read, “Building your house of standard component parts (panels and cores) realizes the economies of repetition while each family has an individual home of his own.” Other benefits of the home design included its post-and-


\(^{67}\) “Architects Pick Normile for Top Writing Award,” The Pantagraph, March 30, 1956.

beam construction, which offered a highly flexible structural system. Interior partitions could be located where they best served the needs of the family, and the house’s design made it easy to expand. Large windows brought the outside in and provided natural light. Deep roof overhangs provided shade.

The Swicks owned the house until 2001, when it was sold to the current owners. Today, the house retains a high degree of integrity to the original design. It is a post-and-beam structure on a concrete foundation with concrete footings. The exterior is clad with vertical wood siding with a painted finish over insulating fiber-board sheathing. The front of the house faces south.\(^{69}\) The façade is asymmetrically arranged, with the entrance located east of center. The front entrance is recessed under cover of an 8-foot overhang, which continues in lesser depths around all sides of the house. The entrance is composed of a solid wood door with a narrow sidelight to one side. To the right of the door when looking from the south is a picture window with two sash windows above and below. Left of the entrance, the exterior wall has two large window openings of the same configuration – picture window with sash openings above and below. There are two door openings on the rear (south) façade, one corresponding to the kitchen on the interior and the second to a family room that was originally a sunporch, but was converted by the current owners.

The interior of the house features a modular plan based on a central mechanical core around which 12-foot-square blocks of space are arranged. In the west end of the house there is a kitchen, a combined living/dining room, a family room, and a utility room. On the opposite side is the entrance vestibule, three bedrooms, two bathrooms, a library, and an office. Throughout the house, yellow pine paneling covers the walls and ceilings. The use of natural materials is characteristic of many Mid-century Modern houses built in the Moyaone Reserve.

Site features include a garage clad with Texture 1-11 siding. It has a slant roof with deep eaves that imitates the design of the house. While the date of the garage is unknown, it was built by the original owners. In 1994, the original owners added a workshop addition to the back of the garage.

The Saffell House (Contributing Building) at 15111 Cactus Hill Road is a two-story, Colonial Revival-style house built in 1967.\(^{70}\) (Image 23) It is located in Cactus Hill on a relatively flat, 5.165-acre parcel. The house faces south and sits near the center of the lot, which is roughly rectangular. A driveway extends north from Cactus Hill Road and forms a large loop in front of the house. A spur from the driveway accesses the entrance to an attached garage, which is at the east end of the house. Site features include a pool, which is located northeast of the house, and a back patio with a fire pit. While the land in front of the house is generally cleared of plant materials, the grounds behind the house and around the perimeter of the property are heavily wooded.

\(^{69}\) The front of the house faces south-southwest, but, for the purpose of this description, compass points are used to describe the elevations. As such, the front façade is described as facing south.

\(^{70}\) The date of construction comes from a real estate document, prepared around 1985, provided to the authors by the current owners of the house; Samantha and Daniel Katz.
While many houses built in the Moyaone Reserve in the 1960s were low-slung, ranch houses or split-levels, the Saffell House incorporates a full two-story wing that terminates the west end of the one-and-a-half story main block. Balancing the composition on the east is a two-car, attached garage. A small wing containing a storage room projects from the front (south) façade of the garage. The house has a compound roofline composed of intersecting gable forms. It is built of concrete block faced with brick veneer, and the roof is clad with vinyl shingles. The front façade of the main block and two-story wing have evenly spaced, one-over-one, double-hung sash, wood windows with decorative shutters. Semi-circular louvered vents pierce the walls under the eaves of the two-story wing and the garage. On the south, the roofline of the main block forms a porch that shelters the windows of the main block and two doors – the front door and a door to the garage. The porch features round, tapered columns between segmental arch openings. The front door is located along the east wall of the two-story wing. It is a paneled wood door with four lights under the top rail.

The principal element of the east façade is the garage, which features two paneled and glazed doors that were installed by the current owners to replace the originals, which were damaged. Deep eaves shelter the garage door openings. The east façade of the main block features a broad, brick chimney. At the second-floor level is a one-over-one, double-hung sash, wood window and a semicircular louvered vent. The rear (north) façade features an asymmetrical arrangement of window and door openings. At the far left (when looking from the north) is a paneled and glazed door that accesses the garage. At the first-floor level of the main block is a sliding-glass door flanked by two floor-to-ceiling, plate-glass windows. To the right of this opening is a single one-over-one, double-hung sash window. The north slope of the roof over the main block is pierced by a long, shed dormer that holds a picture window with a tripartite composition composed of a fixed center pane with double-hung sash windows to either side. The dormer is clad with wood siding. The north façade of the two-story wing features a covered porch with a flat roof that is supported by brick piers. An iron railing spans the spaces between the piers. Two sets of doors provide access to the porch from the interior – a sliding-glass door from the kitchen and French doors from the living room. At the second-floor level, the two-story wing features a glazed and paneled door flanked by sash windows. The door opens onto the roof of the porch, which has an iron railing around its perimeter. Under the eaves of the gable roof, the exterior wall of the two-story wing is clad with wood siding. On the west façade, the house features a brick, exterior chimney and six window openings – three at the first-floor level and three above. The windows are one-over-one, double-hung, wood sash with decorative louvered shutters. Since the house is built into a slight slope, the basement level is exposed on the west, and a door on the west façade provides access to the basement.

Architectural tastes during the postwar period led to a simplification of the Colonial Revival style, which had dominated residential building in the first half of the twentieth century. Colonial Revival homes from the 1940s, 1950s, and 1960s typically featured asymmetrical facades, less precise reproductions of traditional Georgian and Federal-style elements, and fewer references to the past. Entrance surrounds and other details were simplified and more stylized. The Saffell House clearly demonstrates this trend, employing a straightforward application of brick veneer, louvered shutters, and a classical colonnade to reference the Colonial Revival style.
tradition. The design of the Saffell House also utilizes a strict ranking of windows for the front façade of the main block and the two-story wing, which is typical of Colonial Revival-style houses. This arrangement is lost, however, at the garage. Like many suburban houses of the period in the Moyaone Reserve and elsewhere, the Saffell House features a built-in garage. Attached garages were promoted by the Federal Housing Administration starting in the 1940s as a way to enhance the “livability” of a house by providing convenient access to the automobile. 

On the interior, the first floor of the Saffell House features an entry hall, library/office, living room, dining room, kitchen, family room, laundry room, and two bathrooms. The second floor has three bedrooms, two bathrooms, and a master bedroom with an en suite bathroom. There is a basement under the two-story wing. The house retains many original finishes and fixtures, including, but not limited to, quarry tile flooring in the entry hall (the quarry tile in part of the kitchen is new), walnut paneling (now painted) and recessed lighting in the family room, walnut paneling in the library/office, the kitchen cabinets, the bathroom tiling and vanities, and hardwood flooring in the bedrooms. The Colonial Revival-style is reflected on the interior in features such as the wood mantel in the living room, the corner cabinets in the dining room, and the volute that terminates the stair rail in the entry hall.

The Saffell House was completed in April 1967 by Callan and Marie Saffell on land purchased in 1960. While the architect or builder of the house is unknown, a collection of trade catalogs, manufacturer’s brochures, and other publications saved by the Saffells when they were constructing the house has been passed down to subsequent owners and provides a unique record of its highly intact, mid-1960s design. The family room and library, for example, feature Weldwood brand prefinished paneling. Weldwood was manufactured by the United States Plywood Corporation, and its catalog promised homeowners that their product offered beauty, compatibility, quality, and distinction. “Since no two trees can ever be alike, there can be no identical panels,” reads the copy. The house featured a Nutone stereo system with a fold-in, wall-mounted record player installed in the front hall closet, which remains in place today. In the bathrooms, the Saffells installed “Laventine” style vanity cabinets sold by the I-XL Furniture Company out of Goshen, Indiana, and American Olean brand glazed ceramic tile. Bathroom accessories, including a “No. 350 Concealed Scale,” were manufactured by Hall-Mack. The preservation of these original finishes and features contributes to the historic integrity to the house.

In October 1958, Peter and Nina Nason, engineers who worked at the Navy Yard (then the U.S. Naval Gun Factory), purchased a keyhole-shaped lot containing 5.708 acres in Auburn. The Nasons never built on the

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72 This collection was made available to the author by the current owners of the Saffell House.

73 *Smoke Signals* 1, no. 12 (October 1958).
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land and sold it unimproved to Joseph T. Vanderslice and Patricia H. Vanderslice on October 19, 1963. The site was level along its southeast edge but sloped down to the north and west. A narrow gully separated the southern corner of the lot from the rest of the property. Architect Charles F. Wagner, Jr., prepared plans for the house in July 1964, which were revised several times through August 1965. Construction began in April 1965 and took one year.74 Built into the hillside and featuring a substantial, wraparound deck, the \textit{Vanderslice House (Contributing Building)} at 14801 West Auburn Road exemplifies Wagner’s embrace of the concept of Organic architecture.75 (Image 24) It features a horizontal, modern-era form that integrates seamlessly into the landscape and blends indoor and outdoor spaces into one harmonious unit. The house utilizes inexpensive, mass-produced construction materials, elevated through conscientious design. Construction materials include standardized items, such as Texture 1-11 siding, Homasote paneling, and cinderblock, elegantly combined with slate flooring, brick, and other natural finishes.

Patricia “Pat” Vanderslice (1927-2017) was born in Salt Lake City and raised in Philadelphia. She earned an undergraduate degree from Rosemont College in Pennsylvania and a master’s degree in chemistry from Catholic University in Washington, D.C.76 Joseph (d. 1999) was born in Philadelphia, attended Boston College, and received a doctorate in chemistry from the Massachusetts Institute of Technology. He moved to the Washington area in 1952, when he accepted a faculty position in the chemistry department at Catholic University. The couple married in 1954 and had eight children over the years. In 1956, Joseph joined the chemistry department at the University of Maryland, where he eventually became chairman. From 1978 to 1994, he was a research chemist at the U.S. Department of Agriculture’s Beltsville Nutrition Research Center.77 Pat served on the board of directors of the Alice Ferguson Foundation.

In contrast with Wagner’s earlier houses in the Moyaone Reserve, which were typically modest in size and simple in plan, the Vanderslice House has a more elaborate composition. The 2,064-square-foot house is built on two levels with a clear distinction between living and sleeping quarters. The bedroom wing on the north is separated from the rest of the house by a hallway that functions both as a stair hall and as an entrance vestibule. Eschewing the open floor plans he frequently employed in his residential designs, Wagner utilized more traditional divisions of space in the Vanderslice House, separating the living room from the dining room and library. Perhaps responding to the requirements of his client, the kitchen is at the heart of the south wing. While

74 For the start and end dates of construction see \textit{Smoke Signals} 5, no. 1 (April 1965) and \textit{Smoke Signals} 6, no. 1 (April 1966).

75 The Vanderslice House (PG: 83-44) was documented for the Maryland Inventory of Historic Properties in 2019 as part of the Prince George’s County Mid-century Modern Survey. See Robinson & Associates, “Vanderslice House,” Maryland Historic Trust, Maryland Inventory of Historic Properties, June 2019.

76 \textit{Smoke Signals} 57, no. 1 (January 2017).

The Vanderslice House was designed by Washington-area architect Charles F. D. Egbert and completed in 1967. It is an outstanding example of Mid-century Modern design in the Moyaone Reserve. Using conscientious massing and natural materials, the house blends harmoniously into its natural surroundings.

In designing the Vanderslice House, Wagner integrated the building into the existing topography, rather than grading the site, and positioned windows to overlook a picturesque gully that cut through the property. Trees were preserved to the greatest extent possible and even integrated into the design, as can be seen with the deck, which wraps around an existing oak. Wagner emphasized the visual relationship between indoor and outdoor spaces by using sliding-sash, glass doors, floor-to-ceiling windows, and skylights, and provided outdoor living spaces in the form of the raised deck off the living room and the patio adjacent to the library. North-facing, lower-level bedrooms also have sliding-glass doors, which provide easy access to the woods behind the house. The bi-level house appears as one-story from the front, minimizing its visual intrusion into the landscape.

Demonstrating Wagner’s appreciation for efficient, low-cost construction, the house was built using readily available, standardized components, including cinderblock, plywood paneling, and prefabricated roofing panels. This reinforced the modernist idea that good design was possible without the use of custom components. Soaring ceilings with exposed rafters, the frequent use of window walls and floor-to-ceiling glazing, and careful spatial planning add to the success of the design. Today, the Vanderslice House retains a high level of architectural integrity. While some changes have been made to the property since its original construction, these alterations do not significantly alter the overall character of the house or the architectural features that reflect the original design.

The Hibben House (Contributing Building) is perched on a wooded hillside site at 1160 Overlook Drive in Poplar Hill. (Image 25) Designed by Washington-area architect Charles F. D. Egbert and completed in 1967, it is an outstanding example of Mid-century Modern design in the Moyaone Reserve. Using conscientious massing and natural materials, the house blends harmoniously into its natural surroundings.

Stuart and Dietlinde Hibben were living in an apartment in McLean, Virginia, when they met with an agent from The Piscataway Company to explore the Moyaone Reserve. The couple was attracted to the development because they were looking for a wooded lot where they could enjoy the outdoors yet remain within commuting distance to Washington. They selected Lot 30 in Poplar Hill because it featured a high ridge that seemed ideal for a home site and purchased the parcel in December 1963. To design their home, the couple commissioned architect Charles Egbert, whom Stuart had met through a Washington folk dance group. The builder was Charles Hamilton, a retired military officer who also lived the Moyaone. Hamilton, who was used to building conventional homes, questioned Egbert’s radical plans, which called for cantilevered forms and extensive use of
plate glass. The architect provided the builder with engineering data to convince him that it could be done, and the house was completed in 120 working days.\textsuperscript{78}

The design featured a skylit entrance foyer that separated the bedroom wing from rest of house. Large, floor-to-ceiling windows, plate-glass picture windows, and clerestory windows flooded the interior with natural light, blurred the distinction between interior and exterior spaces, and created the feeling of “truly living up in the trees.”\textsuperscript{79} The design utilized natural materials for both the exterior and interior, including blond-colored brick, stained redwood siding, slate, and rough-hewn stone. Porches and balconies further integrated the house with its surroundings. The house’s innovative design was featured in several newspaper articles of the period. In an article titled “A Woodland Home,” the \textit{Washington Star} concluded the house was “a great way to enjoy the woods and yet have all the comforts of home.”\textsuperscript{80}

The affordability and efficiency of kit houses appealed to many residents of the Moyaone Reserve, and numerous examples can be found in the historic district. Two examples include the Watts House at 1145 Overlook Drive and the Dildine House at 2706 Hidden Valley Road. The \textbf{Watts House (Contributing Building)} is a Pan Abode house built in 1964-65. (Image 26) It is an excellent example in the Moyaone Reserve of a mid-century, Rustic Revival-style, kit house. Pan-Abode International was established in British Columbia, Canada, in 1948 by Aage Jensen, a Danish cabinetmaker. It sold precut Western Red Cedar logs and building plans for easy-to-assemble, yet durable, pre-manufactured houses. In 1952, the company opened a second location in Renton, Washington, which still operates today.\textsuperscript{81} The Watts House is constructed of rectangular logs with flat interior and exterior surfaces and joined at the top and bottom using a tongue-and-groove system that eliminates the need for traditional chinking. The house has a low-pitched, standing-seam metal, gable roof that extends over a carport at the north end of the house. Along the front façade, left of the front door, is a broad, brick chimney. Gordon Watts was among the first to acquire property in Poplar Hill, when he purchased Lot 36 in 1962. He and his new wife Eileen built house over the course of 16 months with the help of friends.\textsuperscript{82}

The \textbf{Dildine House (Contributing Building)} is an example of a kit house manufactured by Techbuilt, Inc., which sold prefabricated, modular building units starting in 1952. (Image 27) The Dildine House is a one-story, frame house built on a sloped site, which allows for a raised deck off of the back and a partially exposed, concrete block foundation. The house has a side-gable roof with deep eaves that shelter and shade large, plate-glass windows placed directly under the roofline. The house was built by John and Virginia “Ginny” Dildine on

\textsuperscript{78} Author email correspondence with Stuart Hibben, July 27 and July 31, 2019.

\textsuperscript{79} Author email correspondence with Stuart Hibben, July 27 and July 31, 2019.


\textsuperscript{82} “Gordon Dean Watts,” \textit{Smoke Signals} 56, no. 3 (March 2016), 2.
a large 7.5-acre lot in the Hidden Valley sub-area of Bond’s Retreat. Like many Techbuilt customers, the Dildines worked with an architect – in this case Charles Wagner – to customize the house plans. John Dildine, a local radio host and news reporter, was the founder and first president of the Folklore Society of Greater Washington.

The Osborn House (Contributing Building) at 14901 Reserve Road is two-story, A-frame built in 1968. (Image 28) It is located within Auburn near the north end of a relatively level, 5.858-acre parcel bound on the east by Reserve Road, on the north by an access road to 15001 Reserve Road, and on the west and south by residential lots. A paved driveway extends north from Reserve Road, passes by the front of the house, which faces east, then turns west where it terminates at a garage located northwest of the house. The house is set back from the driveway by a row of tall hedges and a small lawn with a stone footpath that leads to the front door. Otherwise, the landscape is heavily wooded.

Roger T. and Josephine E. “Fini” Osborn purchased an undeveloped parcel in Auburn in February 1964. At the time, Roger worked at the U.S. Navy Oceanographic Office, as did several others on Reserve Road, who introduced him to the area. Roger had studied architecture at Columbia University and designed the house himself, although he was never a practicing architect. The A-frame was a trendy residential form that emerged in the 1950s and was popular through the 1970s. The Osborn House deviated from the standard A-frame form, however, in the addition of an A-frame wing that extended from the south façade. To build the house, the Osborns worked with a local contractor, who also lent them part of the money to build the house, and consulted with architect Bill Williams, who lived down the street at 14711 Reserve Road.

Roger built a carefully crafted model of the house out of plywood and other readily available materials to communicate his design ideas. The roof of the model could be removed to view the framing system and interior layout. Construction was completed in 1968.

The Osborn House is a two-story, double A-frame dwelling. The south slope of the roof and the roof of south wing extend all the way to the ground, forming a large part of the exterior wall. The south façade of the south wing is composed of a window wall. The east and west façades are clad with vertical wood siding. On the north, the slope of the roof is interrupted by a long, shed dormer that allows additional light into the upper level of the house. The east façade features an integrated porch at the ground level that shelters the front door and a

83 “Dildine House,” undated real estate listing, Folder 18: Moyaone Reserve Advertisements, Undated #2, Box 1, Moyaone Collection (1945-2001), Southern Maryland Studies Center, La Plata, Maryland, and author email correspondence with Holly Wagner, May 7, 2019.


85 Author interview with Roger Osborn, May 8, 2019.

86 Roger Osborn has carefully preserved the model and displays it in his home.
United States Department of the Interior
National Park Service

**National Register of Historic Places**

**Continuation Sheet**

<table>
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window. Above the recessed porch at the second-floor level is a narrow deck with a wood railing. A sliding-glass door opens onto the deck from the interior. There is a back door along the rear (west) façade that opens to the kitchen on the interior. North of the backdoor is an overhead door that accesses an integrated garage. The house has a variety of window types, including one-over-one, double-hung sash windows, fixed, plate-glass windows, and sliding-sash windows.

The **McDevitt House (Contributing Building)** at 15102 Poplar Hill Road and the **Edler House (Contributing Building)** at 14710 Poplar Hill Road, both completed in 1975, are excellent examples in the Moyaone Reserve of Deck Houses. Founded in 1959, Deck House, Inc., manufactured Contemporary-style kit houses that utilized post-and-beam construction. Non-load bearing interior walls permitted great flexibility in arranging the interior space. Clear tipoffs of a Deck House include sturdy, rugged framing, quality materials (red cedar), generous roof overhangs, and walls of glass. The McDevitt House is a split-level, Contemporary-style house with a low-pitched, side-gable roof and a recessed center entry. (Image 29) An extension of the front roofline extends almost to the ground, sheltering what may have originally been a carport. The Edler House also has a split-level form. Both houses eschew traditional ornamentation and make liberal use of glass and decking. (Image 30)

The **Odell House (Contributing Building)** at 14601 Bond’s Retreat Road was architect Charles Wagner’s last project in the Moyaone Reserve. The house, which was built in 1976, is significant as a demonstration of the evolution of Wagner’s design aesthetic over the three decades since the construction of his own Mid-century Modern home beginning in 1946. The house sits on a high point within a sloped, 5.47-acre lot at the junction of Bryan Point Road and Bond’s Retreat Road. It has an L-shaped plan under a compound roof that combines a cross-gable form with an eye-catching, raised, slant roof that shelters a row of clerestory windows. The front façade faces south and features an off-center door approached by a dogleg wood stair that ascends to a deck. A deck along the rear (north) façade offers views to the Potomac River. The exterior walls are dark-stained, Texture 1-11 siding, and the roof is clad with asphalt shingles. Traditional decorative details are omitted from the design of the house, which instead derives its aesthetic from strong lines and solid surfaces punched with glazing. On the interior, the structure is largely concealed. The walls and ceilings are gypsum wallboard with a white painted finish, and doors and windows are free of trimwork. These design elements reveal Wagner’s embrace of Contemporary-style residential design.

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87 “This and That,” *Smoke Signals* 15, no. 4, (July-August 1975).


89 Daniel Sams, “Odell House,” Maryland Historical Trust, Maryland Inventory of Historic Properties Form, February 2016. While this was Wagner’s last project in the Moyaone Reserve, the architect went on to design the Donohue House (PG: 83-49) in 1978. The Donohue House, at 16301 Old Marshall Hall Road, is located in Accokeek, but is not within the Moyaone Reserve.
Current (1977-Present)
The Moyaone Reserve’s residential architecture continued to evolve through the last decades of the twentieth century and into the recent past. The architecture from this period demonstrates the popularity of prefabrication and reflects the preoccupation of homeowners in the last quarter of the twentieth century with energy efficiency and low-impact building. Construction reflects national trends and includes Shed-style houses, Neo-Traditional houses that incorporate historical forms and features, and revival styles.

The Elizabeth Harris House (Noncontributing Building) at 14701 Bond’s Retreat Road was built in 1977. The one-story house has a circular floor plan. Most often compact in size, round, or polygonal, houses were frequently marketed as guest houses or weekend retreats. They were often built to take maximum advantage of views, no matter the setting. The form of the house could fit almost any terrain and could be built on piers, a slab or over a full basement. Wraparound decks added additional living space, and interior partitions could be arranged as desired by each individual owner. Kit suppliers such as Rondesics Homes out of Ashville, North Carolina, offered round houses in various diameters and provided a wide variety of prefabricated wall panels. The Elizabeth Harris House is built into a slope and features a partially exposed basement level. The exterior wall panels are composed of vertical wood siding. There is a raised wood deck off the rear of the house and a deck at the front entrance, which has a conventional design. The roof over the main house has a low, conical shape.

The Powell House (Noncontributing Building) at 1126 Apple Valley road was built in 1978-80 by Gordon Powell and Lona (Carlson) Powell based on plans published in the 1976 book titled, “Low-Cost, Energy-Efficient Shelter.” The book offered plans and specifications for over a dozen homes, provided guidance on ways to plan the house to take advantage of natural resources, and offered tips for lowering operating expenses and maintenance costs. The Powell’s first step in building the house was to erect a geodesic dome on their land, which they planned to use as a place to live while constructing the main house. The geodesic dome was popularized in the United States by R. Buckminster Fuller in the 1950s. The structure’s efficient design could be easily built from inexpensive, mass-produced parts, making them wildly popular among do-it-yourself builders in the early 1970s.

The Strass House (Noncontributing Building) at 2520 Colonial Road is one of several Shed-style houses built in the Moyaone Reserve. Popularized in the 1960s by the success of the Sea Ranch development in Sonoma County, California, by the 1980s, the Shed style was appearing in suburban communities across the United

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91 Author interview with Lona Powell, July 24, 2019.
_states. The style is characterized by multiple, asymmetrical massings of shed-roof forms usually clad with wood and featuring little added exterior detail. The Strass House sits on a small knoll within a 10.1-acre lot in the Bond’s Retreat subdivision. It was built in 1983 and designed by architect Van Price, a resident of the Moyaone Reserve. The house composed of at least four distinct volumes, with the center masses sheltered by high-pitched, intersecting shed roofs. It is uniformly clad with smooth wood boards and, typical of the style, the front facade has an inconspicuous entry.

The Clay-O’Day House (Noncontributing Building) is a good example in the Moyaone Reserve of a New Traditional-style house. Since the 1970s, there has been a renewed interest in emulating historical styles for residential building. Indeed, many New Traditional houses, especially those built after the 1990s, are difficult to distinguish from the older buildings from which they are derived. Often, however, the placement of the garage breaks with tradition, and more inventive details are visible on rear facades. The Clay-O’Day House was built in 2000 on a roughly 5-acre lot at 15003 Reserve Road, which sits at the intersection of East Auburn Road and Reserve Road in the Auburn subdivision. The one-and-a-half-story house has a bungalow form, with a side-gable roof, an engaged front porch, and tall gabled dormers. The exterior walls are clad with wood shingles. A large, one-and-a-half-story garage stands adjacent to the house. It also has a gable roof and shingled exterior walls.

Resource Tables

The National Register recognizes five types of resources: buildings, districts, sites, structures, and objects. The table beginning on page 7-46 identifies the contributing and noncontributing resources of the Moyaone Reserve Historic District. Within the table, the buildings are organized alphabetically by subdivision, street name, and then numerically by house number. Resources under the remaining categories are organized alphabetically. Contributing resources add to the historic associations or historic architectural qualities for which the resource is significant. Noncontributing resources were not present during the period(s) of significance, do not relate to the documented significance of the property, or, due to alterations or other changes, they no longer possess historic integrity.

Historic Associated Features

The following list identifies the historic associated features that contribute to the significance of the Moyaone Reserve Historic District. The term historic associated feature is used to enumerate small-scale and landscape features not individually countable according to National Register guidelines. For the purpose of this nomination, they categorized into circulation features and views and vistas.


Circulation
- Apple Valley Road
- Bond’s Retreat Road
- Bryan Point Road
- Cactus Hill Road
- Colonial Road
- East Auburn Road
- East Ridge Road
- Farmington Road West
- Hidden Valley Road
- Laurel Drive
- Old Landing Road
- Old Marshall Hall Road
- Overlook Road
- Poplar Hill Road
- Red Dog Run
- Reserve Road
- Rockwood Road
- Sanford Drive
- Ship’s Knee Drive
- Steamboat Landing Road
- West Auburn Road
- West Ridge Road

Views and Vistas
- Focused views along road corridors within wooded areas of the Moyaone Reserve where the tree canopy creates a tunneled prospect
- Open, panoramic views along Bryan Point Road and Old Marshall Hall Road across meadows and adjacent agricultural properties
- Periodic views along road corridors of the wooded, residential settings of individual houses
- Views within individual residential properties encompassing the surrounding trees
- Views and vistas within individual residential properties of the Potomac River, the Virginia shoreline, and Mount Vernon
**United States Department of the Interior**  
**National Park Service**  

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**Moyaone Reserve Historic District**

**Name of Property**

Prince George’s County/Charles County, MD

**County and State**

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**BUILDINGS**

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United States Department of the Interior  
National Park Service  
National Register of Historic Places  
Continuation Sheet

**Moyaone Reserve Historic District**

**Name of Property**  
Prince George’s County/Charles County, MD

**County and State**

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United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Moyaone Reserve Historic District
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Prince George’s County/Charles County, MD
County and State

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# National Register of Historic Places
## Continuation Sheet
### Moyaone Reserve Historic District
#### Name of Property
Prince George’s County/Charles County, MD
#### County and State

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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 7  Page 54

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The image contains a document from the National Register of Historic Places. It is a continuation sheet for the Moyaone Reserve Historic District. The document is filled with details about various buildings, including their names, addresses, dates, and architectural styles. The table includes columns for Name, Number, Road, Subdivision, County, Resource Type, Date, Style/Form, Architect/Builder, and C/ NC Status. The buildings are listed in the following format:

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**United States Department of the Interior**

**National Park Service**

**National Register of Historic Places**

**Continuation Sheet**

---

**Name of Property**

**Moyaone Reserve Historic District**

**County and State**

Prince George’s County/Charles County, MD

---

**STRUCTURES**

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### 8. Statement of Significance

#### Applicable National Register Criteria

(Enter categories from instructions)

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<tr>
<td>B</td>
<td>Property associated with the lives of persons significant in our past.</td>
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<td>C</td>
<td>Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.</td>
<td>1946–1976</td>
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<tr>
<td>D</td>
<td>Property has yielded, or is likely to yield, information important in prehistory or history.</td>
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#### Period of Significance

- Criterion A: 1945-1966; 1945-1958
- Criterion C: 1946-1976

#### Significant Dates


#### Significant Person

(Complete if Criterion B is marked above)

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<td>Charles F. Wagner, Jr.</td>
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#### Cultural Affiliation

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### 9. Major Bibliographical References

#### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

#### Previous documentation on files (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

#### Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University: College of Southern Maryland, La Plata
- Other

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Summary Statement of Significance

**National Register Criterion A**

Conservation: The Moyaone Reserve Historic District is significant at the national level under National Register Criterion A for the period 1945 to 1966 in the area of conservation for its role in the protection of the viewshed from Mount Vernon, a National Historic Landmark. The value of the view from George Washington’s eighteenth-century home and riverside plantation is widely accepted as a critical element of the cultural landscape and has been appreciated by generations of visitors. Architect Benjamin Henry Latrobe described the view after a visit to Mount Vernon in 1796. “Towards the East Nature has lavished magnificence,” he wrote. “Before the portico a lawn extends on each hand from the front of the house to the edge of the bank. Down the steep slope trees and shrubs are thickly planted. They are kept so low as not to interrupt the view but merely to furnish an agreeable border to the extensive prospect beyond.” In the 1950s, industrial development along the Maryland shore of the Potomac River threatened the integrity of outlook, inciting a decades-long effort led by the Mount Vernon Ladies’ Association to protect the viewshed, which encompasses the Moyaone Reserve, through the creation of a national park. In 1957, the Ladies’ Association and a determined cadre of Moyaone Reserve residents created the private, non-profit Accokeek Foundation to hold in trust key pieces of land within the viewshed, and, in 1961, Piscataway Park was established as the first national park to preserve a historic vista, becoming a model for subsequent federal parks across the nation.

The Moyaone Reserve was founded on the principals of land conservation, and residents moved into the community because it promised a “green refuge” with low-density development, open spaces, privacy, and great natural beauty. As part of the development of Piscataway Park, Moyaone residents were given the opportunity to donate or sell scenic easements to the Department of the Interior to create a protected, wooded buffer of privately owned land within the Mount Vernon viewshed, reinforcing the vision of the community’s founders. In 1965, through the tireless activism of a dedicated group of Moyaone residents, the Maryland General Assembly passed legislation that enabled five counties, including Prince George’s and Charles counties, to grant special tax provisions to landowners with scenic easements. The following year, Prince George’s County passed the nation’s first local law granting tax credits for the preservation of scenic open space. As an innovative tool for land conservation, the ordinance became a model for other jurisdictions throughout the country. Today, all properties within the Moyaone Reserve are bound by scenic easements, ensuring the ongoing preservation of the historic view from one of our nation’s most revered historic sites and demonstrating the importance of easements as a method of encouraging private participation in conservation. The efforts of the Moyaone Reserve community in concert with the Mount Vernon Ladies’ Association, the Accokeek Foundation, and others to prevent development that would encroach into the panoramic view from Mount Vernon and to preserve the wooded setting of the community and the rural character of its surrounding landscape represents an outstanding achievement that has national significance within the conservation and historic preservation movements.
Community Planning and Development: The Moyaone Reserve Historic District is significant at the state level under Criterion A for the period 1945 to 1958 in the area of community planning and development for its distinctive land planning qualities, which demonstrate and affirm the Moyaone’s commitment to conservation and the integration of buildings and landscape. In the immediate postwar period, a small group of forward-thinking individuals came together to protect the area’s natural resources from destructive, small-lot, suburban development by creating a community grounded in a shared interest in rural resources and their settings, the preservation of trees, the retention of existing topography, and low-impact residential design that prioritized nature. Seen as an antidote to grid-based merchant-builder subdivisions that denuded the landscape and as an alternative to the curvilinear or neighborhood unit approach of some architect-builder subdivisions, the Moyaone Reserve developed organically without a preconceived design. Instead, restrictive covenants that prohibited the subdivision of land into tracts of less than 5 acres and prohibited the excessive and unnecessary cutting of large trees guided its development. Residents had the freedom to build houses of any style as long as the construction would not intrude on the natural beauty of the area. The community grew in size progressively as surrounding land became available for purchase and was platted with respect to the natural features of the terrain and to maximize privacy. A few farm buildings and tenant houses that were scattered across the landscape at the time of its initial development were recognized for their contribution to the community’s rural setting and were retained rather than bulldozed. Streams and valleys and large swaths of unbuildable land were set aside as nature reserves to encourage an appreciation for the local wildlife and ecology. Although residents of the Moyaone Reserve were wholly reliant on the automobile for transportation, roads were laid out to preserve the rugged quality of the landscape rather than for safety and efficiency. Besides the roadways, there were few infrastructure amenities, such as sewers or sidewalks. Prospective buyers were carefully vetted to ensure a shared appreciation for the area’s rural character and scenic beauty. With some houses set within small clearings, and others nestled into the tree canopy, the development has a variegated, patchwork quality evocative of agricultural landscapes. The Moyaone Reserve is a wholly distinctive community that helped advance important principles and practices of suburban development in Maryland during the postwar period.

National Register Criterion C

Architecture: The Moyaone Reserve Historic District is significant at the local level under National Register Criterion C and Criterion Consideration G in the area of architecture for the period 1946 to 1976. After Alice L. L. Ferguson’s initial land acquisition, architect Charles F. Wagner, Jr., was the first to build a house, taking the first step in establishing the community that would become the Moyaone Reserve. His home featured an innovative, modern design that employed a distinctive combination of low-sloped, butterfly and shed roofs, natural materials, and large expanses of window glass. The house’s site-sensitive design emphasized visual and physical connections between interior spaces and the outdoors, inspiring dozens of area landowners to build in a similar style. Wagner himself designed nearly twenty houses in the Moyaone Reserve between the years 1946 and 1976. In planning these houses, Wagner integrated the buildings into the existing topography, rather than grading the terrain, and positioned windows to provide expansive views or to overlook picturesque site features. Trees were preserved to the greatest extent possible. Demonstrating an appreciation for efficient, low-cost
construction, his houses frequently used readily available, standardized components, including cinderblock, plywood paneling, and prefabricated roofing panels. This reinforced within the community the modernist idea that good design was possible without the use of custom components. High ceilings with exposed rafters, the frequent use of window walls and floor-to-ceiling glazing, and careful spatial planning added to the success of his designs. Other architect-designed, modern-era houses, designed by notable Washington-area practitioners such as Charles M. Goodman, Harold Esten, Casper Neer, Charles F. D. Egbert, and others contribute to the Moyaone Reserve’s significant collection of Mid-century Modern houses. Other domestic forms and styles introduced into the community during this period embody a local manifestation of national trends in residential design. In their simplicity of form, open plans, and affordability, these houses represent a continuity in design within the historic district for the period 1946-1976.

Periods of Significance

The term period of significance is defined as the dates for one or more periods of time when a resource attained significance, qualifying it for National Register listing.

Criterion A
The Moyaone Reserve Historic District is nationally significant under Criterion A in the area of conservation for the period 1945 to 1966. This period starts in 1945 with Alice L. L. Ferguson’s first purchase of land for the development of the Moyaone Reserve, which she envisioned as a residential community of large-acreage home sites. Since its founding, the Moyaone Reserve has been dedicated to environmentally sensitive development, using restrictive covenants to place limits on land use that would have an adverse impact on the rural, wooded character of the landscape. The period of significance encompasses the creation, in 1961, of Piscataway Park, the nation’s first federal park established for the preservation of a scenic view. The park uses scenic easements to protect thousands of acres along the Potomac River visible from Mount Vernon. During this period, Moyaone Reserve residents passionate about land conservation and environmentalism emerged as forceful and vocal supporters of the easement program. In part through their activism and advocacy, Prince George’s County, Maryland, passed the nation’s first local law granting tax credits for the preservation of scenic open space. The law was signed in 1966, which also marks the first use of the new law by Moyaone residents to receive tax deductions on land set aside for preservation. By 1966, well over half of the landowners in the Moyaone had donated easements to the Department of the Interior, establishing a commitment to preserving the Mount Vernon viewshed that continues to characterize the community today. During the period 1945 to 1966, the Moyaone Reserve Historic District’s contribution to the national conservation and preservation movements was substantially realized.

The Moyaone Reserve Historic District is significant at the state level under Criterion A in the area of community planning and development for the period 1945 to 1958. During this period, the distinctive land planning qualities that characterize the Moyaone Reserve and helped advance important principles and practices of suburban development in Maryland during the postwar period were achieved. The start date is defined by the
year in which Alice L. L. Ferguson purchased the 467-acre tract known as Bond’s Retreat, which was platted into large residential lots which were sold with covenants that protected the natural features and rural character of the land. The end date is defined by the year of the last major land acquisitions that contributed to the creation of the Moyaone Reserve.

Criterion C
The Moyaone Reserve Historic District is significant at the local level under National Register Criterion C and Criterion Consideration G in the area of architecture for the period 1946 to 1976. This period begins with the construction by architect Charles F. Wagner, Jr., of the first house in the Moyaone Reserve’s earliest subdivision and ends with Wagner’s last commission, the Odell House, built in 1976. The single-family houses designed by Wagner and other architects working in the Moyaone Reserve during the postwar period represent a significant collection of Mid-century Modern residential architecture. Other domestic forms and styles introduced into the community during this period represent an important local manifestation of national trends in residential design.

Integrity of the Moyaone Reserve Historic District

Integrity relates to the degree to which the characteristics that define a resource’s significance are present. The seven aspects of historic integrity, as established by the National Register, include location, setting, design, materials, workmanship, feeling, and association.

The Moyaone Reserve Historic District retains a high degree of integrity to its periods of significance. The historic district is located entirely within the bounds of Piscataway Park and it is situated within the Mount Vernon Viewshed Area of Primary Concern. High-density residential, commercial, and industrial development within these areas, and within the Moyaone Reserve itself, is either restricted or highly regulated. As such, the location and setting of the historic district has not been significantly altered, and the district’s rural, wooded feeling and its association with the vision of its founders for an environmentally sensitive, low-density, residential development remains strong. The boundaries of the subdivisions, or neighborhoods, that historically comprised the Moyaone Reserve have not been altered to any significant degree and have not been impacted by incompatible development or changes in use. Although residential infill development has occurred within these contributing sites, it has not substantially altered the tree canopy, topography, and rural character of the landscape. The houses that contribute to the historic district continue to express the design qualities that characterized residential development within the Moyaone Reserve during the postwar period.
Resource History and Historic Context

“We must develop new instruments of foresight and protection and nurture in order to recover the relationship between man and nature and to make sure that the national estate we pass on to our multiplying descendants is green and flourishing.”

- President John F. Kennedy, preface to The Quiet Crisis

Hard Bargain Farm: An Adventure in Southern Maryland

Before Alice L. L. and Henry G. Ferguson helped create the Moyaone Reserve, they were already owners of land along the east bank of the Potomac River. In 1922, the couple purchased a run-down, 138-acre farm in Accokeek, a remote and rural area of Southern Maryland. Alice was an artist trained in painting at the Corcoran School of Art in Washington, D.C., and Henry was a scientist for the U.S. Geological Survey. Dubbed “Hard Bargain” by an earlier owner, the farm became a fulltime project for Alice, who devoted herself to the land and its history and, in the process, became an accomplished archaeologist and influential advocate for land conservation.

From the 1890s through the 1940s, a growing nostalgia developed among Americans for rural living as a reaction to the rapid urbanization of the nineteenth century. Country living became particularly fashionable among wealthier citizens. As Americans amassed large fortunes in the early twentieth century, they built secondary homes on country estates. While some preferred formal designs, others sought a more rustic, naturalistic approach for their homes and gardens. Mass-circulation publications disseminated ideas about country living by the most prominent landscape architects and gardeners of the day. Such magazines and books emphasized the picturesque qualities of long driveways, walled enclosures, ponds and other water features, and wooded buffers. Country houses were often designed with terraces and verandas to view the gardens and to take in the surrounding landscape.95

Alice Ferguson redesigned Hard Bargain Farm according to the preferred aesthetics for country living of the day, while also maintaining the property as a working farm. In 1924, she oversaw the construction of a new house, a modest, Colonial Revival-style building, which replaced the existing farmhouse. East of the house were five one-room outbuildings, which included Henry Ferguson’s office and four sheds. The barnyard area included a large hay barn, a milking house, a corn crib, a granary, and various other structures. Other buildings and structures on the grounds included a garage, a log cabin, and a small cottage. Alice also devoted attention to improving the landscape. She constructed a new entrance road, established formal gardens organized by species, built a terrace overlooking the gardens, and embellished the grounds with garden sculptures. In the early 1930s, she converted an abandoned gravel pit into an amphitheater. Alice hired local workers to carry out

much of the construction work and farm labor at Hard Bargain, providing desperately needed jobs for many in the community who had been hit hard by the Great Depression. 

Alice Ferguson transformed Hard Bargain Farm into “an ideal place for country entertaining,” and the property became a refuge for the Fergusons and their friends. Regular visitors were known as “the gang,” a group Alice fondly described in her 1941 book, Adventures in Southern Maryland. “The thing that makes the gang different is that none of them are invited; they all just come,” she wrote. “They all know each other very well…but very few have any idea of the last names of their fellow guests or know what they do during the week. All bring guests from time to time, which adds to the gaiety.” In 1925, Alice purchased a neighboring farm, Longview, and, around 1930, built a farmhouse on the property, hoping to attract a gentleman farmer who shared her dedication to the land. The right buyer, however, never materialized, and the Fergusons began to rent the house instead. Longview became a commune of sorts, attracting a group of young artists, architects, musicians, filmmakers, and other creatives to Accokeek. Alice was active in the local arts scene and maintained friendships with many of the group that lived at Longview.

Alice L. L. Ferguson

Alice Lescinska Lowe (1880-1951) was born in 1880 in Washington, D.C. She received training in the arts in Hartford, Connecticut, and studied at the Corcoran School of Art in Washington, D.C. In her twenties and thirties she was a member of several local arts clubs, such as the Washington Handicraft Guild, the Society of Washington Artists, and the Arts Club of Washington. Alice was also a lifelong outdoor enthusiast and was a member of the Powhatan Club, an athletic club near the Great Falls on the Potomac River. She and her sister were active members of Washington society, attending dances and other events, as noted in society pages at the time. Alice met Henry Ferguson in 1914, and the two were married by the end of the year. Following a yearlong honeymoon in South America, the couple moved into a newly built house at 2330 California Street, NW, in Washington, D.C. Their shared enthusiasm for the outdoors led them to purchase Hard Bargain Farm in 1922.


100 Longview (PG: 83-3) is located at 1511 Bryan Point Road. For additional information, see EHT Traceries, “Longview,” Maryland Historical Trust, Maryland Inventory of Historic Properties, 2007.

The acquisition of Hard Bargain fostered a new phase of intellectual, physical, and artistic pursuit in Alice’s life. She set up a studio space in the living room of the house and eventually converted a log cabin on the property into an artist’s studio. She frequently depicted life at Hard Bargain Farm in her paintings. One of her best-known works was named *A Day at the Farm*, which showed members of “the gang” at Hard Bargain enjoying time outdoors at the farm. The painting was selected for inclusion in the Corcoran Gallery of Art’s 1932-33 Biennial Exhibition of Contemporary American Painting.\(^{102}\)

Also among Alice’s interests were pre-history and archaeology. Soon after acquiring the farm, Alice began to uncover fragments of pottery and arrowheads near the river. It became increasingly apparent to her that a large Native American village had once occupied a portion of the Fergusons’ farmland. Although she contacted several professional archaeologists, none showed interest in investigating further. Still curious about what lay in the ground, Alice began excavations and, on her first dig, found a large refuse pit that was rich with artifacts. She soon recruited two of Henry Ferguson’s geologist friends to lay out a grid to simplify the surveying and mapping and employed a team of workmen to excavate the site.\(^{103}\) Archaeological investigations began in 1930 and continued through 1935.\(^{104}\) Alice continued her own study of the site through the early 1940s. Her discoveries, which included several prehistoric and Native American sites, were recognized as one of the most important archaeological findings in Mid-Atlantic history at the time. Today, the sites are known collectively as the Accokeek Creek Site, which was designated a National Historic Landmark.\(^{105}\) The roughly 60-acre site is located south of Mockley Point between Piscataway Creek and Accokeek Creek on the east bank of the Potomac River. Alice also found a site she believed was the Moyaone Village, a Native American village that had been identified on a map drawn by John Smith in 1612. In 1937, she published her findings in a paper titled *Moyaone and the Piscataway Indians*.\(^{106}\)

In her later years, Alice Ferguson’s passion for the rural life she created in Accokeek was expressed in a series of large land acquisitions made with the goal of preserving the area’s natural beauty and secluded setting through controlled, low-density residential development. Between 1945 and 1949, she acquired over 500 acres of land, which formed the basis of two subdivisions that would become part of an environmentally sensitive, planned community called the Moyaone Reserve after the Native American village mapped by John Smith.


\(^{105}\) The Accokeek Creek Site (PG: 83-11) was listed as a National Historic Landmark on July 19, 1964.

When Alice Ferguson died in June 1951, she bequeathed all of the unsold land, mortgages, and notes on the sold land to the residents of the subdivisions.

**Henry G. Ferguson**

Henry G. Ferguson (1882-1966) was born in San Rafael, California. His father was an Episcopalian minister and educator, a career that led the family to New Hampshire, where Henry attended St. Paul’s School before matriculating at Harvard University. Henry studied geology, earning a Bachelor of Arts in 1904, a Bachelor of Science in 1905, and a Master of Arts in 1906. From 1907 to 1911, he worked as an economic geologist with the Philippine Bureau of Science. He returned to the United States for further graduate work at Yale University and to enter service with the U.S. Geological Survey (USGS). Ferguson was appointed a junior geologist with the USGS in May 1911 and was given a permanent position with the survey the following year.  

Ferguson worked mostly as a field geologist, with much of his early work involving the study of ore deposits and economic geology, particularly in the Basin and Range Province – a vast region extending from eastern California to central Utah and from southern Idaho to the state of Sonora in Mexico. Later, his primary fieldwork was centered in west-central Nevada, where he continued to focus on mining districts. With relatively little assistance, Ferguson prepared maps of two belts across Nevada, which provided a more comprehensive understanding of the structure of the Great Basin. According to geologist Thomas Nolan in 1966, "Most of our present concepts of the geology of the western Great Basin are based on [Ferguson's] pioneering work.

During World War II, Henry worked with the newly organized Military Geology Unit of the USGS, which was established in 1942 to prepare intelligence reports on natural resources and conditions as they related to military engineering operations in war locations. The group came to be thought of as an authority on all matters that concerned ground conditions, such as mineral and fuel resources and water supply. Although Henry officially retired from the USGS in 1952 when he turned 70, he continued to work in Nevada through the 1950s. In 1957, he lost an eye as a result of an accident involving a shattered steel geologic pick.

After his retirement, Henry increasingly devoted his time to Hard Bargain and the nascent Moyaone Reserve community. He regularly ran a Sunday egg route, hosted an annual community Christmas party, and held other

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social events at the farm. In 1954, he established the Alice Ferguson Foundation, an educational and community organization and center that operated out of Hard Bargain. Ferguson was also heavily involved with local conservation efforts in the 1950s and early 1960s that focused on preserving the open spaces and natural features of the Potomac River shoreline. Henry Ferguson died at age 84 in 1966.

Post-World War II Suburbanization
The decades that followed World War II witnessed a transformation in American life brought about by suburbanization. Americans returning from the war in large numbers left crowded, dense cities for detached houses with carports and generous lawns in the suburbs. A strong economy, low inflation, and federal subsidies made conditions ripe for Americans to own their own homes. The Bureau of Labor Statistics conducted a survey of homebuilding in 1946-47 that revealed that suburbs accounted for 62 percent of construction in the metropolitan regions studied. Much of the first wave of postwar home building (1946-55) was inexpensive and mass-produced, while larger homes defined the second wave (1955-1960s).

Following national trends, Washington, D.C., suburbs in Maryland and Virginia grew exponentially after World War II, extending to areas considered remote in the nineteenth and early twentieth centuries. In 1930, the population of Prince George’s County was 60,000; by 1970, it was 660,000. New residents not only commuted into Washington, but also took advantage of expanding opportunity in Prince George’s County itself. The opening of the Suitland Federal Center and Andrews Air Force Base in the 1940s especially encouraged suburban development in the southern region of the county. Expansion of the naval facility at Indian Head encouraged suburban growth in neighboring Charles County. In 1953, for the first time, less than half of the Washington metropolitan region’s population lived in the city proper.

New transportation options facilitated the commuter lifestyle. In the 1920s, travel between Washington and Accokeek was accomplished on unpaved roads or by boat, and “daily commuting into Washington by Accokeek

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115 Alan Virta, Prince George’s County: A Pictorial History (Virginia Beach, VA: Donning Co. Publishers, 1998), 212.

residents was almost unknown.”

Conditions improved significantly when Indian Head Highway (Route 210) opened in 1947 to connect Washington with the Naval Proving Ground at Indian Head. Commute times into the city improved again when the Frederick Douglass Memorial Bridge, which carried South Capitol Street (also Route 210) across the Potomac River, was completed in 1950. Beginning in 1964, Indian Head Highway connected to the Anacostia Freeway (Interstate 295) near Oxon Hill, and the interstate carried traffic into the city by way of the Eleventh Street Bridge.

Suburban Planning and Design in the Modern Era
With most commuter suburbs of the modern era, the development site was cleared of existing natural features and regraded to provide a blank slate for new construction. National guidelines published by the Federal Housing Administration and organizations such as the Urban Land Institute and the Institute of Traffic Engineers helped to standardize suburban design. For increased safety and to reduce automobile accidents, these guidelines promoted curvilinear streets with cul-de-sacs or T-intersections rather than grid systems with four-way crossings. Typical suburban communities in the Washington region ranged from several dozen to two or three hundred houses. Developers established consistent lot sizes and building setbacks, and neighborhoods were most often characterized by cohesive groups of houses linked by architectural style or construction date. Often, developers offered a limited selection of architectural styles for homebuilders or built clusters of houses identical in plan and form but with a choice of exterior treatments. In later postwar communities, residential lots were wider than they were deep to accommodate the low, linear housing forms popular at the time, and sidewalks became rare, as suburban amenities were typically not within walking distance of the home.

By 1948, Prince George’s County was the fastest-growing section of the Washington metropolitan region. New subdivisions were frequently planned and platted along major transportation corridors and near federal

117 “The Moyaone Company, A History of the First Four Years,” ca. 1956, Folder 1: Moyaone Company General Information, Box 1, Moyaone Collection (1945-2001), Southern Maryland Studies Center, La Plata, Maryland.


centers and military bases. The Forest Heights subdivision, located at the north end of Indian Head Highway just south of the District line, was platted in 1940 into several hundred small (7,000 square feet) residential lots. After the South Capitol Street Bridge opened, the subdivision experienced a period of rapid growth that largely consisted of closely built Minimal Traditional-style houses and modest ranchers. The postwar community of Morningside in Prince George’s County offered a short commute into the city. It was developed on land that had previously been a large farm. Built by developers in the early 1940s, Morningside consisted primarily of nearly identical Cape Cod houses on a curvilinear street pattern. The construction of the Temple Hills subdivision began in 1942 and was spurred by the development of Andrews Air Force Base. Its densely platted streets followed a broken grid with few through roads and multiple dead-end streets. Housing in Temple Hills consisted of developer-built, Cape Cod, ranch, and split-level houses. The Westphalia area north of Andrews Air Force Base remained in agricultural use until the end of World War II, but postwar development largely erased its rural character. The Chester Grove subdivision in Westphalia was developed in the 1940s with curvilinear streets and cul-de-sacs. While Chester Grove featured a variety of mid-twentieth-century house types and styles reflecting the practice of selling unimproved lots for owners to construct their own houses, the subdivision’s design had a homogenous quality typical of small-lot developments.122

The typical suburban neighborhood of the postwar era featured tract houses laid out by a developer or merchant builder, each similar to its neighbor in its placement on the lot and orientation toward the street. Neighborhoods such as Hollin Hills in Alexandria, Virginia, however, challenged this practice by carefully incorporating houses into the landscape. Developed in the mid-1940s, Hollin Hills was a result of the collaboration between developer Robert C. Davenport and architect Charles M. Goodman. The architect’s modernist houses, which featured window walls and low-sloped roofs, were set at varying angles within their lots to take advantage of the hilly terrain and for privacy, as irregular siting avoided direct views into neighboring homes. The houses in Hollin Hills were sited amid a second-growth hardwood forest cover. Large window walls afforded expansive views of the surrounding trees, realizing the long-held modernist goal of blending interior and exterior space.123

Development of the Moyaone Reserve
Concerned that Washington’s postwar suburban sprawl would reach Accokeek and diminish its rural character, Alice Ferguson, with the encouragement of friends Robert Ware Straus and Charles F. Wagner, Jr., began to purchase hundreds of acres of land around Hard Bargain Farm to thoughtfully subdivide and sell to “congenial, friendly, energetic people interested in and sensitive to [the land’s] orderly development.”124 In July 1945, she


purchased a 467-acre tract of thick, unbroken woods called Bond’s Retreat. Henry Ferguson wrote that, at the
time, most of Bond’s Retreat was “unsuitable scenery with steep gullies, swamps and brooks.”125 The land
contained a few acres of what Henry described as good farmland, which the Fergusons sold in order to finance
their real estate venture. Henry Ferguson was tasked with surveying the land. He found the upland country
covered with second-growth hardwoods and some pine. The bottomlands along the streams, however, were a
“dense tangle of scrub,” and the task of mapping the tract took him all that fall and winter.126 Although Henry
Ferguson initially intended to use the ravines that characterized the terrain as boundaries for lots, his friends
convinced him that buyers would want both sides of the ravines. As a result, many of the residential lots that
comprised Bond’s Retreat encompassed irregular, yet picturesque, landforms. While surveying, Ferguson cut
trails to what he considered to be the best house sites.127

Lots sizes in Bond’s Retreat ranged greatly. One of the largest, Parcel 35, measured nearly 59 acres and
comprised an area christened “Hidden Valley” by Henry Ferguson.128 To prevent a buyer from acquiring land
and replatting it into smaller lots, the Fergusons wrote restrictive covenants into the deeds for Bond’s Retreat.
For example, a 1946 deed transferring a 23.6-acre lot (Parcel 7) to Robert and Helen Spratt stated that the sale
was “[s]ubject to the restriction that no part of said property shall be sold or leased in smaller lots than 5 acres
without the written consent of Alice L. L. Ferguson or of a majority of the then owners of parcels in said tract…”129
Even smaller lots, such as Parcel 33, which measured roughly 3.7 acres, included a variation of this
restriction, which stated that the sale was “[s]ubject to the covenant that [the] above described property shall not
be subdivided for sale or lease without the written consent of Alice L. L. Ferguson or a majority of the owners…”130
Many in the real estate profession predicted that such a restriction would deter buyers and that the
venture would fail.131 The opposite, however, proved true, as the covenants became the basis for an


128 Although part of Bond’s Retreat, Hidden Valley was not immediately subdivided and offered for sale. In 1952, it was purchased

129 Prince George’s County Land Records, Deed Book 906, Pages 65-66.

130 Prince George’s County Land Records, Deed Book 2802, Pages 639-640.

Records of the Accokeek Foundation.
environmentally sensitive approach to development that would come to define the character of the Moyaone Reserve.

Among the first to purchase property in Bond’s Retreat were friends of the Fergusons, including Richard and Elizabeth Kenah and Charles and Nancy Wagner, who selected premium lots.\(^{132}\) Other early “pioneers” included Max and Louise North, Marshall and Avolena Newman, the Spratts, James and Evelyn Whyte, and William and Ruth Harris, among others. Several of these men were veterans looking for a place to put down roots. Charles Wagner, an architect, built his house in starting in 1946, and he and Nancy were the first to move into Bond’s Retreat on July 4, 1947. Finding water in Bond’s Retreat was a difficult and expensive matter. In 1948, several new property owners formed the Bond’s Retreat Water Company and had a deep well drilled to accommodate eight families. Eventually the number of families increased to fifteen.\(^{133}\) Early residents were instrumental in marketing and selling other lots to select friends. Most of the available land in Bond’s Retreat was sold by 1952.

In 1949, Alice Ferguson expanded her real estate venture when she acquired a 120-acre tract adjoining Bond’s Retreat to the west known as Cactus Hill. This tract was located “directly across from Mount Vernon and stretched up a hill with magnificent views of the river,” but proved more difficult to survey than Bond’s Retreat.\(^{134}\) Only a small part of the land consisted of hardwood with little to no undergrowth, while the rest, former farmland, “had grown up partly in scrub pines mixed with thick honeysuckle tangle, and partly in blackberry bushes up to head high.”\(^{135}\) Much of the undergrowth had to be cut by machete. Between Bond’s Retreat and Cactus Hill was a block of land known as the Howe Estate, which had been placed in trust for its future development as a home for “wayward” girls. Although discussions to buy the property occurred between the Fergusons and the board of trustees overseeing the Howe Estate, an agreement was never reached.\(^{136}\)

The earliest roads in Accokeek were Native American trails that became dirt roads for horses and buggies in the mid-nineteenth century. The roads were maintained by local farmers who were appointed by a road board under

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\(^{134}\) “The Moyaone Company, A History of the First Four Years,” ca. 1956, Folder 1: Moyaone Company General Information, Box 1, Moyaone Collection (1945-2001), Southern Maryland Studies Center, La Plata, Maryland.

\(^{135}\) Ferguson, *Hard Bargain Adventures*, 36.

\(^{136}\) Hanssen, *The Moyaone Reserve*, 67. Eventually part of the Howe Estate was subdivided as the “Hickoryvale Addition to Cactus Hill” and became part of the Moyaone Reserve.
the direction of the Prince George’s County Commissioners. Even into the early decades of the twentieth century, local roads, such as Piscataway Road, Livingston Road, Farmington Road, and Bryan Point Road, had poor drainage and were muddy in the winter and dusty in the summer. Writing about her early years at Hard Bargain Farm, Alice Ferguson described the roads as “terrible” and lamented the fact that none of the nearby residents had the political influence necessary to have better roads constructed in such a remote agricultural area.\textsuperscript{137} Starting in the mid-1940s, however, after the Fergusons and their friends began their real estate venture, local public roads began to be paved or hard-surfaced on a case-by-case basis. By 1947, Bryan Point Road, Farmington Road, and Manning Road were partially paved. By the next year, Accokeek Road and Old Marshall Hall Road were hard surfaced.\textsuperscript{138}

Initially, the Fergusons were responsible for developing the residential infrastructure needed to support the Bond’s Retreat and Cactus Hill subdivisions. After the sale of several lots in Bond’s Retreat in the second half of 1946, the construction of roads began the following spring. When he staked out building lots, Henry Ferguson also chose what he believed were the best routes and grades for roads. In one instance, Ferguson discovered an old grade that “wound down from the plateau to the valley of Accokeek Creek and thence to the river at Bryan’s Point,” and noted deep wagon cuts that he took as evidence that the grade was once a well-traveled road.\textsuperscript{139} The local road builder Ferguson worked with, however, often took matters into his own hands, changing routes without notifying the Fergusons. Having little knowledge of road-building prices, the Fergusons charged buyers very little at first for the cost of building roads to their lots. In the early years, road maintenance was done by dragging a log, and later a homemade scraper, behind a truck. No provisions were made for reshaping or building up the road surfaces, and the roads deteriorated quickly.\textsuperscript{140}

Some of the first buyers in Bond’s Retreat and Cactus Hill initially considered building log cabins on their lots, but changed their minds upon learning of the labor involved in their construction.\textsuperscript{141} Indeed, many early buyers found homebuilding more difficult than anticipated. Because of the postwar building boom, there was a shortage of both building materials and contractors. Additionally, many lending institutions were hesitant about granting building loans to buyers in such a remote area. Many new residents turned to architect Charles Wagner to design their homes. Wagner’s early commissions, beginning in 1948, were modest, one-story cottages, but designed in a modernist mode, with spare forms, low-sloped roofs, and large expanses of plate glass. Some of

\textsuperscript{137} Alice Ferguson, Adventures in Southern Maryland: 1922-1940, 30.

\textsuperscript{138} Hanssen, The Moyaone Reserve, 82.

\textsuperscript{139} Ferguson, Hard Bargain Adventures, 24.

\textsuperscript{140} “A Resume of the Moyaone Reserve Road Maintenance Program,” Folder 9: Moyaone Roads General Information, Box 12, Moyaone Collection (1945-2001), Southern Maryland Studies Center, La Plata, Maryland.

\textsuperscript{141} Ferguson, Hard Bargain Adventures, 26-27.
these modern houses functioned initially as weekend retreats and consisted of only a few rooms, including a combined living room and bedroom. Often, as residents began having children and made the community their year-round home, the original houses were expanded. A few residents, including Richard Kenah and Caspar “Cap” Shafer, built their own houses over weekends or during vacations. Others hired contractors for part of the work and left some finishing work to be completed later. Robert Straus established his own contracting company, known as Southern Maryland Industries, which supplied building materials and labor. The Fergusons, meanwhile, provided mortgages, which allowed landowners to meet the requirements of the banks and other lending institutions.142

One of the most desirable tracts in Bond’s Retreat was one the Fergusons referred to as the “Hotel Site.” Henry Ferguson named it the “choicest tract” in the subdivision for its clear view of the Potomac River. The tract included a generous stretch of flat land for a home site. North of this, the land descended a steep slope as it approached Accokeek Creek, and to the west was a gentler slope, which was broken by a plateau that was approximately 50 feet below the house site. The Fergusons set a high price for the lot, hoping that a country club might purchase the site to build a hotel. Although the price proved too high, Alice refused to lower it, and, instead, decided to wait to sell the lot until after the colony in Accokeek was better established.143 The Hotel Site (along with two adjoining lots, amassing roughly 23 acres) was eventually purchased by William and Ruth Harris in August 1948. Charles Wagner designed a striking, modern house for the Harrises with ample glazing and a simple, open plan.

Following Alice Ferguson’s death in 1951, the unsold land, mortgages, and notes on sold land in Bond’s Retreat and Cactus Hill were left to the residents of those subdivisions. Since there was no other organization or civic group at the time other than the Bond’s Retreat Water Company, Henry Ferguson proposed to the officers of the company that they accept the bequest for the benefit of the community, which at the time numbered less than two dozen families. Instead, in 1952, residents formed a temporary Planning Committee to discuss the bequest. The Planning Committee recommended that a separate legally-constituted corporation be formed to better meet the challenges and responsibilities of administering the gift.144 The new corporation was named The Moyaone Company after the earlier Native American settlement. Its charter was to engage in the business of community development in the areas of Bond’s Retreat, Cactus Hill, and contiguous or neighboring areas in the vicinity of Accokeek, to guide and direct the growth of those areas, to formulate policies relating to community development, and to act in cooperation with other community groups to further their interests in education,

142 Hanssen, _The Moyaone Reserve_, 29.

143 Ferguson, _Hard Bargain Adventures_, 31-32.

144 “The Moyaone Company, A History of the First Four Years,” ca. 1956, Folder 1: Moyaone Company General Information, Box 1, Moyaone Collection (1945-2001), Southern Maryland Studies Center, La Plata, Maryland.
recreation, public health, and the provision of utilities and other services. The leadership of The Moyaone Company was determined to undertake real estate operations on a sufficiently large scale to achieve the long-term objectives adopted by its membership.

The first meeting of The Moyaone Company was held on February 21, 1953. Seventeen of the twenty-two landowners of Bond’s Retreat and Cactus Hill were in attendance to approve the charter. The corporation collected membership dues and fees, which were used to maintain the community’s roads. Leadership rolls rotated, and, at one time or another, members of almost all of the original families served as directors or committee chairs, according to Charles Wagner. The first two presidents were William Harris and Robert Straus. The Moyaone Company determined to develop the land – by this time known as the Moyaone Reserve – in a manner that respected Alice Ferguson’s original vision. In 1955, the company voted to retain a professional manager, Robert Straus, to oversee its operation.

During its first year, The Moyaone Company devoted its efforts to its perfecting its organizational procedures and policies and, as a result, carried out only a few projects, such as hosting a community dance. In 1954, a neighboring farm went on the market, threatening adverse development and the crunch of bulldozers. To prevent this, The Moyaone Company purchased the roughly 227-acre tract, which bordered Bond’s Retreat to the southeast. Fully embracing its role as a developer, The Moyaone Company formed a Real Estate Committee to complete a survey of the property, which they named Apple Valley, and to make provisions for its division and sale. A Planning Board, chaired by Charles Wagner, was also part of the company’s organizational structure. Eventually, an Audit Committee and a Nominating Committee were added to the roster of potential roles.


146 “The Moyaone Company, A History of the First Four Years,” ca. 1956, Folder 1: Moyaone Company General Information, Box 1, Moyaone Collection (1945-2001), Southern Maryland Studies Center, La Plata, Maryland.


149 Annual Report of the President, March 1, 1955, College of Southern Maryland, Southern Maryland Studies Center, Moyaone Collection, Box 8, Folder 7.

150 “The Moyaone Company, A History of the First Four Years,” ca. 1956, Folder 1: Moyaone Company General Information, Box 1, Moyaone Collection (1945-2001), Southern Maryland Studies Center, La Plata, Maryland.
In March 1954, Henry Ferguson informed the president of The Moyaone Company that he was planning to leave Hard Bargain Farm to the corporation and that he wanted to transfer a cottage on his property to The Moyaone Company to be used as a nursery school.¹⁵¹ To address the tax-related issues stemming from the transfer, the membership of The Moyaone Company voted to create a non-profit educational foundation that would receive the gift of Hard Bargain Farm and the school. As a result, the Alice Ferguson Foundation was organized. Its bylaws were written by Moyaone residents Louise North, Mary Thornhill, and Nancy Wagner. The mission of the foundation was to provide environmental and agricultural outreach and education.

As a result of active promotion through newspaper advertisements, brochures, radio spots, and house tours, there was a rush of interested buyers to the area in the spring and summer of 1956. The Moyaone Reserve offered acres of undeveloped land with stunning views of the Potomac River, Mount Vernon, and the Washington skyline and was promoted as “a new kind of country living,” free of commercial activities, “sub-standard” housing, and small-lot developments. One advertisement pledged “acres and acres of public areas where the woods, streams and wildlife may be enjoyed by all residents” and “a great variety of interesting neighbors who have one thing in common, an abiding love of the land.”¹⁵² Another promised “escape from the cares of a demanding world” where every family could have their own 5-acre “estate” for as low as $5,000.¹⁵³ House tours featured the homes of the Straus, Thornhill, Crane, and Whyte families, among others, highlighting the community’s collection of Mid-century Modern – then referred to as “contemporary” – architecture. Wagner’s residential designs were also featured in print advertisements.

In May 1956, local residents started a community newsletter called Smoke Signals, which was edited by Nancy Wagner. The newsletter reported on a range of topics and issues that impacted the area and its residents, including development threats, recreational opportunities, social activities, education, and health care. It also provided congenial notes on the comings and goings of residents. The second issue reported that new property owners included “a printer, a barbershop proprietor, a Senator’s legislative assistant, a sportswriter, a physicist, a mathematician, and an electrical engineer.”¹⁵⁴ The Moyaone Reserve was proud of its eclectic mix of residents; an advertisement from the mid-1950s noted that among the thirty-two families that called the Moyaone Reserve their home were two doctors, two psychiatrists, a “brace” of architects, a sculptor, a writer, a

¹⁵¹ “The Moyaone Company, A History of the First Four Years,” ca. 1956, Folder 1: Moyaone Company General Information, Box 1, Moyaone Collection (1945-2001), Southern Maryland Studies Center, La Plata, Maryland.

¹⁵² Moyaone Reserve brochure, ca. 1957, Folder 5: Moyaone Association General Information, Undated, Box 1, Moyaone Collection (1945-2001), Southern Maryland Studies Center, La Plata, Maryland.


¹⁵⁴ Smoke Signals 1, no. 2 (August 1956).
Congresswoman, and a water color artist. Indeed, in many ways the early makeup of the community reflected the progressive, diverse group that socialized at Hard Bargain and Longview.

As the Moyaone Reserve attracted new residents, more nearby land was acquired for development. In 1956, a new corporation, The Piscataway Company, was established to handle the business matters of the Moyaone Reserve. The Moyaone Company became a civic organization. The Piscataway Company’s officers included William Harris, president, Bernard “Bud” Wareham, vice president, and Robert Straus, secretary-treasurer. Operations began on November 1, 1956, out of a field office located at the foot of Bryan Point Road. By 1960, The Piscataway Company had diversified to become “the largest single employer in the Accokeek area.”

In addition to managing the business operations of the Moyaone Reserve, the company published a community newspaper (the Potomac Progress), operated a Farm Division to maintain its lands and to offer farming services for others, and provided road maintenance services for the Moyaone.

Development in the Moyaone Reserve was initially guided by the covenants included by Alice Ferguson in the deeds for Bond’s Retreat. The first formal covenants, drafted by resident Max North, were adopted in 1954. These covenants upheld Alice Ferguson’s original restrictions “with the result that the kind of community she desired became firmly established.” In addition to the 5 acre clause, deeds stipulated that houses could not be built closer than 50 feet from the property line and that land use was restricted to residential purposes. These and other restrictions were adopted to assure the concept of large-acreage home sites on which buildings were subordinate to the landscape. Although there was some variation in the provisions depending on the subdivision, similar covenants were required on all subsequent sales of land within the Moyaone Reserve. Another important deed restriction prevented clear cutting and protected the wooded character of the community. Describing newly opened lots in Auburn, Smoke Signals reported, “There are still some river views available at Auburn, although this latest addition to the Moyaone Reserve is going fast…Like all the property in the Reserve, the views from Auburn are protected from spoilage by commercial monstrosities. Bud Neumann and his crew have been busy cutting glimpses here and there from the hilltop, so you can show your friend not where they would be able to see the water if it weren’t for the trees, but the vista itself! We still cherish those trees, however. The Company has adopted a new rule that no tree over 6 inches in diameter nor 30 feet in height can be cut in Auburn without permission. They intend to be lenient though, if such a tree, growing through your proposed bedroom, doesn’t fit the décor.”

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157 Potomac Progress 2, no. 15 (July 22, 1960).

158 Henry Ferguson, foreword to Alice Ferguson, Adventures in Southern Maryland: 1922-1940.

159 Smoke Signals 1, no. 5 (June 1957).
The planning principals that guided the development of the Moyaone Reserve stood in stark contrast to communities like Temple Hills that transformed Prince George’s County and the greater Washington region during the postwar period. In contrast, the Moyaone Reserve represented a highly innovative approach to suburban living. Natural features rather than acreage guided the placement of property lines. Roads followed circuitous routes across the landscape and were left unpaved. Large, wooded tracts were developed by individual owners, ensuring a diversity of residential forms and styles, and hundreds of acres of land were set aside as nature preserves. These characteristics distinguished the Moyaone Reserve from other suburban developments, even site-sensitive communities such as Hollin Hills in Virginia.

**The Moyaone Association**

In 1956, when The Moyaone Company ceased its real estate function, it shifted its focus to planning, advocacy, and community improvement. Its first important initiatives were a) to retain a planning consultant to study the Accokeek area and b) to build a community center and pool. The consultant was Frederick Gutheim, a prominent urban planner, historian, and architecture critic. He presented his studies of the Accokeek area to the board of directors of The Moyaone Company at their regular quarterly meeting on August 2, 1957. The resulting report, titled “Accokeek, Maryland: A Community Inventory,” addressed the area’s agricultural history, identified its key challenges and constraints, and laid out a broad-stroke planning program. “The growth of Accokeek as a residential community, which is in competition with many other residential areas, will depend on its ability to maintain its residential character, and develop itself as a desirable community. There is little doubt this can be done. In this case, the unique natural advantages of prime waterfront and wooded seclusion, become of outstanding importance,” Gutheim wrote.

Another major initiative was the construction of a swimming pool and community center. In March 1957, The Moyaone Company acquired a site along the east side of Bryan Point Road from the Alice Ferguson Foundation. Construction proceeded quickly, and the pool opened that August. In addition to the pool, the facility included a long, one-story building containing men’s and women’s changing rooms and utility and storage spaces. A few years later, the recreational area was enlarged to include a community building, which

160 Meeting Minutes of the Moyaone Company, August 2, 1957, Folder 14: Meeting Minutes, 1952-1959, Box 6, Moyaone Collection (1945-2001), Southern Maryland Studies Center, La Plata, Maryland. Gutheim would maintain is ties to the Moyaone community and would later become an important advisor to the Accokeek Foundation.

161 Frederick Gutheim, “Accokeek, Maryland: A Community Inventory,” ca. 1957, Folder 7: Accokeek and National Colonial Farm General Information, Box 1, Moyaone Collection (1945-2001), Southern Maryland Studies Center, La Plata, Maryland.

162 The property was purchased by The Moyaone Company from the Alice Ferguson Foundation on March 24, 1957, and Smoke Signals 1, no. 6 (August 1957).
was built off the north end of the pool building. It was designed by architect Charles Wagner and opened in October 1960. The contractor was The Piscataway Company.¹⁶³

In addition to the pool project, The Moyaone Company sponsored or helped to organize a wide range of recreational and social activities that appealed to residents of all ages. Residents had access to bridle trails in Cactus Hill and Apple Valley, and a local resident offered riding lessons. The community’s nature preserves provided opportunities for bird watching, hiking, and camping. Residents could also enjoy fishing, swimming, and ice skating at Apple Valley Lake. The Moyaone Company sponsored musical and theatrical programs, which were staged in the community building or at the amphitheater at Hard Bargain Farm.

By 1960, after The Moyaone Company transferred its real estate role to The Piscataway Company, it became unofficially known as the Moyaone Association.¹⁶⁴ That year, the board of directors voted to undertake a legislative program that focused on five principal issues – taxes, sewage, zoning, education, and transportation. The board voted to promote an over-all tax program that would encourage conservation and orderly development; to promote additional legislation for a special tax on land kept in forest cover; to establish a pilot program to initiate legislation providing authority for the State Department of Parks and Forests to purchase easements; and to support zoning in Prince George’s County.¹⁶⁵ Over the next decades, members of the association would continue to work as forceful advocates for these issues and others.

The Moyaone Association and its predecessor, The Moyaone Company, have operated as a voluntary, non-profit homeowners association since 1953. At various times over the years, the bylaws of the organization were amended to change its membership structure, and committees were dissolved or created as the priorities of the organization evolved. Historically and today, the Moyaone Association serves as an important forum, where residents can make their voices heard on a range of issues. Its membership is dedicated to the preservation and growth of the community and to insure its continuity for generations to come.

The U.S. Historic Preservation and Environmental Movements and the Establishment of Piscataway Park
In addition to suburban development, the built environment of the postwar era was shaped by the Federal Housing Acts of 1949 and 1954, which released an unprecedented amount of federal money to local governments for the rebuilding of decaying older neighborhoods in American cities and towns. As a consequence, many older buildings and blocks were destroyed under the auspices of federally funded urban

¹⁶³ Potomac Progress 1, no. 7 (November 1959), and Potomac Progress 2, no. 1 (January 8, 1960).

¹⁶⁴ The name of The Moyaone Company was not legally changed to the Moyaone Association until 1980. The name change occurred as part of an effort to reorganize the corporation to make it tax exempt. See “Articles of Amendment, The Moyaone Company to be known as The Moyaone Association, Inc.,” dated October 3, 1980.

¹⁶⁵ Potomac Progress 2, no. 17 (August 19, 1960).
redevelopment and renewal in the 1950s and 1960s. Many Americans were alarmed at the rapid rate at which development was disrupting the social and physical fabric of existing towns and cities and erasing or significantly altering natural features and rural settings. Although historic preservation was not a new idea, there was widespread concern by the mid-twentieth century that too many historic buildings were being demolished in the name of progress.

In response, activism by preservationists in the late 1940s, 1950s, and 1960s spurred the establishment of local, state, and federal programs and laws dedicated to protecting the built environment. In 1949, the Maryland-National Capital Park and Planning Commission started acquiring properties at risk of demolition. The Georgetown Historic District, created in 1950, was the first historic district in Washington, D.C., and the sixth in the United States. In 1966, President Lyndon Johnson signed the National Historic Preservation Act, which created the National Register of Historic Places and established State Historic Preservation Offices (SHPOs). Three years after the passage of the National Historic Preservation Act, the Maryland-National Capital Park and Planning Commission, in partnership with the Maryland SHPO, carried out a survey of historic properties under its purview, recording and mapping nearly two hundred properties in Prince George’s County alone.

Unchecked development and reports from scientists on the impact of human beings on the natural world inspired the modern environmental movement that took shape in the early 1960s. Its supporters were influenced by naturalist John Muir, who argued that the wilderness and natural resources should be protected not to serve economic ends, but as a sanctuary for spiritual renewal and an escape from modern society. The environmentalists of the 1960s pursued a broad, aggressive agenda that emphasized environmental quality and ecology. They pushed for new protections for forests, arguing that a forest ecosystem should be seen as an “environment for home, work, and play rather than as a source of commodities.” Protection of natural resources was prioritized in the policies of President Lyndon Johnson’s Great Society. In response to growing public concern, Congress passed a host of environmental protections, including the Wilderness Act (1964), the

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Land and Water Conservation Fund Act (1964), the Clean Air Act (1967), the Wild and Scenic Rivers Act (1968), the National Trails System Act (1968), and the National Environmental Policy Act (1969).

As the natural setting of the Moyaone Reserve had drawn many residents to Accokeek since the mid-1940s, land conservation, environmentalism, and historic preservation became key concerns of the community. Indeed, the Fergusons’ initial purchase of Bond’s Retreat was an act of conservation – to insure that a large parcel of rural land was protected from overdevelopment. Henry Ferguson wrote, “As building restrictions were lifted and materials became available [after the war], cheap suburban developments began to intrude on our neighborhood. This was inevitable, and right and proper along the highway, but we resented it when it began to encroach on our isolated area.”

Early Moyaone residents shared this concern and accepted title to land protected by restrictive covenants that prohibited small-lot subdivision, excessive and unnecessary cutting of large trees, and construction that would intrude on the natural beauty of the area. The Auburn tract, acquired in 1957, was admired for its collection of trees and views of Piscataway Creek and the Potomac River. Two hundred acres were sold to buyers, but another 179 acres were held as “common property” to conserve open space, protect homeowners’ views, and provide access to the water.

In 1954, a new small-lot, suburban development was planned near the Moyaone Reserve. Crews from the F&S Construction Company, which was overseeing the construction of the development, were seen drilling holes along Bryan Point Road, walking onto private property, and blazing trees. The construction company planned to run a sewer line through the Moyaone Reserve and build a sewage treatment plant on the banks of the Potomac River. Laid out by planning consultants Pierre Ghent and Associates, the development, which would be known as Hoffman City, was to be a 4000-unit subdivision. Strong opposition to the project was voiced by Moyaone and Accokeek residents. The Moyaone Company partnered with the local Parent-Teacher Association and the Mount Vernon Ladies’ Association to oppose the plans. Bowing to community pressure, F&S

172 Henry G. Ferguson, foreword to Adventures in Southern Maryland: 1922-1940.

173 Moyaone Reserve informational booklet, no date, Folder 4: Moyaone Association General Information, 1964-1991, Box 1, Moyaone Collection (1945-2001), Southern Maryland Studies Center, La Plata, Maryland.


175 Hanssen, The Moyaone Reserve, 40.


177 Founded in 1853 to protect Mount Vernon from deterioration, the Mount Vernon Ladies’ Association is generally considered the first nationwide preservation group organized in the United States. See Norman Tyler, Ted J. Ligibel, and Illene R. Tyler, Historic Preservation: An Introduction to its History, Principles, and Practice (New York: W.W. Norton & Company, 2009).
Construction agreed to build the treatment plant closer to the planned Hoffman City site.\textsuperscript{178} The incident helped Moyaone residents gain political influence, find their activist voice, and establish a relationship with the Mount Vernon Ladies’ Association. Charles Wagner described the Moyaone Reserve as a community of activists who “worked with, wrote to, and harassed” government officials about issues they felt passionate about.\textsuperscript{179}

In 1955, the Moyaone Reserve faced another potential land sale that threatened its rural setting and the quality of life of its residents. The ESSO Corporation (now Exxon) had selected the Connelly Farm at the end of Bryan Point Road as the location for an industrial site with oil storage tanks and a private sewage disposal plant. This 485-acre farm adjoined the Moyaone Reserve and was located directly across the Potomac River from Mount Vernon. The Mount Vernon Ladies’ Association voiced concerns about the impact of the project on the historic view from Mount Vernon and requested the National Park Service to evaluate the land for a potential park. The Park Service recommended the site, as well as an adjoining 250 acres, for a public park, but had neither the authorization nor the funding to purchase the land.\textsuperscript{180} Instead, in August 1955, Frances Payne Bolton (1885-1977), congresswoman from Ohio and a vice regent of the Ladies’ Association, purchased the farm to block the industrial development. Soon after, Bolton and Moyaone Reserve residents Charles Wagner and Robert Straus formed a non-profit organization called the Accokeek Foundation to administer the land, which Bolton donated to the foundation. One of the country’s earliest land trusts, the Accokeek Foundation was chartered in 1957 to “preserve, protect, and foster…for the people of the nation the historic sites, relics, trees, plants and wildlife along the historic Maryland shore of the Potomac River.”\textsuperscript{181} Congresswoman Bolton was selected as the foundation’s first president. The Accokeek Foundation studied possible uses for the land, which included a wildlife refuge, bird sanctuary, nature trails, and a historical component. The result of their efforts became the National Colonial Farm, a living demonstration of agricultural life in the Chesapeake Bay region in the eighteenth century.\textsuperscript{182}

In 1960, the Moyaone community became aware that the Washington Suburban Sanitary Commission (WSSC) was interested in building a sewage treatment plant at Mockley Point, a cape on the Maryland side of the Potomac that faced Mount Vernon. As planned, the 110-acre site would place several large structures and tall


\textsuperscript{181} Straus and Straus, \textit{The Possible Dream}, 24.

smokestacks on the waterfront. Effluent from the plan would be dumped into Potomac River at the foot of Mount Vernon. As a state-controlled agency, the WSSC had the power of eminent domain, free of control by any other political entity in the state.183 The plans drew outrage from the Moyaone community. A meeting before the Prince George’s County Commissioners on January 13, 1961, drew over 500 participants, most of whom expressed anger at the plans. Pressure placed on local and state lawmakers won Moyaone residents a six-month delay in the construction of the plant, during which they plotted their next course of action.184

It was clear that only federal intervention could overrule the WSSC. Moyaone community members again partnered with the Mount Vernon Ladies’ Association, who hired conservationists and lobbyists to argue on their behalf.185 The campaign focused on both protecting the natural environment and maintaining the scenic outlook and sylvan setting that George Washington would have known, appealing to both environmental and patriotic sensibilities. In order to safeguard the viewshed from Mount Vernon, Congresswoman Bolton introduced a bill in Congress in 1961 to acquire land for a national park named Piscataway, which would include the land on the Maryland side of the of the Potomac River visible in all directions from the rear porch of Mount Vernon and would encompass the Moyaone Reserve.186

Opposition to the park came from the WSSC and from Joseph Goldstein, the owner of Marshall Hall, a nearby amusement park. Marshall Hall, which dated to the 1920s, was located in Charles County, at the western end of the area under consideration for the national park. Goldstein argued that the establishment of a national park would prevent his chance for future development of the land near his property. Under pressure from Goldstein, the U.S. Department of the Interior eliminated Marshall Hall from the acquisition. A small contingency of Accokeek residents also opposed the creation of the park. In many cases, their land had belonged to their families for several generations, and they balked at the idea of converting it into parkland. Some residents also feared that creating a national park would disturb the quiet and privacy of the Moyaone Reserve.187

The Moyaone Association, the Alice Ferguson Foundation, the Accokeek Foundation, and the Mount Vernon Ladies’ Association drummed up support for the park legislation. The Garden Club of America, the Wilderness

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186 Hanssen, The Moyaone Reserve, 44.

Society, the National Wildlife Federation, the National Parks Association, and the National Trust for Historic Preservation sent letters of support to congressional leaders. Moyaone Association members like Robert Straus personally lobbied for the legislation in congressional offices. Finally, in October 1961, President John F. Kennedy signed Public Law 87-362 establishing Piscataway Park. The Accokeek Foundation entered into an agreement with the Department of the Interior to donate land.

Although large scale preservation campaigns were being waged by the burgeoning historic preservation movement in the early 1960s for buildings, the Mount Vernon episode was unique in that the efforts were directed at protecting a viewshed. Indeed, it would not be until the 1970s and 1980s that preservationists would begin to critically address issues associated with cultural landscapes. Piscataway Park was the first national park established to preserve a historic view and the only national park created to protect the environment of a privately owned property.

Moyaone Reserve residents remained involved in the development of the park over the next decades. The Accokeek Foundation felt an obligation to maintain stewardship over the National Colonial Farm, which was to be acquired by the Department of the Interior, and urged the National Park Service to consider ways in which park could reflect the historic uses of the land. Indeed, the foundation recommended that the riverfront land be reserved as pasture, given its historic use for agricultural purposes. In June 1962, the History and Archaeology Committee of the Accokeek Foundation, which included Moyaone Reserve residents Robert Straus, William Harris, and Elizabeth Kenah, hosted a symposium to discuss the archaeological work undertaken by Alice Ferguson and others. The committee recommend additional sites for further archaeological study, suggesting a desire for a broader interpretive program for the park.

Congresswoman Bolton, president of the Accokeek Foundation, and Robert Straus, its executive vice president, led the effort to acquire all the necessary land to form the park. By August 1963, approximately half of the land authorized for inclusion in the park had been secured, but 653 acres remained to be acquired, including Mockley Point, where the WSSC wanted to build a plant. The title to Mockley Point was finally acquired in 1967, marking the conclusion of a long battle to protect the cape from development. Concurrently, with the

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goal of preserving the view from Mount Vernon, organizers collected scenic easements for land within the authorized boundary of the park. Initially, easements were donated to the Accokeek Foundation. The foundation then transferred the easements to the Department of the Interior. By 1966, over 160 private land owners had voluntarily donated scenic easements on their property to the Department of the Interior.\(^{192}\)

By early 1968, the Interior Department had acquired virtually all of the lands and interests in lands necessary to create Piscataway Park. When it was dedicated that February, the national park encompassed a total of 1,100 acres owned by the federal government along the riverfront between Piscataway Creek on the north and Marshall Hall on the south. The park also included an additional 2,800 acres backing up to the strip of land along the river that was protected through permanent scenic easement grants to the Secretary of the Interior. At the time, scenic easements were a relatively new legal instrument, one that allowed the land to remain on the tax roles while placing limits on the character of its development. Piscataway Park encompassed wetland, meadow, and woodland – enough acreage for natural wildlife to be sustained in its proper ecosystem. This attention to maintaining ecosystems, establishing large land preserves, and protecting bodies of water brought the residents of the Moyaone Reserve to the forefront of environmental activism in the 1960s. Straus noted that the development of the park occurred “in the days before the term *environment* had come into common use.”\(^{193}\) In 1974, the federal government finally acquired the Marshall Hall site for inclusion in Piscataway Park.\(^{194}\) The park was listed in the National Register of Historic Places in 1979.

While the development of Piscataway Park was underway, the Accokeek Foundation, the Mount Vernon Ladies’ Association, and members of the Moyaone Association continued to fight off development that threatened the viewshed of Mount Vernon and the quality of life along the Potomac River. In the early 1960s, the United States Information Agency (USIA) proposed the construction of a 350-foot radio tower in the area. Although the parcel on which they would build the tower was out of sight of Mount Vernon, the Accokeek Foundation determined it would nevertheless be an eyesore. After negotiations with the foundation, the USIA agreed to build the tower at another location.

Local opposition over the WSSC’s plans for Mockley Point concerned not only the presence of the physical plant, but also the fact that sewage would be dumped into the Potomac River – one of the nation’s best-known waterways. By the 1960s, pollution from commercial and industrial development along the river was destroying the resource. Accokeek residents complained of an “inescapable mid-summer stench” coming from the river.\(^{195}\)


\(^{193}\) Straus and Straus, *The Possible Dream*, 37.


A report prepared by the Accokeek Foundation in the 1960s declared the Potomac River “the capital’s most important landmark” and raised concerns over local development plans. It quoted the words of Francis D. Lethbridge, the highly-regarded modernist architect, co-founder of the National Capital Landmarks Committee, and a member of the Potomac Planning Task Force, who wrote, “The broad concurrent of tide-water river, the lush greenery of the river-banks and the crash water of Great Falls are constantly threatened by financial expedience…They demand the same careful protection and preservation as individual monuments.”

In 1965, President Lyndon Johnson declared the Potomac a “national disgrace.” Members of the Accokeek Foundation, including Robert Straus, argued that the river had become severely polluted due, in part, to the sewage treatment plant built by the WSSC in 1967, which was located just outside of Piscataway Park between the south shore of Piscataway Creek and Indian Head Highway. Accokeek Foundation personnel inspected the WSSC’s Piscataway Wastewater Treatment Plant and found it “grossly overloaded, operating inefficiently, and dumping raw sewage and raw sludge in Piscataway Bay.” They produced an open letter to the WSSC that caused alarm in Accokeek. As a result, the WSSC cut back its operations and placed stricter controls on the effluent. An accident at the plant in 1968 caused significant sludge to be dumped into the river, resulting in the killing of 2,000 fish. Straus wrote a letter to National Park Service Regional Director Nash Castro in June of that year expressing his disapproval with the oversight of the plant. The Mount Vernon Ladies’ Association, meanwhile, established a separate committee to lobby on behalf of preserving the Potomac River.

Although they were prevented from building a new plant at Mockley Point, the WSSC sought to expand their existing plant. They requested a permit to cross parkland with an effluent pipeline, yet refused any controls over the quality of the effluent. The Accokeek Foundation argued “it would mean that the shores of Piscataway Park, and the donated lands of the Foundation would be the most sewage washed park lands in the nation.”

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foundation argued that the river was part of the environment that the creation of Piscataway Park sought to preserve. In 1968, the Secretary of the Interior released a report on the Potomac River, announcing his intention to make it “a model river for the nation.” The Accokeek Foundation held a meeting of interested parties to discuss the future of the river in January 1969. Representatives of over fifty organizations participated in the event.202 The state of the Potomac River was regularly reported on in the Moyaone Reserve’s community newsletter, Smoke Signals. Ultimately, the WSSC’s plans to expand the Piscataway plant were dropped. Instead, in 1974, the existing plant was upgraded.203

An important victory for river conservationists came in 1972 with the passage of the federal Clean Water Act, signed into law by President Richard Nixon. The act established federal regulation of sewage effluents and funded significant upgrades to a wastewater treatment facility in Southwest Washington. As a result of renewed attention to the Potomac, fisheries reopened and litter levels fell dramatically.204

Scenic Easements
At the time Piscataway Park was established, the federal government rarely used scenic easements as a preservation tool. Two examples were the easements obtained by the National Park Service along Skyline Drive in Virginia and the Natchez Trace that ran through Mississippi and Tennessee. In both cases, the easements involved large pieces of land with only a few residents. Using scenic easements to assemble Piscataway Park and preserve the rural character of the Moyaone was, in the words of Robert Straus, “a bold experiment.”205

To help create an economic incentive for this new type of preservation tool, the Moyaone Association successfully petitioned for state and county legislation that would provide local tax incentives to those who donated scenic easements. The first hurdle to authorize tax credits for easements was to amend state law. Historically, properties were assessed on the “highest and best” possible use of the land, so low density and rural agricultural areas were valued as potential subdivisions, which placed an economic burden on property owners who wished to preserve their land as open space.206 In early 1965, a group of local activists with the support of the American Farm Bureau Federation – a powerful lobbying group – drafted a bill, and Moyaone residents Belva Jenson and Dixie Otis spearheaded a months-long effort to garner legislative support. Their


205 Straus and Straus, The Possible Dream, 37.

206 Straus and Straus, The Possible Dream, 45-46.
efforts paid off when, on May 4, 1965, the Maryland General Assembly passed a bill that enabled the county commissioners of Montgomery, Prince George’s, Calvert, Charles, and St. Mary’s counties to grant special tax provisions to encourage and make possible for landowners to grant perpetual scenic easements on their land. The legislation validated the preservation of open spaces and low density development and represented an important step in protecting the scenic and aesthetic character of the Potomac River shoreline and the state’s rural landscape. Jenson and Otis then immediately set out to present a draft ordinance to the Prince George’s County Commissioners, and, on January 15, 1966, the nation’s first local law granting tax credits for the preservation of scenic open space was passed by the Board of Commissioners. A signing ceremony took place on the porch of Mount Vernon. The ordinance became a model for other jurisdictions throughout the country.

While 180 property owners in the Moyaone had donated scenic easements by July 1971, there remained some opposition to the program. In December of that year, a group of landowners, including residents of the Moyaone, holding a total of approximately 1,300 acres within the Piscataway Park easement area joined together to form a committee called ROUR (Retain Our Rights). Members of ROUR were concerned that with rising taxes they would not be able to keep their land with the limitations imposed by scenic easements. They believed that their land was arbitrarily included in the park and, in many cases, was beyond the view from Mount Vernon. Lastly, they felt that deed covenants, which were not in perpetuity nor as binding as the easements, adequately protected the land. Proponents for easements argued that they were far more acceptable than the federal government buying, and forcing out, landowners from the property for the proposed park. Those who opposed the easements remained firm in their convictions even through the mid-1970s. The National Park Service reported in June 1976 that 36 tracts within the boundary of the park remained without easements.

Although the language varies among the approximately 200 scenic easements ultimately created for Piscataway Park, they generally forbid the cutting of trees larger than 6 inches in diameter and 30 feet in height, require that residential buildings be under two stories, forbid advertisements being placed on the land, and require that the land be used for residential purposes and not for industrial or commercial activities. Any landowner who sought to undertake such forbidden actions needed the permission of the Secretary of the Interior. Some easements hinged on the National Park Service fulfilling managerial responsibilities.

207 Smoke Signals 11, no. 3 (July 1971).

208 Smoke Signals 11, no. 7 (December 1971).


210 Smoke Signals 16, no. 3 (June 1976).

Residential Design in the Moyaone Reserve

The Modern House
Modernism emerged as an architectural and artistic movement in Western Europe, in countries such as Germany, Austria, and France, in the early twentieth century. The movement was a response to the Beaux Arts tradition of classicism and the interest in historicist styles that defined the nineteenth century. Modernism was partially inspired by American architect Louis Sullivan’s maxim “form ever follows function,” which he executed by expressing the structural systems and spatial organization of his buildings on their exteriors. European modernists in the early twentieth century went further than Sullivan in their adoption of functionalism. They embraced austere, reduced forms and rejected decorative ornament and references to the past. Modernists valued pure lines, planes, and geometries. Technological advances were celebrated in the choice of building materials, which included steel, reinforced and precast concrete, and large expanses of plate glass. Modern architects believed that the use of relatively inexpensive, industrially produced materials put good design within reach of the masses.

As the modernist works of European architects became known to an international audience in the late 1920s, American converts celebrated what they saw as a fundamental rethinking of architectural values. Historian Henry-Russell Hitchcock and critic Philip Johnson sought to articulate the movement to an American audience through their landmark exhibition on modern architecture at the Museum of Modern Art in New York in 1932. They cited a number of Europeans, such as Austrian Otto Wagner, and Americans, like Frank Lloyd Wright, as pioneers of modernism. Hitchcock and Johnson identified three key values of modernism — volume was more important than mass (a cage of skeletal supports, rather than masonry walls, provided interior spatial freedom), a building’s structural system should be reflected on the exterior, and ornament and applied decoration served no positive function.

American architects in the 1930s applied the movement’s principles to a variety of building types, including the single-family house. Modernists saw the Victorian home, with its formal division of public rooms, as outmoded. Instead, they looked to the work of Frank Lloyd Wright and German architect Ludwig Mies van der Rohe, who designed open floor plans, where public rooms flowed seamlessly into one another. Modern architects also typically employed flat or low-sloped roofs, which they believed provided optimal planning flexibility. Noted modern houses such as Mies’ Farnsworth House in Plano, Illinois, and Philip Johnson’s Glass House in New Canaan, Connecticut, used low, one-story forms and large expanses of wall glass to dissolve the separation between exterior and interior spaces and integrate the architecture into the landscape.

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Frank Lloyd Wright was particularly influential in the development of modern residential architecture. In 1938, he developed a housing model he called Usonia, intended as a modern, affordable housing solution for the United States. Usonian houses, designed by Wright between 1938 and his death in 1959, were known for having simple forms built with readily available materials such as plywood and brick and had flat or low-sloped roofs with large overhangs. Wright simplified the plan, structure, and materials of the houses to keep their prices within range of middle class family budgets. Houses were often placed in natural settings and provided with floor-to-ceiling windows that immersed the occupants in their surroundings. Usonian plans were divided into three distinct zones: a large, open living area; a kitchen/dining room; and a cluster of small bedrooms. Mechanical systems for the house were placed together in a single core. Wright’s Usonian houses were widely publicized and highly influential.

Despite its popularity among some converts, modernism was not widely embraced in the United States before World War II. After the war, however, modern architecture became a more mainstream phenomenon. Modern architecture appealed to a prosperous postwar country that sought a break from a past that reminded them of war and economic depression. A survey conducted by the Saturday Evening Post in 1945 reported that only 14 percent of Americans were interested in renting or living in a “used” house. Modern houses, in particular, appealed to Americans who, in large numbers during the postwar period, were leaving crowded, dense cities for detached houses in suburban communities with large lots and generous lawns. Following the national trend, Washington, D.C., suburbs in Maryland and Virginia grew exponentially after the war.

Educated upper-middle class and middle class suburbanites adopted the modern home as a symbol of distinction and refinement. While plenty of American houses were built according to strict modernist principles as flat-roofed glass boxes, many architects adopted a blend of modern and vernacular architecture. Traditional materials, such as board-and-batten siding, were applied to the exterior, while the interiors had open floor plans. Some modern houses utilized passive solar heating, incorporating large expanses of glass that brought in the low, winter sun and overhanging eaves that shaded the interior from the high, summer sun. In addition to


219 Gournay and Sies, “Modern Movement in Maryland,” 47.

modern materials like concrete, steel, and plate glass, modern homes often made use of prefabricated elements. Prefabrication, or the off-site manufacturing of house components to be assembled on-site, became an increasingly common solution for building a significant number of houses in a short amount of time. The process was ideally suited for a utilitarian architecture that included little to no embellishment. Entire walls could be brought to the construction site pre-assembled.\(^{221}\)

**Architect Charles Wagner and Modern Architecture in the Moyaone Reserve**

No other architect or builder had a greater impact on the Moyaone Reserve than Charles F. Wagner, Jr. Wagner was a Moyaone Reserve “pioneer” who lived at Longview in the 1930s, where he befriended Alice and Henry Ferguson and fell in love with Accokeek and the idyll of country living. He was the first resident of Bond’s Retreat, where he built a modest, yet elegant modern house widely admired by many residents and visitors alike. Its success led to multiple commissions in the Moyaone Reserve beginning in the late 1940s through the mid-1970s. Today, the Moyaone Reserve possesses an important collection of Mid-century Modern houses, many of which were designed by Charles Wagner.

Charles F. Wagner, Jr., (1909-1998) was born in Hapeville, Georgia, and raised in Atlanta. He received a degree in architecture from the Georgia Institute of Technology in 1933. In the early 1930s, the school’s architecture program, like many across the United States, still adhered to a Beaux Arts curriculum. Indeed, Wagner’s class projects often depicted Italian Renaissance villages or captured details of neoclassical door surrounds. There was little trace in this early work of the modernism that would later define his career.\(^{222}\)

Wagner studied for a semester at the Harvard Graduate School of Design, where he befriended fellow student Hugh Stubbins, later a noted modernist architect. After only one semester, Wagner left Harvard and returned to Atlanta to work on drafting and providing field supervision for an addition to the city hospital. The young architect relocated to Washington, D.C., in 1934 to take a position at the Office of the Supervising Architect of the U.S. Treasury. Later, he was employed by the Resettlement Administration, where he worked for fifteen months on a community housing project in Roosevelt, New Jersey, under architects Louis Kahn and Alfred Kastner. Through his friendship with the sculptor Lenore Thomas, who was also employed at the Resettlement Administration, Wagner learned of Longview, the rural farmhouse in Accokeek, Maryland, owned by Alice and Henry Ferguson. Thomas and a friend were renting the house from the Fergusons, and, in November 1936, Wagner joined the two women to “help with the rent and get out of the city.”\(^{223}\) In 1937, Wagner traveled throughout mainland Europe and Scandinavia studying the latest housing and planning techniques. During his


\(^{222}\) Holliday Wagner, interview with the authors, April 2019.

time abroad, Wagner may have been introduced to Swedish cooperative housing, which, by the 1930s, reflected a modern interpretation of Scandinavian vernacular architecture. Such new homes, situated in planned communities, paired modern features, such as open floor plans and a liberal use of glass, with traditional materials like wood siding. At some point in the late 1930s, Wagner also traveled to Frank Lloyd Wright’s famed Taliesin West studio in Scottsdale, Arizona.

Upon his return, Wagner worked from 1938 to 1942 as an architect for the U.S. Housing Authority. In 1942, he was commissioned as a lieutenant in the U.S. Navy and was later promoted to Lieutenant Commander. He served as executive officer on the U.S.S. Terry, on which he fought in the African and Pacific campaigns until the end of the war in 1945.

When he completed his war service, Wagner worked briefly with the architect Charles M. Goodman, a prominent modernist in the Washington, D.C., region. He was also at some point employed with Joseph Saunders in Alexandria, Virginia, and in the office of African-American architect Hilyard Robinson. Wagner and his wife Nancy returned to Accokeek in the winter of 1946-47 and lived temporarily with the Fergusons while they constructed a house. They were among the first of the Fergusons’ friends who purchased land in Bond’s Retreat. Wagner made sure to acquire a lot that was “above the hill not below it – we had more snow then – and [with] a southern exposure.”

In July 1947, the Wagners moved into their new home, an innovative, modernist dwelling, which was initially modest in size, but grew to include several additions. The house featured many of the key elements of the modernist vocabulary: low-sloped, butterfly and shed roofs and large expanses of window glass that provided ample light and created a visual connection between interior spaces and the outdoors. The exterior was clad with board-and-batten siding, which would become a common feature of the architect’s early houses. Wagner incorporated into his new house some salvaged materials, including older windows and doors with their original hardware.

Wagner’s one-time employer, Charles Goodman, was also known to use salvaged materials in new

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224 Gournay and Sies, “Modern Movement in Maryland,” 44.

225 Holliday Wagner, interview with the authors, April 2019.


227 Charles Francis Wagner resume, File: 83-32, Charles Wagner House, Historic Preservation Section, Prince George’s County Planning Department, Upper Marlboro, Maryland.


construction. The original house consisted of a living room, bedroom, bathroom, kitchen, and dining room. A children’s wing was built in 1950.

Soon after he completed the first iteration of his own house, Wagner had a chance encounter with a new property owner in Bond’s Retreat, William J. Harris, which led to his first commission in the Moyaone Reserve. Harris allegedly stopped by Lenore and Robert Straus’s Goodman-designed house on Bryan Point Road to ask for directions. Impressed by the house’s modern design, Harris asked Robert Straus if he knew of an architect who could employ a similar approach when he built his own house. Wagner, who was in the next room, introduced himself, and the two made arrangements for the commission. Wagner’s design for the Harris House included many features he had employed in his own home, including window walls, a low-slope shed roof, and board-and-batten siding.

Although his influences are not fully known, Wagner’s work reflects larger trends in modernist design at the time. Perhaps his most apparent influence was Frank Lloyd Wright, particularly the famed architect’s Usonian houses. Like Usonians, Wagner’s houses had low-sloped roofs with overhanging eaves and open floor plans. Wagner also used readily available materials like board-and-batten siding and Texture 1-11, a type of textured plywood paneling that could be used for exterior siding as well as for interior paneling. Like Wright, Wagner paid close attention to the house site, which became an essential feature of the design. Floor-to-ceiling windows immersed the occupant in their natural surroundings, making the house part of the landscape. In some of his homes from the 1960s and 1970s, Wagner employed a visual trick often used by Wright – a lower height room led gradually into a taller height room, creating a slow reveal designed to showcase the main living space (typically the room with large windows). Wagner also seemed to borrow from Usonian houses in the division of rooms – the interior plan was separated into three distinct zones: a large, open living area; a kitchen/dining room; and a cluster of small bedrooms. The arrangement of family spaces provided a sense of separation within a relatively small space. Mechanical systems, meanwhile, were placed together in a single core. The arrangement of rooms, views to the outdoors, and, in some instances, varied ceiling heights made the house feel larger than it actually was. Although seemingly inspired by Wright, Wagner placed his own unique mark on home design. He adopted new materials like Texture 1-11 and devoted even more of the walls to windows than Wright did. Unlike Wright, Wagner did not attempt to make a housing prototype that would be endlessly copied. Like the Model T, the Usonian house was intended to be centrally manufactured and shipped in pieces.

233 Rosenbaum, Usonia: Frank Lloyd Wright’s Design for America, 150.
to be assembled on site. Wagner’s houses, however, were each custom designed to meet the needs of the client and to most efficiently and skillfully fit their site.

Wagner was by far the most prolific architect working the Moyaone Reserve during the postwar period. After completing his own home, he would go on to design approximately twenty additional modern houses for clients and friends. His houses in Accokeek were typically modest in size, simple in composition, and built using low-cost, readily-available materials. Modernist window walls were paired with natural materials like board-and-batten exterior siding, interior wood paneling, and terra-cotta tile flooring. The houses were efficiently designed to take advantage of the sun’s energy for heating. Large expanses of glass brought in the low, winter sun, and overhanging eaves shaded the interior from the high, summer sun. Starting in the 1960s, Wagner’s residential designs became more site specific. Houses were built into slopes in the terrain to minimize the physical and visual intrusion of the architecture on the landscape. Also during this period he frequently combined natural materials, such as slate and brick, with standardized, prefabricated materials, including cinderblock and plywood paneling.

In the early 1960s, Wagner was commissioned to design a house for U.S. Ambassador to Laos Leonard Unger and his wife in Rockville, Maryland. He also had residential commissions in Saginaw Bay, Michigan, and in Puerto Rico. Other architectural projects in Accokeek included the Moyaone Reserve community building and a multi-purpose center for Christ Church of Accokeek. Wagner also designed several projects for the National Colonial Farm in Piscataway Park. His work there showed his versatility as an architect, as the new buildings were expected to conform to the colonial theme of the site.

Aside from his private commissions, Wagner also worked for other architectural firms, designing hospitals and public facilities. In 1959, he was hired as an architect for the U.S. Public Health Service, where he was responsible for consulting with new and expanding medical schools in the United States and abroad, including the medical school at the University of Maryland. He also remained involved in his community. He was a co-founder of the Accokeek Foundation, which was established in 1957 to preserve the viewshed of Mount Vernon. The advocacy of the Accokeek Foundation led to the establishment of Piscataway Park in 1961. Following his retirement in 1980, Wagner volunteered with the University of Maryland School of Architecture.

Charles Wagner’s last commission in the Moyaone Reserve was the Odell House, built in 1976. By that time, the Moyaone was characterized by a wide range of residential building styles and forms that added diversity to the built environment. Wagner summarized the residential character of the community in the second part of his memoir, written in the 1977. Residents of the Moyaone Reserve, he wrote, “have tried to preserve the rural


aspect of the community; some have wanted to live on little estates; and some have simply brought the suburbs with them.”

Other Mid-century Modern Architects in the Moyaone Reserve

During the postwar period, the residents of the Moyaone Reserve commissioned an impressive collection of Mid-century Modern homes designed by a noteworthy list of local architects that contribute to the community’s architectural prestige.

Perhaps the best known of the group is the architect Charles M. Goodman (1906-1992), who designed the Thomas-Straus House for Moyaone pioneers Robert Straus and Lenore Thomas Straus. Goodman was born in New York City and raised in Chicago. In 1934, he received a degree in architecture from the Armour Institute of Technology (the forerunner of the Illinois Institute of Technology) in Chicago. At a time when the Armour Institute still taught a Beaux Arts curriculum, Goodman’s austere designs made him known as the “pipe-rail architect.” Although his introduction to modernism is not known, his growing up on Chicago’s North Side exposed him to the work of Frank Lloyd Wright and he was known to read widely on the latest in national and international design. Goodman also drew influence from Mies van der Rohe’s frank use of materials and structural honesty.

Goodman moved to Washington, D.C., following his graduation to work as an architect for the U. S. Treasury. While at Treasury, Goodman became the lead architect for Washington National Airport, for which he chose a streamline moderne design, complete with ribbon windows, land-side covered walkways with curved canopies and metal fascia, and an air-side wall of glass. Goodman’s modern design was tempered by the addition of a stripped classicist portico on the land-side façade, allegedly at the insistence of President Franklin Roosevelt. His design also called for a much larger building than what was constructed. Angered by the ways in which his ambitious design for National Airport was diminished, Goodman resigned and went into private practice. He opened a small office in downtown Washington, where he began receiving commissions for houses.


Goodman was among the first architects in the Washington region to use a strictly modern vocabulary for residential architecture. His houses typically featured large expanses of glass, exposed roof framing, and overhanging eaves. Goodman became known for the ways in which he sited houses to take advantage of different terrains and to optimize sunlight and views. Goodman houses also often had multiple terraces and roof decks, which he termed “outdoor living spaces.” His innovative custom houses earned him recognition among the national architectural press. In late 1941, Goodman was commissioned by sculptor Lenore Thomas to build a house on her Accokeek property known as Carver’s Hill, which was located down the road from Hard Bargain Farm and Longview. The house became a catalyst for modern design in the community. Later, in 1946, he designed an addition to the house, which was built into the hillside behind Thomas’ sculpture studio and workshop. By that time, Thomas had married Robert Straus, an important figure in the creation of the Accokeek Foundation.

In 1946, Goodman formed a partnership with developer Robert Davenport on what would become the defining project of his career – a community of modern houses near Alexandria, Virginia, known as Hollin Hills. Goodman saw the development as an opportunity to create affordable modern housing, which had long been an interest of the architect. The houses in Hollin Hills followed many of the same principles Goodman had developed in his residential architecture in the early 1940s. Houses were sited for southern exposure views in a natural setting that was preserved as much as possible. Goodman designed several different house plans in different sizes, in an attempt to avoid what he saw as the monotony of the typical postwar suburban community. Costs were minimized through standardization, prefabricated millwork, and the use of modern technology and materials, such as steel sash windows and concrete slab floors, and by combining all utilities in the house’s central core.

Throughout the 1950s and 1960s, 463 contemporary houses were built in Hollin Hills according to designs by Goodman’s firm. While he continued working on Hollin Hills, Goodman was commissioned to design other suburban communities of modern houses, including several in Montgomery County, Maryland. In 1953, he was invited to become consulting architect to the National Homes Corporation, which at the time was the country’s largest manufacturer of prefabricated houses. In the 1960s, Goodman designed several office parks in northern Virginia. Goodman’s firm continued designing houses for Hollin Hills until 1971. One of his last projects was the Dickenson Building in McLean, Virginia, in 1983. Three years later, Goodman went into semi-retirement.

Architect Clarence E. “Bill” Williams designed his own house at 14711 Reserve Road in the Moyaone Reserve. Williams was a native of Richmond, Virginia, and received a degree in architecture from Virginia Tech.

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skilled modernist architect, Williams was also interested in the emerging field of historic preservation. The family home he designed in Auburn featured a striking butterfly roof, yet incorporated a modest cottage built by the previous owner. Like many other young architects working in the Moyaone at the time, Williams explored the interrelation between building and site. His house sits proudly on a high knoll overlooking ravines on two sides and integrates mature trees into the design of the front entry and a side deck. In 1968, Williams traveled to Ethiopia to supervise the construction of the Kennedy Memorial Library at the Haile Selassie University in Addis Ababa, Ethiopia, which was designed by Chevy Chase, Maryland, firm McLeod, Ferrara, and Ensign and completed in 1969. Later in his career, as an architect in the office of the Architect of the Capitol, Williams worked on the Library of Congress Madison Building, which was constructed from 1971 to 1976.

Architect Charles F. D. Egbert designed the Hibben House at 1160 Overlook Drive, which was completed in 1967. Egbert graduated from Cornell University with a degree in architecture and in the early 1960s worked for Faulkner, Kingsbury & Stenhouse, a Washington-based firm that primarily designed institutional buildings and hospitals. In 1960, Egbert partnered with sculptor and stonemason Bruce Warring to design and build an innovative spec house in Rockville that featured a butterfly roof with exposed beams and an open floor-plan lit with a nearly unbroken line of clearstory windows. The one-story house used redwood and painted marine plywood in combination with skillfully executed masonry walls to partition the interior and define outdoor spaces. A few years later, Egbert built another contemporary house on spec in the Goshen Estates in Montgomery County. It featured brick, redwood, and glass – a combination Egbert would replicate in his later design for the Hibben House. Later, in 1970, Egbert designed a house at 2801 Davenport Street in Washington, D.C. The house, which is located right along the western edge of Rock Creek Park, sits on a dramatically sloped site and features expansive window walls and raised decks that overlook the nearby woods.

Other known architects who designed modern-era houses in the Moyaone Reserve included Harold Esten and Casper Neer. Esten, who designed the house at 1165 Overlook Drive, studied architecture at the Illinois Institute of Technology in Chicago. Following his graduation in 1950, he worked in the office of architect Charles Goodman. In January 1955, Esten started his own practice in Silver Spring, Maryland. He taught at Howard University as an associate professor, critic, and lecturer from 1958 to 1962. Esten returned to academia in the

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242 "This and That," *Smoke Signals* 8, no. 1 (April 1968).

243 Jennifer Williams, interview with the author, August 7, 2019. Williams is a Moyaone resident and daughter of Bill and Ann Williams.


United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Moyaone Reserve Historic District
Name of Property

Prince George’s County/Charles County, MD
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1970s and retired as a full professor in 1986. Throughout his career, Esten designed private homes, industrial buildings, hotels, apartment buildings, and shopping centers. Casper Neer, the architect of 1110 Apple Valley Road, grew up in Austin and earned a bachelor’s degree in architecture from the University of Texas. After World War II, he attended Harvard’s Graduate School of Design during the period when architects Marcel Breuer and I. M. Pei were on the faculty. Neer relocated to Maryland in the mid-1950s, and then moved to Virginia, where he was a longtime resident of Hollin Hills. Over the course of this career, he designed a number of churches, schools, and houses in the Washington area. Neer received awards for his designs for the Natural Gas Pavilion at the 1962 Seattle World’s Fair and for Market Square Plaza in Alexandria, which was completed in 1967.

An alternative to working with an architect and commissioning a custom-designed house was to work with a local builder using house plans purchased through a trade catalog or magazine. One popular source was Better Homes and Gardens magazine, which, starting in 1946, distributed plans marketed as “Five Star Home Plans.” Examples in the Moyaone Reserve include the Swick House at 15100 West Auburn Road and the Hicks House at 810 Bryan Point Road. The Swick House was built in 1959 from “Five Star Home Plan No. 2608” developed by architect John Normile. It featured a modular plan that could be easily adapted to the individual needs of the home builder. Grady and Violet Hicks built their house in Apple Valley in 1960 using “Five Star Home Plan No. 2811,” which was developed by Michigan architect John W. Jickling. The plan featured a contemporary design and a generous floor plan with four bedrooms, two bathrooms, and a family room with an adjacent kitchen.

The Ranch House and Split-Levels
The ranch house was the most popular American housing form during the postwar period. Historian Kenneth Jackson writes that Americans were drawn to ranch houses because their departure from traditional residential architecture presented “newness.” Whatever the reason for its popularity, the ranch house soon became seen as an integral part of the suburban ideal in the United States.

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250 The Hicks House (PG: 83-HICKS) was documented for the Maryland Inventory of Historic Properties in 2016. See David C. Berg, “Hicks House,” Maryland Historical Trust, Maryland Inventory of Historic Properties Form, September 2016.

251 Jackson, Crabgrass Frontier, 240.
The “newness” of the ranch house was partly derived from its embrace of modern architecture. As described earlier, houses designed by the modern movement’s foremost intellectual leaders, including Mies van der Rohe and Le Corbusier, were reduced to pure form and emphasized lines, planes, and geometries. Technological advances were celebrated in the choice of building materials, including steel, reinforced and precast concrete, and large expanses of plate glass. While most ranch houses were never as austere as the typical modernist house, some of the movement’s general principles became part of standard ranch design. Ranch houses, particularly the earlier models, embraced modernism’s simplicity – a single roof covered the entire structure, a clear form was expressed by the rectangular massing, and ornament was minimized. The openness of the interior plan, with public rooms that seamlessly flowed into one another, also reflected modernist design.

One of the most radical innovations of the ranch house was the space devoted to the automobile. Although garages and carports had been built throughout the twentieth century, they were often either detached from the house, integrated into the basement, or connected to the house, but located on a side elevation. It was in the ranch house that space for automobiles (either garages or carports) became a primary feature of the building’s footprint and took a prominent spot at the front of the house. Soon, even the path from the front door to the sidewalk, an enduring landscape feature of American lawns, was bent toward the garage and driveway.

A variation on the ranch form was the split-level, which emerged in the 1950s and continued its popularity into the 1970s. Used to denote a form and not a formal style, the split-level generally consists of separate, staggered levels separated by a partial flight of stairs. The bi-level split consists of two floors of living space and an intermediate-level landing between them. The tri-level split consists of a two-story mass intercepted at mid-height by another mass.

A large number of ranch houses and split-levels were built in the Moyaone Reserve beginning in the mid-1950s through the 1970s. One example of a ranch house is located 2501 Colonial Road. The low-slung house is devoid of exterior ornament and has a side-gable roof with deep eaves. It features a projecting bay on one end of the front façade. The house is faced with brick veneer, but features exterior wood paneling just below the roofline. Like 2501 Colonial Road, the ranch house at 15101 Poplar Hill Road is compositionally austere. It features an L-shaped plan and long, low massing. The longer segment of the L is clad with vertical, wood siding, while the shorter portion is faced with brick veneer. On the southern end of the house is an attached carport.

**Prefabricated Housing**

Prefabrication was ultimately a product of the push for standardization during the Industrial Revolution. Historian Arnt Cobbers describes the process of prefabrication – building panels or units of a house in a factory to be reassembled on-site – as the logical outgrowth of the quest for cheaper, standardized, and more readily available building materials. For instance, in the nineteenth century, standardized wire nails were superseded by hand-wrought nails, and the more easily assembled balloon frame replaced timber framing in house construction. Standardized materials were in demand as the settlement of the American West “gave rise to a
need for houses that could be built quickly and at a low cost, transported easily, and, considering the lack of trained craftsman, built by people with no special skills,” Cobbers writes. In 1833, the first recorded prefabricated house was produced in Great Britain. A London carpenter named Herbert Manning created a complete building kit for emigrants moving to Australia that could be assembled in one day.

By the beginning of the twentieth century, American companies such as Sears, Roebuck & Co., Montgomery Ward, Gordon van Tine, and Aladdin began to sell prefabricated houses through mail-order catalogs. Companies emerged that specialized in packaged housing kits with prefabricated units, shells, and modules. Their house kits provided cut-to-measure wooden beams and façade and roofing elements. Each item that was part of the house was precisely numbered and delivered, along with instructions, by rail or truck. Perhaps the most popular manufacturer of kit houses was Sears, Roebuck, which between 1908 and 1940, sold between 70,000 and 100,000 houses through its catalog and sales offices. The company advertised that approximately 40 percent of the labor costs of building a traditional home was saved in the production of their prefabricated homes.

Prefabricated housing also drew the interest of the architectural avant-garde of the early twentieth century. Both Frank Lloyd Wright and Walter Gropius understood prefabrication as serving a practical need and as a solution to larger social questions. Wright, for instance, argued that every American was entitled to a house that was both well-designed and affordable. In 1911, Wright designed prefabricated “Ready Cut” homes for real estate developer Arthur L. Richards in Milwaukee. Gropius developed a system of residential units known as bakuasten (building block) that were standardized, flat-roofed houses.

Architects also began applying industrial materials to the prefabricated houses they designed. In 1931, Swiss architect Albert Frey, a protégé of Le Corbusier, presented his Aluminaire, a three-story house constructed of aluminum, glass, and steel. In 1947, Swedish inventor Carl Stradlund established the Lustron company in Columbus, Ohio. Lustron houses had steel-frame wall segments and roofing elements made of sheet metal. The façades were clad with durable, enameled steel panels. Despite initial interest by the public when Lustron houses were introduced in 1948, sales of the experimental houses declined by the next year and the company was bankrupt by 1950.

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World War II unleashed an unprecedented demand for new construction, particularly for housing near military bases. In a state of emergency, to construct as much housing as possible and as quickly as possible, officials in the federal government developed an interest in prefabrication. The government provided virtually risk-free financing to investors and developers of prefabricated housing. Approximately seventy firms produced such homes. A plant owned by Foster Gunnison in New Albany, Indiana, which produced standardized housing parts on a conveyor belt, advertised with the slogan, “Press a Button, and You Get a Home.”

By the end of the war, returning soldiers and their families faced a significant housing shortage. Prefabricated houses, which could be constructed quickly and affordably, became an obvious solution for many. Despite the efforts of more experimental companies like Lustron, most of the prefabricated houses built after the war were traditional in style and form.

In 1947, architects Carl Koch and John Bemis established Acorn Structures. Based in Concord, Massachusetts, Acorn Structures was founded to provide a prefabricated alternative to traditional building methods by producing less waste and taking advantage of material left over from World War II. By the 1970s, Acorn became especially known for its panelized housing, which was named for a technique that involved creating 4-foot-wide panels that comprised floors, walls, and roof segments that were prefinished in the factory and assembled on site. Early Acorn houses were formally austere, reflecting the influence of Koch’s mentor, Walter Gropius. In 1952, Koch introduced the Techbuilt house, which was much more traditional in design, with a pitched roof with deep overhanging eaves. Koch established a franchise system under the moniker Techbuilt, Inc., with offices across the country. The houses typically had between 570 and 775 square feet of floor space. Pre-assembled wall panels, pre-cut beams, windows, and sliding doors were assembled using a simple, post-and-beam structure. Amid declining sales, Techbuilt ceased operations in 1967. Acorn Structures endured by adopting a more traditional design approach, which included incorporating popular New England styles like the Cape Cod.

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261 Cobbers and Jahn, Prefab Houses, 116.

Techbuilt employees William Berkes and Robert Brownell left the company in 1959 to found their own company, Deck House, Inc. Homes built by Deck House often revealed their post-and-beam structure on the exterior and had signature tongue-and-groove interior ceiling decking. In 1995, Acorn Structures and Deck House merged under the name Deck House. In 2009, the company was renamed Acorn Deck House Company. Although prefabricated houses continued to be built throughout the rest of the twentieth century, production declined in the 1960s.

The Moyaone Reserve contains numerous examples of prefabricated housing dating from the postwar period to the recent past. The Watts House, built in 1964-65, is a Rustic Revival-style, log house fabricated from a kit sold and distributed by the Pan Abode company. Pan-Abode was established in British Columbia, Canada, in 1948 by Aage Jensen, a Danish cabinetmaker. It sold precut Western Red Cedar logs and building plans for easy-to-assemble, yet durable, pre-manufactured houses. The Watts House is located at 1145 Overlook Drive in Poplar Hill. The Dildine House at 2706 Hidden Valley Road is an example of a kit house manufactured by Techbuilt. Like many Techbuilt customers, the Dildines worked with an architect – in this case Charles Wagner – to customize the house plans. The house was completed in 1968. The Robertson-Stokes House at 14909 West Ridge Road was built in 1993 by William “Bill” Robertson and Anne K. Stokes on a 5-acre lot in Cactus Hill purchased the previous year. The house is a “Country 1900” model kit house manufactured by Acorn Structures. The couple worked with a contractor to build the house, which used panelized 4-foot segments. Acorn marketed its houses as a blend of the traditional and the contemporary.


264 Cobbers and Jahn, Prefab Houses, 25.

265 “Dildine House,” undated real estate listing, Folder 18: Moyaone Reserve Advertisements, Undated #2, Box 1, Moyaone Collection (1945-2001), Southern Maryland Studies Center, La Plata, Maryland, and author email correspondence with Holly Wagnér, May 7, 2019.
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Major Bibliographical References


*Potomac Progress* (1960-63).


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*Sunday Star*, June 21, 1956.


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National Register of Historic Places Nominations


Maryland Historical Trust, Maryland Inventory of Historic Properties Forms

Berg, David C. “Hicks House.” Maryland Historical Trust, Maryland Inventory of Historic Properties Form. September 2016.


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Online Sources


Archives and Public Records

Accokeek Foundation. Accokeek, Maryland.

Alice Ferguson Foundation, Accokeek, Maryland.

Charles County Land Records, La Plata, Maryland.


Prince George’s County Land Records Division, Upper Marlboro, Maryland.

Prince George's County Planning Department, Historic Preservation Section, Upper Marlboro, Maryland.

Southern Maryland Studies Center, La Plata, Maryland.
United States Department of the Interior
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Interviews, Conversations, and Correspondences

Rita Bergman, February-October 2019.


Robert Cook, July 2019.

Rose Kim, March 2019.

Rhonda Hanson, 2019.

Kent Hibben, August 2019.

Stuart Hibben, July 2019.

Karen Hoagberg, February-October 2019.

Samantha Katz, August 2019.

Michael Leventhal, February-October 2019.

Sam Litzinger, March 2019.

Karen Miles, March 2019.

Vivian Mills, July 2019.


Lona Powell, July 2019.

Bill Robertson, July 2019.
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Interviews, Conversations, and Correspondences (cont.)

Jim Thompson, March 2019.

Holliday Wagner, April 2019.

Cedric Welch, October 2019

Jennifer Williams, August 2019.

Michael F. G. Williams, August 2019.
10. Geographical Data

Acreage of Property  Approx. 1,320 acres

UTM References
(Place additional UTM references on a continuation sheet)

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Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title  Daria A. Gasparini and S. Michael Mitchell, Architectural Historians
date  December 13, 2019
organization  Robinson & Associates, Inc.
street & number  725 15th Street, NW, Suite 600
city or town  Washington  state  DC  zip code  20005

Additional Documentation
Submit the following items with the completed form:

Continuation Sheets
Maps
  A USGS map (7.5 or 15 minute series) indicating the property’s location.
  A Sketch map for historic districts and properties having large acreage or numerous resources.
Photographs
  Representative black and white photographs of the property.
Additional Items
(Check with the SHPO or FPO for any additional items)

Property Owner
(Complete this item at the request of SHPO or FPO)

name
street & number  telephone
city or town  state  zip code

Paperwork Reduction Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Project (1024-0018), Washington, DC 20503.
Verbal Boundary Description

The boundary of the Moyaone Reserve Historic District spans two Southern Maryland counties – Prince George’s County and Charles County. The historic district is located entirely within the limits of Piscataway Park (PISC), a national historic park along the eastern shore of the Potomac River that extends between Piscataway Creek on the north and Marshall Hall on the south. The historic district encompasses approximately 1,320 acres and is roughly bound by Old Landing Road and Overlook Drive on the west, Bryan Point Road on the north, Farmington Road on the east, and Sanford Lane and Old Marshall Hall Road on the south. The boundary of the historic district is delineated on the attached maps, which are drawn to scale.

Boundary Justification

Boundaries define the physical extent and location of a historic resource and encompass the resources that contribute to a property’s significance. The delineation of boundaries is a judgement based on the nature of the property’s significance, integrity, and physical setting. The boundary of the Moyaone Reserve Historic District is defined by the historic boundaries of the five principal subdivisions that comprised the Moyaone Reserve over the course of its development between 1945 and 1958. In addition, the historic district includes four residential properties along Colonial Road that were platted as the “Hickoryvale Addition to Cactus Hill” and were historically part of the Howe Estate. Although it was only in the recent past that the owners of these properties successfully petitioned to become part of the community, the founders of the Moyaone Reserve had expressed interest in acquiring the Howe Estate since the early 1950s. The historic district also includes a 29-acre tract of marshland owned by the Alice Ferguson Foundation that extends through the Bond’s Retreat subdivision. This land was once part of Bond’s Retreat, and although it is no longer officially located within the boundaries of the Moyaone Reserve, it contributes to the setting and historic associations of historic district and is included within its boundaries.
Moyaone Reserve Historic District
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Mount Vernon Quadrangle (2016)
USGS Topographical Map
1:24,000 scale
Figure 1: Map of the Moyaone Reserve showing its five principal subdivisions, which include Poplar Hill, Cactus Hill, Bond’s Retreat, Apple Valley, and Auburn. Hidden Valley is a sub-area of the Bond’s Retreat subdivision, and Hickoryvale is a sub-area of Cactus Hill. Hickoryvale is historically part of a tract called Howe Estate. (Source: Nick Ward, Prince George’s County Planning Department)
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Index to Photographs

The photographs included in the nomination include a representative set of images depicting the setting of the Moyaone Reserve Historic District followed by a select number of photographs of contributing buildings (arranged roughly in chronological order).

With the exception of Image 20, the following information applies to all photographs which accompany this documentation:

Maryland Inventory of Historic Properties (MIHP) Number: TBD
Name of Property: Moyaone Reserve Historic District
Location: Prince George’s County/Charles County, Maryland
Photographer: Robinson & Associates, Inc.
Date taken: 2019
Location of original digital files: MD SHPO

The following information applies to Image 20:

Maryland Inventory of Historic Properties (MIHP) Number: TBD
Name of Property: Moyaone Reserve Historic District
Location: Prince George’s County/Charles County, Maryland
Photographer: Rita Bergman
Date taken: 2019
Location of original digital files: MD SHPO
Image 1
MD_PrinceGeorgesCounty_MoyaoneReserveHD_0001.tif
View looking northwest along Bryan Point Road at its intersection with West Auburn Road
Image 2
MD_PrinceGeorgesCounty_MoyaoneReserveHD_0002.tif
View looking west along Bryan Point Road near 1511 Bryan Point Road
View looking southeast along Bryan Point Road near the entrance to the Wagner Community Center.
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Image 4
MD_PrinceGeorgeCounty_MoyaoneReserveHD_0004.tif
View of the road loop at the northern terminus of Hidden Valley Road
Image 5
MD_PrinceGeorgesCounty_MoyaoneReserveHD_0005.tif
View looking south along Cactus Hill Road near 14955 Cactus Hill Road
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Image 6
MD_PrinceGeorgesCounty_MoyaoneReserveHD_0006.tif
View looking west at the intersection of Old Marshall Hall Road and Cactus Hill Road
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Image 7
MD_PrinceGeorgesCounty_MoyaoneReserveHD_0007.tif
View looking north along Red Dog Run
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Image 8
MD_PrinceGeorgesCounty_MoyaoneReserveHD_0008.tif
View looking northeast along Apple Valley Road near the entrance to 1126 Apple Valley Road
Image 9
MD_CharlesCounty_MoyaoneReserveHD_0009.tif
View looking north along Overlook Road from Steamboat Landing Road in Poplar Hill
Image 10
MD_PrinceGeorgesCounty_MoyaoneReserveHD_0010.tif
View looking southwest of the entrance to Poplar Hill where Old Marshall Hall Road becomes Old Landing Road
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**Image 11**

MD_PrinceGeorgesCounty_MoyaoneReserveHD_0011.tif

View of the entrance to Cactus Hill from Bryan Point Road, looking west
Image 12
MD_PrinceGeorgesCounty_MoyaoneReserveHD_0012.tif
View of Mount Vernon looking north from 14505 Cactus Hill Road
United States Department of the Interior
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Henderson House (ca. 1900) at 2610 Bryan Point Road, looking southwest
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Image 14
MD_PrinceGeorgesCounty_MoyaoneReserveHD_0014.tif
Thomas-Straus House (late 1930s; 1942; 1946) at 1611 Bryan Point Road, looking southeast
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Image 15
MD_PrinceGeorgesCounty_MoyaoneReserveHD_0015.tif
Harris House (1948) at 2307 Rockwood Road, looking south
Hanson House (1948) at 2400 Rockwood Road, looking southeast
Dunphy House (1950-51; 1957-58) at 1804 Bryan Point Road, looking southwest
View of the south façade of the Adams House (1957) at 910 Bryan Point Road, looking northeast
Image 19
MD_PrinceGeorgesCounty_MoyaoneReserveHD_0019.tif
Entrance detail of the Williams House (1957; 1964; 1970-71) at 14711 Reserve Road, looking west
Image 20
MD_PrinceGeorgesCounty_MoyaoneReserveHD_0020.tif
View at entrance to the Wagner Community Center (1957; 1960) at 2311 Bryan Point Road, looking north-northeast, with entrance gate featuring poplar leaf symbol in foreground.
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Image 21
MD_PrinceGeorgesCounty_MoyaoneReserveHD_0021.tif
Wagner Community Center (1957; 1960) at 2311 Bryan Point Road, looking northeast
Image 22
MD_PrinceGeorgesCounty_MoyaoneReserveHD_0022.tif
Sround House (1959) at 15100 West Auburn Road, looking northwest
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Image 23
MD_PrinceGeorgesCounty_MoyaoneReserveHD_0023.tif

Saffell House (1967) at 15111 Cactus Hill Road, looking north
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Image 24
MD_PrinceGeorgesCounty_MoyaoneReserveHD_0024.tif
View of the southwest façade of the Vanderslice House (1965-66) at 14801 West Auburn Road, looking northeast
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Hibben House (1967) at 1160 Overlook Drive, looking south
Image 26
MD_CharlesCounty_MoyaoneReserveHD_0026.tif
Watts House (1964-65) at 1145 Overlook Drive, looking west
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Image 27

MD_PrinceGeorgesCounty_MoyaoneReserveHD_0027.tif

Dildine House (1968) at 2706 Hidden Valley Road, looking southeast
Osborn House (1968) at 14901 Reserve Road, looking southwest
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Image 29
MD_PrinceGeorgesCounty_MoyaoneReserveHD_0029.tif
McDevitt House (1975) at 15102 Poplar Hill Road, looking north
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Image 30
MD_PrinceGeorgesCounty_MoyaoneReserveHD_0030.tif
Edler House (1975) at 14710 Poplar Hill Road, looking northwest