

**MARYLAND HISTORICAL TRUST  
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes \_\_\_\_\_  
no ☒

Property Name: High Point High School Inventory Number: PG:61-70

Address: 3601 Powder Mill Road (MD 212) Historic district: yes ☒ no

City: Beltsville Zip Code: 20705 County: Prince Georges

USGS Quadrangle(s): Beltsville

Property Owner: Prince George's County Board of Education Tax Account ID Number: 01- 0005173

Tax Map Parcel Number(s): 4 Tax Map Number: 18

Project: MD 212 at Allview Drive/ Evans Trail Agency: MD SHA

Agency Prepared By: MD SHA

Preparer's Name: Rebecca Crew Date Prepared: 10/31/2007

Documentation is presented in: \_\_\_\_\_

Preparer's Eligibility Recommendation: \_\_\_\_\_ Eligibility recommended ☒ Eligibility not recommended

Criteria: A B C D Considerations: A B C D E F G

*Complete if the property is a contributing or non-contributing resource to a NR district/property:*

Name of the District/Property: \_\_\_\_\_

Inventory Number: \_\_\_\_\_ Eligible: yes Listed: yes

Site visit by MHT Staff yes ☒ no Name: \_\_\_\_\_ Date: \_\_\_\_\_

Description of Property and Justification: *(Please attach map and photo)*

High Point High School is located on a 27.87-acre parcel on the highest point in Prince George's County, along the southeast side of Powder Mill Road, west of Beltsville and I-95. The school's grounds are adjacent to late 1960s apartments and other residential development and contain over twenty-seven acres and include several athletic areas as well as a large, paved parking lot in front of the building. Built in 1954, the High Point High School is a common example of mid-twentieth-century suburban public school construction. With additions in 1963 and 1975-76, the overall design reflects the mass-produced, non-decorative aesthetic associated with Modern architecture. Like numerous 1950s suburban schools across the country, High Point High School is characterized by its utilitarian, flat-roofed forms, with bands of metal casement windows, and subtle Modernist styling. The plan of the building is a rambling, asymmetrical arrangement of between one and three stories, positioned with the long elevation facing the street. The main entrance is located in a one-story portion located approximately in the center of the long northwest façade. It is hidden behind a brick façade bearing the name of the school. The northeast end of the school is three stories in height, and the Auditorium, an addition from 1975-76, is at the southwest end. The school has flat roofs, metal doors, brick veneer covered walls (with bricks laid in five-course American bond), long ribbons of metal windows, some use of glass block, metal doors, and the occasional concrete element that usually serves to create visual continuity. The workmanship reflects the preference for speedy construction methods that marked this period of suburban development.

**MARYLAND HISTORICAL TRUST REVIEW**

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

Criteria: A B C D Considerations: A B C D E F G

MHT Comments:

Jim Tulemus  
Reviewer, Office of Preservation Services

Blair  
Reviewer, National Register Program

1/9/08

Date

1/10/08

Date

200704058

The first addition appears to be at the northeast end of the school, consisting of three stories in height. Its divisions are measured through vertical visual continuity. The northeast façade has a porch-like entrance supported by slender pilotis, with two tall stories above, showing the influence of Le Corbusier and the International Style.

The Allan I. Chotiner Auditorium, built 1975-76 and named after the first principal of High Point, is located at the southwest end of the school. It is influenced by Brutalism, with the interior function clearly defined by the exterior form. The footprint is irregular, as the walls are angled. The roof contains two levels, as the stage area requires additional height to contain curtains, sets and lighting. To support the large open interior, the front wall is buttressed, forming five bays. The central bay contains the entrance and bears the name. A portico is formed in the western-most bay by the unenclosed area under the risers. The first floors of the remaining three bays are enclosed by glass, creating a lobby. A band of white concrete creates visual continuity across the top of the first floor of the front and angling downwards around the corner to the ground.

Paved parking lots surround the school with the largest lots to the south and the northeast. Buses and cars drop off and pick up students along the long north front of the building.

The athletic fields are extensive. The football field is at the southwest side of the parcel, surrounded by a track, with two sets of aluminum bleachers. At the northeast side of the field is a two-story, flat-roofed, concrete-masonry unit call box with rooftop access, and a gable-roofed concrete-masonry unit concession stand. The call box building has a sign giving the name the "Francis G. Tracy Stadium". The stadium area is enclosed by a chain-link fence and includes circuit-training installation.

At the south side of the school is a terraced area paved with concrete with six basketball hoops. A baseball/softball diamond and soccer fields are located further south, at the bottom of the hill. Four tennis courts at southeast corner of school. Just north of the tennis courts is a greenhouse attached to brick building, the only exterior remnant of a 1941 recommendation by the University of Maryland for Prince George's County Schools to be located on, or near, large parcels of land, so that students might be able to have practice in growing crops.

There are several pre-fabricated modular classrooms located in a courtyard area, visible from the rear of the school. Mature trees are also located in this courtyard, but there are few trees elsewhere on the school grounds. A few are located along Powder Mill Road. Two unkempt raised gardens, extending from the building, are located along the north side of the school.

#### Historic Context

Throughout the early twentieth century, public education in the United States underwent changes of growth, expressed in the consolidation of small school houses into regional schools. The general attitude of the Progressive era led to child-labor laws and compulsory attendance at school for children of certain ages. In Maryland in 1902, compulsory attendance was for children from age eight to twelve. As transportation advances made it possible for students to commute from larger geographic areas, it made it possible for schools to become larger and offer more programs. Concurrently, formal education became valued and the numbers of students who stayed in school beyond eighth grade increased dramatically. In the period following World War II, Maryland's public education system experienced massive growth and expansion. The war had brought increased industrial development and influx of new residents to the state. A resultant major building boom and increased birth-rate caused a particularly acute problem for education. School boards across the state struggled to expand fast enough to accommodate the growing number of students (Callcott 1985, 237).

Neighboring the District of Columbia, Prince George's County felt the effects of the bulging school population, particularly in those areas closest to the District. As with other public buildings of the era, school designers chose an aesthetic that they believed emphasized modernity and technological advancement. School design of this era had more in common with factories than with one-room rural schools or any other historic prototype.

History of High Point High School, adopted from <http://www.hphs1965.com/hphshistory.htm>

In April of 1953, the Beauchamp Company made a successful bid of \$2,200,000 and work began with the building completion date set for September of 1954. High Point opened in the 1954-1955 school year with 1,396 students, seventh through eleventh grade,

#### MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended \_\_\_\_\_

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

Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

MHT Comments:

\_\_\_\_\_  
Reviewer, Office of Preservation Services

\_\_\_\_\_  
Date

\_\_\_\_\_  
Reviewer, National Register Program

\_\_\_\_\_  
Date

and 58 teachers. The facility consisted of 53 classrooms, a library, gym, health suite, teacher's room, cafeteria, counselor's office and an administrative office.

The first principal, Allan Chotiner, and the teachers of the new school were chosen before the end of the 1953-1954 school year. Choice of the new school's name was debated. Beltsville High School was appropriate with regard to the location, but was inappropriate for the population served because most of the students we bused from Takoma Park, Beltsville, College Park, Adelphi, Langley Park and Greenbelt. Cherry Hill High School was the original name chosen, but because of the location on the highest hill in the county, the name High Point High School was selected.

In the 1955-56 school year, a twelfth grade was added and the teaching staff grew to 77. In the same school year the school board purchased an additional 10 acres adjacent to the school property and added twelve temporary buildings. By the 1956-57 school year, there were 91 teachers and continued high enrollment necessitated three school shifts - seventh graders went in the morning, the eighth graders in the afternoon and senior high had an all day session. A dual system of bells and chimes announced the change of classes. The construction of Rollingcrest and Buck Lodge Junior High Schools eliminated the overcrowded conditions, and in the 1958-59 school year, High Point became a Senior High School with 1,400 students in Grades 10, 11, and 12.

Growth of the student body continued and the late 1950s and early 1960s brought additions to the original structure. A music and language wing was added as well as a second cafeteria and a library extension. The "new wing" was added in 1963 and dramatically increased the school's classroom space. High Point's highest enrollment was 2,872 students in 1967-68. Between 1975 and 1976 the auditorium was built, as the most recent change to the basic physical structure.

In 1981, the County began converting its junior highs to middle schools, phasing ninth graders into the high schools. By 1983-84 High Point had changed from a three-year senior high school to a four-year senior high school.

Prince George's County public schools came under a federal court order in 1973 with the intent of fully integrating the school system. In the mid-1980s, a program of magnet schools was established to assist in desegregation efforts, and High Point's magnet program, the Academic Center, was established. Since the 1970s, the immigrant student population of High Point has increased, reflecting changes common throughout the Metropolitan Washington region.

High Point had only three principals before 1990: Allan Chotiner (for whom the Auditorium is named), Frank Tracy, and Ronald Cunningham followed Mr. Tracy and served for six years. In the early 1990s, the school was led by three different principals over four years: John Payne, Patricia Martin, and Ethel Engrum. William Ryan was principal from 1997-2003. Scott Smith has served as principal since 2004.

#### Significance

Though the High Point High School is generally associated with trends in mid-twentieth century suburban public education, the school is not associated with any specific events that have made a significant contribution to the broad patterns of our history and is not eligible under Criterion A. The school is not eligible under Criterion B for an association with persons significant in our past. The school is not eligible under Criterion C for its design or construction. It has undergone several additions, in response to the general growth of the area, and it is a non-distinct example of a ubiquitous property type. It does not represent the work of a master or possess high artistic values. The property has not been evaluated for its potential to yield information important in prehistory or history, Criterion D.

#### References

Callcott, George H. Maryland and America 1940 to 1980. Baltimore: Johns Hopkins University Press, 1985.

College of Education, University of Maryland. A Program of Reorganization for the Public Secondary Schools of Prince George's County, Maryland. University of Maryland, March 1941.

<http://www.hphs1965.com/hphshistory.htm>

#### MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended \_\_\_\_\_

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

Criteria:    A    B    C    D Considerations:    A    B    C    D    E    F    G

MHT Comments:

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Reviewer, Office of Preservation Services

\_\_\_\_\_  
Date

\_\_\_\_\_  
Reviewer, National Register Program

\_\_\_\_\_  
Date

# SHA - Prince George's

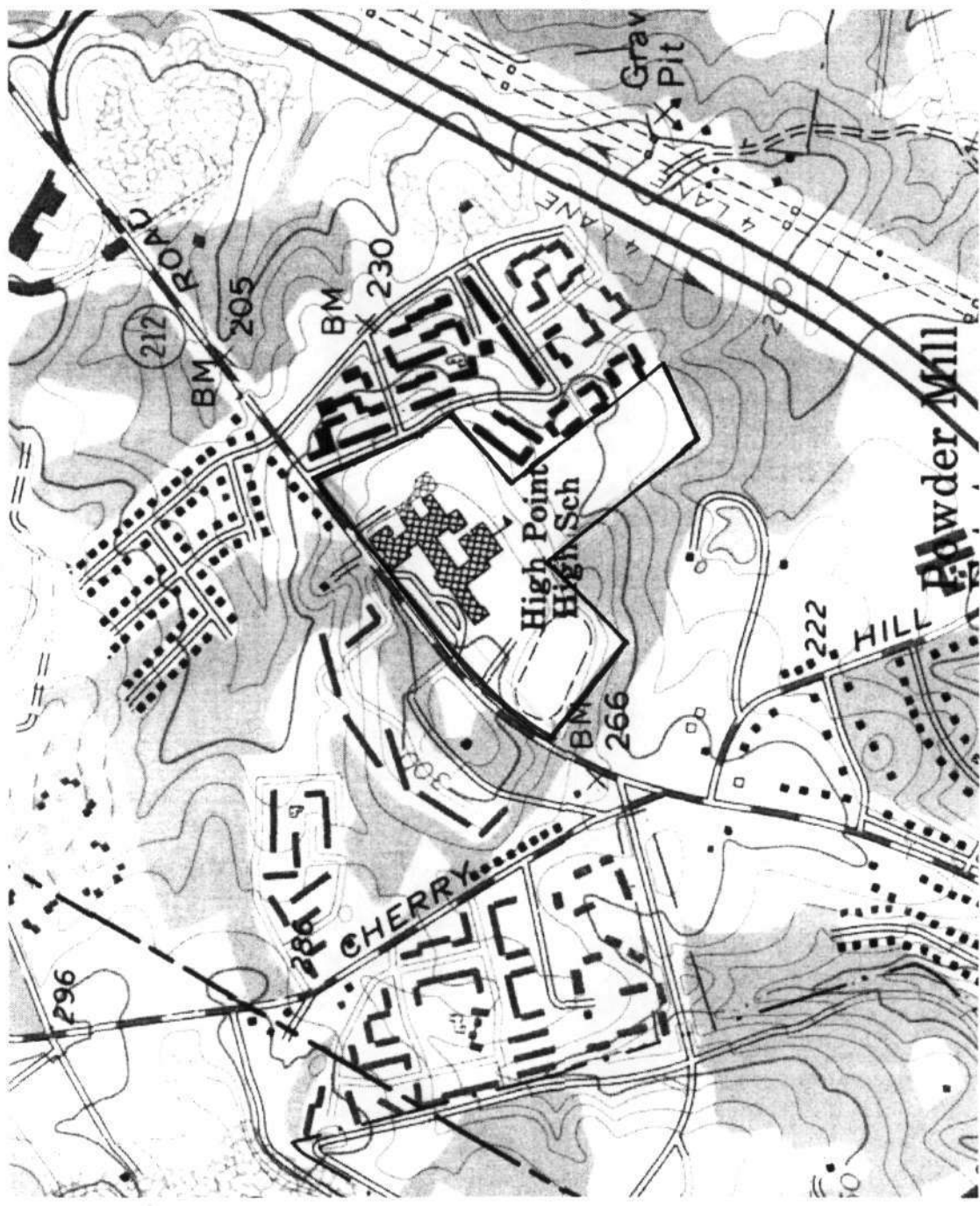
High Point High School  
3601 Powder Mill Road  
Beltsville, MD 20705

Beltsville Quad

County



0.8 Miles



0.4

0

0.4





**HIGH POINT HIGH SCHOOL**

MHP # PG: 61-70

High Point High School

Prince George's County, MD

Rebecca Crew, photographer

9/26/07, neg. MD STPO

View facing SE towards main entrance

# 1 of 25

008928 16/28+ <5R25 11>

15 C0 M0 Y0 D+1 10/05/07



HIGH POINT HIGH SCHOOL

MHP # PG: 61-70

High Point High School

Prince George's County, MD

Rebecca Crow, photographer

9/26/07, neg. MD SHPO

View of front entrance, facing SE

# 2 of 25

008928 17/28+ <5R25 11>

16 CO MO Y0 D+1 10/05/07





MHP# PG:61-70

High Point High School  
Prince George's County, MD  
Rebecca Crew, photographer

9/26/2007, neg MD SHPO

View facing SE towards front of school

#3 of 25

008928 18/28+ (5R25-11)

17 00 M0 Y0 D+1 10/05/07



MIHP# PG: 61-70

High Point High School

Prince George's County, MD

Rebecca Crew, Photographer

9/26/07, neg MD SHPO

View facing E towards front wing

# 4 of 25

14 CO MO VO D+2 10/05/07



MHP# PG: 61-70

High Point High School  
Prince George's County, MD

Rebecca Crew, Photographer

9/26/07, neg. MD SHPO

View facing NE towards front-projecting wing  
#5 of 25

13 00 M0 Y0 D0 10/05/07





MIHP # PG-61-70

High Point High School

Prince George's County, MD

Rebecca Crew, photographer

9/26/07, neg. MD SHPs

008928 13-28+ (5R25 11)  
Detail of metal window, NW facade

# 6 of 25

12 00 M0 V0 D0 10/05/07



MHP # PG: 61-70

High Point High School

Prince George's County, MD

Rebecca Crew, photographer

9/26/07, neg. MD SHPO

Detail of terraced garden at NW facade

# 7 of 25

11 CO MO Y0 D0 10/05/07



MIHP # PG: 61-70

High Point High School  
Prince George's County, MD

Rebecca Crew, photographer

9/26/2007, neg. MD SHPO

Detail of metal window, NW facade

# 8 of 25

0000028 11/28/07 11:58:15

10 00 40 10 00 10/05/07





MHP # P6: 61-70

High Point High School

Prince George's County, MD

Rebecca Crew, photographer

9/20/07, neg. MD SHPD

View facing SW towards NE facade

# 9 of 25

9 00 00 Y0 00 10/05/07



MHP # PG: 61-70  
High Point High School  
Prince George's County, MD  
Rebecca Crew, photographer

9/26/07, neg. MD SHPD

View facing SW towards NE portion of school

#10 of 25

7 00 MO Y0 00 10/05/07



MHP# PG: 61-70  
High Point High School  
Prince George's County, MD

Rebecca Crew, photographer

9/26/07, neg. MD SHPO

View facing S towards NE Facade  
#11 of 25

8 00 M0 Y0 D0 10/05/07





MHP# PG: 61-70

High Point High School

Prince George's County, MD

Rebecca Crew, photographer

7/26/07, re. MD SHP

View facing S towards NE grade

# 12 of 25

6 00 00 00 00 10/05/07



MHP # PG: 61-70

High Point High School

Prince George's County, MD

Rebecca Crew, Photographer

9/26/07, neg. MD SHPD

View facing NW towards NE courtyard

# 13 of 25

5 00 10 00 10 05 07



MHP # PG: 61-70

High Point High School

Prince George's County, MD

Rebecca Crew, photographer

9/26/07, neg. MD S11P3

Detail of entrance under breezeway (View fac. S)

# 14 of 25

4 08 MB VB DB 10/05/07



MIHP # PG: 61-70

High Point High School

Prince George's County, MD

Rebecca Crew, photographer

9/26/07, neg MD SHPO

Detail of windows, NE facade,

# 15 of 25





MIHP # PG: 61-70

High Point High School

Prince George's County, MD

Rebecca Crew, photographer

9/26/2007, neg. MD SHPO

View facing NE towards school

# 16 of 25

2007 05 10 00 00 00



MHP # PG:61-70

High Point High School

Prince George's County, MD

Rebecca Crew, photographer

9/26/2007, reg. MD SHPO

View facing E towards South wing

#17 of 25

23 00 10 00 10 05/07



MHP #PG: 61-70

High Point High School  
Prince George's County, MD

Rebecca Crew, photographer

9/26/2007, neg. MD SHPO

View facing NW towards rear of Auditorium

#180P 25

008928 23/28+ <SR25 11

22 CO MO Y0 D+1 10/05/07



MIHP # PG: 61-70

High Point High School

Prince George's County, MD

Rebecca Crew, photographer

9/26/2007, neg. MD SHPS

View facing SE towards Auditorium

# 17 of 25

008928 20/28+ (5R25 11)

19 00 MO Y0 D0 10/05/07





ALLAN I. CHOTINER  
AUDITORIUM

MIHP# 06:61-70  
High Point High School  
Prince George's County, ND

Rebecca Crew, photographer  
9/26/2007, neg. 710 SHP

View facing SE towards Auditorium  
# 20 of 25

008928 19/28+ <5R25 11>

18 C0 M0 Y0 D0 10/05/07



M1#P #PG: 61-70

High Point High School

Prince George's County, MD

Rebecca Crew, photographer

9/26/2007, neg. MD SHPD

View Facing NW towards Football field & bleachers

008928 22/28+ (5R25 11)

#21 of 25

21 00 MO Y0 D0 10/05/07



MIHP # PG: 61-70

High Point High School

Prince George's County, MD

Rebecca Crew, photographer

9/26/07, Neg. MD SITPO

View facing east towards football field

# 22 of 25

008928 21/28+ <5R25 11>

20 00 MO Y0 D0 10/05/07



MHP # PG: 61-70

High Point High School  
Prince George's County, MD

Rebecca Crew, photographer

9/26/07, neg. MD SHPD

Facing SW towards tennis courts  
# 23 of 25

000928 1/28+ (5R25 11)  
0 00 10 00 00 10/05/07





MIHP # PG: 61-70

High Point High School

Prince George's County, MD

Rebecca Crew, photographer

9/26/07, reg. MD SHPO

Facing E towards greenhouse

#24 of 25

3 00 MD Y0 D0 10/05/07



MIHP # PG: 61-70

High Point High School

Prince George's County, MD

Rebecca Crow, photographer

9/26/07, reg. MD SHPS

Facing SE toward greenhouse

#25 of 25

008928 3/28+ <5R25 1D

2 00 MD Y0 D0 10/05/07