



# PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

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**APPROVED 4/16/2024**

## Summary of Actions

Prince George's County Historic Preservation Commission  
Tuesday, March 19, 2024, 6:30 p.m.

**THIS MEETING WAS HELD VIRTUALLY VIA TEAMS**

Commissioners Present: Chair John Peter Thompson, Jane Carpenter-Rock, Ph.D., Pamela Jenkins, Arlisha Norwood, Ph.D., Kelly Porter, Susan Pruden, Royal Reff

HPC Counsel: Bradley Farrar, Esq.

Staff Present: Tom Gross, Jennifer Stabler, Ph.D., Daniel Tana, Kacy Rohn, Amelia Chisholm, Janet Adesina, Tyler Smith, Natalie Zalc

<b>Guest: Name/Organization</b>	<b>Agenda Item</b>
Justin Korenblatt, Esq.	C.1
Nick Speach	C.1
Thomas Haller, Esq.	C.2
Alex Chunakara	C.2
Amit Barman	C.2
Michael Romero	D.1
Stephenie Clevenger	D.4
Mayor Sarah Franklin, Town of Upper Marlboro	D.4
Andrew Dantos	D.4
Michael Brown	D.4
Danny and Jennifer Schaible	E.1
Dr. Claudia Smith	E.1

### **A. CALL TO ORDER**

Chairman Thompson called the meeting to order at 6:31 p.m. Ms. Rohn read introductory remarks about the meeting and procedures into the record.

Commissioner Norwood joined the meeting at 6:34 p.m.

Commissioner Porter joined the meeting at 6:35 p.m.

## **B. APPROVAL OF MEETING SUMMARY – February 20, 2024**

**MOTION:** Commissioner Reff moved to approve the February 20, 2024, meeting summary. The motion was seconded by Commissioner Carpenter-Rock. The motion was approved by roll call vote and without objection (6-0).

### **C.1. DEVELOPMENT REFERRAL, DSP-22001, McDonald's Ager Road**

Dr. Stabler presented. The subject property comprises 4.16 acres and is located at 6565 Ager Road in the northwest quadrant of the intersection of East West Highway and Ager Road, in Hyattsville, Maryland. The property has frontage on East-West Highway (MD 410), Ager Road, and Van Buren Street. The subject property was zoned Commercial Shopping Center (CSC), per the prior zoning ordinance, and is located in the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* area. The site is located within the Green Meadows Shopping Center, which contains a variety of businesses including a bakery, a seafood shop, a sub/sandwich shop, a barber shop, a general retail space, a market, restaurants, and a liquor store. While this application includes all of Parcel 23 (4.16 acres), only the southern portion of the site, containing 1.16 acres, is the focus of this application.

The subject property is adjacent to the Green Hill Historic Site (65-008) located at 1009 Van Buren Street in Hyattsville, Maryland, and borders the Historic Site on the south. The earliest section of this house may have been built for William Dudley Digges, a member of the Maryland House of Delegates, in 1817 and 1818. Pierre L'Enfant lived here as Digges' guest in 1824 and died here in 1825. L'Enfant's remains were moved to Arlington National Cemetery in 1909. In 1925, a cenotaph was erected to mark the original burial place of L'Enfant, the designer of Washington, D.C. In 1864, Green Hill became the country house of George Washington Riggs, founder of Riggs National Bank. The Riggs family greatly enlarged the house in the late nineteenth and early twentieth centuries; the Neoclassical fieldstone mansion seen today reflects those changes. In 1960 the house was completely remodeled on the interior for use as a Roman Catholic seminary for the Pallottine order of priests and brothers, a use it retains today.

The applicant proposes to demolish the existing 1,995-square foot building located in the southern portion of Parcel 23 and construct an approximately 4,073-square foot McDonald's eating and drinking establishment with drive-thru service. The exterior of the building will be clad in vertical and horizontal panels of fiber cement siding in dual brown/earth tones. A canopy projects from the face of the building along the southeast and west facades. The roofline features a parapet roof to shield HVAC units from view. The building will be accessed through an existing driveway that will not be altered. The proposed McDonald's building is rectangular in shape, with parking on the north and south sides. Drive-thru traffic will run along the extreme southern boundary of the site and circulate around the rear of the building.

Section 4.7 of the Prince George's County Landscape Manual, "Buffering Incompatible Uses," requires a 40-foot planted buffer along the rear of the subject site where it abuts the 13.515-acre parcel that contains the Green Hill Historic Site (65-008). Strict application of the Landscape Manual would require that the 40-foot buffer contain a prescribed number of plant units. The applicant is seeking alternative compliance (AC) from the Landscape Manual Section 4.7

requirement by proposing to remove existing trees and not provide any plant units within the 40-foot landscape buffer, in order to address a longstanding trespassing issue in that portion of the property. The applicant notes that there are existing trees on the adjacent parcel containing the Historic Site that provide a visual buffer from the shopping center. There is also a substantial elevation change between the shopping center and the structures on the Green Hill Historic Site.

The applicant is proposing landscape plantings, including a variety of trees and bushes, at the property's frontage on East West Highway and Ager Road in order to satisfy separate requirements of the Landscape Manual. These plantings will not provide any visual buffer of the development from the adjacent Historic Site.

The applicant's proposed lighting plan includes pole-mounted fixtures with full cutoff optics. The illuminance levels along the portions of the property adjacent to the Green Hill Historic Site range from 0.4 to 6.1 foot candles, with an average of 2.3 foot candles along the property line.

Historic Preservation staff acknowledged that the proposed removal of existing trees and proposed treatment of the landscape buffer on the subject property is related to a longstanding trespassing issue, rather than the inability to provide the required buffer on the site. The trees on the adjacent parcel containing the Green Hill Historic Site are a combination of evergreen and deciduous and do provide some degree of visual buffering. The plantings proposed by the applicant along East West Highway and Ager Road will not aid in buffering the proposed development from the Historic Site.

The applicant's proposed use of full cutoff lighting in the McDonald's parking lot should reduce the spillover of light onto the Green Hill Historic Site but may still adversely affect the Environmental Setting of the Historic Site. The applicant should ensure that the lighting is installed so as to minimize the spillover of light onto the adjacent Historic Site.

The 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* contains goals and policies related to historic preservation (pages 113-118). However, these are not specific to the subject site. The Land Use Map adopted as part of the Master Plan recommends the property be developed with retail commercial uses. The existence of the Green Meadows Shopping Center is reflected on the map of proposed uses in the City Center and the Master Plan Area. The proposed use in this application is consistent with the proposed use of the subject property for retail commercial uses.

At the time of the HPC meeting, Historic Preservation staff was not aware that the owner of the property containing the Green Hill Historic Site (65-008) has stated a position on the proposed DSP application.

Historic Preservation staff recommended that the Historic Preservation Commission forward the following comments to the Planning Board to consider in its review of the subject application:

The Historic Preservation Commission acknowledges that the landscape plan proposed with DSP-22001, McDonald's Ager Road, is intended to address a longstanding trespassing issue on the developing property. Although existing

topography and mature trees on the adjacent Green Hill Historic Site provide some degree of visual buffering from the proposed development, the HPC encourages the applicant to consider retaining some number of existing trees within the landscape buffer. The applicant should also seek to minimize the spillover of light from the proposed development onto the Green Hill Historic Site.

Commissioner Reff asked additional questions about the location of the landscape buffer. Staff explained the purpose of the HPC's review of this site is the buffer that is between the developing property and the Green Hill Historic site, which abuts the southeastern corner of the property. Justin Kornblatt, Esq., counsel for the applicant, stated that the homeless encampment behind the buildings represents a nuisance and that the community has requested police and security presence, and the applicant is therefore asking to remove the trees and install lights to make the area uninhabitable. Commissioner Carpenter-Rock inquired if clearing the trees is going to prevent the encampment problem. Mr. Kornblatt and Nicholas Speach, Bohler Engineering, explained that clearing the trees and regrading the land will make it difficult to erect a tent and will make the area uninhabitable.

**MOTION:** Commissioner Pruden moved to forward HPC comments to the Planning Board on DSP-22001, McDonald's Ager Road, as recommended by Historic Preservation staff. The motion was seconded by Commissioner Carpenter-Rock. The motion was approved by roll call vote and without objection (6-0).

## **C.2. DSP-20005, Washington Pentecostal Assembly**

Mr. Smith presented. The subject property comprises 0.58 acres and is located at 4318 Baltimore Avenue, directly north of the George Washington House Historic Site (69-005-02) and north of the intersection of US 1 (Baltimore Avenue) and Upshur Street. The subject property is zoned M-X-T per the prior Zoning Ordinance and located in the 2009 *Approved Port Towns Sector Plan* area. The subject application proposes the conversion of an existing building to a church with architectural modifications.

The subject property is opposite the Old Port of Bladensburg Community Park, M-NCPPC property to the west and surrounded by industrial uses to the north and east. Adjacent to the property to the south is the George Washington House (Historic Site 69-005-02). Built circa 1760 by Jacob Wirt as a store, the structure was part of a commercial complex that also included a billiard hall, tavern, and blacksmith shop. The George Washington House is a two-and-one-half story, side gabled brick structure with a two-story porch and a rear wing of frame construction. The building earned its name through an assumption that "George Washington slept here;" however, the extant structure was never a tavern during Washington's lifetime. The building received its present name before 1878 when it was being used as a hotel. Listed in the National Register of Historic Places in 1974, it is protected by an easement held by the Maryland Historical Trust. The George Washington House is currently used as offices for the Anacostia Watershed Society. The George Washington House has a gravel parking lot between the historic structure and the subject property.

The subject property is part of Lots 4 and 5 and is situated between the north and southbound lanes of Baltimore Avenue, approximately 775 feet north of the Peace Cross (Historic Site 69-005-16). The sole access is from two driveway access points on the northbound lanes of Baltimore Avenue. There is no access to the subject property from the southbound lanes. The subject property is zoned IE/IDO and was formerly zoned M-X-T/DDO/IDO and is within the 2009 *Approved Port Towns Sector Plan* area. The plan includes goals and policies related to historic preservation (pages 89-102). However, these are not specific to the subject site or applicable to the proposed development.

The subject application proposes using the existing Colonial Revival-style building as a church. The southern wing of the building is a one-story structure, oriented north to south, with dormers facing Baltimore Avenue in both directions. There is a covered entrance to the building on both the east and west facades. The northern wing of the building is oriented east to west and the roofline extends above the south wing of the building. A concrete parking lot is located on the east, south, and west sides of the building.

The proposed conversion of the building to a church includes no increase in gross floor area. No grading or modifications to the parking lot are proposed. The modifications will include increasing the roof height of the central one-story portion of the building for the sanctuary, adding a steeple, and creating more prominent entrance vestibules faced with stone, windows, and wood doors on both the east and west facades. The increased roof height on the central part of the building will match the roof height of the northern wing.

Staff concluded that the south elevation of the existing building as viewed from the George Washington House will remain substantially unchanged. The addition of a second story to the middle part of the building will result in the gable end being visible above the one-and-one-half story ridge of the south elevation. The existing building is approximately 40 feet from the property line with the Historic Site, and there are existing mature trees that provide some degree of visual buffering from the developing property.

Staff recommended that the Historic Preservation Commission recommend to the Planning Board approval of DSP-20005, Washington Pentecostal Assembly, with no conditions.

Commissioner Porter asked if the additional traffic and parking will become a concern as the Church membership increases. Tom Haller, Esq., counsel for applicant, and Alex Chunakara, Secretary for the Church, stated there are currently 60 members and they have adequate parking.

**MOTION:** Commissioner Pruden moved to recommend to the Planning Board approval of DSP-20005, Washington Pentecostal Assembly, with no conditions. The motion was seconded by Commissioner Norwood. The motion was approved by roll call vote and without objection (6-0).

#### **D.1. HISTORIC AREA WORK PERMIT, 2024-005, McEwen House**

Daniel Tana presented. The subject property is the McEwen House, 4106 Gallatin Street, identified within the Inventory of Historic Resources as Historic Site 68-010-16. The McEwen House is a large frame front-gabled house with fine Queen Anne style decorative detail. It was

built in 1887 from a mail-order design on an urban residential lot in the newly-platted town of Hyattsville. The house consists of a two-and-one-half story gable-roof main block, with a slightly lower rear kitchen wing. The main block is four bays by three, with entrance in the first bay of the five-bay main south gable front. Across the south gable front is a one-story hip-roof porch supported by turned bracketed posts. The surfaces of the house exhibit considerable variety of decoration: the first story is sided with narrow horizontal boards, the second story with fishscale shingles, and the loft level and upper gable ends are decorated with applied geometric and ramiform paneling. The east and west elevations are varied by projecting semi-octagonal bays. Windows are generally one over one double hung sash, with colored border lights in the upper sashes. There is a large, corbelled brick chimney centered at the ridge of the cross-gable roof. Extending north from the north gable end, and slightly inset from the west facade of the main block, is a lower two-and-one-half-story kitchen wing.

The subject house was built in 1887 by Clarence McEwen, who bought a house plan produced by the Cooperative Building Plan Association of New York. McEwen served as a Town Commissioner in Hyattsville in 1888, but two years later lost his property through default in mortgage payments. The house incorporates fine detail in its surface paneling, window treatment, and projecting bays. It embodies many distinctive characteristics of the Queen Anne/Victorian style and is a noticeable landmark in the town of Hyattsville.

The applicant has proposed the addition of a new 18" x 36" double-hung, one-over-one wood window (WeatherShield Premium Series) in the west elevation of the first floor of the house, opening to an existing bathroom with 5" wide casing, to match that of the existing windows. The new window would require a new opening in the building envelope at the location described above and would allow light and fresh air into the first-floor bathroom. The proposed window would be visible from the public right-of-way when viewed from the southwest.

The M-NCPPC Easement Committee recommended approval of this work under the terms of the easement. This recommendation was forwarded for signature approval by the Director of the Prince George's County Planning Department, as designee for M-NCPPC, the easement holder. At the time of the HPC meeting, signature approval by the Director remained pending. Per Sec. 29-112(a), approval of the work by M-NCPPC as easement holder is required before this HAWP can be approved.

Staff concluded that the photographs, drawings, and material specifications provided by the applicant were sufficient to review the proposed work. The design and materials of the proposed work were found to be compatible with the HAWP approval criteria of Subtitle 29-111(b) and the Secretary of the Interior's *Standards for Rehabilitation*.

Staff recommended that the Historic Preservation Commission *approve* HAWP 2024-005 as meeting Subtitle 29-111(b), criterion 3, and the Secretary of the Interior's *Standards for Rehabilitation*, standards 1 and 9, with the following condition:

1. This Historic Area Work Permit will be valid as of the date on which approval of the associated easement change/alteration request is granted by M-NCPPC.

Michael Romero, applicant for the project, expressed his excitement for the window.

**MOTION:** Commissioner Pruden moved to *approve* HAWP 2024-005 as meeting Subtitle 29-111(b), criterion 3, and the Secretary of the Interior's *Standards for Rehabilitation*, standards 1 and 9, with the condition included in staff's recommendation. The motion was seconded by Commissioner Porter. The motion was approved by roll call vote and without objection (6-0).

## **D.2. HISTORIC AREA WORK PERMIT, 2024-013, Helen Dwight Reid House**

Ms. Rohn presented. The subject property is the Helen Dwight Reid House, 13507 Reid Circle, identified within the Inventory of History Resources as Historic Site 80-057. The Helen Dwight Reid House is a one-story, butterfly-on-gable-roofed dwelling built in 1957 into the grade and anchored by a pentagonal brick chimney that rises to two stories from the lower level. Constructed of red brick laid in American bond, the house is also partially sheathed in painted tongue-and-groove siding on the upper level. Heavy beams support the roof near the front door, creating a carport. Large expanses of windows on the south elevation provide views of Piscataway Creek. Sited on a 14,660 square-foot lot that slopes from Reid Circle toward the creek, the house is approached from the street by a short asphalt driveway. The property is thickly landscaped with mature deciduous trees, shrubs and plantings at the front, sides and near the southern boundary that largely conceal the house from the street and the water.

The Helen Dwight Reid House is significant as a mid-century modern-style, Frank Lloyd Wright-inspired dwelling designed by Clark T. Harmon, AIA and John Samperton, AIA as a country house for Dr. Helen Dwight Reid, a Washington, D.C.-based authority in political science and international relations. The Reid House is further significant for its association with Washington, D.C.-area developer of Fort Washington Estates, Matthew N. Mezzanotte, and his short-lived effort to construct a community of Modern-Movement, luxury residences in southwestern Prince George's County on Piscataway Creek.

The applicant has applied for approval to replace and enlarge the kitchen window on the southwest (rear) elevation of the dwelling. The existing window is a two-part, aluminum frame, horizontally sliding window measuring 43<sup>3</sup>/<sub>4</sub>" wide by 34<sup>3</sup>/<sub>4</sub>" high. The proposed replacement is a three-part, fiberglass frame, horizontally sliding window measuring 72" wide by 34<sup>3</sup>/<sub>4</sub>" high. Enlarging the existing window opening will impact the tongue-and-groove wood siding but not the brick cladding on the rear elevation.

Staff concluded the photographs, drawings, and material specifications provided by the applicant were sufficient to review the proposed work included in this memo. The design and materials of the proposed work were found to be compatible with the HAWP approval criteria of Subtitle 29-111(b) and the Secretary of the Interior's *Standards for Rehabilitation*.

The proposal represents a moderate enlargement to an existing window opening on a non-street facing elevation. The placement and symmetrical configuration of the new window would minimally detract from the floor-to-ceiling windows and glass doors which comprise the elevation's primary fenestration.

Although Historic Preservation Commission Policy #1-05: *The Use of Synthetic or Composition Siding, Fencing Materials and Windows* states that “replacement windows fabricated of vinyl, aluminum, or other synthetics are generally incompatible with the architectural character of historic buildings and diminish their historic character,” the modern nature of this house and the fact that the existing window is aluminum support the use of fiberglass in this case.

Staff recommended that the Historic Preservation Commission *approve* HAWP 2024-013 as meeting the HAWP approval criteria of Subtitle 29-111(b), criteria 2 and 3, and the Secretary of the Interior’s *Standards for Rehabilitation*, standards 1, 2, and 9.

There were no questions from the commissioners.

**MOTION:** Commissioner Carpenter-Rock moved to *approve* HAWP 2024-013 as meeting Subtitle 29-111(b), criteria 2 and 3, and the Secretary of the Interior’s *Standards for Rehabilitation*, standards 1, 2, and 9. The motion was seconded by Commissioner Pruden. The motion was approved by roll call vote and without objection (6-0).

Commissioner Jenkins joined the meeting at 7:46 p.m.

### **D.3. HISTORIC AREA WORK PERMIT, 2024-014, Thomas J. Turner House**

Daniel Tana presented. The subject property is the Thomas J. Turner House, 14500 Elm Street, identified within the Inventory of Historic Resources as Historic Site 79-019-01. Built in the 1850s, the Turner House is a two-and-one-half-story side-gabled frame house that has been enlarged in several stages. The house was built by local carpenter Reuben W. Bunnell, and was the home of Thomas J. Turner, publisher of the local newspaper, *The Planters’ Advocate*. Located at the corner of the Old Marlboro Pike and Elm Street, this vernacular dwelling contributes to one of the few surviving nineteenth-century streetscapes in Upper Marlboro.

The applicant has proposed the addition of a new portico to cover the basement steps and areaway located on the north (rear) elevation of the house. The proposed portico would be framed with pressure treated 2” x 4” lumber, have fiber cement siding (e.g., Hardie board) on its east elevation, a metal roof, gutters and downspouts to match the existing ones on the house, and a scupper to feed water from the low sloped roof into the downspouts. An additional downspout will be added to the corner of the house between the sunroom and the cellar entrance and then be attached to the portico’s drainage, with an outlet located away from the house to a garden via flexible drains. All new gutters, downspouts, siding, and trim will be painted to match the existing color scheme of the house. The portico and associated drainage improvements to the existing house are meant to keep as much water away from the foundation of the house and basement areaway/door as possible to prevent future flooding of the cellar.

The M-NCPPC Easement Committee recommended approval of this work under the terms of the easement. This recommendation was forwarded for signature approval by the Director of the Prince George’s County Planning Department, as designee for M-NCPPC, the easement holder. At the time of the HPC meeting, signature approval by the Director remained pending. Per Sec.

29-112(a), approval of the work by M-NCPPC as easement holder is required before this HAWP can be approved.

Staff concluded the photographs, drawings, and material specifications provided by the applicant were sufficient to review the proposed work. The design and materials of the proposed work were found to be compatible with the HAWP approval criteria of Subtitle 29-111(b) and the Secretary of the Interior's *Standards for Rehabilitation*.

Staff recommended that the Historic Preservation Commission *approve* HAWP 2024-014 as meeting Subtitle 29-111(b), criteria 1 and 3, and the Secretary of the Interior's *Standards for Rehabilitation*, standards 1, 9 and 10, with the following condition:

1. This Historic Area Work Permit will be valid as of the date on which approval of the associated easement change/alteration request is granted by M-NCPPC.

There were no questions from the commissioners.

**MOTION:** Commissioner Norwood moved to *approve* HAWP 2024-014 as meeting Subtitle 29-111(b), criteria 1 and 3, and the Secretary of the Interior's *Standards for Rehabilitation*, standards 1, 9 and 10, with the condition included in staff's recommendation. The motion was seconded by Commissioner Pruden. The motion was approved by roll call vote and without objection (7-0).

Commissioner Porter left the meeting at 8:00 p.m.

#### **D.4. HISTORIC AREA WORK PERMIT, 2024-015, Dr. William & Sarah Beanes Cemetery**

Ms. Chisholm presented. The subject property is 14554 Elm Street, Upper Marlboro, identified within the Inventory of Historic Resources as the Dr. William & Sarah Beanes Cemetery, Historic Site 79-019-22. The site includes a small cemetery containing the remains of Dr. Beanes and his wife Sarah. A concrete walkway approaches the cemetery, stopping to the southwest of the site. A marble sill plate rests beneath a single-leaf iron gate, the only entrance to the cemetery. The cemetery is surrounded by a masonry and metalwork enclosure composed of six brick piers capped by sandstone pavers each featuring a cannonball finial and a wrought iron fence. The box tombs are comprised of a marble tablet resting horizontally on a foundation of stretcher-bond brick.

The site's Environmental Setting includes the entire 3.52-acre parcel on which the cemetery is located, which is situated directly north of the intersection of Elm Street and Governor Oden Bowie Drive within the municipal boundary of the Town of Upper Marlboro. The cemetery sits near the center of the parcel and faces south toward Governor Oden Bowie Drive.

The site holds significance as a memorial to Dr. William Beanes, a prominent physician and planter in Prince George's County. This site is the remnants of Dr. Beanes' 144-acre estate. During the American Revolution, Dr. Beanes served as a surgeon to American troops in

Philadelphia and later was a founding member of the Medical and Chirurgical Faculty of the State of Maryland.

Dr. Beanes is known best for his passive role in Francis Scott Key's penning of the "Star Spangled Banner." Beanes was taken prisoner by British forces after their attack on Washington, D.C. in 1814. The British took the doctor prisoner after he had a small number of British soldiers arrested as they headed out of Washington, D.C. A patient of Dr. Beanes, Richard West, called on his brother-in-law, Francis Scott Key, a Federalist lawyer in Georgetown, to help ensure the safe return of Dr. Beanes. Scott Key took a collection of letters written by British soldiers who had been treated by Dr. Beanes to the commander of the British North American Fleet, Alexander F. I. Cochrane, who agreed to release the doctor with the condition that both Key and Beanes would be held captive until the completion of the British assault on Baltimore's Fort McHenry the next day, September 13, 1814. It was during this event that Francis Scott Key wrote the poem which would become the "Star Spangled Banner."

Two structures also sit within the Environmental Setting, the Old Marlboro Primary School (Documented Property 79-019-51) and the Old Marlboro High School (Documented Property 79-019-52).

Sitting 35 feet to the west of the Beanes Cemetery is the Old Marlboro Primary School, which was constructed in 1896. The one-story, wood-frame Craftsman-style building is set on a poured concrete foundation and capped by a side-gabled roof clad in asphalt shingles.

The Old Marlboro High School sits less than 20 feet to the west of the Primary School structure. The Old Marlboro High School was constructed in two phases. The original main block, now located at the rear of the building, was built in 1921 and the U-shaped Classical Revival-style addition was built in 1934.

Both school buildings were designated as Prince George's County Historic Sites in the *2010 Historic Sites and Districts Plan* but were removed from the *Plan* by County Council Resolution CR-72-2019 on November 19, 2019. The removal of historic site status for the two school buildings did not alter the Environmental Setting for the Dr. William & Sarah Beanes Cemetery, which remains the entire 3.52-acre parcel.

The subject application proposes demolishing the Old Marlboro Primary School structure. The building is substantially deteriorated and is deemed unsafe, due in part to an automobile collision in 2018 and a subsequent roof collapse.

The proposed demolition will require an approximately 20-foot limit of disturbance (LOD) to accommodate the equipment proposed for the demolition. This will place demolition work within 15 feet of the Dr. William & Sarah Beanes Cemetery. All proposed equipment is the smallest possible for the function in order to minimize ground vibration that may affect the cemetery.

Staff concluded that the scope of work, site plan, and photographs provided by the applicant were sufficient to review the proposed work.

Only two burials are known to be in the Dr. William & Sarah Beanes Cemetery. Dr. Beanes died without children. However, Beanes was a planter and enslaved many individuals. The probate completed at his death included the names of 22 enslaved individuals, although Dr. Beanes manumitted them all with his will of 1828. Census records from the first three decades of the nineteenth century show that Dr. Beanes enslaved anywhere between 20-35 individuals at any one time. Some of these people may have died on the plantation, and no other cemetery has been identified on the property.

The applicant should retain a consultant archeologist to monitor the demolition of the Old Marlboro Primary School and any other potential ground disturbance to mitigate potential impacts to archeological resources in and around the Dr. William & Sarah Beanes Cemetery.

Staff concluded that the subject application can be found to meet the HAWP criteria of Section 29-111(b) of the Prince George's County Code and the Secretary of the Interior's *Standards for Rehabilitation*.

Staff recommended that the Historic Preservation Commission *approve* HAWP 2024-015 as meeting Subtitle 29-111(b), criteria 3 and 4, and the Secretary of the Interior's *Standards for Rehabilitation*, standard 8, with the following condition:

1. The applicant shall retain a consultant archeologist to perform monitoring while demolition occurs. The archeologist shall have the authority to temporarily halt work if significant subsurface features are encountered and consult with Historic Preservation Section staff to determine appropriate mitigation measures before work resumes.

Commissioner Reff asked if the HPC discussed having an archaeological survey done for the cemetery. Dr. Stabler stated there was not a proposal to do any excavations around the cemetery. Stephenie Clevenger, representative for the property owner, thanked staff and the Commission and agreed with staff recommendations. Mayor Sarah Franklin stated she supports having the building removed. Michael Brown, Office of Central Services and representative for the County, expressed his support for this project.

**MOTION:** Commissioner Jenkins moved to *approve* HAWP 2024-015 as meeting Subtitle 29-111(b), criteria 3 and 4, and the Secretary of the Interior's *Standards for Rehabilitation*, standard 8, with the condition included in staff's recommendation. The motion was seconded by Commissioner Carpenter-Rock. The motion was approved by roll call vote and without objection (6-0).

#### **E.1. HISTORIC PROPERTY EVALUATION, Blair-Smith House (Documented Property 68-010-94)**

Mr. Smith presented. The subject historic property evaluation was requested by the property owners, Daniel Schaible and Jennifer Linn.

The Blair-Smith House is a one-and-one-half story stucco Tudor-Revival style house resting on a block foundation and raised basement. Built c. 1931, the home is a modified “Bellewood” model kit house sold by Sears Modern Homes. The dwelling is built of frame construction, and clad in stucco with a rear addition, added in 1967, partially clad in horizontal wood lapped siding. The house retains its original round arched plank door with three large decorative strap hinges and a small off-centered rectangular six-light window. The majority of the house’s windows are six-over-six double-hung wood windows with two small leaded glass casement windows with diamond-shaped glass panes. The house retains a combination of original and replacement decorative wood batten-type shutters. The house is capped with a characteristic steep-pitched cross-gabled roof sheathed in asphalt shingles.

The Blair-Smith House sits on the corner of 39<sup>th</sup> Avenue and Jefferson Street at 5416 39<sup>th</sup> Avenue. It is in the City of Hyattsville and within the Hyattsville National Register Historic District. The property comprises a 0.433-acre quadrangle made up of lots 11 and 12 of Block 5 of Hyattsville Hills. The house sits on lot 11 and a large, shaded grass lawn occupies lot 12 along Jefferson Avenue. The vicinity is characterized by a mix of detached houses and low-rise apartment buildings.

The Blair-Smith House is in Hyattsville Hills, an almost 90-acre subdivision added to Hyattsville in 1922. The house is identified as a Sears and Roebuck catalogue home built c.1931. Hyattsville developed gradually over time between the initial platting in 1873 to its final addition in 1942. Residential buildings make up most of the community, with a commercial corridor on the eastern boundary along Rhode Island and Baltimore Avenues. The buildings reflect late nineteenth and early twentieth-century architectural trends, particularly the Queen Anne, Craftsman, and Colonial Revival styles. The residential buildings of Hyattsville are typically set back from the tree-lined streets on rectangular building lots.

Following the pattern of many suburban communities throughout the United States, Hyattsville grew exponentially after the First World War. The success of the streetcar, emergence of the automobile and continued growth of Washington, D.C. stimulated residential and commercial construction in Hyattsville. As a result, the suburb experienced a second phase of development beginning in the 1920s that resulted in the construction of nearly 700 buildings in just thirty years. This included more than 600 dwellings, fifty commercial and industrial resources, three churches, a post office, two schools, a meeting hall, and a municipal building.

A large portion of this growth occurred in the Hyattsville Hills subdivision, platted in 1922, which contained 498 building lots on nearly 90 acres. This section added nineteen blocks to Hyattsville, west of 42<sup>nd</sup> Avenue. During this period of growth, the Colonial Revival and Craftsman styles dominated. The American foursquare, bungalow, and two-story/side-gable structures commonly adorned with Colonial Revival-style elements were popular forms. Most of the dwellings were wood-frame construction clad with weatherboard siding, wood shingles, asbestos shingles, or a brick veneer.

The Blair-Smith house was built on Lot 11, Block 5 of the Hyattsville Hills subdivision c. 1931. 39<sup>th</sup> Avenue, at that time called McKinley Avenue, was unpaved, and Block 5 was on the outside perimeter of Hyattsville’s development. An open stream ran through the property on Lot 12.

Howard Richardson Severe and Inez M. Brock Severe bought lots 11 and 12 in 1930 and obtained a loan from an Edwards D. Ford to build a house. Inez Severe's father, Addison Brock, was a housebuilder listed as a house carpenter in the 1930 census, and was possibly the builder of this house. The 1930 census lists Addison Brock living on Banner Street in Hyattsville with his wife and three daughters, including Inez and son-in-law Howard, who was listed as a State Road Inspector. Later occupants of the house recalled that the father was building the house for his daughter and son-in-law.

The house can be clearly identified as a Bellewood model Sears kit home offered in the Sears Modern Homes catalogue from 1931-1933. The Bellewood was advertised as a "happy combination of a well laid out floor plan with a modern attractive exterior." The design was described as an adaptation of a small English cottage with five rooms and one bath. The description calls out the arched front door with strapped hinges and batten-type shutters. The exteriors were often clad in shingles rather than stucco.

The young Severe couple never moved in. Maryland Land Records suggest that the Severes defaulted on their loan and surrendered the property to their lender, Edwards D. Ford, who then transferred the property to Sears, Roebuck and Company. The structure appears on the 1933 Sanborn Fire Insurance Map of Hyattsville.

From 1908 to 1942, Sears, Roebuck and Company sold more than 70,000 houses in North America purchased primarily by customers through the Sears and Roebuck mail order catalog and sent to states on the East Coast and in the Midwest. Sears offered a wide range of architectural styles and sizes. Often shipped via railroad, the kits included most of the materials needed to assemble the house, including lumber, nails, and even staircases. Sears offered financing plans starting in 1911. Early mortgage loans were typically for 5 to 15 years at 6 to 7 percent interest. Sales peaked in 1929.

While financing through Sears helped homeowners purchase homes, many of those purchasers defaulted during the Great Depression, resulting in a public relations disaster. Sears stopped offering mortgages by the end of 1933, and the company was forced to liquidate millions in defaulted debt. Combined with pre-WWII shortages of building materials, Sears discontinued the Modern Homes catalog in 1940 and stopped sales in 1942.

Following the Severes' default, Sears, Roebuck and Company sold the house to Louise F. Blair in 1936. Louise F. Blair was born December 1, 1886, to Hervey Addison Blair and Adelaide Preston in Kansas. Following the tragic childhood death of her younger brother in 1891, her mother left Louise and her father in Kansas and moved to Michigan, where she died eight years later. Census records suggest that Louise F. Blair led an independent life from an early age. She is listed in the 1900 federal census at age 13 as a border in a household of three in Solomon, Kansas. By 1905, she was listed in the Kansas state census with an H.A. Blair, believed to be her father, in a household of three other people. Louise Blair graduated from Salinas High School in 1906. Louise Blair attended the College of Emporia in Emporia, Kansas, a college affiliated with the Presbyterian Church. There, she was an engaged student as a member of the YWCA, vice-president of the Alethean Society, and the contributor of a lengthy poem to the 1910 Allah Rah yearbook. During her time at Emporia College, she applied for and received her passport, which

listed her at age 22 in 1909. She graduated in 1910 with a B.A. in the Classical course and a teaching certificate. The 1910 Federal Census listed her as renting a home in Emporia as a single white female head of house at age 23.

By 1920, Blair had obtained a job in Washington, D.C. as a government clerk. She is listed as a resident of Washington, D.C. in the 1920 and 1930 censuses, first as a roomer with a family of four and later living on her own. In 1920, she joined the Eleanor Wilson Chapter of the Daughters of the American Revolution in Washington, D.C.

Louise Blair bought 5416 39<sup>th</sup> Avenue in 1936. The 1940 Federal Census lists her at age 53 living in the house (then listed as 21 McKinley Avenue) that she owned, which was valued at \$6,500. The census information described her profession as a grade clerk, wage or salary worker in the Department of Agriculture with an income of \$1,800. This information describes her a successful and atypical Hyattsville citizen. In 1940, of Hyattsville citizens twenty-five and older, less than two percent had completed four or more years of college, although eleven percent had attended some college. Twenty five percent had completed one to three years of high school. Thirty two percent of the women over fourteen were employed, over half as clerks or in sales. For males the top employers were craftsman, foreman, clerks, managers, and professional workers. Little information was found about her involvement in the community. Blair sold the house in 1949 to Claude and Geraldine Smith. Gary Smith, one of the Smith children, later recalled that the boys in the neighborhood may have bothered Ms. Blair because when she sold the property, there was an arrow stuck in the side of the house and a BB hole in one of the windows.

Claude Argyle Smith was born in Auburn, Indiana in January of 1913 to Audry Lee “Jake” Smith and Esta Mae Hummonboth. Thin, with dark red hair, he grew up on a farm milking cows and driving horses and is remembered as always liking animals. At the age of 12, he moved to Michigan, where he met Geraldine “Gerry” Pruden. Family recalls that he appeared in Gerry’s high school diaries.

Geraldine E. Pruden “Gerry” was born November 26, 1916, in Toledo, Ohio to Merlin D. Pruden and Florence L. Gray. She grew up in Fayette, Ohio and graduated from the Riverside Hospital School of Nursing in Toledo in 1938. Upon graduating, she cared for her grandmother and lived with her parents in Adrian, Ohio.

Claude Smith received his degree in veterinary medicine in 1935 from Ohio State University. The 1934 Ohio State yearbook lists him as an intramural horseshoe-pitching champion. After college, from 1935 to 1942, Claude Smith worked in eastern Tennessee and Puerto Rico as a USDA field veterinarian concentrating on the detection and eradication of tuberculosis and brucellosis in cattle and dairy herds. In 1942, Claude enlisted as a first lieutenant in the Army Air Force, where he inspected meat and dairy products in New York before they were shipped overseas for use by US troops. It was around this time that he reconnected with Gerry. Family history holds that during a trip to visit relatives, Claude got into a car accident in Ohio during a snowstorm after he swerved off the road to avoid hitting a sledding child. He happened to be in the town of Adrian, where he remembered Gerry to be living and looked her up. They were married a year later, on August 11, 1945. In 1946, Claude left active duty and returned to working with the USDA. The Smiths had

three children: Gary, Claudia, and Jack. After turning down an offer to move his family to Mexico to work on Foot and Mouth Disease, the Smiths bought 5416 39<sup>th</sup> Avenue in 1949.

The three children remember growing up in the house and playing in and around the yard, creek, and neighborhood. Some of Gary's first memories at the age of three are jumping off the side porch, before it had a railing, and a tricycle accident in front of the house. Claudia recalled sledding down 39<sup>th</sup> Avenue.

When the Smiths first moved in during 1949, the creek was open through the side yard (Lot 12) between the two apartment complexes and down to Magruder Park. Where the stream exited the culvert under Jefferson Street there was a deep pond-like area where Gary Smith recalled neighborhood boys swimming there. During the 1940s the Washington Suburban Sanitation Commission, its headquarters located two blocks from the Blair-Smith House, took on the task of assessing storm drainage in the bi-county area. Hyattsville along with surrounding communities petitioned the WSSC for the creation of storm drains. In 1944, Louise Blair conveyed an easement to the county in connection with road improvements to Jefferson Avenue and the right to straighten the stream to operate and maintain a storm sewer. Not long after the Smiths moved in, around 1951, the stream was rerouted through a culvert and buried. Gary Smith remembers venturing into the newly installed culvert as a child.

Claude Smith continued his work as a USDA veterinarian until 1972, protecting American consumers from diseases in livestock, meat, and animal products. His obituary described his acquaintance with animals rivaling that of Dr. Dolittle. He regularly worked with chickens, cows and horses. He often worked at BARC (Beltsville Agricultural Research Center). One of his notable professional responsibilities included isolating Jackie Kennedy's horse Sardar to clear it of disease and release it after it was gifted to her from the president of Pakistan. Claude Smith became a Senior Staff Veterinarian, continuing to work with imported and exported animal products, with the Animal Health Division, Agricultural Research Service, USDA. His work included inspecting slaughterhouses around the world that exported products to the U.S., and he traveled to 30 countries. One of his last duties was overseeing the arrival of the giant pandas Ling-Ling and Hsing-Hsing to the National Zoo in 1972. The giant pandas' presence at the National Zoo, associated with "Panda Diplomacy," has come to represent a period of successful diplomatic relations between the U.S. and China. Claude Smith retired later that year. Throughout his life he was considered a tinkerer and inventor and during his time in Hyattsville worked with the Boy Scouts and YMCA.

Gerry Smith was known for her flower gardens and was an engaged community member: she served as a Civil Defense Coordinator during the duck and cover era, volunteered with the Girl Scouts, and served as a substitute teacher at local elementary schools. They were both longtime members of First Baptist Church of Hyattsville and later of University Baptist Church in College Park. Gerry taught Sunday School for 52 years. Claude Smith died at home in Hyattsville on February 15, 2005, at the age of 92, and Gerry at Sacred Heart Home in Hyattsville in 2017 at age 100.

The Blair-Smith House is significant as an intact example of Tudor Revival domestic architecture identified in the Hyattsville Historic District National Register of Historic Places form. The Blair-

Smith House is also a recognizable Sears model home. The property embodies the heritage theme of streetcar suburb development in Prince George's County in the early twentieth century.

The Blair-Smith House has retained its character as a Tudor Revival dwelling dating from the period of rapid suburban growth in Prince George's County. The original stucco cladding remains intact. The rear addition is generally compatible with the architecture of the original structure. The house retains its original arched front door and many of its original windows. The property retains its original size, and its suburban context remains unchanged. Overall, the Blair-Smith House retains a high degree of integrity of location, association, workmanship, feeling, design, materials, and setting.

Historic Preservation Commission Policy #1-87, "Evaluating Integrity, Degree of Alteration, and Scarcity and Frequency," states that a property's integrity should be considered in the context of the scarcity of the resource type it represents, with a less restrictive standard of integrity applied when few or no other similar properties exist in the Inventory of Historic Resources. There are currently few examples of Tudor Revival residential architecture in the Inventory. The Hyattsville National Register Historic District nomination form lists Tudor Revival an architectural style of the district and identifies 5416 39<sup>th</sup> Avenue as an example. Other examples identified in the nomination form include; 4907 42<sup>nd</sup> Avenue, 5717 39<sup>th</sup> Avenue, 5020 28<sup>th</sup> Avenue, 5022 38<sup>th</sup> Avenue, 5605 42<sup>nd</sup> Avenue, 5803 40<sup>th</sup> Avenue, and 4111 Hamilton Street (another Belwood model Sears, Roebuck, and Company house), none of which are County-designated Historic Sites or documented on Maryland Inventory of Historic Properties forms.

Staff concluded that the Blair-Smith House meets three of the nine criteria of Subtitle 29-104(a): (1)(A)(iv); (2)(A)(i); and (2)(A)(v).

Staff further concluded that, in weighing both the alterations that have been made to the structure since construction and the scarcity of the resource type within the Inventory of Historic Resources, the Blair-Smith House can be found to possess sufficient integrity to convey, represent, or contain the values and qualities for which it is judged significant.

Staff recommended that the Historic Preservation Commission recommend to the Planning Board and District Council that the Blair-Smith House, Documented Property 68-010-94, and its 0.433-acre Environmental Setting (Lots 11–12 of Block 5, Hyattsville Hills), be designated a Prince George's County Historic Site as meeting the following criteria in Subtitle 29-104(a): (1)(A)(iv); (2)(A)(i); and (2)(A)(v).

Danny Schaible and Jennifer Linn, the property owners, thanked Mr. Smith and the Historic Preservation Section for their work on this project.

**MOTION:** Commissioner Pruden moved that the Historic Preservation Commission recommend to the Planning Board and District Council that the Blair-Smith House, Documented Property 68-010-94, and its 0.433-acre Environmental Setting (Lots 11–12 of Block 5, Hyattsville Hills), be designated a Prince George's County Historic Site as meeting the following criteria in Subtitle 29-104(a): (1)(A)(iv); (2)(A)(i); and (2)(A)(v). Commissioner Jenkins seconded the motion. The motion was approved by roll call vote and without objection (6-0).

## **E.2. HISTORIC PROPERTY EVALUATION, Thomas and Adelaide Flynn House (Documented Property 68-074-04)**

Mr. Gross presented. The subject historic property evaluation was requested by the property owner, 4049 34th Street, LLC.

The Thomas and Adelaide Flynn House is two-and-one-half story dwelling constructed circa 1905 in a simplified Queen Anne style. The main volume of the house features an unusual roof structure, with a cross gable, projecting front gable, and rear hipped portion, all meeting at a flat square roof measuring approximately 12 feet by 14 feet and pierced with a brick chimney. A one-story, hipped roof addition built before 1939 spans the rear elevation. The front elevation is distinguished by a 45-degree corner window on the first story and a bay window sheltered by the projecting front gable on the second story. The exterior of the house is clad in wood lap siding, which until recently was concealed by aluminum lap siding. The sloped portions of the roof are clad in light gray asphalt shingles, while the flat roof is of an unknown material. The house rests on a parged foundation that increases in height as the lot slopes from front to rear. A poured concrete front porch at grade level spans the west (front) elevation, its hipped roof supported by four Tuscan wood columns. The porch is reached from the sidewalk by a walkway of gravel and dry laid square pavers. The one-over-one, double-hung sash windows found throughout the house appear to be original, as does the wood three-panel, eight-light front entry door. A modern wood four-panel door with semicircular window, installed recently, provides grade-level access to the house on the north elevation. A door of unknown vintage provides access to the kitchen through a vestibule set within the rear addition. Modern replacement windows, also wood, have been installed at attic level, while the basement is lighted by modern simulated-divided light vinyl windows.

A detached one-car garage is located northeast of the house, clad in wood lap siding and an asphalt shingle roof with exposed rafter tails. One of the two original three-panel, six-light wood double doors has been removed and the entire opening has been covered by particleboard sheeting. The south elevation contains a wood door and one six-light casement window, while the north elevation has a similar window. The garage, which is depicted on a 1939 Sanborn fire insurance map, is reached by a concrete and macadam driveway.

The Thomas and Adelaide Flynn House is located at 4049 34<sup>th</sup> Street in the City of Mount Rainier. The resource occupies a 0.149-acre property measuring 50 feet along the street and 125 feet deep, on the east side of 34<sup>th</sup> Street between Bunker Hill Road and Shepherd Street. Landscaping in front of the house includes a large willow oak tree, shrubs, and a small garden with flowers and herbs. The rear yard features several mature trees and a gravel area behind the house. Smaller trees and shrubs line the south property line. A chain link fence encloses the property on three sides, the front section having been removed recently. A gate provides access from Cedar Lane Alley at the rear of the property. The surrounding area is characterized by dense single-family residential development on similarly sized lots, with a former fire station adjoining the property to the north and a church nearby at the intersection of 34<sup>th</sup> Street and Shepherd Street.

The Thomas and Adelaide Flynn House is located on the eastern edge of the original Mount Rainier subdivision, which was platted by Ira J. Baker, Sigmund A. Czarra, and Wallace A. Bartlett in June 1903 on approximately 100 acres of "Chillum Castle Manor" that had been owned

since 1891 by the Sawyer family and previously by Thomas Green Clemson of South Carolina. Clemson was the son-in-law of John C. Calhoun, Vice President of the United States from 1825 to 1832 under Presidents John Quincy Adams and Andrew Jackson. Clemson served as U.S. Charge d'affaires to Belgium from 1844 to 1852 and was a large landowner in South Carolina, but after returning to the United States he settled on property he purchased in Maryland in 1856. He built a residence, "The Home," on the property and lived there until the onset of Civil War caused him to relocate with his family to South Carolina. He owned his Maryland property until his death in 1888. His will provided funds for the establishment of what would become Clemson University.

Clyde and Esther Fowler purchased Lot 11 of Block 1 from Wallace A. Bartlett, Sigmund A. Czarra, and Ira J. Baker in April 1905. In June of that year, they executed a mortgage with the Laurel Building Association in exchange for an "advance" of \$1,800, which they likely used to construct the dwelling on the property.

Originally from Sharon, Pennsylvania, Clyde Fowler was born in 1876 and came to Washington, D.C. in 1896. In 1901, he married the former Esther Swann, daughter of George and Catherine Swann. The 1910 Census records Clyde and Esther Fowler, aged 32 and 25 respectively, living in the subject house with their seven-year-old daughter, Catherine. Clyde Fowler's 1947 obituary states that he worked at the Naval Gun Factory during the time he resided in Mount Rainier. Fowler was a member of the Mount Hermon Masonic Lodge in Hyattsville. The Fowlers sold the property in 1918 and moved to Muskegon, Michigan, where Clyde was employed as superintendent of Linderman Steel and Machinery Company. The Fowlers moved back to Washington, D.C. in 1919, where Clyde entered into the homebuilding business. During World War II, Clyde worked as superintendent at the Engineering and Research Corporation plant in Riverdale (Historic Site 68-022). He died in 1947 at his farm in Prince Frederick from injuries sustained in a tractor accident.

In August 1918, Clyde and Esther Fowler sold the property to Thomas and Adelaide Flynn. Thomas Theodore Flynn, Sr. was born in Dexter, Michigan in 1879 to parents of Canadian birth. In 1900, he married the former Adelaide E. Jones, who was born in Indiana in 1875. Before moving to Maryland, the Flynns lived in Indiana, where Thomas was employed as a salesman. At the time the Flynns purchased the property in Mount Rainier, Thomas was employed as a carpenter at the Aberdeen Proving Ground in Harford County. The 1920 Census records Thomas and Adelaide Flynn living at the subject property with their son Thomas (18), son Ralph (15), daughter Eileen (12), and boarders Mary and Mary DePrene (47 and 22, respectively).

The 1930 Census lists the household as including Thomas, employed as secretary of the local Young Men's Christian Association (YMCA); Adelaide, employed as a government secretary; Ralph, employed as a streetcar driver; Eileen, employed as a stationery store saleswoman; and her husband, George R. Lee, Jr., employed as a truck driver. Also living in the house at the time were Adelaide's sister, Etta Jones, and her husband, Lyman. By the time of the 1940 Census, the household consisted of Thomas, Adelaide (then working as a clerk in the War Department), Eileen, and George Lee, Jr. Ralph Flynn and his wife, Mary, lived elsewhere in Mount Rainier at that time. Ralph worked for the Bureau of Public Roads and was active in the Mount Rainier Volunteer Fire Department.

Thomas Flynn was still working as secretary for the YMCA in 1950, when he was 70 years old; Adelaide, age 75, and Thomas's aunt, Eulalie Zook, age 91, were also living in the house at that time. Eileen and George Lee lived in Hyattsville in 1950. Thomas retired from the YMCA in 1953 after over 30 years of employment.

Thomas and Adelaide Flynn's eldest son, Thomas T. Flynn, Jr., (1902-1979) was a prolific author of short stories from the 1920s through the late 1960s, writing under the name "T.T. Flynn." In 1923, he married Mary Cecilia Derene, who appears to have been the younger "Mary DePrene" listed as a boarder in the Mount Rainier house in the 1920 Census. The couple moved to New Mexico in 1928 in search of relief for Mary's tuberculosis, but she nevertheless succumbed to the disease the following year. Flynn is recorded as living in Miami, Florida, in 1930. He married a second time to a woman who could not be identified; their brief marriage ended in divorce and produced one daughter, Mary Cecilia (apparently named in honor Flynn's first wife). Flynn married a third time in 1934, to Helen Brown, and they would remain married until Flynn's death in 1979. They lived in Tennessee and had two sons, Thomas B. and Michael, by the time of the 1940 Census. The family may have moved back to New Mexico at some point in the 1950s.

T.T. Flynn had contributed numerous stories to magazines including *Clues*, *Mystery Stories*, and *Flynn's* by the time he and his first wife moved to New Mexico. He later worked mostly in the Western genre and was a member of Western Writers of America. Thomas achieved his greatest commercial success with the publication of *The Man from Laramie* as a serial novel in the *Saturday Evening Post* in 1954; the story was made into a film starring Jimmy Stewart in 1955. Flynn also wrote scripts for two episodes of the television series *Tales of Wells Fargo* in 1959. Thomas and Helen later moved to Baton Rouge, Louisiana, where he died in 1979.

Thomas Flynn, Sr. died in Albuquerque, New Mexico in July 1957 while he and Adelaide were visiting Thomas, Jr. His remains were returned to Maryland, and he was buried at Fort Lincoln Cemetery in Brentwood (Historic Resource 68-015). Adelaide Flynn continued to live at the subject property until her death in April 1966; she is also buried at Fort Lincoln Cemetery. The property was conveyed in 1967 to Thomas and Adelaide's daughter, Eileen E. Lee, and her husband, George R. Lee. It is uncertain whether Eileen and George lived in the house at that time; they did not own any other property in Prince George's County or at any point before George died in 1975; however, public records indicate that Eileen did live there at the time of her death in April 1997. The subject property was sold in November 1997 by Eileen's son, Robert D. Lee, to Remilekun Ayodeji, who conveyed it immediately to Waleola Duyile.

In 2003, Waleola Duyile sold the property to Charles F. Steck IV and his wife, Dorothy (Dot) Steck. Charles Steck (1956-2023) was a highly prolific photographer in the Washington, D.C., area, working primarily for the *Washington City Paper* but contributing also to the *Washington Post* and other publications. Over the course of his career, Charles assembled a portfolio that ranged from posed portraits of politicians to candid shots of street youth at play. He was particularly known for his black and white photography, which featured artistic use of darkness and shadows. Charles photographed numerous musical artists and bands, both in live performance and for promotional purposes. He served as unofficial photographer at d.c. space, a music venue where Dot worked as a cook and bartender.

Charles also worked for many years as a professional musician, playing bass for the Washington, D.C.-area punk bands Velvet Monkeys and High Back Chairs in the 1980s and 1990s; he also collaborated with numerous other artists, including vocalist Lida Husik and the band Rambling Shadows. Charles brought his photographic skills to bear on his musical work, shooting album covers and chronicling the backstage life of the bands of which he was a member.

Charles met Dorothy (Dot) Thomas while both were students at Winston Churchill High School in Potomac. They married in 1982 and moved thereafter to the Dupont Circle area of Washington, D.C. Dot was employed as a cook at Fannie Mae headquarters in Washington, D.C. at the time they purchased the property in Mount Rainier. She worked as head chef at several restaurants in the District, including El Camino, Taqueria Nacional, Zest Bistro, and Hawthorne. She later took a position as chef at Mundo Verde Public Charter School in Washington, playing a key role in transforming the school's lunch program and kitchen to support healthier and more fresh food options.

Dot Steck was also an artist for many years before moving to the subject house and became a fixture in the artistic community in and around Mount Rainier after the family moved there. She became affiliated with Red Dirt Studio, which occupies the former fire station on the adjacent property; photos from events hosted by the studio show the north wall of the garage on the subject property being used as a display area.

Dot stated that part of the reason they purchased the house in Mount Rainier was because the basement provided space for Charles to operate a darkroom. His photography would come to occupy other areas of the house, however; Dot recalls frequently coming home from work to find the living room converted to a studio. The attic became the repository for a large number of boxes containing negatives, which were moved to a rented storage unit after Charles died.

Charles and Dot Steck lived in the house with their sons Avery and Brody and daughter Chloe, all three of whom have pursued music as either a profession or avocation.

Following the death of Charles Steck in June 2023, Dorothy Steck sold the property to its current owner, 4049 34th Street LLC, in July 2023. Kayleigh Kulp, managing member of the corporation, is undertaking a comprehensive rehabilitation of the house as of the time of this documentation. The Thomas and Adelaide Flynn House is significant as a substantially intact example of early twentieth-century residential architecture from the early period of development in the City of Mount Rainier. The property also embodies the heritage theme of streetcar suburb development in Prince George's County in the early twentieth century. The resource is also significant for its association with the Flynn family, who owned the property for almost 80 years and included the prolific author Thomas T. Flynn, Jr., and for its association with Dorothy and Charles Steck, prominent figures in the local arts, music, and culinary communities during the 20 years they owned the house.

The Thomas and Adelaide Flynn House is significant as a substantially intact example of early twentieth-century residential architecture from the early period of development in the City of Mount Rainier. The property also embodies the heritage theme of streetcar suburb development in Prince George's County in the early twentieth century. The resource is also significant for its

association with the Flynn family, who owned the property for almost 80 years and included the prolific author Thomas T. Flynn, Jr., and for its association with Dorothy and Charles Steck, prominent figures in the local arts, music, and culinary communities during the 20 years they owned the house.

The Thomas and Adelaide Flynn House retains a high degree of integrity of location, feeling, and setting and a moderately high degree of integrity of design and materials. The property was owned by the Flynn family from 1918 to 1997 and by the Steck family until 2023; the house appears largely as it did during the two families' ownership of the property and thus retains a high degree of integrity of association. Overall, the Thomas and Adelaide Flynn House retains a high degree of integrity.

Historic Preservation Commission Policy #1-87, "Evaluating Integrity, Degree of Alteration, and Scarcity and Frequency," states that a property's integrity should be considered in the context of the scarcity of the resource type it represents, with a less restrictive standard of integrity applied when few or no other similar properties exist in the Inventory of Historic Resources. Although there are several dwellings of a similar style and vintage currently designated as historic sites, the Thomas and Adelaide Flynn House retains a sufficient degree of integrity to warrant its designation on the basis of the criteria cited below.

Staff concluded that the Thomas and Adelaide Flynn House meets three of the nine designation criteria of Subtitle 29-104(a): (1)(A)(iv), (2)(A)(i), and (2)(A)(v).

Staff further concluded that, in weighing the alterations that have been made to the structure since its original construction, the Flynn-Steck House can be found to possess sufficient integrity to convey, represent, or contain the values and qualities for which it is judged significant.

Staff further concluded that the contribution of the Steck family to the significance of the property, which was not known at the time this historic property evaluation was initiated, merits the inclusion of the family in the name of the property should it ultimately be designated as a historic site.

Staff recommended that the Historic Preservation Commission recommend to the Planning Board and District Council that the Flynn-Steck House, Documented Property 68-074-04, and its 0.149-acre Environmental Setting (Lot 11 in Block 1, Mount Rainier), be designated a Prince George's County Historic Site as meeting the following criteria in Subtitle 29-104(a): (1)(A)(iv); (2)(A)(i); and (2)(A)(v).

Commissioner Reff asked for an update on the owner's plans for rehabilitation. Mr. Gross stated the siding, windows, and roof were replaced. He also read a written statement by the current property owner, Kayleigh Kulp.

**MOTION:** Commissioner Reff moved that the Historic Preservation Commission recommend to the Planning Board and District Council that the Flynn-Steck House, Documented Property 68-074-04, and its 0.149-acre Environmental Setting (Lot 11 in Block 1, Mount Rainier), be designated a Prince George's County Historic Site as meeting the following criteria in Subtitle 29-

104(a): (1)(A)(iv); (2)(A)(i); and (2)(A)(v). Commissioner Jenkins seconded the motion. The motion was approved by roll call vote and without objection (6-0).

## **F. UPDATE FROM DEPARTMENT OF PARKS & RECREATION**

Ms. Rohn provided a brief update regarding various properties undergoing repairs. Ms. Rohn announced the first site visit at Compton Bassett on Saturday, March 30, 2024, at 10:00 a.m.

## **G. COMMISSION STAFF ITEMS**

### **1. HAWP Staff Sign-Offs**

There were no further questions.

### **2. Properties of Concern**

Ms. Rohn provided an update on Admirathoria. The office has received a return receipt confirming that the property owner has received the notice, sent by Certified Mail, of the finding of demolition of neglect and the required follow-up action. Dr. Stabler provided an update on staff's site visit to the Magruder House on March 6, 2024. Mr. Gross noted that if the property owners file a new preliminary plan of subdivision, the HPC will have an opportunity to review it. Chairman Thompson and Commissioner Pruden asked for staff to send a letter to the property owner and ask them to address the HPC regarding the status of the property and to provide a history of the communications between HPC and the property owner.

### **3. Referrals Report**

There were no further questions.

### **4. Correspondence Report**

There were no further questions.

### **5. New Business/Staff Updates**

Ms. Rohn announced that the presentation for the Joint Public Hearing for the Historic Site evaluations for the Lakeland properties was held March 12, 2024. Mr. Gross announced the County's annual Historic Preservation reception is scheduled for May 23, 2024, at 6:00 p.m. at the Newton White Mansion.

## **H. PUBLIC COMMENT**

There was no public comment.

**MOTION:** Commissioner Pruden moved to adjourn. The motion was seconded by Commissioner Jenkins. The motion was approved by acclamation and without objection (6-0). The meeting was adjourned at 9:45 p.m.

Respectfully submitted,

*Natalie Zalc*

Natalie Zalc  
Planning Technician III  
Historic Preservation Section