



The Maryland-National Capital Park and Planning Commission



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DATE: February 11, 2025

TO: Historic Preservation Commission

VIA: Thomas W. Gross, Planning Supervisor
Historic Preservation Section

FROM: Elizabeth Rekowski, Intern II
Historic Preservation Section

RE: Evaluation for Historic Site Designation: Findings, Conclusions and Recommendation

Documented Property	Hatcher-Ridgely House
MIHP Number	87B-038-01
Address	23509 Patuxent Boulevard
Owner	David H. Johnson
Environmental Setting	0.324 acres
Description	Lot 1, Lot 2, Lot 3, Lot 4, Lot 29, and Lot 30 in Block 14, Eagle Harbor

PROCEDURAL BACKGROUND

November 11, 2024 The Historic Preservation Section accepted the owner's Application for Historic Site Evaluation, in compliance with Subtitle 29-120.01. The property is not listed in the Inventory of Historic Resources.

December 18, 2024 The property owner and the adjacent property owners were mailed 60-day written notice of the time, date, and location of the public hearing (Subtitle 29-120.01).

February 3, 2025 The property was posted "at least 14 days in advance," according to the provisions of the Prince George's County Historic Preservation Ordinance (Subtitle 29-120.01) and the Prince George's County Zoning Ordinance (Subtitle 27-125.03). Evidence of sign posting and written notice to the property owner are attached.

February 2025 Documentation of the property completed by Elizabeth Rekowski, M-NCPPC.

February 18, 2025 Date of HPC public hearing.

FINDINGS

Summary Architectural Description

The house at 23509 Patuxent Boulevard is a one story, vinyl-clad dwelling, built circa 1950 with a later rear extension and a wraparound screen porch. The east (front) and north elevations of the building are dominated by the screened porch and the west (rear) has an enclosed addition to the home and a covered patio (Figures 1-4). The main block of the house has a hipped roof, the screened porch a flat roof, and the extension/covered patio has a shed roof. A detached garage and mobile restroom sit to the west of the house. Adjacent to the garage's east elevation is a concrete patio (Figures 5-8)

Setting

The Hatcher-Ridgely House is located at 23509 Patuxent Boulevard, in the Eagle Harbor subdivision, within the incorporated town of Eagle Harbor. The 0.32-acre property includes the house, a detached garage, and a portable bathroom trailer.

The property occupies a large corner lot, largely grassed, with a few mature trees. The house faces east toward Patuxent Boulevard and the Patuxent River. On the north side of the property is Hawthorne Trail.

History

Pre-subdivision

The land that would become Eagle Harbor was historically part of land known as "Trueman Point" and "Woods Prospect." Throughout the eighteenth and nineteenth centuries, Truemans Point was the site of a shipping port for a variety of commodities, likely including enslaved African Americans. The land around Truemans Point was farming land. The 1861 Martenet Map notes "Trueman's Pt landing" and nearby landowners "P Woods" and "JF Water's." The 1878 Hopkins Map notes the owner of Trueman's Point as Captain Weems and indicates a warehouse, nearby landowners "Peter Woods" and "Geo Forbes."

Captain Weems owned Weems Steamboat Company and operated a steamboat port at the location from the nineteenth to the early twentieth century. Prior to and during the Civil War, enslaved African Americans worked for the Weems Company. The company's ships were impressed into service by the United States during the war, and presumably the crews, including the enslaved African Americans, were also impressed into service. The company continued operations until 1904 when the company was purchased by the Maryland, Delaware, and Virginia Railway Company.

Ida and Walter Bean (1925-1946)

As the use of steamboats for transportation of people and goods declined entering the twentieth century, a new business of resorts and recreational facilities along the riverside took hold. This made riverside and river adjacent property attractive for investors.

Walter and Ida Bean began acquiring land along the Patuxent River, with the plan of creating a recreational space. In 1925, the land acquired by Walter and Ida was platted by Edward Coulson. The intent was to create a resort community that catered to African Americans. To this end, they began advertising in African American newspapers in Washington, D.C. and Baltimore, MD. A May 30, 1925, advertisement in the *Washington Tribune* provides information about a roundtrip bus trip to the burgeoning development of Eagle Harbor, and heralds all the activities available, including "boating, bathing, fishing, hunting, tending, sports, crabbing, gardening." A June 12, 1925, advertisement in the *Washington Evening Star* describes the

resort as a “Superb Summer Colony on Salt Water for Colored People” and offers plots for one cent a foot. Records indicate Walter and Ida Bean sold sixteen lots in 1925 and 114 in 1926.

Hatcher-Ridgely Ownership (1946-2014)

Arthur Lee Hatcher and Mildred Julia Hatcher

In September 1946, Arthur Lee Hatcher and Constance Mae Hatcher, his daughter, purchased Lots 1, 2, 29, and 30 in Block 14 of the subdivision known as Eagle Harbor. Arthur was born in 1911 and was married to Mildred Julia Hatcher, born in 1910. Census records from 1940 show Arthur lived in Baltimore and worked as an embalmer. The record does not indicate Arthur and Mildred were living together at this time. However, Arthur’s World War II (WWII) draft card notes the same address for himself and Mildred; the 1950 Census records show the couple living together in Baltimore. Mildred worked as a cafeteria manager at School No. 137 in Baltimore. Records show that Mildred and Arthur threw an annual summer party at their home in Eagle Harbor. At Arthur’s death in 1982, the property vested in Constance as the surviving joint tenant.

Constance Mae (Hatcher) Ridgely

Constance was born in February 1931. She was listed as a joint tenant in fee simple with her father, Arthur Hatcher, on the September 1946 deed by which they acquired Lots 1, 2, 29, and 30. At some point prior to 1951, Constance married Vernon C. Ridgely; the couple divorced in 1961, according to an item in the *Afro-American*. In May 1982, Constance enlarged the property by acquiring adjacent Lots 3 and 4 in Block 14 from Bertha Guerra and Cora Guerra. Of note, Bertha Guerra served as the mayor of Eagle Harbor during the 1980s. In August 1982, Constance conveyed to her mother, Mildred Hatcher, lots numbered 1, 2, 3, 4, 29, and 30. Constance reserved the right to “grant, convey, sell, mortgage, limit or dispose of” the property during the term of her natural life. Upon Mildred’s death in April 1993, interest in the property reverted to Constance. Constance died in June 2011.

Vernon C. Ridgely, Jr.

Vernon C. Ridgely, Jr., son of Constance and her husband, Vernon C. Ridgely, Sr., was born in May 1951. In December 1993, Constance Ridgely conveyed to him lots 1, 2, 3, 4, 29, and 30. Constance reserved the right to “grant, convey, sell, mortgage, limit or dispose of” the property. Upon Constance’s death in 2011, the entire interest in the property conveyed to Vernon Ridgely, Jr. He sold the property to the current owner, David H. Johnson, in February 2014.

Construction of the House and Eagle Harbor Development

Eagle Harbor was named after a Washington, D.C. newspaper, the *Washington Eagle*. The community is a notable example of a popular waterside resort destination. As the work week was standardized and increased industrialization drove prosperity, citizens gained access to recreational time and money. Simultaneously, the nation was improving transportation infrastructure which allowed people to more easily travel. Such circumstances allowed resort towns like Eagle Harbor to flourish, as people fled the cities on the weekend and during the hot summer months for the cool tranquility of places like Eagle Harbor.

Homebuilding at Eagle Harbor can be divided into three major time periods: 1925–1930, post-WWII, and post-1974. After lots began to sell in 1925, construction was common until the Great Depression halted many projects across the country and impacted the rate of home construction in Eagle Harbor. After the

conclusion of WWII, house construction resumed and continued at a steady pace until approximately 1974. From the beginning of its development, Eagle Harbor has been promoted as a retreat from the nearby cities of Washington, D.C. and Baltimore. Its growth and atmosphere are influenced by its role as a place of recreation. The permanent population of the town has remained low, but populations soar during the summer months. The homes built are mostly small cottages, bungalows, or ranches. A common design element in the community are large porches, many that wrap to multiple sides of the houses.

It is likely that Arthur Hatcher built the home now situated on the property, as the house does not appear in 1938 aerial photographs of the property and prior to Arthur's acquisition of the property it was held by Prince George's County for delinquent taxes. The timing of Arthur's acquisition of the land coincided with the second phase of construction at Eagle Harbor, just after WWII. The house and the garage appear in the 1965 aerial photograph of the area. The property remained in the Hatcher-Ridgely family for 68 years, from 1946 to 2014, which is common for properties in the community. Many properties have passed down within the same family for generations.

Significance

The Hatcher-Ridgely House is significant as a largely intact example of a mid-century vacation home in a prominent African American resort town in Prince George's County. Towns such as Eagle Harbor provided a safe place for African Americans to vacation during the era of segregation, when most such areas were racially restricted and unavailable to African Americans. The house is also significant for its long association with the Hatcher and Ridgely families, who contributed to the post-World War II growth of Eagle Harbor and who owned the property for nearly 70 years.

Integrity/Degree of Alteration

The Hatcher-Ridgely House retains its character and form as a mid-twentieth century vernacular vacation bungalow. The house exhibits characteristics common to other homes in the community, including a simple design and prominent wraparound porch. Elements of the house are vinyl, including siding, window, and door treatments, which may indicate these are replacement elements; however, the home was built during an era when these materials were becoming increasingly common and affordable. Thus, it is possible their inclusion on the structure is original or that they were installed shortly after construction of the house. Overall, the Hatcher-Ridgely House displays a high degree of integrity of materials and design as it remains a classic vision of a waterside vacation home.

The property retains its large corner lot in a neighborhood of homes of roughly the same style, size, and built in roughly the same period. The house was owned by the Hatcher-Ridgely family from 1946 through 2014, and it appears largely the same as when the family owned the property, as does the surrounding neighborhood. The property displays a high degree of integrity of location, feeling, setting, and association.

CONCLUSIONS

1. Staff concludes that the Hatcher-Ridgely House meets four of the nine designation criteria of Section 29-104(a):

Historic and Cultural Significance

(1)(A)(i) has significant character, interest or value as part of the development, heritage or cultural characteristics of the County, State or Nation

- (1)(A)(ii) is the site of a significant historic event
- (1)(A)(iii) is identified with a person or a group of persons who influenced society
- (1)(A)(iv) exemplifies the cultural, economic, industrial, social, political or historical heritage of the County and its urban and rural communities

Architectural and Design Significance

- (2)(A)(i) embodies the distinctive characteristics of a type, period or method of construction
- (2)(A)(ii) represents the work of a master craftsman, architect or builder
- (2)(A)(iii) possesses high artistic values
- (2)(A)(iv) represents a significant and distinguishable entity whose components may lack individual distinction
- (2)(A)(v) represents an established and familiar visual feature of the neighborhood, community or County due to its singular physical characteristics or landscape

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

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission recommend to the Planning Board and District Council that the Hatcher-Ridgely House, Documented Property 87B-038-01, and its 0.324-acre Environmental Setting (Lot 1, Lot 2, Lot 3, Lot 4, Lot 29, and Lot 30 in Block 14, Eagle Harbor), be designated a Prince George's County Historic Site as meeting the following criteria in Subtitle 29-104(a): (1)(A)(i); (1)(A)(iv); (2)(A)(i); and (2)(A)(v).

Attachments:

Application for Historic Site Evaluation from the property owner

Maryland Inventory of Historic Properties form

Evidence of February 3, 2025 posting announcing February 18, 2025 HPC Public Hearing

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c:

Inventory File 87B-038-01

Arnaldo Ruiz, Community Planner, Planning Area 87

Owner:

David H. Johnson
11807 Earnshaw Court
Brandywine MD 20613

Prince George's County Council:

The Honorable Sydney J. Harrison, District 9
Wayne K. Curry Administration Building, 2nd Fl.
1301 McCormick Drive
Largo MD 20774

The Honorable Calvin Hawkins II, At-Large
Wayne K. Curry Administration Building, 2nd Fl.
1301 McCormick Drive
Largo MD 20774

The Honorable Jolene Ivey, At-Large
Wayne K. Curry Administration Building, 2nd Fl.
1301 McCormick Drive
Largo MD 20774

Donna J. Brown, Clerk
Wayne K. Curry Administration Building, 2nd Fl.
1301 McCormick Drive
Largo MD 20774

Interested Parties:

Donna Schneider, President
Prince George's County Historical Society
PO Box 1513
Upper Marlboro MD 20773-1513

Douglas McElrath, Chairman
Prince George's Heritage
4703 Annapolis Road
Bladensburg MD 20710

Jack I. Thompson, Jr., Chairman
Prince George's Historical & Cultural Trust
PO Box 85
Upper Marlboro MD 20773

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Figure 1: Hatcher-Ridgely House, east elevation, February 3, 2025.

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Figure 2: Hatcher-Ridgely House, north elevation, February 3, 2025.

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Figure 3: Hatcher-Ridgely House, south elevation, February 3, 2025.

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Figure 4: Hatcher-Ridgely House, west elevation, February 3, 2025.

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Figure 5: Hatcher-Ridgely House Detached Garage, north elevation, February 3, 2025.

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Figure 6: Hatcher-Ridgely House Detached Garage, west elevation, February 3, 2025.

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Figure 7: Hatcher-Ridgely House Detached Garage and Mobile Bathroom, south elevation, February 3, 2025.

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Figure 8: Hatcher-Ridgely House Detached Garage, east elevation, February 3, 2025.

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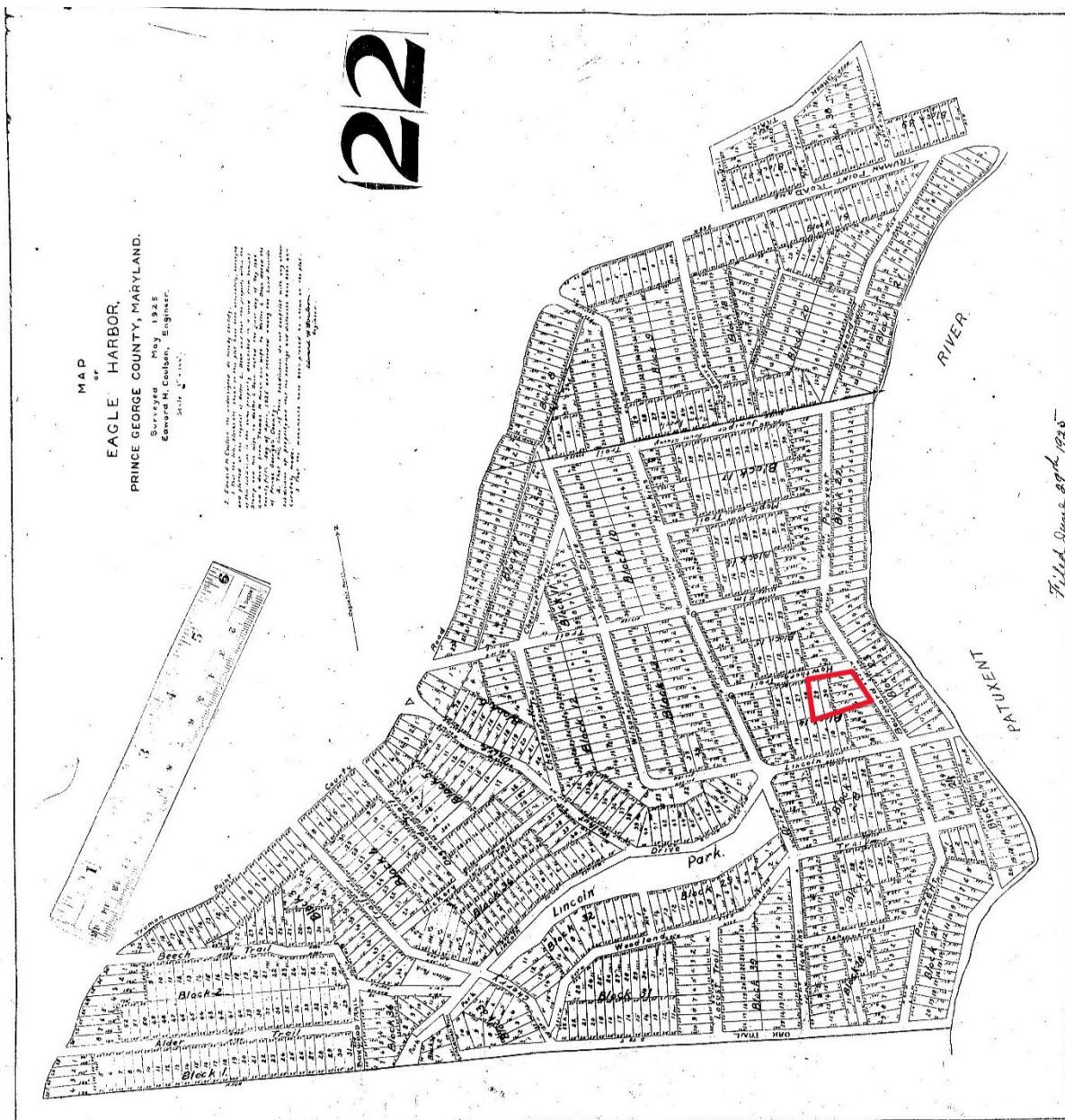


Figure 5: Eagle Harbor plat, 1925 (property marked in red outline; image rotated to northward orientation).



Figure 6: Advertisement for Eagle Harbor, The Washington Tribune, May 30, 1925, page 6.

Capsule Summary

PG 87B-38-1

Hatcher-Ridgely House

23509 Patuxent Blvd., Eagle Harbor, MD

c. 1950

Private

The house at 23509 Patuxent Boulevard is a one story, vinyl clad dwelling, built circa 1950, with a later rear extension and a wraparound porch. The east (front) and north elevations of the building are dominated by the screened porch and the west (rear) has an enclosed addition and a covered patio. The main block of the house has a hipped roof, the screened porch a flat roof, and the extension/covered patio has a shed roof. A detached garage and mobile restroom sit to the West of the house.

The Hatcher-Ridgely House is located in Eagle Harbor, an incorporated town along the Patuxent River. The 0.324-acre property includes the house and a detached garage. The dwelling sits on the corner of Patuxent Boulevard and Hawthorne Trail, and across the street from the Patuxent River. The lot is flat and grassy, with some trees near the western boundary of the property.

The Hatcher-Ridgely House is significant as a largely intact example of a mid-century vacation home in a prominent African American resort town in Prince George's County. Towns such as Eagle Harbor provided a safe place for African Americans to vacation during the era of segregation, when most such areas were racially restricted and unavailable to African Americans. The house is also significant for its long association with the Hatcher and Ridgely families, who contributed to the post-World War II growth of Eagle Harbor and who owned the property for nearly 70 years.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. PG:87B-38-1

1. Name of Property

(indicate preferred name)

historic Hatcher-Ridgely House (preferred)

other

2. Location

street and number 23509 Patuxent Boulevard not for publication

city, town Eagle Harbor vicinity

county Prince George's County

3. Owner of Property

(give names and mailing addresses of all owners)

Name David H. Johnson

street and number 11807 Earnshaw Court telephone 202-440-0866

city, town Brandywine state MD zip code 20613

4. Location of Legal Description

courthouse, registry of deeds, etc. Prince George's County Courthouse liber 35684 folio 579

city, town Upper Marlboro tax map 0183 tax parcel 000 tax ID number 0834960 / 0829960

5. Primary Location of Additional Data

Contributing Resource in National Register District
 Contributing Resource in Local Historic District
 Determined Eligible for the National Register/Maryland Register
 Determined Ineligible for the National Register/Maryland Register
 Recorded by HABS/HAER
 Historic Structure Report or Research Report at MHT
 Other: Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department

6. Classification

Category Count	Ownership	Current Function	Resource
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> buildings
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> sites
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> structures
		<input type="checkbox"/> funerary	<input type="checkbox"/> objects
		<input type="checkbox"/> government	<input type="checkbox"/> Total
		<input type="checkbox"/> health care	
		<input type="checkbox"/> industry	
		<input type="checkbox"/> landscape	
		<input type="checkbox"/> recreation/culture	
		<input type="checkbox"/> religion	
		<input type="checkbox"/> social	
		<input type="checkbox"/> transportation	
		<input type="checkbox"/> work in progress	
		<input type="checkbox"/> unknown	
		<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> other:	
			Number of Contributing Resources previously listed in the Inventory
			0

7. Description

Inventory No. PG: 87B-38-1

Condition

excellent deteriorated
 good ruins
 fair altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

SUMMARY

The house at 23509 Patuxent Boulevard is a one story, vinyl-clad dwelling, built circa 1950 with a later rear extension and a wraparound screen porch. The east (front) and north elevations of the building are dominated by the screened porch and the west (rear) has an enclosed addition to the home and a covered patio (Figures 1-4). The main block of the house has a hipped roof, the screened porch a flat roof, and the extension/covered patio has a shed roof. A detached garage and mobile restroom sit to the west of the house. Adjacent to the garage's east elevation is a concrete patio.

SITE

The Hatcher-Ridgely House is located at 23509 Patuxent Boulevard, in the Eagle Harbor subdivision, within the incorporated town of Eagle Harbor. The 0.32-acre property includes the house, a detached garage, and a portable bathroom trailer.

The property occupies a large corner lot, largely grassed, with a few mature trees. The house faces east toward Patuxent Boulevard and the Patuxent River. On the north side of the property is Hawthorne Trail.

DWELLING AND GARAGE

East Elevation (Façade)

The east elevation has three (3) bays, a hipped roof, and is dominated by a screened, flat roof porch that covers nearly the entire core block of the house. The windows are one by one, double hung vinyl windows. One is within the screened porch and the other is capped by a black awning. The entrance is off-center to the south of the building, and the porch entrance aligns with the interior, main block entrance. The main block entrance has double doors, a solid panel door with a large window on the top half, and a screened exterior door. There is a gutter running along the south portion of the roof, but it does not extend across the entire main block of the building.

The screened porch is wrapped around the north elevation of the house. It sits on a black painted block foundation, there are two steps to get up to the porch. Above the foundation is a decorative band that is dappled with paints of blues, whites, and browns. A white lattice sits atop this band and divides the lower half of the screen. The screened portion extends to the flat roof. There is a gutter that runs along the length of the porch with a downspout on the north corner of the porch. The door to the porch is a decorative screen door.

North Elevation

The north elevation is four (4) bays and can be divided into three distinct sections, from east to west: the screened porch, the main house block, and an extension/covered patio. The screened porch design from the front facade of the house carries over to the North Elevation, with the black painted block foundation, dappled decorative band, lattice work, and screens extending to a flat roof; there is also a single enclosed window that is one by one, double hung. The main block also contains a single exterior window, that is a one by one, double hung window, with a black awning. A gutter runs along a portion of the main house block but does not extend over the covered porch. There is a downspout before the covered patio, on the west corner of the house's main block.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

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Hatcher-Ridgely House Continuation Sheet

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The roof of the covered patio is flush with the facade of the main house block, and the extension of the main house block is recessed. The extension has an entrance with two doors, the interior door is a solid panel door, and the exterior door is a simple, screened door. To the west of the door is a tall, slender single pane window.

The covered patio and extension have a low slope, shed roof. The corner support of the patio roof is decorated with the same painted dappled pattern as the decorative band along the screened porch. A gutter runs along the top of the screened porch with a downspout at the east corner. The floor of the patio is concrete and there are three (3) concrete steps leading to the entrance.

West Elevation

The west elevation is three (3) bays and can be divided into three main components, from North to South: the end of the screened porch, the main block of the house, and the extension/covered patio. The screened porch design from the front facade and North Elevation continues, with the black painted block foundation, dappled decorative band, lattice work, and screens extending to a flat roof.

The main house block has two (2) one by one, double hung windows. The extension has a tall, slender, single pane window, topped by a transom. The roof of the extension and patio flush and a gutter runs the entire length, with a downspout on the South corner of the extension.

South Elevation

The South elevation is three (3) bays. The extension and main block are seamless, except for their roof lines. The main block maintains its low pitch, hipped roof, with overhanging eaves, and the extension does not have eaves and is a low sloped, shed roof. There is a single window in the extension section, it is a tall, very slender, single pane window. The main block has two, one by one, double-hung windows, with black ownings. A portion of the wrap around the screened porch is visible, and it carries its consistent design from the other facades. A gutter runs along the top of the main block but is not present on either the screened porch or the extension.

Garage

The detached garage sits directly behind the home to the west. It has a hipped roof and is of concrete block construction. The north elevation has three (3) bays, including double glass and wood doors that are flanked by plywood panels, and each of the other sides has a single, small window centered high in the wall. The garage was built after the house and is not a contributing structure.

INTEGRITY

The Hatcher-Ridgely House retains its character and form as a mid-twentieth century vernacular vacation bungalow. The house exhibits characteristics common to other homes in the community, including a simple design and prominent

Maryland Historical Trust

Maryland Inventory of

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Hatcher-Ridgely House
Continuation Sheet

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wraparound porch. Elements of the house are vinyl, including siding, window, and door treatments, which may indicate these are replacement elements; however, the home was built during an era when these materials were becoming increasingly common and affordable. Thus, it is possible their inclusion on the structure is original or that they were installed shortly after construction of the house. Overall, the Hatcher-Ridgely House displays a high degree of integrity of materials and design as it remains a classic vision of a waterside vacation home.

The property retains its large corner lot in a neighborhood of homes of roughly the same style, size, and built in roughly the same period. The house was owned by the Hatcher-Ridgely family from 1946 through 2014, and it appears largely the same as when the family owned the property, as does the surrounding neighborhood. The property displays a high degree of integrity of location, feeling, setting, and association.

8. Significance

Inventory No. PG: 87B-38-1

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input checked="" type="checkbox"/> social history
	<input checked="" type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____

Specific dates	1946-2014	Architect/Builder	unknown
Construction dates	c. 1950		

Evaluation for:

National Register Maryland Register not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

SUMMARY

The Hatcher-Ridgely House is significant as a largely intact example of a mid-century vacation home in a prominent African American resort town in Prince George's County. Towns such as Eagle Harbor provided a safe place for African Americans to vacation during the era of segregation, when most such areas were racially restricted and unavailable to African Americans. The house is also significant for its long association with the Hatcher and Ridgely families, who contributed to the post-World War II growth of Eagle Harbor and who owned the property for nearly 70 years.

HISTORIC CONTEXT

PRE-SUBDIVISION

The land that would become Eagle Harbor was historically part of land known as "Trueman Point" and "Woods Prospect." Throughout the eighteenth and nineteenth centuries, Truemans Point was the site of a shipping port for a variety of commodities, likely including enslaved African Americans. The land around Truemans Point was farming and agricultural land. The 1861 Martenet Map notes "Trueman's Pt landing" and nearby landowners "P Woods" and "JF Water's."¹ The 1878 Hopkins Map notes the owner of Trueman's Point as Captain Weems and indicates a warehouse, nearby landowners "Peter Woods" and "Geo Forbes."²

Captain Weems owned Weems Steamboat Company and operated a steamboat port at Truemans Point from the nineteenth and to the early twentieth century. Prior to and during the Civil War, enslaved African Americans worked for the Weems Company. The company's ships were impressed into service by the United States during the war, and presumably the crews, including the enslaved African Americans, were also impressed into service. The company continued operations until 1904 when the Maryland, Delaware, and Virginia Railway Company purchased the company.³

¹ Simon J. Martenet, Martenet's Map of Prince George's County, Maryland, Baltimore, MD: Simon J. Martenet 1861.

² G.M. Hopkins, Hopkin's Atlas of the vicinity of Washington, D.C., Philadelphia, PA: G.M. Hopkins 1878.

³ David C. Holly, *Tidewater by Steamboat, a Saga of the Chesapeake* (Baltimore: The Johns Hopkins University Press, 2000), 49-53, 67-76.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. PG: 87B-38-1

Hatcher-Ridgely House Continuation Sheet

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IDA AND WALTER BEAN

As the use of steamboats for transportation of people and goods declined entering the twentieth century, a new business of resorts and recreational facilities along the riverside took hold. This made river side and river adjacent property attractive for investors.

Walter and Ida Bean began acquiring land along the Patuxent River in 1925; the same year the land platted by Edward Coulson and the Plat Map was filed in June 1925. The intent was to create a resort community that catered to African Americans. To this end, they began advertising in African American newspapers in Washington, D.C. and Baltimore, MD. Records indicate Walter and Ida Bean sold sixteen lots in 1925 and 114 in 1926.⁴ A May 30, 1925, advertisement in the *Washington Tribune* provides information about a roundtrip bus trip to the burgeoning development of Eagle Harbor, and heralds all the activities available, including “boating, bathing, fishing, hunting, tending, sports, crabbing, gardening.”⁵ A June 12, 1925, advertisement in the *Washington Evening Star* describes the resort as a “Superb Summer Colony on Salt Water for Colored People” and offers plots for one cent a foot.⁶

HATCHER-RIDGELY OWNERSHIP

Arthur Lee Hatcher and Mildred Julia Hatcher

In September 1946, Arthur Lee Hatcher and Constance Mae Hatcher, his daughter, purchased Lots 1, 2, 29, and 30 in Block 14 of the subdivision known as Eagle Harbor. Arthur was born in 1911 and was married to Mildred Julia Hatcher, born in 1910. Census records from 1940 show Arthur lived in Baltimore and worked as an embalmer.⁷ The record does not indicate Arthur and Mildred were living together at this time. However, Arthur’s World War II (WWII) draft card notes the same address for himself, and Mildred; the 1950 Census record shows the couple living together in Baltimore. Mildred worked as a cafeteria manager at School No. 137 in Baltimore. Upon Mildred’s death, interest in the property reverted to Constance Ridgely (Hatcher). Mildred and Arthur threw an annual summer party at their home in Eagle Harbor.⁸ At Arthur’s death in 1982, the property vested in Constance as the surviving joint tenant.

⁴ Prince George’s County, Maryland, deed book 3:22; “Bean, Walter L. and Ida E.” Prince George’s County Circuit Court, Grantor Index, 1884-1992,

Maryland Land Records website, https://mdlandrec.net/main/dsp_inventories.cfm?CID=PG&sch=4&srtyp=I.

⁵ “Eagle Harbor Advertisement,” *The Washington Tribune*, May 30, 1925, pg. 6.

⁶ “Eagle Harbor Advertisement,” *The Evening Star*, June 12, 1925, pg. 7.

⁷ 1940 United States Census, Baltimore, Maryland, “Arthur Hatcher,” *Ancestry.com*; U.S. World War II Draft Cards 1940-1947, “Arthur Hatcher,” *Ancestry.com*; 1850 United States Census, Baltimore, Maryland, “Arthur Hatcher,” *Ancestry.com*.

⁸ “This and That,” *Baltimore Afro-American*, September 10, 1966, page 5.

Maryland Historical Trust

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Hatcher-Ridgely House Continuation Sheet

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Constance Mae (Hatcher) Ridgely

Constance was born in February 1931. She was listed as a joint tenant in fee simple, with her father, Arthur Hatcher, on the September 1946 deed by which they acquired Lots 1, 2, 29, and 30.⁹ At some point prior to 1951, Constance married Vernon C. Ridgely; the couple divorced in 1961, according to an item in the *Afro-American*.¹⁰ In May 1982, Constance enlarged the property by acquiring adjacent Lots 3 and 4 in Block 14 from Bertha Guerra and Cora Guerra.¹¹ Of note, Bertha Guerra served as the mayor of Eagle Harbor during the 1980s.¹² In August 1982, Constance conveyed to her mother, Mildred Hatcher, lots numbered 1, 2, 3, 4, 29, and 30. Constance reserved the right to “grant, convey, sell, mortgage, limit or dispose of” the property during the term of her natural life.¹³ Upon Mildred’s death in April 1993, interest in the property reverted to Constance. Constance died in June 2011.

Vernon C. Ridgely, Jr.

Vernon C. Ridgely, Jr., son of Constance and her husband, Vernon C. Ridgely, Sr., was born in May 1951. In December 1993, Constance Ridgely conveyed to him lots 1, 2, 3, 4, 29, and 30.¹⁴ Constance reserved the right to “grant, convey, sell, mortgage, limit or dispose of” the property. Upon Constance’s death in 2011, the entire interest in the property conveyed to Vernon Ridgely, Jr., who sold the property to the current owner, David H. Johnson in February 2014.¹⁵

Construction of the House and Eagle Harbor Development

Eagle Harbor was named after a Washington, D.C. newspaper, the *Washington Eagle*.¹⁶ The community is a notable example of a popular waterside resort destination. As the work week was standardized and increased industrialization drove prosperity, citizens gained access to recreational time and money. Simultaneously, the nation was improving transportation infrastructure which allowed people to more easily travel.¹⁷ Such circumstances allowed resort towns like Eagle Harbor to flourish, as people fled the cities on the weekend and during the hot summer months for the cool tranquility of places like Eagle Harbor.

Homebuilding at Eagle Harbor can be divided into three major time periods: 1925–1930, post-WWII, and post-1974. After lots began to sell in 1925, construction was common until the Great Depression halted many projects across the country and impacted the rate of home construction in Eagle Harbor. After the conclusion of WWII, house construction

⁹ Prince George’s County, Maryland, deed book 869:288.

¹⁰ “Divorce Announcement,” *The Baltimore Afro-American*, January 21, 1961, pg. 20.

¹¹ Prince George’s County, Maryland, deed book 5537:506.

¹² “Eagle Harbor: A Tranquil Riverside Refuge,” *The Washington Post*, June 26, 1980, pg. MD1.

¹³ Prince George’s County deed book, 5575:680.

¹⁴ Prince George’s County, Maryland, deed book 9512:529.

¹⁵ Prince George’s County, Maryland, deed book 35684:579.

¹⁶ Finley Wilson, as told to Bill Gibson, “Finley Wilson: His Own Story of Life,” *The Afro-American*, March 1, 1952, pg. 6.

¹⁷ “American at Leisure,” Articles and Essays: America at Work, America at Leisure: Motion Pictures from 1894-1915:Digital Collects, Library of Congress.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. PG: 87B-38-1

Hatcher-Ridgely House
Continuation Sheet

Number 8 Page 3

resumed and continued at a steady pace until approximately 1974. From the beginning of its development, Eagle Harbor has been promoted as a retreat from the nearby cities of Washington, D.C. and Baltimore. Its growth and atmosphere are influenced by its role as a place of recreation. The permanent population of the town has remained low, but populations soar during the summer months. The homes built are mostly small cottages, bungalows, or ranches. A common design element in the community are large porches, many that wrap to multiple sides of the houses.

It is likely that Arthur Hatcher built the home now situated on the property as the house does not appear in 1938 aerial photographs of the property and prior to Arthur's acquisition of the property it was held by Prince George's County for delinquent taxes. The timing of Arthur's acquisition of the land coincided with the second phase of construction at Eagle Harbor, just after WWII. The house and the garage appear in the 1965 aerial photograph of the area. The property remained in the Hatcher-Ridgely family for 68 years, from 1946 to 2014, which is common property in the community. Most properties are passed down within the same family for generations.¹⁸

¹⁸ Valentine, Paul W. "Eagle Harbor: Port in the Urban Storm; Prince George's Town has 45 Permanent Residents, no Businesses: *The Washington Post* Feb 12, 1994, E1.

9. Major Bibliographical References

Inventory No. PG:87B-38-1

“American at Leisure,” Articles and Essays: America at Work, America at Leisure: Motion Pictures from 1894-1915: Digital Collects, Library of Congress.

Ancestry.com [Various]

David C. Holly, *Tidewater by Steamboat, a Saga of the Chesapeake* (Baltimore: The Johns Hopkins University Press, 2000), 49-53,67-76.

“Divorce Announcement,” *The Baltimore Afro-American*, January 21, 1961, pg. 20.

“Eagle Harbor: A Tranquil Riverside Refuge,” *The Washington Post*, June 26, 1980, pg. MD1.

“Eagle Harbor Advertisement,” *The Evening Star*, June 12, 1925, pg. 7.

“Eagle Harbor Advertisement,” *The Washington Tribune*, May 30, 1925, pg. 6.

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G.M. Hopkins, Hopkin’s Atlas of the vicinity of Washington, D.C., Philadelphia, PA: G.M. Hopkins 1878, Library of Congress.

Land Records of Prince George’s County, Maryland, Maryland State Archives, www.mdlandrec.net.

Simon J. Martenent, Martenent’s Map of Prince George’s County, Maryland, Baltimore, MD: Simon J. Martenent 1861, Library of Congress.

“This and That,” *Baltimore Afro-American*, September 10, 1966, page 5.

United States Federal Census [Various]

Valentine, Paul W. "Eagle Harbor: Port in the Urban Storm; Prince George's Town has 45 Permanent Residents, no Businesses," *The Washington Post* Feb 12, 1994, E1.

10. Geographical Data

Acreage of surveyed property 0.324 acres
Acreage of historical setting 0.324 acres
Quadrangle name Benedict

Quadrangle scale: 1:24,000

Verbal boundary description and justification

Lot numbered One (1) and two (2), three (3), four (4), and twenty-nine (29) and thirty (30) in Block numbered fourteen (14) in the subdivision known as "Eagle Harbor" as per plat recorded in Plat Book 3, folio 22, of the land records for Prince George's County, Maryland.

11. Form Prepared by

name/title	Elizabeth Rekowski, Intern II		
organization	The Maryland-National Capital Parks and Planning Commission		
	Historic Preservation Section, Countywide Planning Division		
	Prince George's County Planning Department	date	February 2025
street & number	1616 McCormick Drive	telephone	301-952-3681
city or town	Largo	state	MD

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
 Maryland Department of Planning
 100 Community Place
 Crownsville, MD 21032-2023
 410-697-9591

87B-38-1

Hatcher-Ridgely House
Eagle Harbor
Prince George's County

Chain of Title

Liber 35689:579 February 24, 2014	Deed: Vernon C. Ridgely, Jr. to David H. Johnson Lots number 1, 2, 3, 4, and 29, 30 in Plat Book 3 at 22.
Liber 9512:529 December 1, 1993	Deed: Constance Ridgely (Hatch) to Vernon C. Ridgely, Jr. Lots numbered 3 and 4 in Block number 14 in the subdivision known as "Eagle Harbor" as per Plat Book 2 at 22. And lots 1, 2, and 29, 30 in block numbered 14 in the subdivision known as "Eagle Harbor."
Liber: 5537:506 May 19, 1982	Bertha A. Guerra and Cora A. Guerra to Constance Ridgely (Hatcher) Lots number 3 and 4 in Block number 14 in Eagle Harbor.
Liber 5575:680 August 27, 1982	Constance Ridgely (Hatcher) to Mildred J. Hatcher Lots 1, 2, and 29, 30 in Block 14 in Eagle Harbor and lots 3, 4 in Block 14 in Eagle Harbor.
Liber 5055:259 January 12, 1979	Dorothy E. Towles and Dorothy C. Roane (Joint Tenants) to Bertha A. Guerra and Cora A. Guerra Lots 3-9 in Block 14 in Eagle Harbor.
Liber 4549:741 November 3, 1975	Earl Butler to Dorothy E. Towles and Dorothy C. Roane (Joint Tenants) Lots 3 and 4 in Block 14 of Eagle Harbor.
Liber 3645:625 October 15, 1968	Lenora T. Walker and Charles G. Walker to Dorothy E. Towles and Dorothy C. Roane (Joint Tenants) Lots 5, 6, 7, 8, and 9 in Block 14 of Eagle Harbor.
Liber 2447:414 May 19, 1960	Gertrude V. Denman Jackson (Formerly Gertrude V. Denman and William Jackson to Earl Butler Lot 3 in Block 14 of Eagle Harbor.
Liber BB869:288,35c September 24, 1946	Laura P. Fonville and Walter L. Bean by County Commissioners of Prince George's County to Arthur L. Hatcher and Constance Ridgely. Lots 1, 2, 29, and 30 in Block 14 of Eagle Harbor.
Liber 254:132 January 9, 1926	Walter L. Bean and Ida E. Bean to Gertrude V. Denman Lot 3 in Block 14 of Eagle Harbor.
Liber 235:493 April 25, 1925	Thomas M. Keech to Walter L. Bean Land consisting of about 12 acres of land laying on the southerly side of Trueman Point and the Patuxent River and beginning at the point on the said Trueman Point Road where the boundary line of the grantor and Samuel Stamp intersects said Trueman Point Road running thence in an easterly direction along land of Stamp to the Patuxent River and thence

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Hatcher-Ridgely House
Eagle Harbor
Prince George's County

	northerly along said Patuxent River to Trueman Point Road and thence westerly and southerly along said road to the point of place of beginning.
Liber 236:375 June 4, 1925	Samuel Stamp to Walter L. Bean Lot No. 2 of "Woods Prospect" or "Truman's Point."



PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

County Administration Building • 14741 Governor Oden Bowie Drive, 4th Floor, Upper Marlboro, Maryland 20772
www.pgplanning.org/HPC.htm • 301-952-3680 • historicpreservation@ppd.mncppc.org

REQUEST FOR HISTORIC SITE EVALUATION

Property Address: 23509 Patuxent Boulevard Aquasco, MD 20608

Property Name: _____

For M-NCPPC office use only

Historic ID #		Tax Map	
Town		Grid	
Property Zoning		Parcel	
Subdivision		Election District	
Block		Tax Account	
Lot		Property Land Area	
Within Municipal Limits: YES <input type="checkbox"/> NO <input type="checkbox"/>			

PROPERTY OWNER(S)

APPLICANT/CONTACT (IF DIFFERENT THAN OWNER)

Name	David H. Johnson			Name	Linda Garoute		
Firm				Firm			
Address	23509 Patuxent Blvd			Address	14302 Grandpere Rd		
City	Aquasco	State MD	ZIP 20608	City	Brandywine	State MD	ZIP 20613
Phone	2024400866 /240-682-9204			Phone	2024400866		
email	djohnson196266@gmail.com			email	Linda.Garoute@gmail.com		

REASON FOR REQUEST:

This property meets the criteria of the Historic Preservation Ordinance (Subtitle 29-104) because it was built around 1946-53, and was documented as being one of the earliest residences of this period in the Town of Eagle Harbor. Mainly, the character of this building and many of its historic elements are still intact, which would have been common to resort-style colony residences throughout the Chesapeake Bay region during this period.

LG By initialing here, the owner/applicant acknowledges that they have received from Historic Preservation Section staff information on the responsibilities and incentives associated with historic site designation, including the Historic Area Work Permit process, Historic Preservation Tax Credits, the Historic Property Grant Program, and Subtitle 29 of the County Code.

Linda H. Garoute, Applicant

Signature of Applicant/Contact/Owner

David H. Johnson

Signature of Owner

11/19/2024

Date

11/19/2024

Date



PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

1616 McCormick Drive, Largo, Maryland 20774 • 301-952-3680 • pgplanning.org/HPC.htm • historicpreservation@ppd.mncppc.org

NOTICE OF PUBLIC MEETING

Tuesday, February 18, 2025
6:30 PM

**THIS MEETING WILL BE HELD VIRTUALLY. ACCESS INFORMATION CAN BE FOUND ON THE HISTORIC PRESERVATION COMMISSION WEBSITE:
www.pgplanning.org/countywide-planning/historic-preservation/historic-preservation-commission**

HISTORIC PROPERTY EVALUATION **Hatcher-Ridgely House (Documented Property 87B-038-01)** 23509 Patuxent Boulevard, Eagle Harbor, MD 20608

As part of its February 18, 2025, public meeting, the Prince George's County Historic Preservation Commission (HPC) will evaluate the Hatcher-Ridgely House, 23509 Patuxent Boulevard, Eagle Harbor, Maryland, for potential designation as a Prince George's County Historic Site.

Because the property is not included in the Prince George's County *2010 Approved Historic Sites and Districts Plan*, this process is conducted through Subtitle 29-120.01 (The Prince George's County Historic Preservation Ordinance). In conducting its review, the HPC will evaluate the property on the basis of the nine criteria for historic and architectural significance found in Section 29-104 of the Ordinance. In judging architectural significance, the architectural integrity of the building is also addressed. As part of this review, the HPC will make a recommendation to the Prince George's County Planning Board and to the District Council. Those bodies will hold a joint public hearing on the matter, and the final decision will be made by the District Council.

The Prince George's County Historic Preservation Ordinance requires that the property that is the subject of this public meeting be posted with informational signs at least two weeks in advance. These signs will be posted no later than February 4, 2025. In addition, this notice complies with the Ordinance requirement to notify the property owner, adjoining property owners, and interested parties at least 14 days in advance of the Historic Preservation Commission's meeting.

Information on the Historic Site designation process and the staff recommendations for the case will be available on February 11, 2025, at www.pgplanning.org/countywide-planning/historic-preservation.

As the property owner, or an adjoining property owner, or an interested party, the HPC is interested in any comments you may have on this matter. You are encouraged to attend the meeting. *If you cannot attend, written comments for the case record should be received by the close of business on February 18, 2025.* Please send comments to:

John Peter Thompson, Chairman
Prince George's County Historic Preservation Commission
1616 McCormick Drive
Largo, MD 20774

Comments may also be submitted via e-mail to HistoricPreservation@ppd.mncppc.org.

Please direct any questions to the Historic Preservation Section staff at 301-952-3681 or the e-mail address above.

DATE OF NOTICE: January 30, 2025

c: John Peter Thompson, Chair, Historic Preservation Commission
Lakisha Hull, AICP, LEED AP BD+C, Planning Director
Katina Shoulars, Division Chief, Countywide Planning Division
Thomas Gross, Supervisor, Historic Preservation Section
Arnaldo Ruiz, Area 87B Planner, Community Planning Division

Prince George's County Council:

The Honorable Sydney Harrison, District 9
Wayne K. Curry Administration Building, 2nd Fl.
1301 McCormick Drive
Largo MD 20774

Donna J. Brown, Clerk
Wayne K. Curry Administration Building, 2nd Fl.
1301 McCormick Drive
Largo MD 20774

The Honorable Calvin Hawkins II, At-Large
Wayne K. Curry Administration Building, 2nd Fl.
1301 McCormick Drive
Largo MD 20774

The Honorable Jolene Ivey, At-Large
Wayne K. Curry Administration Building, 2nd Fl.
1301 McCormick Drive
Largo MD 20774

Property Owner:

David H. Johnson
11807 Earnshaw Court
Brandywine MD 20613

Adjoining Property Owners:

Bertha A. Guerra and Cora A. Guerra
5315 3rd Street NW
Washington DC 20011

William D. Simmons II and Amana J. Simmons
18404 Lincoln Drive
Aquasco MD 20608

Stephen C. Maynard and Vondella Maynard
6000 Strathmore Way
Upper Marlboro MD 20772

Preston A. Davis and Mary E. Davis
600 6th Place SW
Washington DC 20024

Evelyn June Thornton and Karen Louise Heggs
712 6th Street SW
Washington DC 20024

Joseph C. Lomax, Jr. and Mary H. Lomax
23510 Patuxent Boulevard
Aquasco MD 20608

Municipality:

Hon. Noah Waters, Ph.D., Mayor
Town of Eagle Harbor
23308 Hawkins Drive
Eagle Harbor MD 20608

Interested Parties:

Donna Schneider, President
Prince George's County Historical Society
PO Box 1513
Upper Marlboro MD 20773-1513

Douglas McElrath, Chairman
Prince George's Heritage
4703 Annapolis Road
Bladensburg MD 20710

Jack I. Thompson, Jr., Chairman
Prince George's Historical & Cultural Trust
PO Box 85
Upper Marlboro MD 20773

Elizabeth Hughes, Director
Maryland Historical Trust
100 Community Place, 3rd Floor
Crownsville MD 21032-2023



PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

1616 McCormick Drive, Largo, Maryland 20774 • pgplan.org/HPC • 301-952-3680 • historicpreservation@ppd.mncppc.org

Historic Preservation Commission Public Hearing

Sign Posting Affidavit

I hereby affirm that the attached photographs represent the posting of a public hearing notice at:

23509 Patuxent Boulevard, Aquasco, MD 20608

This public hearing notice was posted on February 3, 2025 and has been posted at least two weeks prior to the advertised public hearing, according to the requirements of Subtitle 29 of the Prince George's County Code and the Prince George's County Zoning Ordinance (Subtitle 27).

The purpose of the public hearing notice was to advertise a Historic Resource Evaluation by the Historic Preservation Commission for the property at the above-cited address also identified as:

Hatcher-Ridgely House (87B-038-01)

The posted public hearing will be held virtually via Microsoft Teams. Meeting access instructions can be found on the Historic Preservation Commission's website at <https://www.pgplanning.org/countywide-planning/historic-preservation>. The meeting will be held at the following date and time:

**6:30 p.m.
February 18, 2025**

My signature affirms the validity of this information.

Signature Elizabeth Rekowski

Date February 3, 2025

87B-038-01 Hatcher-Ridgely House (02-03-2025)



