

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ___
no ___

Property Name: Old Waldorf Theatre Inventory Number: CH-623

Address: 3103 Leonardtown Road City: Waldorf Zip Code: 21603

County: Charles USGS Topographic Map: LaPlata, MD Quad

Owner: Sang B. & OK H. Kim Is the property being evaluated a district? ___yes

Tax Parcel Number: 101 Tax Map Number: 8 Tax Account ID Number: 062903

Project: Waldorf Industrial Park Emerg. Tower Site - Chas. Co. Gov. Agency: FCC

Site visit by MHT Staff: ___no ___yes Name: _____ Date: _____

Is the property located within a historic district? ___yes X no

<i>If the property is within a district</i>		District Inventory Number: _____
NR-listed district ___yes	Eligible district ___yes	District Name: _____
Preparer's Recommendation: Contributing resource ___yes ___no Non-contributing but eligible in another context ___		

<i>If the property is not within a district (or the property is a district)</i>	
Preparer's Recommendation: Eligible ___yes <u>X</u> no	

Criteria: ___A ___B ___C ___D Considerations: ___A ___B ___C ___D ___E ___F ___G ___None

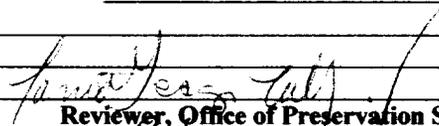
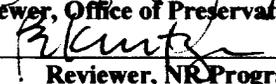
Documentation on the property/district is presented in:

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

The Old Waldorf Theatre is located at the intersection of Old Washington Road and Leonardtown Road in Waldorf, MD. The two-story brick structure was originally constructed as a theater, circa 1940. The building retains only a few hinting elements of its original "Art Deco" inspired design. Since serving as a theater in the community through the 1940's and 1950's, the building has undergone a multitude of modifications and dramatic changes. The exterior fenestration patterns have changed, new additions have been added; the interior has been gutted and reworked in various ways to accommodate the commercial needs. Most of the buildings character defining elements have been removed, including the original box office, historic signage, marquee and other details. It is not recommended as an eligible resource for listing on the National Register of Historic Places.

Prepared by: Kate Mahood,
Architectural Historian

Date Prepared: July 8, 2003

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended ___	Eligibility not recommended <u>X</u>
Criteria: ___A ___B ___C ___D	Considerations: ___A ___B ___C ___D ___E ___F ___G ___None
Comments: _____	
	<u>7/17/03</u>
Reviewer, Office of Preservation Services	Date
	<u>7/21/03</u>
Reviewer, NR Program	Date

Click here for a plain text ADA compliant screen.

 Maryland Department of Assessments and Taxation CHARLES COUNTY Real Property Data Search	CH-623	Go Back View Map New Search
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Account Identifier: District - 06 Account Number - 062903

Owner Information

Owner Name:	KIM, SANG B & OK H	Use:	COMMERCIAL
		Principal Residence:	NO
Mailing Address:	5002 MANTA CT WALDORF MD 20603-4244	Deed Reference:	1) / 3382/ 409 2)

Location & Structure Information

Premises Address		Zoning	Legal Description	
		C-2	.226 AC RT 5 AT RT 925-WALDORF MATTRESS DISCOUNTERS	

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No: Plat Ref:
8	21	101						80	

Special Tax Areas	Town Ad Valorem Tax Class		
Primary Structure Built	Enclosed Area		
1955	4,780 SF		
Property Land Area	County Use		
9,844.00 SF			
Stories	Basement	Type	Exterior

Value Information

	Base Value	Phase-in Assessments		
		Value As Of 01/01/2001	As Of 07/01/2002	As Of 07/01/2003
Land:	118,130	88,500		
Improvements:	89,430	130,100		
Total:	207,560	218,600	214,920	218,600
Preferential Land:	0	0	0	0

Transfer Information

Seller: YAKE, MARIA S	Date: 11/27/2001	Price: \$380,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 3382/ 409	Deed2:
Seller: AUERBACH, BERNARD & JUNE W	Date: 06/28/1989	Price: \$190,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 1392/ 73	Deed2: / 2023/ 85
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO **Special Tax Recapture:**
Exempt Class: * NONE *



MAHOOD AND ASSOCIATES, LLC
 ARCHITECTURAL HISTORY ♦ HISTORIC PRESERVATION ♦ ARCHIVAL RESEARCH

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 410-266-5608 (P) 410-266-5570 (F)
 KATE@MAHOODASSOCIATES.COM

CH-623
OLD WALDORF
THEATRE

Scale
 N.T.S.

Date
 7/8/03

Design By _____ Source USGS BRANDYWINE LA PLATA
 HUGHESVILLE, & PISCATAWAY QUADRANT Job No. _____



OLD WALDORF THEATRE
WALDORF, MD
CHAS. COUNTY

KATE MAHOOD
05-30-2003

CH-623

MD SHPO
View of East Facade
Photograph # 1 of 4



OLD WALDORF ~~STOR~~
THEATRE
WALDORF, MD
CHAS. COUNTY

CH- 623

KATE MAHOOD
05-30-2003

MD SHPO

View of North Facade
Photograph # 2 of 4



DRY CLEAN

TAILOR

WEDDING GOWN
DRAPERY
LEATHER & SUEDE
BLANKET
RUG

OLD WALDORF THEATRE
WALDORF, MD
CHAS, COUNTY

CH- 623

KATE MAHOOD
05-30-2003

MD SHPO
View of North and West Facade
Photograph # 3 of 4



OLD WALDORF THEATRE
WALDORF, MD
CHAS. COUNTY

CH-623

KATE MAHOOD
05-30-2003

MD SHPO
View of South Facade
Photograph # 4 of 4

Old Waldorf Theater
CH-623
Waldorf
Public

Circa 1940

The Old Waldorf Theater is an important local landmark that served as a theater throughout the 1940s and 50s. Located on what was once the main intersection at Old Washington Road and Leonardtown Road, although altered, the theater is a rare example of Art Deco inspired architecture in Charles County. This two-story brick structure includes an overall simple geometric design with a parapeted facade, bands of glazed brick, and the use of decorative glass blocks.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. CH-623

1. Name of Property (indicate preferred name)

historic Old Waldorf Theater

other

2. Location

street and number 3103 Leonardtown Road not for publication

city, town Waldorf vicinity

county Charles

3. Owner of Property (give names and mailing addresses of all owners)

name Maria S. Yake

street and number 8085 Annapolis Woods Road telephone 301-645-4030

city, town Welcome state MD zip code 20693

4. Location of Legal Description

courthouse, registry of deeds, etc. Charles County Courthouse tax map and parcel: 8-101

city, town LaPlata liber 1392 folio 73

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: _____

6. Classification

Category	Ownership	Current Function	Resource Count	
			Contributing	Noncontributing
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture		
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> commerce/trade	1	
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense		
<input type="checkbox"/> site		<input type="checkbox"/> domestic		
<input type="checkbox"/> object		<input type="checkbox"/> education		
		<input type="checkbox"/> funerary		
		<input type="checkbox"/> government		
		<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. CH-623

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input type="checkbox"/> good	<input type="checkbox"/> ruins
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> altered

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

The Old Waldorf Theater is located at the southwest corner of Old Washington Road and Leonardtown Road which was once the main intersection in the town of Waldorf. This two story brick structure was built circa 1940 and includes characteristics of the art deco style, expressed through the overall simple geometric design and the emphasis on vertical lines.

Although today the main orientation of the building is northward, facing Old Leonardtown Road, historically the theater faced Old Washington Road to the east. The roof slopes downward from the original façade. The building rests on a brick foundation with the walls laid in running bonds of stretchers.

The building's most distinctive feature includes the parapeted façade which is framed by four rectangular columns. The two interior columns are taller than those at the exterior, creating a stepped effect. Although now painted over, the façade was divided by two horizontal bands of bricks, possibly glazed, that accent the division between the first and second story. Below the banding at ground level, the columns held display cases for feature film posters. Above the banding, each column includes three narrow rows of vertically laid bricks. Between the end columns are narrow windows composed of twelve rows of glass blocks with three blocks to a row. A large window also laid with glass blocks is found in the center of the second story façade.

The original facade also included the box office at ground level as well a large billboard that extended like a triangular awning over the street. The box office area has been reworked and a flush brick wall with a single square plate glass store window is now present in its place. The billboard has also been completely removed.

During the last quarter of the twentieth century, the theater has been divided into two shops, both of which are now accessible through the north wall. The first floor includes plate glass shop windows installed after the building was converted from its original use. The second story includes one metal 4-light pivot window. A suspended portico attached to the north side provides shelter to the storefront. The western end of this new façade has been modified to include an additional square projecting bay with plate glass windows.

The south elevation includes a second story door accessed by a wooden staircase which ends at street level on Old Washington Road. A small square window is visible at the east end above a first floor door. Brickwork on this wall has not been painted and appears to be of irregular bond.

8. Significance

Inventory No. CH-623

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 checked="" 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 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	Circa 1940	Architect	Unknown
Construction dates	Circa 1940	Builder	Unknown

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 reports, complete evaluation on a DOE Form - see manual.)

The Old Waldorf Theater was built circa 1940, and served as a theater throughout the 1940's and 50's. Although altered, the theater is a rare example of art deco inspired design in Charles County. It is also one of only two early to mid-20th century theaters in the county that remain.

Waldorf, today Charles County's largest town, was first established as a stop along the Baltimore and Popes Creek Railroad in 1872. Commercial growth in the area proceeded quickly in the last decades of the 19th century as businesses moved to the new village in order to take advantage of its proximity to the railroad. Early businesses located in Waldorf included Kerr's Store, the J.B. Ryon & Brothers Store, both general merchandise establishments, a bowling alley, and a barber shop. In addition, two hotels were erected in Waldorf during the early decades of the railroad's operation. One of these was Trotter's Hotel. Two hotels appear on an 1885 map of Waldorf, one on either side of present day Route 5, just east of the railroad tracks.

Following on the heels of the commercial boom was the emergence of residences along the main thoroughfares of the town, today's Routes 925 and 5. The first dwellings were built by local merchants. Later, others decided to establish their homes within close proximity of Waldorf's town center. During the 1920s and 1930s, land speculators acquired several of the surrounding farms and subdivided them for development as residential districts. In 1922 the Naylor Farm, adjacent to the village, was surveyed and subdivided by surveyor J. Spence Howard.

Throughout the first half of the 20th century and continuing on into the present, Waldorf served as a local commercial center for the surrounding rural community. Improvements in transportation, beginning in the first decade of the twentieth century, contributed to the transformation of Waldorf from a provincial town to a travel destination. In 1909, Maryland produced a plan to establish a highway system connecting the counties. In Southern Maryland the planned highway linked Mattawoman Village (north of Waldorf) to Brandywine in Prince George's County, and ran from Mattawoman south to Waldorf, Young's Switch (White Plains), La Plata, Spring Hill, Bel Alton, Faulkner, Newburg, and on to Lancaster's Wharf at Rock Point. This proposed highway became the framework for present-day Route 301 (earlier Crain Highway), today's main artery through Charles County.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No CH-623

Name Old Waldorf Theater

Continuation Sheet

Number 8 Page 2

The construction of Crain Highway was among the most important events contributing to Waldorf's transformation into a major service center and tourist destination. Although planned since the first decades of the twentieth century, construction did not begin until the 1920s. Originally known as the Southern Maryland Trunk Line, the road was renamed Robert Crain Highway after its most fervent supporter, state Senator Robert Crain of Mt. Victoria. The first section connecting T.B. in Prince George's County to Baltimore was complete by 1927.

Construction on the Charles County portion of the road was slower to progress. However, in 1937, the State Roads Commission obtained federal funding to build bridge crossings over the Potomac, Patapsco, and Patuxent rivers. Completion of Crain Highway was negotiated along with construction of the Potomac River Bridge at Morgantown (now the Governor Harry Nice Bridge). The bridge was opened in December 1940. This event quickly transformed the county. The new highway soon became a major north-south travel route along the east coast.

Through Waldorf, Crain Highway followed the original 1910 road built to connect Waldorf and La Plata, known as Washington Road (Route 925). Many new businesses catering to the increased volumes of pass through traffic established themselves in and around the town of Waldorf. These included restaurants, automobile dealerships, and gas stations.

In 1950 the state began a series of improvements of Crain Highway. The result was the dualization of the highway and its transformation to a four lane divided highway renamed U.S. Route 301. This divided road essentially bypassed the original Crain Highway through Waldorf, and provided a more efficient and convenient route through the county.

Today, the former town center at the intersection of Route 5 and Route 925 retains vestiges of the pre-gambling-era town including the former Waldorf Movie Theater, Calvary United Methodist Church (CH-622) on Route 5 east of the railroad tracks, and the Berry/Howard Store and Post Office (CH-624) which stands on the south side of Route 5 and now houses the Double Eagle Tavern.

Architecturally, the Old Waldorf Theater is a rare example of the influence and local interpretation of art deco design in Charles County. After the Civil War, the region sank into a pronounced economic and cultural depression. Substantial building did not begin until the early twentieth century and even then largely followed traditional vernacular models. Improved transportation, first by rail and later by road, and the gradual economic recovery led to an increase in both new construction and the frequency of structures that were inspired by trends in national architectural design.

The art deco style, emphasizing geometry and simplicity, vibrant colors and simple shapes, was most popular nationally during the 1920's and 30's. The Old Waldorf Theater built circa 1940, reflects the common conservatism to architectural change found in most rural areas.

9. Major Bibliographical References

Inventory No. CH-623

10. Geographical Data

Acreage of surveyed property .226 a.
Acreage of historical setting .226 a.
Quadrangle name LaPlata Quadrangle scale 1:24,000

Verbal boundary description and justification

The property at 3103 Leonardtown Road is associated with Charles County Property Map 8 Grid 21 Parcel 101.

11. Form Prepared By

name/title	Cathy Currey/Historic Sites Surveyor		
organization	Charles County Planning	date	11/20/2000
street and number	200 Baltimore Street	telephone	301-396-581
city or town	LaPlata	state MD	zipcode 20646

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
DHCD/DHCP
100 Community Place
Crownsville MD 21032
410-514-7600

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-623

Section 8 Page 1

Old Waldorf Theater

name of property

Charles County, MD

county and state

Chain of title:

- July 28, 1941 Eleanor L. Ike leases property to Waldorf Theatre Corp.
WMA 74 Folio 499
- November 4, 1953 Eleanor L. Ike leases property to Waldorf Theatrical Enterprise
Liber 109 Folio 65
- August 14, 1947 Weiner Enterprises, Inc. to Ike Weiner. Being part of a larger tract
acquired by George L. Robey July 25, 1903. 1/4 a.
Liber 85 Folio 449
- December 28, 1977 Eleanor L. Weiner, widow to June Weiner Auerbach and Gordon Millison
Weiner.
Liber 559 Folio 20
- May 28, 1980 Eleanor L. Weiner to Bernard Auerbach and June W. Auerbach, his wife.
1/4 a. \$100,000.00
Liber 721 Folio 197
- June 28, 1989 Bernard and June Auerbach to Maria Yake.
Liber 1392 Folio 73

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-623

Section 9 Page 1

Old Waldorf Theater
name of property
Charles County, Maryland
county and state

Major Bibliographic References:

Brown, Jack D., et al. Charles County, Maryland, A History. Charles County Bicentennial Committee, 1976.

Charles County Land Records, Charles County Courthouse, LaPlata, Maryland.

Klaphor, Margaret Brown. The History of Charles County, Maryland. LaPlata, MD: Charles County Tercentenary, Inc., 1958.

RESOURCE SKETCH MAP

Date: 12/2/99

North arrow:



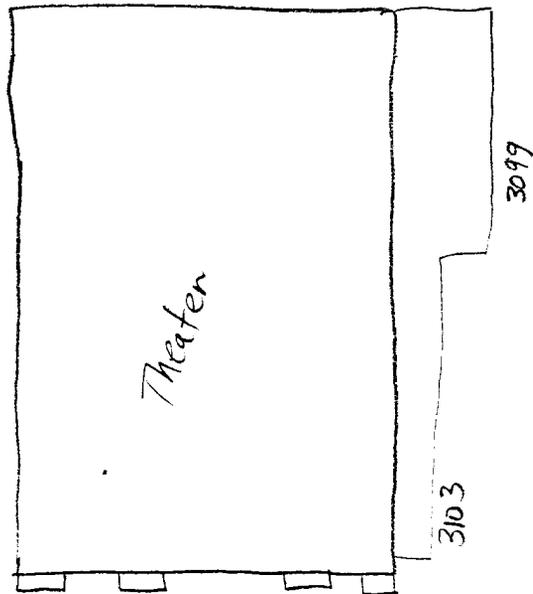
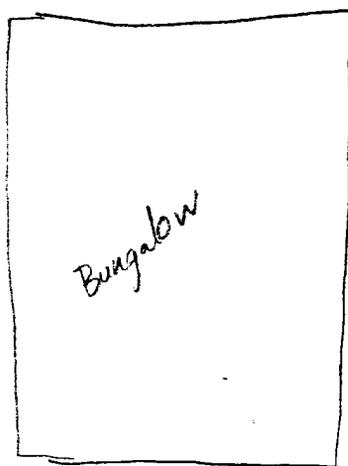
Name: WALDORF THEATER

Address: 3103 Leonardtown Road

CH - 623

Charles County, Maryland

Waldorf Vicinity

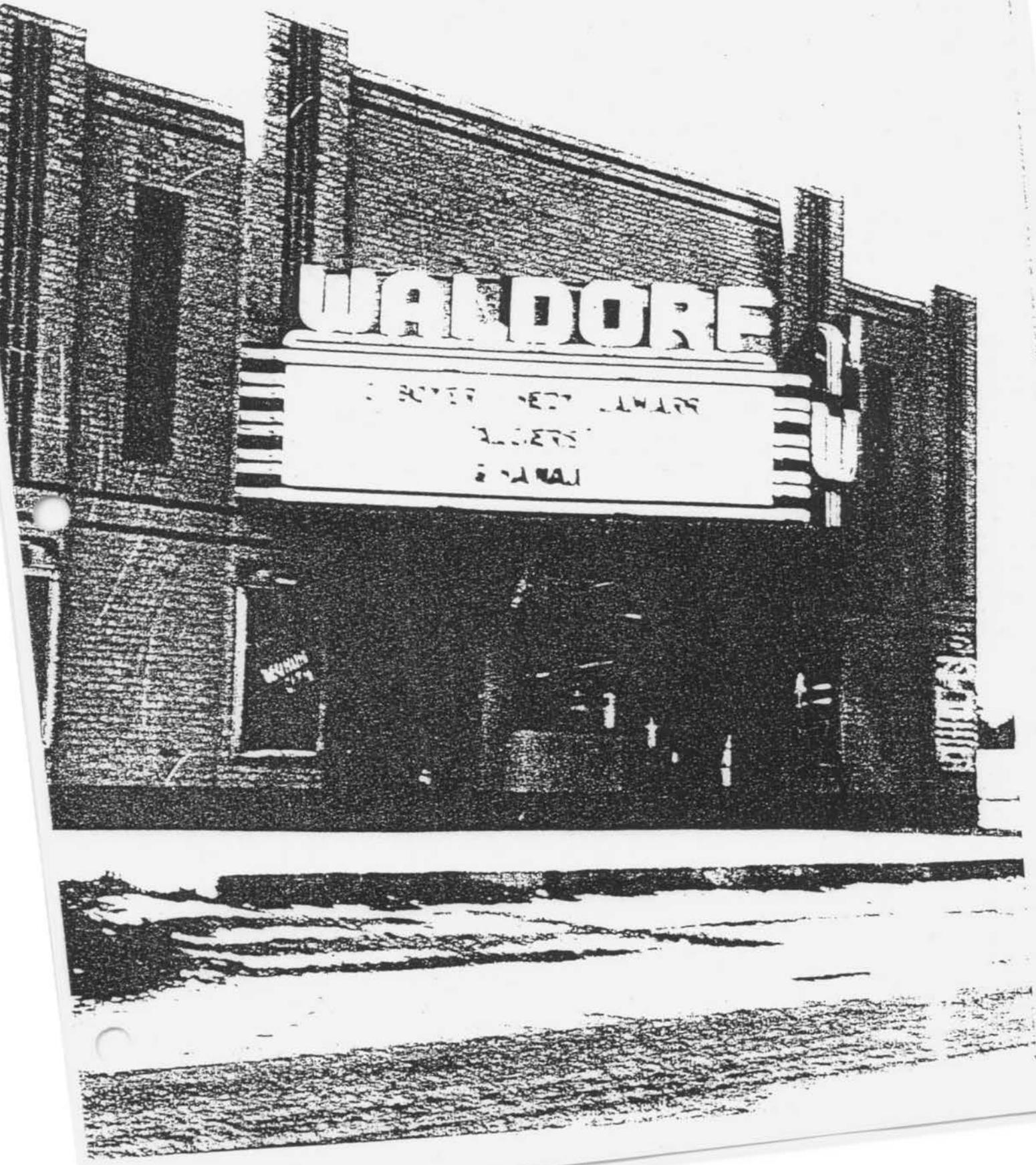


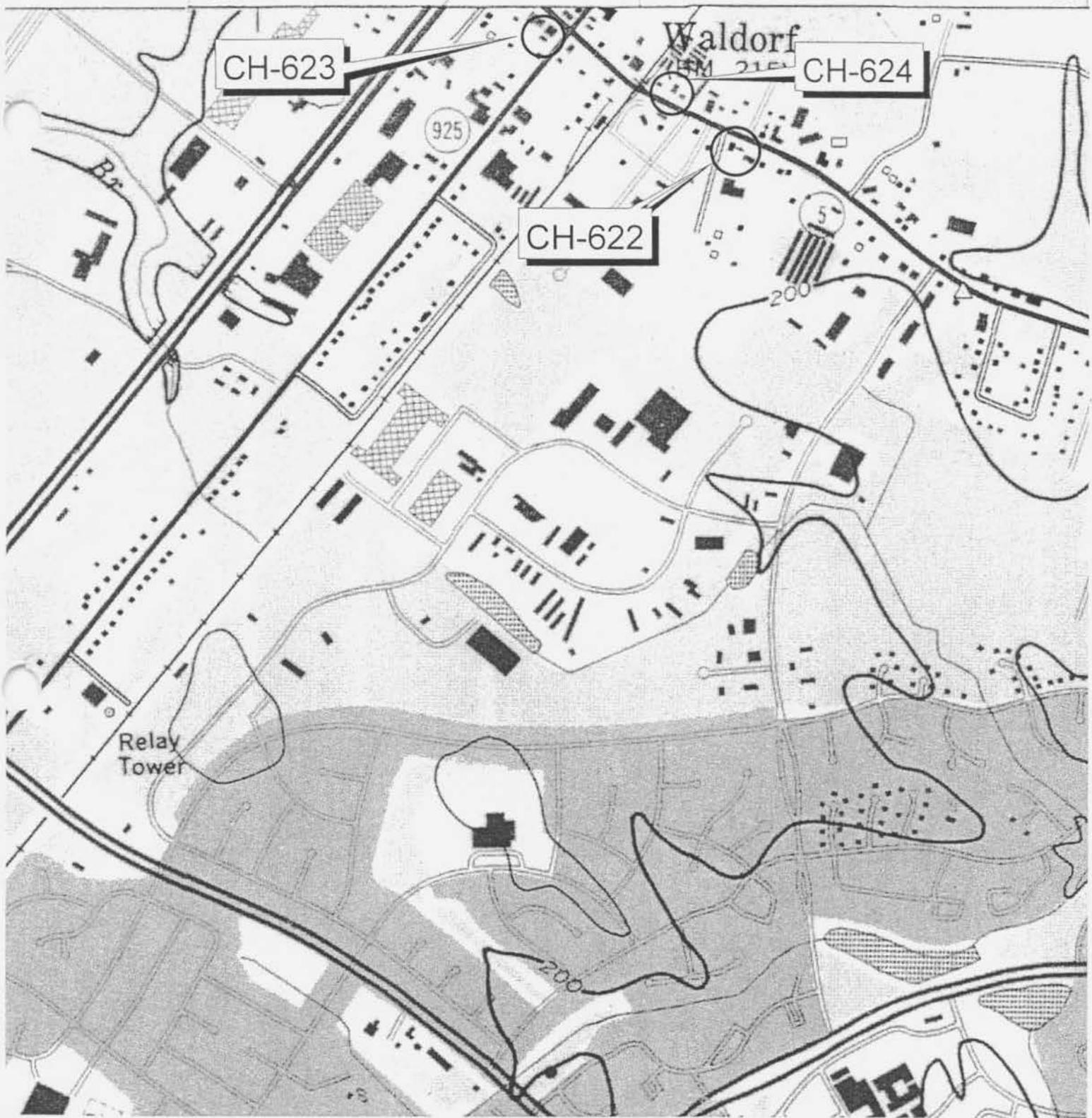
Route 5

Route 925

Waldorf Movie Theatre - Corner of Route 925 and 5 (Now "Mercadito's")

CH-623





CH-623

Waldorf

CH-624

CH-622

Relay
Tower

Old Waldorf Theater
CH-623
Charles County, MD
LaPlata, MD Quad





CH-623

OLD WALDORF THEATER
CHARLES COUNTY, MD

11/99

K. G. SMITH

MARYLAND SHPO

LOOKING NORTHWEST

1 OF 2



CH-623
OLD WALDORF THEATER
CHARLES COUNTY, MD
11/99
K. G. SMITH
MARYLAND SHPO
LOOKING S.W.

2 OF 2