

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name University Park Historic District (Boundary Expansion)
other names/site number _____ (MHT File Number: PG 66-29)

2. Location

street & number Roughly bounded by Adelphi Road to the west, Wells Parkway to the north, Van Buren and Underwood streets to the east, Queens Chapel and Toledo roads to the south not for publication
city or town University Park vicinity
state Maryland code MD county Prince George's code 033 zip code 20782

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

 10-22-12
Signature of certifying official/Title Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___meets ___does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register determined eligible for the National Register
 determined not eligible for the National Register removed from the National Register
 other (explain: _____)

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
 (Check as many boxes as apply.)

Category of Property
 (Check only one box.)

Number of Resources within Property
 (Do not include previously listed resources in the count.)

- private
 public - Local
 public - State
 public - Federal

- building(s)
 district
 site
 structure
 object

Contributing	Noncontributing	
375	71	buildings
1	0	sites
0	2	structures
0	0	objects
376	73	Total

Name of related multiple property listing
 (Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

Historic Residential Suburbs in the United States, 1830-1960

N/A

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

Current Functions
 (Enter categories from instructions.)

- DOMESTIC/Single Dwellings _____
 DOMESTIC/Secondary Structures _____
 EDUCATION/School _____
 LANDSCAPE/Park _____

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 EDUCATION/School _____
 LANDSCAPE/Park _____

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19th & 20th CENTURY REVIVALS/ Colonial Revival

MODERN MOVEMENT/ Contemporary

Materials

(Enter categories from instructions.)

foundation: BRICK, CONCRETE

WOOD: weatherboard; METAL: aluminum;

walls: BRICK; STUCCO; SYNTHETICS: Vinyl

ASPHALT; ASBESTOS; STONE: Slate;

roof: SYNTHETIC: Rubber

other:

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The expansion of the existing University Park Historic District includes the subdivided blocks in the northwestern portion of the Town of University Park. The area to be added consists of thirteen subdivisions dating from 1938 to 1954. With the majority of the subdivisions platted in just a two-year period from 1949 to 1950, the expansion area reflects the town's post-World War II development and the continued suburbanization of the Washington metropolitan area, which had begun in the early twentieth century. The expansion area maintains the town's modified rectilinear street grid, while accommodating the land's hilly topography with more curvilinear streets. The area includes those properties fronting on both sides of Wells Parkway, north of Queens Chapel Road to Van Buren Street, and extends westwards, filling in the tract of land between Adelphi Road, on the western border, and Wells Parkway, to the north. Primarily located within *Section 7* of the University Park subdivision, the area also contains a northern portion of land that was platted as part of the adjoining College Heights Estates subdivision. This portion, comprising three plats dating from 1949 and 1950 (*College Heights Estates* Plats 6-8) with an approximate total area of 40 acres, contains building lots that are noticeably wider and more spacious than those found within the nearby contemporaneous University Park subdivisions. The buildings within the southern portion of the expansion area (platted as University Park subdivisions) reflect the architectural styles of the mid-twentieth century, specifically the Colonial Revival style and elements indicative of the mid-century Modern Movement. Predominantly developed by University Park Homes, Inc., and its affiliates, and built by Polinger Construction Corp., these post-World War II houses are set within subdivisions that reflect the solid middle-class nature of the commuter suburb the Town of University Park became with the dominance of the automobile. Typical forms from this period of development include the Cape Cod, ranch house, and split level. Likewise, the predominant architectural style present in the subdivisions in the northern portion of the expansion area (platted as College Heights Estates subdivisions) is the Colonial Revival style, with strong influences of the Modern Movement affecting the exterior cladding, massing, and house plan. Domestic forms include the ranch house, split level, and minimal traditional. Although these popular forms were designed and promoted for their economies of design and construction, examples in College Heights Estates were typically larger than the local—or even national—norm, and those seen in the adjoining subdivisions to the south. The majority of the single-family dwellings in this area were designed by staff architects of the real estate development company. Due to strict covenants, established and enforced by the

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

company, houses in this portion of the expansion area collectively exhibit compatibility of style, massing, scale, materials, setback, and setting. Within the expansion area, as seen in the larger Town of University Park, the dominant building type is the single-family dwelling, with the only non-residential building being an elementary school. Secondary resources such as garages and sheds are limited, but add to the architectural landscape and historic context. Public parkland located along the southern border provides recreational space.

Narrative Description

Site Description

The northwestern corner of the Town of University Park, platted in several sections between 1938 and 1954, consists of approximately 114 acres in northwestern Prince George's County. The residential neighborhood is bounded on the north by Wells Parkway, on the east by Underwood Street, on the south by Queens Chapel and Toledo roads, and on the west by Adelphi Road. The area consists of varied topography, defined by undulating hills to the northwest that gradually descend to more even ground to the southeast, where an unnamed streambed flows in a southeasterly direction through the town. This streambed, joining with another one in the area, forms a tributary of the Northeast Branch that runs downstream through the nearby community of Riverdale Park and eventually into the Anacostia River. Surrounding the shallow streambed is approximately 12 acres of parkland dedicated for public use by the Town of University Park. The land includes two parcels (Parcels 128 and 129) to the east of Adelphi Road – one narrow parcel that borders Toledo Road (currently a paper street running east-west) to the north and one irregularly shaped parcel that runs south at the point where Wells Parkway splits, near its intersection with Beechwood Road, and terminates at Queens Chapel Road. Two smaller adjoining pieces of land (located in the eastern half of Blocks 18 and 19, to the west of Parcel 128), expand the parkland's recreational space. The public park, maintained by the town, provides the community with trails and bike paths, as well as tennis courts and fields.

The area's street grid, as laid out by the real estate development companies of University Park Homes, Inc., and College Heights Estates, Inc., was that of an automobile suburb. The pattern of streets and blocks extends the town's modified rectilinear street grid, but allows for more curvilinear streets to accommodate the land's hilly topography, creating several triangular and semicircular residential blocks. Access to Adelphi Road, the four-lane thoroughfare to the west that forms the area's western border, is limited, thereby protecting the neighborhood from through traffic (a tenet of subdivision planning during the mid-century's Modern Movement). To emphasize the role the automobile had in the planning and design of the area, several properties have paved driveways that lead to a freestanding or attached garage. The lots vary in size, with those located to the north of Van Buren Street (platted by College Heights Estates, Inc.) wider and deeper than those to the south (platted by University Park Homes, Inc. and affiliates). However, the sizes of the lots and the setbacks of the houses are consistent through the expansion area. Besides a consistent suburban setback of the domestic buildings, often, but not consistently, sidewalks buffer them from the paved public roads. All of the streets within the expansion area have concrete curbing. Typically, the lots are landscaped along the rear and sides with mature trees and shrubs, and planned gardens frame the foundations of the dwellings. Many of the properties have brick or stone paved walkways and/or steps that lead from the street or driveways to the main entries. Fencing, especially in the northern portion of the expansion area, as stipulated by the covenants, is rare, and relegated to the rear of the lots.

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property _____ County and State _____

Detailed Description

SOUTHERN PORTION OF EXPANSION AREA: UNIVERSITY PARK, INC.

During World War II, building activity stalled both nationally and in Prince George's County; but with the war's conclusion in 1945, plans for new subdivision plats and new houses began in University Park, as well as in the surrounding area. However, in order to fulfill the tremendous need for local housing, development expanded to the northwest of the established sections of the town. In 1946, six single-family houses were constructed for speculative purposes by University Park Homes, Inc. Platted that same year as part of the post-war development of the area, the subdivision of substantial houses located at 4301, 4303, 4305, 4307, 4309, 4311 Underwood Street are Colonial Revival in style and recall similar houses found in the earlier sections of University Park. Rectangular in form, these brick buildings are two stories in height with a central-passage plan, augmented by a subsidiary wing. Each one-story wing rests above a below-grade, one-car garage, accessed by a concrete drive leading from the street. The concrete drive is partially lined on one side by a retaining wall, separating it from the front lawn. Three bays wide, the houses are topped by side-gabled roofs covered in slate shingles. The single-leaf main entries are sheltered by one-story, one-bay-wide, front-gabled porches supported by square wood posts. The porches, both front-gabled and hipped, are also covered by slate shingles. Presenting a symmetrical façade and fenestration pattern, the dwellings feature 6/6, double-hung, wood-sash windows with brick rowlock sills at the first and second stories. Openings on the façade are edged with inoperable shutters.

By 1947, as building activity resumed within the vicinity, the enterprising Polingers moved their development westward, and began overseeing the subdivisions of land in the tract between Adelphi Road and Wells Parkway. Largely targeting the middle-class homeowner, their speculative development centered around 40th and 41st avenues, just north of the town's parkland and northwest of the other sections within University Park that developed predominantly in the 1930s and early 1940s. Operating under University Park Homes, Inc., the Polingers used their own construction company, Polinger Construction, Co., to build large numbers of single-family dwellings within the expansion area over the next several years. Houses built within the Polinger subdivisions reflect a more modern aesthetic, as manifested by their building materials, forms, and designs. Reflecting the Polingers' vision for modern residences, the subdivisions were developed, in most cases, with large numbers of houses of a similar style and form. However, attempts were made by the developers to provide variety and diversity, although this occurred only on a small scale. The form and styles used for modern buildings abandoned historical precedent, had limited or no ornamentation, and used organic and naturalistic building materials, such as adobe and redwood, as well as industrially produced construction materials, such as steel, glass, and concrete. Identified forms include the ranch house, split level, and Cape Cod.

The modest dwelling at 6712 41st Avenue is a representative example of the Modern Movement's recognizable domestic form – the ranch house. The suburban ranch house originated in California in the 1930s and quickly became the prevailing domestic house form for large tracts of middle-income housing, exemplifying the prosperity associated with private land ownership while being economical because of its modest size. As completed by the Polingers in 1950, the house at 6712 41st Avenue is one story in height and asymmetrically fenestrated across the façade. This concrete-block structure is veneered in stretcher-bond bricks with a small brick chimney rising from the roof's ridge. The low-lying, side gable roof is a dominant feature that enforces the horizontality of a ranch house form. Unlike the popular bungalow and Cape Cod forms present throughout the Town of University Park, the roof of a ranch house is devoid of dormers, further emphasizing the house's horizontality. Fenestration consists of one-light sliding and fixed windows with brick rowlock sills. On the façade these window types combine to create one large picture window, a feature of nearly all mid-twentieth-

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

century housing to artificially enlarge the interiors by providing unobstructed exterior views. Smaller window openings, with a combination of one-light sliding and fixed windows, pierce the façade towards the upper third of the elevation; the placement of the openings provides natural light and continues the horizontality of the house, while providing privacy to those within. The single-leaf door is off-set from the center and accessed by concrete steps. In a nod to functionality, the roof slightly overhangs the dwelling's entry and large picture window, providing coverage from the elements, while grouping these elements and slightly setting them apart from the rest of the building's composition. The design depicted by this ranch house is replicated along 40th Avenue and 41st Avenue. Variations are provided by materials, such as pressed stone veneer on the lower portion of the façade at 6802 40th Avenue (1950). Other examples have changes to the fenestration, such as a central door opening at 6712 40th Avenue (1950) and a larger brick exterior chimney located at the front eaves 6803 40th Avenue (1950).

The houses at 3905 and 3907 Beechwood Road (1949) reflect another ranch house form found in the Polinger developments. Longer than the more compact version seen on 40th and 41st avenues, these buildings are economically constructed with inexpensive materials, such as concrete block faced in brick veneer. The low-lying, side-gable roofs are finished with asphalt shingles and have a wide eave overhang that shelters the recessed porches. Customization of the building's façade materials is seen at 3905 Beechwood Road, where a stone veneer has been applied along the rear wall of the recessed porch. The asymmetrical fenestration pattern includes a large picture window, indicative of the period and of this domestic form, that holds a large center fixed pane flanked by narrower operable sashes. The window openings illuminate the public living space, while the private rooms to the west have smaller openings. However, these smaller openings are larger than the traditional single sash, holding paired sliding windows. The windows of 3905 Beechwood Road wrap around the building's corner to provide more light to the interior spaces; this became a more common fenestration pattern in the 1950s. These dwellings lack applied ornamentation, such as cornice molding, sidelights, and lintels. However, inoperable louvered shutters framing the picture windows are attempts to recall traditional architectural styles utilized throughout the expansion area (and existing historic district) that most prospective homeowners recognized and desired in the years following World War II. As the dwellings at 3905 and 3907 Beechwood Road illustrate, the ranch houses in this northwestern section of the town introduce a new housing form that was synonymous with the changing ideals of the mid-twentieth century, while attempting to gain public acceptance with traditional building materials and stylistic ornamentation.

A contemporaneous house that was built by University Park Homes, Inc., is located at 6904 40th Avenue (1950) in *Section 7* of University Park. Incorporating many elements of the ranch house, the main block of the dwelling stands one story in height and is covered by a low-lying, side gable roof that emphasizes its horizontal lines. However, what dominates this design is the dwelling's two-story northern half, whose front-gabled roof intercepts that of the main block mid-height, thus presenting a split-level form. The concrete-block structure is veneered in stretcher-bond bricks and features a central opening affixed with a single-leaf door. Although the entry features a wooden door surround and sidelights, like those of pre-World War II buildings within earlier sections of University Park, their design is more modern. The wooden panel to the side of the door is part of the surround, punctuated by three stacked, evenly spaced rectangular openings. The openings are filled with single-sash windows that present a geometric and modern aesthetic. Other details recalling the ranch house are the picture window, which in this case now holds three 2/2 double-hung replacement windows, the otherwise straightforward design and use of materials, and the lack of ornament and minimum architectural treatment. Nationally popular, this form appears in several places throughout the subdivision, most notably at 6803 Forest Hill Drive (1949), 4104 Underwood Street (1950), 4012 Underwood Street (1950), and 4004 Underwood Street (1950).

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

A variation of the split level is seen in a series of houses located in the 4000 block of Beechwood Road - 4010, 4012, 4014, 4016, 4017, 4019, 4021, 4023 Beechwood Road. All constructed in 1949, the brick dwellings feature a two-story unit, which is intercepted at mid-height by a one-story wing. This one-story wing includes an integrated single-car garage; in several of the cases, it has been enclosed and converted into interior space. The overall effect is that of three floors of living space, with the garage in the basement. Although most often, the roofs are side gable and covered in asphalt shingles, some instances show the two-story block topped by a front-gable roof, also covered in asphalt shingles. Large exterior-end chimneys of brick project from the side elevations. The fenestration includes multi-light metal casement windows (in many cases replaced with single-light, double-hung vinyl windows), with brick rowlock sills. The central entries contain a door opening with a single-leaf wood door, as well as a wooden surround. The entry is further augmented by decorative iron or wooden porch supports, located at the corner of the intercepting, overhanging eave.

As the Polinger development continued in this northwest section of the town, the developers utilized additional forms indicative of the Modern Movement. The two-story house at 6709 40th Avenue (1950) is one of their larger forms of speculative housing offered and built in the area, standing out next to the smaller, one-story ranch houses of the same period. Economical in its use of building materials and modest in form and detailing, the dwelling is constructed of concrete block faced in a brick veneer. The low-lying, side gable roof has wide overhanging eaves and is finished with asphalt shingles. An exterior-end chimney of brick rises along the side elevation, but does not project above the roof line too much, keeping the horizontal nature of the composition. The one-story entry porch with low-lying shed roof projects from the façade. The one-bay-wide door opening has a single-leaf door and multi-light sidelights. The asymmetrical fenestration includes window openings of various sizes, fitted with single-light fixed and sliding windows, all with brick rowlock sills. These window openings reflect the interior arrangement of spaces and functions, characteristic of houses of the Modern Movement. Other examples of this type are seen at 4100 College Heights Drive (1949), 6801 40th Avenue (1950), and 6906 40th Avenue (1950).

Although not as common as the ranch house or split-level house, the Cape Cod form is seen in this area in the early 1950s. By the second decade of the twentieth century, the increasing need for mass-produced, low-cost housing led to the reinvention of the Cape Cod form. Based on colonial precedents, the Cape Cod emerged as a popular housing form in the mid-1920s, peaking in use in the 1940s and early 1950s. Larger than most small houses, but still a compact form, the Cape Cod is one- to one-and-a-half stories in height with a side gable roof and a single end chimney. Unlike its eighteenth-century predecessor, the twentieth-century Cape Cod is illuminated with dormers that allow the upper story to be more fully utilized. The facades are commonly marked with porches that shelter only the main entry. Side additions and projecting bays on the façade augment the modest size of the form. The existing topography often allowed these side additions to incorporate a below-grade garage under the one-story addition. The majority of Cape Cods erected in the northwestern portion of University Park are concrete construction, covered in a brick veneer. The decorative details are generally based on the Colonial Revival style, but, as the Modern Movement necessitated, are minimally dressed. Examples of this form can be seen at 4204 Underwood Street (1950), 6701 and 6703 Wells Parkway (1951), 4206 Underwood Street (1951), 4212 Underwood Street (1951), 4214 Underwood Street (1951), 4208 Underwood Street (1953), and 7005 Adelphi Road (1953).

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

NORTHERN PORTION OF EXPANSION AREA: COLLEGE HEIGHTS ESTATES, INC.

The period of greatest development within the extreme northwest corner of today's Town of University Park did not occur until the 1950s. This interval of concentrated development closely followed the area developed by the Polingers to the immediate south.¹ Despite the slight delay in development, the domestic forms of choice -- the Cape Cod and the two-and-one-half-story rectangular box -- were consistent with the houses of the late 1930s and 1940s.

In many cases, Colonial Revival elements predominate on the traditional Cape Cod and two-and-one-half-story rectangular box forms, often becoming high style albeit subtle. However, the forms were often enlarged and elements of the Modern Movement were incorporated into the design. One of the more high-style examples of a two-and-one-half-story rectangular box is located at 7010 Forest Hill Drive (1950). The building is constructed of concrete blocks faced with stretcher-bond brick veneer. The main block is three bays wide and two bays deep, covered by a side gable roof. This is the only example of the Classical Revival style in College Heights Estates, suggesting it was a collaborative effort between architect and owner rather than speculative development produced by the real estate development company. The façade is ornately adorned with a full-height portico supported by large freestanding and engaged Tuscan columns. The portico has a wide entablature composed a molded architrave, plain frieze, ogee bed molding, denticulated cornice, and enclosed tympanum with raking cornice. A round window with delicate muntins pierces the center of the tympanum. The main entry is segmentally arched, filled with a paneled wood door framed by leaded-glass sidelights, molded surrounds, leaded fanlight, and stone imposts at the base of the soldier bricks framing the top of the opening. A one-story wing, with a flat roof, projects from the side elevation and wraps around to the rear of the building where it meets a screened porch.

The house at 6908 Wells Parkway (1954), an example of the transitional from the traditional Cape Cod into a new form reflective of the mid-century Modern Movement, is four bays wide with a recessed central entry that lacks an ornate surround. The concrete-block structure is veneered in stretcher-bond brick with cut stone applied to the lower half of the façade's eastern end. The variation in cladding material and the expansive size of the picture window, which consists of a large single-pane fixed light framed by four-light metal casements, suggests the eastern end of the building houses formal areas such as the living room. This is further implied by the placement of the exterior-end chimney on the east elevation. The dwelling also has large landscape windows illuminating the private spaces at the western end of the structure. These openings, which frame the landscaped vista along Wells Parkway, consist of three four-light metal casements, frame by paneled shutters. Like the traditional Cape Cod, the building is one-and-one-half stories in height, covered by a steeply pitched side-gabled roof. A recessed wood-frame hyphen connects to the one-story garage wing on the side elevation.

An example of the enlarged minimal traditional house, many seen in the northern portion of the expansion area with picture and/or landscape windows, includes 6900 Forest Hill Drive (1955), while a modest example is located at 7203 Adelphi Road (1952). In general, the buildings on Adelphi Road, as the house at 7203 Adelphi Road illustrates, are less ornate. Constructed along Adelphi Road, a highly traveled road that serves as the western border of the neighborhood, the houses reflect the architectural materials and forms of the 1950s. The dwellings are contemporaneous to those on the interior streets; yet, they are more modest and more in keeping with the residential buildings in surrounding neighborhoods.

Several examples of the split-level house were constructed in this area of the town. A typical example is the house at 7008 Wells Parkway, which was constructed in 1956. The house is concrete block faced in stretcher-

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

bond brick. The main block is covered by a low-lying, side gable roof with slate, which was not common as a roofing material at this time, but was the preferred material of nearby College Heights Estates. The character-defining, two-story bay of the split-level house is covered by a shallow-pitched hip roof.

Many of the houses constructed in College Heights Estates in the 1950s were similar in style and form because they were designed as speculative housing by the real estate development company. Thus, they reflected the desirable architectural fashions popular at the time and a few examples stand out for their individuality. Each of these houses is believed to have been designed for a specific client, who collaborated with an architect of their own choosing. The final designs were all approved by Arthur Seidenspinner and College Heights Estates, Inc. One example of this kind of individualized expression is the house at 6903 Forest Hill Drive, constructed in 1953. The house is composed of three parts -- a two-bay main block, a one-bay wing, and a one-story garage wing. The two-story main block is covered by a front-gable roof, one of the few such examples in College Heights Estates. The building is completely clad in weatherboard siding, also a rarity in this area where brick veneer dominates. Four bays deep, the main block has a side entry opening sheltered by a louvered storm door. The expansive opening on the first story holds an 8/12, double-hung, wood-sash window with shutters that extend from the lintel to the base of the plain spandrel. Both the entry and window openings are crowned by high-style wood lintels with narrow friezes, ogee-molded lintel caps, and projecting keystones. The entry is further adorned with fluted Tuscan pilasters. The second-story openings are symmetrically placed above, each holding 8/12, double-hung windows with operable shutters. The wide frieze that encircles the main block acts as a lintel for the openings. The enclosed tympanum, which is finished with a narrow raking cornice, is pierced by an oculus window with diamond panes and square-edged surround with four keystones. The one-bay-wide wing on the east side elevation has the same fenestration on the first story as the main block, except the spandrel. The upper half story is illuminated by a large wall dormer with a front-gabled roof and 8/12, double-hung, wood-sash window. The main block and side wing are reminiscent of eighteenth-century colonial architecture; however the one-story garage on the west side elevation reflects the mid-twentieth century when housing the automobile was of primary significance to residential architectural design. The large side-gable garage wing houses two cars.

More typical of the mid-twentieth century, although substantially larger than its neighbors, is the house at 6909 Forest Hill Drive, which dates from 1956. This house was designed by architect V.T.H. Bien. Recalling the Italian Renaissance style, the house is rectangular in form with a recessed central bay on the façade that shelters the main entry and second-story porch. The concrete-block structure is veneered in stretcher-bond brick, which has been painted. Typical of the period, the first-story openings hold large landscape windows composed of thirty-five lights. The slightly recessed openings are devoid of applied ornamentation. The main entry is centrally located, holding a wide sixteen-light and cross-panel wood door framed by wide louvered shutters. A similar door is symmetrically located on the second story, providing access to the porch, which is enclosed with ornately scrolled balusters of wrought iron. The smaller second-story openings, as well as those on the secondary elevations, have 8/8, double-hung sash windows with operable louvered shuttered and projecting wood sills. The shallow-pitched, hip roof is covered with square-butt slate shingles. The wide overhanging eaves have a plain soffit, narrow frieze, and ogee bed molding. A one-story wing projects from the side elevation. This original feature serves as a garage, accessible from the rear of the dwelling.

By 1960, this extreme northwestern portion of the Town was largely developed with single-family dwellings that followed the architectural precedents of the previous decade with regard to style, form, fenestration, and materials. The ranch house and split-level house continued to be the form of choice, although larger than traditionally constructed locally, and even the national norm, and often with Colonial Revival style and Modern

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

Movement elements such as classically inspired surrounds and expansive picture windows. Large examples of the minimal traditional include 4015 Van Buren Street (1960). In addition, variations of the Cape Cod form are located in such areas as 4002 Van Buren Street (1967). The traditional two-and-one-half-story rectangular box form was erected during this period, although only minimally; a large model was built at 4001 Van Buren Street (1966). Examples of the split-level house, the most popular form built in this area in the 1960s, can be found at 3804 Calverton Drive (1960), 7019 Adelphi Road (1960), 7102 Wells Parkway (1960), 6912 40th Avenue (1962), and 7101 Adelphi Road (1965). A straightforward example of the ranch house, lying low to the ground with a strong horizontal emphasis, is located at 7110 Wells Parkway (1967).

Educational Facilities

The University Park Elementary School at 4315 Underwood Street (Section 6B, Block 22) is located on 4.64 acres of land, originally part of the Deakins farmstead. Constructed in 1978 as part of the Prince George's County Public School system, the building replaced the original 1928 school building that was demolished in the late 1970s to make way for the larger school. The sprawling one-story, brick school has a compound plan, minimal fenestration on the side elevations, a wide corrugated metal band encircling the building at the cornice line, and is topped by flat roof with shallow parapet wall. Reflecting elements of the Modern Movement, with its design devoid of decorative motifs and traditional references and its emphasis on geometrical forms, the building presents horizontality in its form and incorporates a walled courtyard with outdoor seating in its landscape plan at the southeast corner. In a departure from the building's limited use of ornamentation, a portion of the southeast elevation, near the main entrance, features colorful mosaic panels depicting students' artwork. A semi-circular concrete drive accessed from Underwood Street, near its intersection with Queens Chapel Road, provides drop off and loading space. The building features a playground to the north, as well as ball courts and fields. The University Park Elementary School is the only non-residential building located within the expansion area.

Alterations and Additions

Alterations and additions to the expansion area of the University Park Historic District, especially in the northern portion, are remarkably minimal. Most of the major alterations or additions are seen in the southern portion of the expansion area, where the dwellings are more modest in scale and size and may not accommodate growing families and their twenty-first-century needs. The most common alterations include the selected replacement of original materials, typically for maintenance purposes, as well as replacement of wood-sash or metal casement windows with vinyl windows. In a few instances, asphalt shingles have replaced the original slate shingles, but the pattern and texture created by the replacement shingles often evokes those original details. Some houses have been enlarged with modest rear and side additions that are typically not visible from the street and, thus, do not affect the integrity of the building's design as a whole. This is particularly true in those dwellings of the northern portion that have been enlarged, where the additions are located on rear elevations and, due to the expansive lot size, are not fully visible from the street. Alterations that have occurred have, for the most part, been sensitive to the original design, workmanship, and feeling of the neighborhood. When alterations have substantially changed the original form, style, scale, and massing of a building, it is identified as a non-contributing resource.

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

Outbuildings

The secondary resources in the expansion area of the University Park Historic District primarily consist of garages and storage sheds. Garages were typically constructed at the time or shortly after houses were built, and reflect the same architectural design and details of the primary dwellings. This is primarily the result of the covenants in place, especially in the northern portion. Characteristically, the garages are one story in height and one bay in width with a concrete foundation, wood-frame construction, and have a front-gabled roof of asphalt shingles. The garages are generally located to the rear of the houses, along a side elevation, and are accessible by a paved driveway. In several cases, garages are incorporated into the dwelling as below-grade, one-car garages, accessed by concrete drives leading from the street. The garages are primarily fenestrated by multi-paneled, roll-up or double-leaf wood vehicular doors.

Several of the properties within the University Park Historic District expansion area, especially in the northern portion where the yards are more spacious, have freestanding sheds. These small, one-story resources are primarily located to the rear of the houses and are predominantly of wood-frame construction. Most of these are prefabricated and non-historic.

Existing Historic District Resources Dating from 1946 to 1960

As a result of the expansion of the existing University Park Historic District, with its new extended period of significance (1920-1960), a number of properties previously deemed not contributing due to their construction date (outside the established period of significance 1920-1945), are now considered contributing resources. Most of these properties were constructed in the mid 1940s and early 1950s in the later sections of the existing University Park Historic District, especially along Underwood, Van Buren, and Woodberry streets. The buildings now considered contributing because of their construction date, between 1945 and 1960, reflect the architectural styles of the mid-twentieth century, specifically that of the Colonial Revival. In most cases, Colonial Revival elements predominate on the traditional Cape Cod and two-and-one-half-story rectangular box. Most of these houses are modestly-scaled, detached, single-family dwellings with front and rear yards and gardens. Reflecting University Park's design as an automobile-oriented suburb, many of the properties include paved driveways to the side often leading to a single-car garage at the rear. In some cases, garages are incorporated into the dwelling as below-grade garages that are accessed from a drive leading from the street. Predominantly constructed of concrete block faced in a veneer of stretcher-bond bricks, these houses exhibit such character-defining features of the Colonial Revival style as simple gable roofs, symmetrically organized facades, double-hung multi-light wood windows, and ornamentation and detailing, usually of wood, applied to window and door openings, cornice lines and gable ends. In addition, roofs are often covered in slate, although, in many cases, these have been replaced by asphalt shingles of similar pattern and texture as the original. Examples of the Colonial Revival exhibiting the traditional Cape Cod form, with its one-and-one-half stories in height and covered by a steeply pitched side-gable roof include 4206 Van Buren Street (1948), 6708 44th Avenue (1946), 6710 44th Avenue, (c. 1946), and 6507 43rd Avenue (c. 1946). Additional examples of the Colonial Revival house, larger in scale, are located at 6711 44th Avenue (1947), 4204 Clagett Road (1952), 6909 44th Avenue (1949), 6906 Oakridge Road (1949), and 4124 Woodberry Street (1946). Rectangular in form, these expansive brick buildings are two stories in height with a central-passage plan, some enlarged with a subsidiary wing. Three bays wide, these houses are topped by side-gabled roofs covered in asphalt shingles and feature double-hung wood-sash windows, with openings framed by inoperable shutters.

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

The only non-residential buildings of the existing University Park Historic District that qualify for inclusion within the expanded period of significance are the Riverdale Presbyterian Church at 6513 Queens Chapel Road and the University Park Church of the Brethren at 4413 Tuckerman Street. The Riverdale Presbyterian Church is a large, L-shaped building constructed of brick in the Colonial Revival style. The main block of the sanctuary, constructed in 1950, is oriented west towards Queens Chapel Road, while the educational wing to the east, constructed in 1954, faces 43rd Avenue. The building features a pedimented portico, Doric columns, an elaborate door surround, double-hung, and multi-pane windows with brick lintels and sills and limestone keystones. Other limestone accents include quoins at the building's corners and the heavy water table of the main block. Located to the southeast, at the southwest intersection of Tuckerman Street and Baltimore Avenue (Route 1), the University Park Church of the Brethren stands as a one-story brick building in a simplified Gothic Revival style. The building has a T-shaped plan, a cross-gabled roof covered with asphalt shingles, and is composed of two perpendicular wings. A central brick vestibule, topped with a wood and metal-clad spire, marks the church's main entry. The original church wing, located to the west, was constructed in 1927, while the sanctuary wing to the east and vestibule, were built in 1952.

Inventory

In the following inventory, all resources have been considered either contributing or non-contributing based upon the area of significance indicated under Criteria A and C under the themes of Architecture and/or Community Planning/Development, and based upon the period of significance that extends from 1920-1960. This period of significance was established through archival research necessary to establish an historic context and the on-site survey that identified resources to support that context. Additionally, although constructed within the period of significance, resources that do not retain sufficient integrity due to alterations and additions and therefore cannot represent the period and areas of significance have been deemed non-contributing. A property's integrity is based upon an evaluation of seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association.

Please note: the following inventory for the University Park Historic District (Boundary Expansion) has been broken into two: the first includes new resources to be added; the second includes properties erected after the original period of significance (1920-1945) established for the existing University Park Historic District resources. The contributing/non-contributing historic district status of these resources has been reassessed because of the new extended period of significance (1920-1960).

NEW RESOURCES TO BE ADDED TO UNIVERSITY PARK HISTORIC DISTRICT (BOUNDARY EXPANSION):

ADDRESS NUMBER	STREET	STYLE/Form	DATE	STORIES	WALL TREATMENT	CURRENT BLDG USE	ROOF SHAPE/MATERIAL	District Status
6703	40th Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ aluminum siding at gable ends	Dwelling	Gable, Side with projecting front gable/ Asphalt Shingles	C
6704	40th Avenue	Modern Movement/ Rectangular	1950	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6705	40th Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6706	40th Avenue	Modern Movement/ Rectangular	1949	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6707	40th Avenue	Modern Movement/ Ranch	1949	1	Brick veneer (painted)/ vinyl siding at gable ends	Dwelling	Gable, Side/ Asphalt Shingles	C
		Prefabricated/ No Style	c. 1990	1	Aluminum Siding	Shed	Gable, Front/ Asphalt Shingles	NC
6708	40th Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		Prefabricated/ No Style	c. 1990	1	Vertical board siding	Shed	Gable, Front/ Asphalt Shingles	NC
6709	40th Avenue	Modern Movement/ Rectangular	1949	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		Prefabricated/ No Style	c. 2000	1	Vertical board siding	Shed	Gambrel/ Asphalt Shingles	NC

PG: 66-29

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

ADDRESS NUMBER	STREET	STYLE/Form	DATE	STORIES	WALL TREATMENT	CURRENT BLDG USE	ROOF SHAPE/MATERIAL	District Status
6710	40th Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer/ weatherboard siding	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	c. 1949	1	Asbestos Shingles	Garage	Gable, Front/ Asphalt Shingles	C
6712	40th Avenue	Modern Movement/ Ranch	1950	1	Six-course American-bond brick veneer (painted)/ aluminum siding	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style	c. 1970	1	Wooden Posts and metal mesh screen	Shed	Shed	NC
6714	40th Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ aluminum siding	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	c. 1990	1	Brick veneer/ aluminum siding at gable ends	Garage	Gable, Front/ Asphalt Shingles	NC
6716	40th Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ aluminum siding	Dwelling	Gable, Side/ Asphalt Shingles	C
6800	40th Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ aluminum siding	Dwelling	Gable, Side/ Asphalt Shingles	C
		Prefabricated/ No Style	c. 1990	1	Brick veneer	Shed	Gable, Front/ Asphalt Shingles	NC
6801	40th Avenue	Modern Movement/ Rectangular	1950	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		Prefabricated/ No Style	c. 2000	1	Vertical board siding	Shed	Gambrel/ Asphalt Shingles	NC
6802	40th Avenue	Modern Movement/ Ranch	1950	1	Brick veneer/ pressed stone veneer, aluminum siding at gable ends	Dwelling	Gable, Side/ Asphalt Shingles	C
6802	40th Avenue	No Style/ Square	c. 1990	1	Vertical board siding	Shed	Shed/ Corrugated metal	NC
		Prefabricated/ No Style	c. 2000	1	Vinyl Siding	Shed	Gable, Side/ Asphalt Shingles	NC
6803	40th Avenue	Modern Movement/ Ranch	1950	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6804	40th Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C

PG:66-29

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

ADDRESS NUMBER	STREET	STYLE/FORM	DATE	STORIES	WALL TREATMENT	CURRENT BLDG USE	ROOF SHAPE/MATERIAL	District Status
		No Style/ Square	c. 2000	1	Cement block/ brick veneer, aluminum siding	Garage	Gable, Front/ Asphalt Shingles	NC
6805	40th Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6806	40th Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	c. 1980	1	Brick veneer/ vertical board siding	Garage	Gable, Front/ Asphalt Shingles	C
6807	40th Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		Prefabricated/ No Style	c. 2000	1	Vertical board siding	Shed	Gable, Side/ Asphalt Shingles	NC
6808	40th Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ vinyl siding, vertical board siding	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	c. 1949	1	Brick veneer/ vertical board siding	Garage	Gable, Front/ Asphalt Shingles	C
6809	40th Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer, aluminum siding	Dwelling	Gable, Side/ Asphalt Shingles	C
6810	40th Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6811	40th Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6813	40th Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer, vertical board siding at gable ends	Dwelling	Gable, Side/ Asphalt Shingles	C
6901	40th Avenue	Modern Movement/ Ranch	1949	1	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	c. 1990	1	Vertical board siding	Shed	Gable, Side/ Asphalt Shingles	NC
6902	40th Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6903	40th Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C

PG: 66-29

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

ADDRESS NUMBER	STREET	STYLE/Form	DATE	STORIES	WALL TREATMENT	CURRENT BLDG USE	ROOF SHAPE/MATERIAL	District Status
6904	40th Avenue	Colonial Revival/ form influenced by Split-Level and Ranch	1950	2	Six-course American-bond brick veneer/ aluminum siding	Dwelling	Gable, Side/ Asphalt Shingles	C
6905	40th Avenue	Colonial Revival/ form influenced by Split-Level and Ranch	1949	2	Six-course American-bond brick veneer/ vinyl siding	Dwelling	Gable, Side/ Asphalt Shingles	C
		Prefabricated/ No Style	c. 2000	1	Vinyl Siding	Shed	Gambrel/ Asphalt Shingles	NC
6906	40th Avenue	Modern Movement/ Ranch	1950	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6907	40th Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6908	40th Avenue	Colonial Revival/ form influenced by Split-Level	1949	2	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side, skewed/ Asphalt Shingles	C
6909	40th Avenue	Colonial Revival/ form influenced by Split-Level	1949	2	Six-course American-bond brick veneer/ stone veneer, aluminum siding	Dwelling	Gable, Side, skewed/ Asphalt Shingles	C
6910	40th Avenue	Modern Movement/ Rectangular	1950	2	Six-course American-bond brick veneer	Dwelling	Hipped, Gable, side/ Asphalt Shingles	C
6912	40th Avenue	Colonial Revival/ Split-Level	1962	2	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	NC
		No Style/ Prefabricated	c. 2000	1	Vertical Board Siding	Shed	Gambrel/ Asphalt Shingles	NC
7000	40th Avenue	Colonial Revival/ form influenced by Split-Level	1954	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
7001	40th Avenue	Colonial Revival/ Rectangular	1955	2	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
7002	40th Avenue	Colonial Revival/ form influenced by Split-Level	1955	2	Six-course American-bond brick veneer	Dwelling	Gable, Side with hipped projection/ Slate Shingles	C
7004	40th Avenue	Colonial Revival/ Rectangular	1956	1.5	Six-course American-bond brick veneer	Dwelling	Gable, Side with hipped projection/ Slate Shingles	C
7006	40th Avenue	Colonial Revival	1999	2	Brick veneer, vinyl siding	Dwelling	Gable, Cross/ Asphalt Shingles	NC
		No Style/ Square	c. 2000	1	Vinyl Siding	Garage	Gable, Side/ Asphalt Shingles	NC

PG:66-29

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

ADDRESS NUMBER	STREET	STYLE/FORM	DATE	STORIES	WALL TREATMENT	CURRENT BLDG USE	ROOF SHAPE/MATERIAL	District Status
7008	40th Avenue	Colonial Revival/ Rectangular	1955	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
6702	41st Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ vinyl siding	Dwelling	Gable, Side/ Asphalt Shingles	C
6703	41st Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6704	41st Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6705	41st Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6706	41st Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ aluminum siding	Dwelling	Gable, Side/ Asphalt Shingles	C
6707	41st Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ aluminum siding	Dwelling	Gable, Side/ Asphalt Shingles	C
6708	41st Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ aluminum siding	Dwelling	Gable, Side/ Asphalt Shingles	C
6709	41st Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Hipped, Gable, side/ Asphalt Shingles	C
6710	41st Avenue	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Hipped, Gable, side/ Asphalt Shingles	C
		No Style/ Square	c. 1990	1	T-111 Siding	Shed	Gable, Side/ Asphalt Shingles	C
6712	41st Avenue	Modern Movement/ Ranch	1950	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		Prefabricated/ No Style	c. 2000	1	Vertical board siding	Shed	Gable, Side/ Asphalt Shingles	NC
N/A	Adelphi Road, east of, just north of Toledo Road	N/A	c. 1945	N/A	N/A	Site (parkland)	N/A	C
6701	Adelphi Road	Modern Movement/ Ranch	1949	1 with roof addition	Six-course Flemish-bond brick veneer/ vertical board siding, vinyl siding	Dwelling	Gable, Side/ Asphalt Shingles	NC
6703	Adelphi Road	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C

PG: 66-29

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

ADDRESS NUMBER	STREET	STYLE/Form	DATE	STORIES	WALL TREATMENT	CURRENT BLDG USE	ROOF SHAPE/MATERIAL	District Status
		No Style/ Square	c. 1949	1	Vinyl Siding	Garage	Gable, Front/ Asphalt Shingles	C
6705	Adelphi Road	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	c. 1949	1	Asbestos Shingles	Garage	Gable, Front/ Asphalt Shingles	C
6707	Adelphi Road	Modern Movement/ Ranch	1949	1	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	c. 1949	1	Asbestos Shingles	Garage	Gable, Front/ Asphalt Shingles	C
6709	Adelphi Road	Modern Movement/ Ranch	1949	1	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		Prefabricated/ No Style	c. 2000	1	Vertical board siding	Shed	Gambrel/ Asphalt Shingles	NC
6711	Adelphi Road	Modern Movement/ Ranch	1949	1	Six-course Flemish-bond brick veneer/ vertical board siding	Dwelling	Gable, Side with projecting front gable/ Asphalt Shingles	C
		No Style/ Square	c. 1949	1	Six-course Flemish-bond brick veneer	Garage	Gable, Front/ Asphalt Shingles	C
6713	Adelphi Road	Modern Movement/ Ranch	1949	1	Brick veneer (painted)/ vinyl siding	Dwelling	Gable, Side with projecting front gable/ Asphalt Shingles	C
		No Style/ Square	c. 1990	1	Vertical board siding	Shed	Shed/ Asphalt Shingles	NC
6715	Adelphi Road	Modern Movement/ Ranch	1949	1	Brick veneer (painted)/ vinyl siding at gable ends	Dwelling	Gable, Side with projecting front gable/ Asphalt Shingles	C
		No Style/ Square	c. 1970	1	Cement block	Garage	Flat/ Corrugated metal	NC
6801	Adelphi Road	Modern Movement/ Ranch	1949	1	Brick veneer/ stone veneer, vinyl siding at gable end	Dwelling	Gable, Side/ Asphalt Shingles	C
6803	Adelphi Road	Modern Movement/ Ranch	1949	1	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6805	Adelphi Road	Modern Movement/ Ranch	1949	1	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C

PG: 66-29

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

ADDRESS NUMBER	STREET	STYLE/Form	DATE	STORIES	WALL TREATMENT	CURRENT BLDG USE	ROOF SHAPE/MATERIAL	District Status
6807	Adelphi Road	Modern Movement/ Ranch	1949	1	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6809	Adelphi Road	Modern Movement/ Ranch	1949	1	Six-course Flemish-bond brick veneer/ aluminum siding	Dwelling	Gable, Side/ Asphalt Shingles	C
6809	Adelphi Road	No Style/ Square	c. 1949	1	Weatherboard Siding	Garage	Gable, Front/ Asphalt Shingles	C
6811	Adelphi Road	Modern Movement/ Ranch	1949	1	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6903	Adelphi Road	Modern Movement/ Ranch	1949	1	Six-course Flemish-bond brick veneer/ vinyl siding	Dwelling	Gable, Side/ Asphalt Shingles	C
6905	Adelphi Road	Modern Movement/ Ranch	1949	1	Six-course Flemish-bond brick veneer/stone veneer, vinyl siding at gable ends	Dwelling	Gable, Side/ Asphalt Shingles	C
6907	Adelphi Road	Modern Movement/ Ranch	1949	1	Six-course Flemish-bond brick veneer/ vinyl siding	Dwelling	Gable, Side/ Asphalt Shingles	C
6909	Adelphi Road	Modern Movement/ Ranch	1949	1	Six-course Flemish-bond brick veneer/stone veneer, vertical board siding	Dwelling	Gable, Side/ Asphalt Shingles	C
7003	Adelphi Road	Colonial Revival/ Cape Cod	1954	1.5	Six-course American-bond brick veneer	Dwelling	Gable, Side with projecting front gable/ Asphalt Shingles	C
7005	Adelphi Road	Colonial Revival/ Cape Cod	1953	1.5	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		Prefabricated/ No Style	c. 2000	1	Vertical board siding	Shed	Gambrel/ Asphalt Shingles	NC
7007	Adelphi Road	Colonial Revival/ Cape Cod	1953	1.5	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
7009	Adelphi Road	Colonial Revival/ Rectangular	c. 1946	1	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
7011	Adelphi Road	Colonial Revival/ Split-Level	1958	1	Stretch-bond brick veneer & Vertical Board Siding	Dwelling	Gable, Side/ Slate Shingles	C
7019	Adelphi Road	Colonial Revival/ Split-Level	1960	2	Stretcher-bond brick & Stone Veneer	Dwelling	Gable, Side/ Slate Shingles	C

PG: 66-29

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

ADDRESS NUMBER	STREET	STYLE/Form	DATE	STORIES	WALL TREATMENT	CURRENT BLDG USE	ROOF SHAPE/MATERIAL	District Status
7101	Adelphi Road	Colonial Revival/ Minimal Traditional	1965	2	Stretcher-bond brick veneer	Dwelling	Gable, Side with front-gabled projection/ Slate Shingles	NC
7103	Adelphi Road	Colonial Revival/ Ranch	1973	1	Stretcher-bond brick & Stone Veneer	Dwelling	Gable, Side/ Asphalt Shingles	NC
		No Style/ Square	c. 1990	1	Plywood	Playhouse	Gable, Side/ Material Not Visible	NC
3901	Beechwood Road	Modern Movement/ Ranch	1949	1	Seven-course American-bond brick veneer/ stone veneer and vertical wood siding	Dwelling	Hipped/ Asphalt Shingles	C
3902	Beechwood Road	Modern Movement/ Ranch	1949	1 w/ 2nd story addition	Six-course American-bond brick veneer/ stone veneer, vertical wood siding, aluminum siding	Dwelling	Hipped w/ front gable/ Asphalt Shingles	NC
3903	Beechwood Road	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer and vertical wood siding	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/Prefabricated	c. 1995	1	Vertical Board Siding	Shed	Gable, Front/ Asphalt Shingles	NC
3904	Beechwood Road	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer and aluminum siding	Dwelling	Hipped/ Asphalt Shingles	C
3905	Beechwood Road	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer (painted)/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
3907	Beechwood Road	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
3909	Beechwood Road	Modern Movement/ Ranch	1949	1	Seven-course American-bond brick veneer/ stone veneer	Dwelling	Hipped with projecting front gable/ Asphalt Shingles	C
4000	Beechwood Road	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer, vertical wood siding	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/Prefabricated	c. 1995	1	Wood Weatherboard Siding	Shed	Gambrel/ Asphalt Shingles	NC
4001	Beechwood Road	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer with vertical board siding	Dwelling	Gable, Side/ Asphalt Shingles	C

PG:66-29

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

ADDRESS NUMBER	STREET	STYLE/Form	DATE	STORIES	WALL TREATMENT	CURRENT BLDG USE	ROOF SHAPE/MATERIAL	District Status
4002	Beechwood Road	Modern Movement/ Ranch	1949	1	Brick veneer (painted)/ stone veer with vertical board siding and aluminum siding	Dwelling	Hipped/ Asphalt Shingles	C
		Vernacular/ Square	c. 2000	1	Butt edge wood siding	Shed	Gable, Side/ Asphalt Shingles	NC
4003	Beechwood Road	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer and aluminum siding	Dwelling	Hipped with projecting front gable/ Asphalt Shingles	C
		No Style/Prefabricated	c. 2000	1	Wood Weatherboard Siding	Shed	Gable, Side/ Asphalt Shingles	NC
4004	Beechwood Road	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer with vertical board siding	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	1949	1	Stretcher-bond brick veneer with aluminum siding	Garage	Gable, Front/ Asphalt Shingles	C
4005	Beechwood Road	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer with vertical board siding	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	1949	1	Clapboard Siding	Garage	Gable, Side/ Asphalt Shingles	C
4006	Beechwood Road	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer with vertical board siding	Dwelling	Hipped/ Asphalt Shingles	C
4007	Beechwood Road	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer with vertical board siding	Dwelling	Gable, Side/ Asphalt Shingles	C
		Vernacular/ Square	c. 1950	1	Vertical board siding	Shed	Gable, Front/ Asphalt Shingles	C
4008	Beechwood Road	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer with vertical board siding and aluminum siding	Dwelling	Gable, Side/ Asphalt Shingles	C
4009	Beechwood Road	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer with vertical board siding	Dwelling	Hipped/ Asphalt Shingles	C
		No Style/ Square	c. 1949	1	Six-course American-bond brick veneer	Garage	Hipped/ Asphalt Shingles	C
4010	Beechwood Road	Colonial Revival/ Split-Level	1949	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

ADDRESS NUMBER	STREET	STYLE/Form	DATE	STORIES	WALL TREATMENT	CURRENT BLDG USE	ROOF SHAPE/MATERIAL	District Status
4011	Beechwood Road	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer with vertical board siding	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	c. 1965	1	Aluminum Siding	Garage	Gable, Front/ Asphalt Shingles	NC
4012	Beechwood Road	Colonial Revival/ Split-Level	1949	2	Six-course American-bond brick veneer	Dwelling	Gable, Side with projecting front gable/ Asphalt Shingles	C
		No Style/ Prefabricated	c. 1990	1	Metal	Shed	Gambrel/ Asphalt Shingles	NC
4013	Beechwood Road	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer with aluminum siding	Dwelling	Hipped/ Asphalt Shingles	C
		No Style/ Square	c. 1990	1	Composite	Shed	Gambrel/ Asphalt Shingles	NC
4014	Beechwood Road	Colonial Revival/ Split-Level	1949	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4015	Beechwood Road	Colonial Revival/ Split-Level	1949	2	Six-course American-bond brick veneer	Dwelling	Cross Gable/ Asphalt Shingles	C
4016	Beechwood Road	Colonial Revival/ Split-Level	1949	2	Six-course American bond brick veneer with vinyl siding at gable ends	Dwelling	Gable, Side with projection front gable/ Asphalt Shingles	C
4017	Beechwood Road	Colonial Revival/ Split-Level	1949	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Prefabricated	c. 2000	1	Vertical Board Siding	Shed	Gable, Front/ Asphalt Shingles	NC
4018	Beechwood Road	Colonial Revival/ Split-Level	1949	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Prefabricated	c. 2000	1	Vertical Board Siding	Shed	Gambrel/ Asphalt Shingles	NC
4019	Beechwood Road	Colonial Revival/ Split-Level	1949	2	Six-course American-bond brick veneer	Dwelling	Gable, Side with projection front gable/ Asphalt Shingles	C
4021	Beechwood Road	Colonial Revival/ Split-Level	1949	2	Six-course American bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C

PG: 66-29

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

ADDRESS NUMBER	STREET	STYLE/FORM	DATE	STORIES	WALL TREATMENT	CURRENT BLDG USE	ROOF SHAPE/MATERIAL	District Status
4023	Beechwood Road	Colonial Revival/ Split-Level	1949	2	Six-course American-bond brick veneer with aluminum siding at gable ends	Dwelling	Gable, Side with projection front gable/ Asphalt Shingles	C
4102	Beechwood Road	Colonial Revival & Tudor Revival influence/ Rectangular	1952	1.5	Brick veneer/ stone veneer	Dwelling	Gable, Cross/ Asphalt Shingles	C
		Vernacular/ Square	c. 1955	1	Brick veneer/ stone veneer	Garage	Gable, Front with cupola/ Asphalt Shingles	C
4103	Beechwood Road	Colonial Revival/ Minimal Traditional	1954	1 with roof addition	Six-course American-bond brick veneer	Dwelling	Gable, Side with projecting front gable/ Asphalt Shingles	C
4104	Beechwood Road	Colonial Revival/ Cape Cod	1949	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4106	Beechwood Road	Colonial Revival/ Cape Cod	1954	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
3800	Calverton Drive	Colonial Revival/ Rectangular	1992	2.5	Stucco	Dwelling	Gable, Side with front-gabled projections/ Asphalt Shingles	NC
3801	Calverton Drive	Colonial Revival/ Split-Level	1958	2	Stretcher-bond brick & Aluminum siding	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Prefabricated	c. 2000	1	Wood Weatherboard Siding	Shed	Gable, Side/ Asphalt Shingles	NC
3802	Calverton Drive	Colonial Revival/ Form influenced by Cape Cod	1957	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
3803	Calverton Drive	Colonial Revival/ Rectangular	1954	2	Stone Veneer, Wood weatherboard Siding Stretcher-bond brick &	Dwelling	Gable, Side/ Slate Shingles	C
3804	Calverton Drive	Colonial Revival/ Split-Level	1960	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
3806	Calverton Drive	Colonial Revival/ Rectangular	1959	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
6902	Chansory Lane	Colonial Revival/ Rectangular	1973	2	Stretcher-bond brick veneer & Vertical Board Siding	Dwelling	Gable, Side/Slate Shingles	NC
7011	Chansory Lane	Colonial Revival/ Cape Cod	1949	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C

PG: 66-29

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

ADDRESS NUMBER	STREET	STYLE/Form	DATE	STORIES	WALL TREATMENT	CURRENT BLDG USE	ROOF SHAPE/MATERIAL	District Status
3906	College Heights Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer and vinyl siding	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	c. 1970	1	Brick veneer	Garage	Gable, Front, Asphalt Shingles	NC
4000	College Heights Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	c. 1990	1	Aluminum Siding	Shed	Saltbox/ Asphalt Shingles	NC
4002	College Heights Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4003	College Heights Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4004	College Heights Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4005	College Heights Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	c. 1990	1	Metal	Shed	Gable, Front/ Asphalt Shingles	NC
4007	College Heights Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ vinyl siding	Dwelling	Gable, Side/ Asphalt Shingles	C
4009	College Heights Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ vinyl siding	Dwelling	Gable, Side with projecting front gable/ Asphalt Shingles	C
4011	College Heights Drive	Modern Movement/ Rectangular	1949	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4013	College Heights Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4100	College Heights Drive	Modern Movement/ Rectangular	1949	2	Six-course American-bond brick veneer	Dwelling	Hipped/ Asphalt Shingles	C
4101	College Heights Drive	Modern Movement/ Ranch	1949	1 with roof addition	Six-course American-bond brick veneer/ vinyl siding	Dwelling	Gable, Side/ Asphalt Shingles	NC
4102	College Heights Drive	No Style/ Rectangular	1948	2	Six-course American-bond brick veneer/ stone veneer and aluminum siding	Dwelling	Gable, Side/ Asphalt Shingles	NC

PG: 66-29

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

ADDRESS NUMBER	STREET	STYLE/Form	DATE	STORIES	WALL TREATMENT	CURRENT BLDG USE	ROOF SHAPE/MATERIAL	District Status
		No Style/Prefabricated	c. 2000	1	T-111 Siding	Shed	Saltbox/ Asphalt Shingles	NC
4103	College Heights Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ vinyl siding	Dwelling	Gable, Side/ Asphalt Shingles	C
4104	College Heights Drive	Modern Movement/ Ranch	1948	1	Six-course American-bond brick veneer/ vinyl siding	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	c. 2000	1	Brick veneer/ vinyl siding at gable end	Garage	Gable, Front/ Asphalt Shingles	NC
4105	College Heights Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4107	College Heights Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4201	College Heights Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4202	College Heights Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4203	College Heights Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ aluminum siding	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/Prefabricated	c. 2000	1	Vertical board siding	Shed	Gable, Side/ Asphalt Shingles	NC
4206	College Heights Drive	Modern Movement/ Ranch	1950	1	Six-course American-bond brick veneer/ vinyl siding at gable ends	Dwelling	Gable, Side with projecting front gable/ Asphalt Shingles	C
4207	College Heights Drive	Colonial Revival/ Cape Cod	1954	1.5	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4208	College Heights Drive	Modern Movement/ Ranch	1954	1	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side with projecting front gable/ Asphalt Shingles	C
4300	College Heights Drive	Colonial Revival/ Minimal Traditional	c. 1950	1.5	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side with projecting front gable/ Asphalt Shingles	C
6701	Forest Hill Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ aluminum siding	Dwelling	Gable, Side/ Asphalt Shingles	C
6702	Forest Hill Drive	Modern Movement/ Ranch	1948	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C

PG:66-29

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

ADDRESS NUMBER	STREET	STYLE/Form	DATE	STORIES	WALL TREATMENT	CURRENT BLDG USE	ROOF SHAPE/MATERIAL	District Status
		No Style/Square		1	Open Sides	Shed	Gable, Front/ Asphalt Shingles	NC
6703	Forest Hill Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6704	Forest Hill Drive	Modern Movement/ Ranch	1948	1	Six-course American-bond brick veneer/ vinyl siding	Dwelling	Gable, Side/ Asphalt Shingles	C
6705	Forest Hill Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ vinyl siding	Dwelling	Gable, Side/ Asphalt Shingles	C
6706	Forest Hill Drive	Modern Movement/ Ranch	1948	1	Six-course American-bond brick veneer/ aluminum siding	Dwelling	Gable, Side/ Asphalt Shingles	C
6707	Forest Hill Drive	Modern Movement/ Ranch	c. 1950	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6708	Forest Hill Drive	Modern Movement/ Ranch	1951	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6709	Forest Hill Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6801	Forest Hill Drive	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6803	Forest Hill Drive	Colonial Revival/ form influenced by Split-Level	1949	2	Six-course American-bond brick veneer	Dwelling	Gable, Side with projecting front skewed gable/ Asphalt Shingles	C
6805	Forest Hill Drive	Colonial Revival/ Split-Level	1952	2	Stretcher-bond brick veneer & Vinyl siding	Dwelling	Hipped/ Rubber Shingles	C
6900	Forest Hill Drive	Colonial Revival/ Minimal Traditional	1955	1.5	Six-course American-bond brick veneer, Stone veneer, Weatherboard siding	Dwelling	Gable, Side with front gabled projections/ Slate Shingles	C
6901	Forest Hill Drive	Colonial Revival/ Minimal Traditional	1955	1.5	Seven-course American-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
6902	Forest Hill Drive	Colonial Revival/ Rectangular	1950	2	Seven-course Flemish-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
6903	Forest Hill Drive	Colonial Revival/ Rectangular	1953	2	Beaded Wood Weatherboard siding	Dwelling	Gable, Front/ Slate Shingles	C
6904	Forest Hill Drive	Colonial Revival/ Rectangular	1953	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C

PG: 66-29

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

ADDRESS NUMBER	STREET	STYLE/FORM	DATE	STORIES	WALL TREATMENT	CURRENT BLDG USE	ROOF SHAPE/MATERIAL	District Status
		No Style/ Prefabricated	c 1995	1	Wood Weatherboard Siding	Shed	Gable, Side/ Asphalt Shingles	NC
6905	Forest Hill Drive	Colonial Revival/ Rectangular	1953	2	Stretcher-bond brick veneer	Dwelling	Hipped/ Slate Shingles	C
6907	Forest Hill Drive	Colonial Revival/ Rectangular	1954	1.5	Stone Veneer	Dwelling	Gambrel/ Asphalt Shingles	C
6909	Forest Hill Drive	Italian Renaissance (revival)/ Rectangular	1956	2	Stretcher-bond brick veneer	Dwelling	Hipped/ Slate Shingles	C
7000	Forest Hill Drive	Colonial Revival/ Rectangular	1952	1.5	Stone Veneer, Weatherboard & Aluminum Sidings	Dwelling	Gable, Side/ Slate Shingles	C
		Colonial Revival/ Rectangular	1952	1	Wood Weatherboard Siding	Shed	Gable, Side/ Slate Shingles	C
7001	Forest Hill Drive	Colonial Revival/ Rectangular	1952	2	Five-course American-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
7004	Forest Hill Drive	Colonial Revival/ Form influenced by Cape Cod	1952	1.5	Seven-course American-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
		No Style/ Square	1952	1	Stretcher-bond brick & Aluminum siding	Garage	Gable, Front/ Slate Shingles	C
7005	Forest Hill Drive	Colonial Revival/ Form influenced by Cape Cod	1951	1.5	Five-course American-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
7006	Forest Hill Drive	Colonial Revival/ Form influenced by Cape Cod	1952	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
7007	Forest Hill Drive	Colonial Revival/ Ranch	1952	1	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Prefabricated	c. 1990	1	Vertical Board Siding	Shed	Shed, Asphalt Shingles	NC
7009	Forest Hill Drive	Eclectic/ Irregular	1985	2	Stucco, Stretcher-bond brick veneer	Dwelling	Hipped/ Asphalt Shingles	NC
7010	Forest Hill Drive	Classical Revival/ Rectangular	1950	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
7011	Forest Hill Drive	Colonial Revival/ Rectangular	1952	2	Five-course American-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
3900	Underwood Street	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C

PG:66-29

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

ADDRESS NUMBER	STREET	STYLE/Form	DATE	STORIES	WALL TREATMENT	CURRENT BLDG USE	ROOF SHAPE/MATERIAL	District Status
3901	Underwood Street	Modern Movement/ Ranch	1949	1	Six-course American-bond brick vener/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
3902	Underwood Street	Modern Movement/ Ranch	1949	1	Six-course American-bond brick vener/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
3903	Underwood Street	Modern Movement/ Ranch	1949	1	Six-course American-bond brick vener	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/Prefabricated	c. 2000	1	Metal	Shed	Gable, Front/ Asphalt Shingles	NC
4002	Underwood Street	Modern Movement/ Ranch	1949	1	Six-course American-bond brick vener	Dwelling	Gable, Side/ Asphalt Shingles	C
4003	Underwood Street	Modern Movement/ Ranch	1949	1	Six-course American-bond brick vener	Dwelling	Gable, Side/ Asphalt Shingles	C
4004	Underwood Street	Colonial Revival/ form influenced by Split-Level	1950	2	Six-course American-bond brick vener/ aluminum siding at gable ends	Dwelling	Gable, Side with projecting skewed front gable/ Asphalt Shingles	C
4005	Underwood Street	Modern Movement/ Ranch	1949	1	Six-course American-bond brick vener/ stone veneer, vinyl siding at gable ends	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	c. 1990	1	Vinyl Siding	Shed	Gable, Side/ Asphalt Shingles	NC
4006	Underwood Street	Modern Movement/ Ranch	1949	1	Six-course American-bond brick vener	Dwelling	Gable, Side/ Asphalt Shingles	C
4007	Underwood Street	Modern Movement/ Ranch	1949	1	Six-course American-bond brick vener/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4008	Underwood Street	Modern Movement/ Ranch	1948	1	Six-course American-bond brick vener/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4010	Underwood Street	Modern Movement/ Ranch	1949	1	Six-course American-bond brick vener/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	c. 1990	1	Metal	Shed	Gable, Front/ Metal	NC
4012	Underwood Street	Colonial Revival/ form influenced by Split-Level	1950	2	Six-course American-bond brick vener/ aluminum siding at gable ends	Dwelling	Gable, Side with projecting skewed front gable/ Asphalt Shingles	C

PG:66-29

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

ADDRESS NUMBER	STREET	STYLE/FORM	DATE	STORIES	WALL TREATMENT	CURRENT BLDG USE	ROOF SHAPE/MATERIAL	District Status
4100	Underwood Street	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ aluminum siding	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	c. 2000	1	Vinyl Siding	Shed	Gable, Side/ Asphalt Shingles	NC
4101	Underwood Street	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Hipped/ Asphalt Shingles	C
4102	Underwood Street	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4103	Underwood Street	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4104	Underwood Street	Colonial Revival/ form influenced by Split-Level	1950	1	Six-course American-bond brick veneer	Dwelling	Gable, Side with projecting front skewed gable/ Asphalt Shingles	C
4200	Underwood Street	Colonial Revival/ Minimal Traditional	1950	1.5	Stretcher-bond brick veneer/ vinyl siding	Dwelling	Gable, Side with projection front gable/ Asphalt Shingles	C
		No Style/Prefabricated	c. 2000	1	Vertical board siding	Shed	Saltbox/ Corrugated Metal	NC
4203	Underwood Street	Colonial Revival/ Cape Cod	1954	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4204	Underwood Street	Colonial Revival/ Cape Cod	1951	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4205	Underwood Street	Colonial Revival/ Cape Cod	1950	1.5	Stretcher-bond brick veneer/ wood siding at gable ends	Dwelling	Gable, Cross/ Asphalt Shingles	C
4206	Underwood Street	Colonial Revival/ Cape Cod	1955	1	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4207	Underwood Street	Colonial Revival/ Cape Cod	1950	1.5 with roof addition	Stretcher-bond brick veneer/ stone veneer, wood shingles	Dwelling	Gable, Side with projecting front gable	C
4208	Underwood Street	Colonial Revival/ Cape Cod	1953	1.5	Stretcher-bond brick veneer/ stone veneer, wood shingles	Dwelling	Gable, Side with projecting front gable/ Asphalt Shingles	C
4209	Underwood Street	Colonial Revival/ Cape Cod	1950	1.5 with roof addition	Stretcher-bond brick veneer/ wood siding	Dwelling	Gable, Side/ Asphalt Shingles	C

PG: 66-29

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

ADDRESS NUMBER	STREET	STYLE/Form	DATE	STORIES	WALL TREATMENT	CURRENT BLDG USE	ROOF SHAPE/MATERIAL	District Status
4210	Underwood Street	Colonial Revival/ Cape Cod	1950	1.5 with roof addition	Six-course American-bond brick veneer/ stone veneer, vinyl siding	Dwelling	Gable, Side with projecting front gable/ Asphalt Shingles	C
4211	Underwood Street	Colonial Revival/ Cape Cod	1950	1.5	Stretcher-bond brick veneer/ wood siding	Dwelling	Gable, Side/ Asphalt Shingles	C
4212	Underwood Street	Colonial Revival/ Cape Cod	1951	1.5	Six-course American-bond brick veneer	Dwelling	Gable, Side with projecting front gable/ Asphalt Shingles	C
4214	Underwood Street	Colonial Revival/ Cape Cod	1951	1.5	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4216	Underwood Street	Colonial Revival/ Cape Cod	1951	1.5	Five-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Rectangular	c. 2000	1	Vertical board siding	Shed	Saltbox/ Asphalt Shingles	NC
4301	Underwood Street	Colonial Revival/ Rectangular	1946	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4303	Underwood Street	Colonial Revival/ Rectangular	1946	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4305	Underwood Street	Colonial Revival/ Rectangular	1946	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4307	Underwood Street	Colonial Revival/ Rectangular	1946	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	NC
4309	Underwood Street	Colonial Revival/ Rectangular	1946	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4311	Underwood Street	Colonial Revival/ Rectangular	1946	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4315	Underwood Street	Modern Movement/ Complex-Irregular	1978	1	Brick veneer	Elementary School	Shallow Shed/ Composite	NC
3900	Van Buren Street	Colonial Revival/ Minimal Traditional	1954	1.5	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side with projecting front gable/ Asphalt Shingles	C
3901	Van Buren Street	Colonial Revival/ Minimal Traditional	1965	1	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Asbestos Shingles	NC
4001	Van Buren Street	Colonial Revival/ Rectangular	1966	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	NC

PG: 66-29

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

ADDRESS NUMBER	STREET	STYLE/Form	DATE	STORIES	WALL TREATMENT	CURRENT BLDG USE	ROOF SHAPE/MATERIAL	District Status
4002	Van Buren Street	Colonial Revival/ Minimal Traditional	1967	1	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	NC
4003	Van Buren Street	Colonial Revival/ Minimal Traditional	1957	1	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
4004	Van Buren Street	Colonial Revival/ Form influenced by Cape Cod	1957	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
4005	Van Buren Street	Colonial Revival/ Split-Level	1956	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
4007	Van Buren Street	Colonial Revival/ Split-Level	1959	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
4009	Van Buren Street	Colonial Revival/ Split-Level	1956	2	Stretcher-bond brick veneer	Dwelling	Hipped/ Slate Shingles	C
4010	Van Buren Street	Colonial Revival/ Split-Level	1956	2	Stretcher-bond brick veneer	Dwelling	Gable, Side with front gabled projections/ Slate Shingles	C
4011	Van Buren Street	Colonial Revival/ Rectangular	1955	2	Five-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4012	Van Buren Street	Colonial Revival/ Minimal Traditional	1957	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
4013	Van Buren Street	Colonial Revival/ Rectangular	1957	2	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
4015	Van Buren Street	Colonial Revival/ Minimal Traditional	1960	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
4100	Van Buren Street	Colonial Revival/ Minimal Traditional	1952	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/Prefabricated	c. 1990	1	Wood Composite	Shed	Gable, Side/ Asphalt Shingles	NC
4101	Van Buren Street	Colonial Revival/ form influenced by Split-Level	1958	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4102	Van Buren Street	Colonial Revival/ Cape Cod	1950	1.5	Six-course Flemish-bond brick veneer/ wood siding at dormers	Dwelling	Gable, Side/ Asphalt Shingles	C
4103	Van Buren Street	Colonial Revival/ Cape Cod	1952	1.5	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C

PG: 66-29

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

ADDRESS NUMBER	STREET	STYLE/Form	DATE	STORIES	WALL TREATMENT	CURRENT BLDG USE	ROOF SHAPE/MATERIAL	District Status
4104	Van Buren Street	Colonial Revival/ Cape Cod	1950	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4105	Van Buren Street	Modern Movement/ Ranch	1958	1	Stretcher-bond brick veneer/ stone veneer, vinyl siding	Dwelling	Gable, Side with projecting front gable/ Asphalt Shingles	C
4106	Van Buren Street	Colonial Revival/ Rectangular	1948	2.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4107	Van Buren Street	Colonial Revival/ Rectangular	1950	2	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
4108	Van Buren Street	Colonial Revival/ Cape Cod	1950	1.5	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6600	Wells Parkway	Modern Movement/ Ranch	1950	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6601	Wells Parkway	Modern Movement/ Ranch	1950	1	Stretcher-bond brick veneer	Dwelling	Hipped/ Asphalt Shingles	C
		No Style/Prefabricated	c. 2000	1	Vinyl Siding	Shed	Saltbox/ Asphalt Shingles	NC
6602	Wells Parkway	Modern Movement/ Ranch	1950	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	C. 1950	1	Brick veneer/ aluminum siding at gable ends	Garage	Gable, Front/ Asphalt Shingles	C
6603	Wells Parkway	Colonial Revival/ Minimal Traditional	1950	1	Six-course Flemish-bond brick veneer/ stone quoins	Dwelling	Hipped/ Asphalt Shingles	C
		No Style/ Square	c. 2000	1	Vertical Board Siding	Shed	Gable, Side/ Asphalt Shingles	NC
6604	Wells Parkway	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6605	Wells Parkway	Colonial Revival/ Form influenced by Cape Cod	1950	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side with projecting front gable/ Asphalt Shingles	C
6606	Wells Parkway	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6607	Wells Parkway	Colonial Revival/ Minimal Traditional	1950	1	Stretcher-bond brick veneer	Dwelling	Hipped/ Asphalt Shingles	C

PG: 66-29

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

ADDRESS NUMBER	STREET	STYLE/Form	DATE	STORIES	WALL TREATMENT	CURRENT BLDG USE	ROOF SHAPE/MATERIAL	District Status
6609	Wells Parkway	Colonial Revival/ Minimal Traditional	1950	1	Six-course Flemish-bond brick veneer/ stone quoins	Dwelling	Hipped/ Asphalt Shingles	C
		Prefabricated/ No Style	c. 1995		Vertical board siding	Shed	Gambrel/ Asphalt Shingles	NC
6611	Wells Parkway	Colonial Revival/ Minimal Traditional	1950	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side with projecting front gable/ Slate Shingles	C
6701	Wells Parkway	Colonial Revival/ Cape Cod	1951	1.5	Five-course Flemish-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6702	Wells Parkway	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6703	Wells Parkway	Colonial Revival/ Cape Cod	1951	1.5	Five-course Flemish-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	c. 1951	1	Five-course Flemish-bond brick veneer	Garage	Gable, Front/ Asphalt Shingles	C
6704	Wells Parkway	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer/ stone veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6705	Wells Parkway	Colonial Revival/ Rectangular	1952	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6707	Wells Parkway	Colonial Revival/ Minimal Traditional	1950	1	Six-course American-bond brick veneer/ stone veneer, aluminum siding at gable ends	Dwelling	Gable, Side with projecting front gable/ Asphalt Shingles	C
		No Style/ Square	c. 1955	1	Brick veneer	Garage	Gable, Front with cupola/ Asphalt Shingles	C
6711	Wells Parkway	Modern Movement/ Ranch	1950	1	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/Prefabricated	c. 2000	1	T-111 Siding	Shed	Saltbox/ Asphalt Shingles	NC
6801	Wells Parkway	Modern Movement/ Ranch	1952	1	Five-course Flemish-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6802	Wells Parkway	Modern Movement/ Ranch	1950	1	Six-course American-bond brick veneer/ aluminum siding	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	c. 1995	1	Stretcher-bond brick veneer	Shed	Gable, Front/ Asphalt Shingles	NC

PG: 66-29

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

ADDRESS NUMBER	STREET	STYLE/Form	DATE	STORIES	WALL TREATMENT	CURRENT BLDG USE	ROOF SHAPE/MATERIAL	District Status
6803	Wells Parkway	Colonial Revival/ Minimal Traditional	1952	1	Six-course American-bond brick veneer	Dwelling	Gable, Side with projecting front/ Asphalt Shingles	C
6804	Wells Parkway	Modern Movement/ Ranch	1950	1	Six-course American-bond brick veneer (painted)/ vinyl siding	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/ Square	c. 1970	1	Concrete block with vertical board siding at gable end	Shed	Gable, Front/ Asphalt Shingles	NC
6805	Wells Parkway	Colonial Revival/ Cape Cod	1950	1.5	Six-course American-bond brick veneer	Dwelling	Gable, Side with projection front gable/ Asphalt Shingles	C
6806	Wells Parkway	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer (painted)/ stone veneer and vinyl siding	Dwelling	Gable, Side/ Asphalt Shingles	C
6808	Wells Parkway	Modern Movement/ Ranch	1949	1	Six-course American-bond brick veneer (painted)/ stone veneer and aluminum siding	Dwelling	Gable, Side/ Asphalt Shingles	C
6810	Wells Parkway	Modern Movement/ Ranch	1949	1	Brick veneer (painted)/ stone veneer and vertical board siding	Dwelling	Gable, Side/ Asphalt Shingles	C
6812	Wells Parkway	Colonial Revival/ Minimal Traditional	1957	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Rubber Shingles	C
		No Style/Square	c. 2000	1	Vertical Board Siding	Playhouse	Gable, Side/ Material Not Visible	NC
6900	Wells Parkway	Colonial Revival/ Rectangular	1959	2	Stretcher-bond brick veneer & Vinyl siding	Dwelling	Gable, Side/ Asphalt Shingles	C
6901	Wells Parkway	Colonial Revival/ Cape Cod	1953	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
		No Style/Prefabricated	c. 1990	1	Wood Panels	Shed	Gambrel/ Asphalt Shingles	NC
6902	Wells Parkway	Colonial Revival/ Split-Level	1956	2	Seven-course American-bond brick veneer	Dwelling	Gable, Side/Slate Shingles	C
6904	Wells Parkway	Colonial Revival/ Minimal Traditional	1960	1	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
6906	Wells Parkway	Colonial Revival/ Rectangular	1954	2	Five-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
6908	Wells Parkway	Colonial Revival/ Minimal Traditional	1954	1	Stretcher-bond brick & Stone Veneer	Dwelling	Gable, Side/ Asphalt Shingles	C

PG: 66-29

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

ADDRESS NUMBER	STREET	STYLE/Form	DATE	STORIES	WALL TREATMENT	CURRENT BLDG USE	ROOF SHAPE/MATERIAL	District Status
6910	Wells Parkway	Colonial Revival & Modernistic: Streamline Moderne/ Cape Cod	1942	1	Stucco	Dwelling	Gable, Side/ Terracotta tile	C
6912	Wells Parkway	Colonial Revival/ Minimal Traditional	1947	1	Brick (painted) & Vertical board	Dwelling	Gable, Side/ Slate Shingles	C
7004	Wells Parkway	Colonial Revival/ Form influenced by Cape Cod	1950	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
7006	Wells Parkway	Colonial Revival/ Minimal Traditional	1952	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
7008	Wells Parkway	Colonial Revival/ Split-Level	1956	2	Stone Veneer & Stretcher-bond brick veneer	Dwelling	Gable, Side with front-gabled projection/ Asphalt Shingles	C
7010	Wells Parkway	Colonial Revival/ Ranch	1949	1	Seven-course American-bond brick veneer	Dwelling	Gable, Side/ Asphalt Shingles	C
7012	Wells Parkway	Colonial Revival/ Form influenced by Cape Cod	1951	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
7102	Wells Parkway	Colonial Revival/ Split-Level	1960	2	Stretcher-bond brick veneer	Dwelling	Gable, Cross/ Slate Shingles	C
7106	Wells Parkway	Colonial Revival/ Form influenced by Cape Cod	1956	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/ Slate Shingles	C
7108	Wells Parkway	Colonial Revival/ Split-Level	1964	2	Stretcher-bond brick veneer	Dwelling	Gable, Front with side-gabled wings/ Asphalt Shingles	NC
7110	Wells Parkway	Modern Movement/ Ranch	1967	1	Stretcher-bond brick veneer	Dwelling	Hipped/ Asphalt Shingles	NC

EXISTING HISTORIC DISTRICT RESOURCES WITH CHANGES TO THE CONTRIBUTING/NON-CONTRIBUTING STATUS:

ADDRESS NUMBER	STREET	STYLE/Form	DATE	STORIES	WALL TREATMENT	CURRENT BLDG USE	ROOF SHAPE/MATERIAL	District Status
6507	43rd Avenue	Colonial Revival/Cape Cod	c. 1946	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C

PG:66-29

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

ADDRESS NUMBER	STREET	STYLE/Form	DATE	STORIES	WALL TREATMENT	CURRENT BLDG USE	ROOF SHAPE/MATERIAL	District Status
6509	43rd Avenue	Colonial Revival/Cape Cod	c. 1946	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
6602	44th Avenue	Colonial Revival/Rectangular	1958	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
6705	44th Avenue	Colonial Revival/Cape Cod	1947	1.5	Seven-course American-bond brick veneer	Dwelling	Gable, Side with projecting front gable/Asphalt Shingles	C
6708	44th Avenue	Colonial Revival/Cape Cod	1946	1.5	Brick veneer (painted)	Dwelling	Gable, Side/Asphalt Shingles	C
6709	44th Avenue	Colonial Revival/Rectangular	1949	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
6710	44th Avenue	Colonial Revival/Cape Cod	1945	1.5	Six-course American-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
6711	44th Avenue	Colonial Revival/Rectangular	1947	2	Brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4204	Clagett Road	Colonial Revival/Rectangular	1953	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4327	Clagett Road	Colonial Revival/Rectangular	c. 1950	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4310	Clagett-Pineway	Colonial Revival/Rectangular	1946	2.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4316	Clagett-Pineway	Dutch Colonial Revival/Rectangular	1959	1.5	Brick Veneer (painted)	Dwelling	Gambrel/Slate Shingles	C
4401	College Heights Drive	Colonial Revival/Rectangular	c. 1950	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4406	Holly Hill Road	Colonial Revival/Rectangular	1953	1	Brick veneer (painted)	Dwelling	Gable, Side/Asphalt Shingles (with extension)	C
6900	Oakridge Road	Colonial Revival/Rectangular	1951	1.5	Brick veneer (painted)	Dwelling	Gable, Side with front projection/Slate Shingles (with extension)	C
6906	Oakridge Road	Colonial Revival/Rectangular	1949	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C

PG: 66-29

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

ADDRESS NUMBER	STREET	STYLE/Form	DATE	STORIES	WALL TREATMENT	CURRENT BLDG USE	ROOF SHAPE/MATERIAL	District Status
6914	Oakridge Road	Colonial Revival/form influenced by Cape Cod	c.1950	1.5	Brick veneer with stone veneer trim around entry	Dwelling	Gable, Side/Slate Shingles	C
6817	Pineway	Colonial Revival/Rectangular	1946	2	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/Asphalt Singles	C
6821	Pineway	Colonial Revival/form influenced by Cape Cod	1951	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Singles	C
6828	Pineway	Colonial Revival/form influenced by Cape Cod	1957	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
6830	Pineway	Colonial Revival/form influenced by Cape Cod	1954	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side with front projection/Asphalt Shingles	C
6832	Pineway	Colonial Revival/form influenced by Cape Cod	1956	1.5	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
6904	Pineway	Colonial Revival/Minimal Traditional	c. 1950	1.5	Wood Siding	Dwelling	Gable, Side with front projections/Asphalt Shingles	C
6905	Pineway	Colonial Revival/Rectangular	c. 1950	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/Slate Shingles	C
6907	Pineway	Colonial Revival/Rectangular	c. 1950	2	Brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
6924	Pineway	Colonial Revival/Rectangular	1952	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/Slate Shingles	C
6930	Pineway	Colonial Revival with influence of Neoclassical/Rectangular	c. 1946	2	Stretcher-bond brick veneer	Dwelling	Gable, Side with front projection/Asphalt Shingles	C
6302	Queens Chapel Road	Colonial Revival/form influenced by Cape Cod	c. 1946	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side with front projection/Asphalt Shingles	C
6309	Queens Chapel Road	Colonial Revival/form influenced by Cape Cod	1950	1.5	Brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
6402	Queens Chapel Road	Colonial Revival/Rectangular	1935	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
6506	Queens Chapel Road	Colonial Revival/Split Level	c. 1948	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C

Pg: 66-29

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

ADDRESS NUMBER	STREET	STYLE/Form	DATE	STORIES	WALL TREATMENT	CURRENT BLDG USE	ROOF SHAPE/MATERIAL	District Status
6508	Queens Chapel Road	Colonial Revival/Split Level	c. 1948	2	Brick veneer (painted)	Dwelling	Gable, Side/Asphalt Shingles	C
6510	Queens Chapel Road	Colonial Revival/Rectangular	c. 1948	2	Brick veneer/aluminum siding	Dwelling	Gable, Side/Asphalt Shingles	C
6512	Queens Chapel Road	Colonial Revival/Minimal Traditional	c. 1948	1	Six-course Flemish-bond brick veneer	Dwelling	Hipped/Asphalt Shingles	C
6513	Queens Chapel Road	Colonial Revival	1950/1954	1 with 2.5 wing	Brick with stone quoins	Church (Riverdale Pres. Church)	Gable, Front with projecting gable/Asphalt Shingles (cross-gable addition)	C
6702	Queens Chapel Road	Colonial Revival/form influenced by Cape Cod	c. 1960	1	Brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
6704	Queens Chapel Road	Colonial Revival/form influenced by Cape Cod	c. 1950	1.5	Brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
6710	Queens Chapel Road	Colonial Revival/influenced by Minimal Traditional	c. 1950	1.5	Brick veneer with stone veneer	Dwelling	Gable, Side with projecting front gable/Asphalt Shingles	C
6713	Queens Chapel Road	Colonial Revival/influenced by Tudor	c. 1950	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Cross/Asphalt Shingles	C
4311	Tuckerman Street	Colonial Revival/Rectangular	c. 1946	2	Wood Siding	Dwelling	Gable, Front/Asphalt Shingles	C
4410	Tuckerman Street	Colonial Revival/Cape Cod	1950	1.5	Brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4413	Tuckerman Street	Gothic Revival (simplified)	1927/1952	1	Brick veneer	Church (Church of the Brethren)	Gable, Cross with projecting front gable/Asphalt Shingles	C
4302	Underwood Street	Colonial Revival/influence by Minimal Traditional	c. 1946	1.5	Brick veneer/stone veneer	Dwelling	Gable, Side with front projection/Slate Shingles	C
4304	Underwood Street	Colonial Revival/form influenced by Cape Cod	c. 1946	1.5	Six-course American-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4306	Underwood Street	Colonial Revival/form influenced by Cape Cod	c. 1946	1.5	Six-course American-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C

PG: 66-29

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

ADDRESS NUMBER	STREET	STYLE/Form	DATE	STORIES	WALL TREATMENT	CURRENT BLDG USE	ROOF SHAPE/MATERIAL	District Status
4308	Underwood Street	Colonial Revival/form influenced by Cape Cod	c. 1946	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4310	Underwood Street	Colonial Revival/form influenced by Cape Cod	c. 1946	1.5	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4312	Underwood Street	Colonial Revival/form influenced by Cape Cod	c. 1946	1.5	Six-course American-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4318	Underwood Street	Colonial Revival/Rectangular	c. 1946	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4320	Underwood Street	Colonial Revival/Rectangular	c. 1946	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4322	Underwood Street	Colonial Revival/Rectangular	c. 1946	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4324	Underwood Street	Colonial Revival/form influenced by Cape Cod	c. 1946	1.5	Six-course American-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4326	Underwood Street	Colonial Revival/form influenced by Cape Cod	c. 1946	1.5	Six-course American-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4328	Underwood Street	Colonial Revival/form influenced by Cape Cod	c. 1950	1.5	Six-course American-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4417	Underwood Street	Colonial Revival/Rectangular	c. 1950	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4419	Underwood Street	Colonial Revival/Rectangular	c. 1950	2	Six-course American-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4200	Van Buren Street	Colonial Revival/form influenced by Cape Cod	c. 1946	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4201	Van Buren Street	Colonial Revival/form influenced by Cape Cod	c. 1946	1.5	Brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4202	Van Buren Street	Colonial Revival/Minimal Traditional with ranch house influence	c. 1950	1	Stretcher-bond brick veneer	Dwelling	Gable, Side with projecting front gables/Asphalt Shingles	C
4203	Van Buren Street	Colonial Revival/Minimal Traditional	c. 1946	1.5	Brick veneer	Dwelling	Gable, Side with projecting front/Asphalt Shingles	C
4204	Van Buren Street	Colonial Revival/Minimal Traditional with ranch house influence	c. 1950	1	Stretcher-bond brick veneer	Dwelling	Gable, Side with projecting front gables/Asphalt	C

PG: 66-29

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

ADDRESS NUMBER	STREET	STYLE/Form	DATE	STORIES	WALL TREATMENT	CURRENT BLDG USE	ROOF SHAPE/MATERIAL	District Status
							Shingles	
4205	Van Buren Street	Colonial Revival/form influenced by Cape Cod	c. 1946	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4206	Van Buren Street	Colonial Revival/form influenced by Cape Cod	c. 1946	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4207	Van Buren Street	Colonial Revival/form influenced by Cape Cod	c. 1946	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4209	Van Buren Street	Colonial Revival/Rectangular	c. 1946	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4210	Van Buren Street	Colonial Revival/Rectangular	c. 1946	2.5	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4211	Van Buren Street	Colonial Revival/form influenced by Cape Cod	c. 1950	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4212	Van Buren Street	Colonial Revival/Rectangular	c. 1946	2	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4213	Van Buren Street	Colonial Revival/Rectangular	c. 1946	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4214	Van Buren Street	Colonial Revival/Rectangular	c. 1946	2	Stretcher-bond brick veneer/wood siding	Dwelling	Gable, Side/Asphalt Shingles	C
4215	Van Buren Street	Colonial Revival/Rectangular	c. 1946	2	Stretcher-bond brick veneer	Dwelling	Gable, Side with projecting front/Slate Shingles	C
4216	Van Buren Street	Colonial Revival/Rectangular	c. 1946	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4218	Van Buren Street	Colonial Revival/Rectangular	c. 1946	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4219	Van Buren Street	Colonial Revival/Rectangular	c. 1946	2	Stretcher-bond brick veneer with stone accents and around entry	Dwelling	Gable, Side/Slate Shingles	C
4437	Wells Parkway	Colonial Revival/Cape Cod	c. 1950	1.5	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4443	Wells Parkway	Colonial Revival/Cape Cod	c. 1950	1.5	Brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C

PG: 66-29

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

ADDRESS NUMBER	STREET	STYLE/Form	DATE	STORIES	WALL TREATMENT	CURRENT BLDG USE	ROOF SHAPE/MATERIAL	District Status
4445	Wells Parkway	Colonial Revival/Cape Cod	c. 1950	1.5	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
6905	Wells Parkway	Colonial Revival/form influenced by Cape Cod	c. 1950	1.5	Brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
6907	Wells Parkway	Colonial Revival/Minimal Traditional	c. 1950	1.5	Stretcher-bond brick veneer/stone veneer	Dwelling	Gable, Side with projecting front/Asphalt Shingles	C
4101	Woodberry Street	Colonial Revival/Minimal Traditional	c. 1950	1.5	Brick veneer	Dwelling	Gable, Side with projecting front/Asphalt Shingles	C
4102	Woodberry Street	Colonial Revival/form influenced by Cape Cod	c. 1950	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4103	Woodberry Street	Colonial Revival/Cape Cod	c. 1950	1.5	Stone veneer	Dwelling	Gable, Side/Slate Shingles	C
4104	Woodberry Street	Colonial Revival/form influenced by Cape Cod	c. 1950	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4105	Woodberry Street	Colonial Revival/form influenced by Cape Cod	c. 1950	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4106	Woodberry Street	Colonial Revival/form influenced by Cape Cod	c. 1950	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side with projecting front/Slate Shingles	C
4107	Woodberry Street	Colonial Revival/Rectangular	c. 1950	2	Stretcher-bond brick veneer	Dwelling	Hipped/Slate Shingles	C
4108	Woodberry Street	Colonial Revival/influence of split-level	c. 1950	2	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/Slate Shingles	C
4109	Woodberry Street	Colonial Revival/form influenced by Cape Cod	c. 1950	1.5	Brick veneer	Dwelling	Gable, Side with projecting front/Asphalt Shingles	C
4110	Woodberry Street	Colonial Revival/Rectangular	c. 1950	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4114	Woodberry Street	Colonial Revival/Rectangular	c. 1950	2	Six-course American-bond brick veneer	Dwelling	Hipped/Asphalt Shingles	C
4115	Woodberry Street	Colonial Revival/form influenced by Cape Cod	c. 1950	1.5	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4116	Woodberry Street	Colonial Revival/Minimal Traditional	c. 1950	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side with projecting	C

PG: 66-29

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

ADDRESS NUMBER	STREET	STYLE/Form	DATE	STORIES	WALL TREATMENT	CURRENT BLDG USE	ROOF SHAPE/MATERIAL	District Status
							front/Asphalt Shingles	
4117	Woodberry Street	Colonial Revival/Rectangular	c. 1950	2	Stone veneer/aluminum siding	Dwelling	Gable, Side/Asphalt Shingles	C
4119	Woodberry Street	Colonial Revival/Minimal Traditional with ranch house influence	c. 1950	1	Brick veneer/stone veneer	Dwelling	Gable, Side with projecting front/Slate Shingles	C
4124	Woodberry Street	Colonial Revival/Rectangular	c. 1950	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4201	Woodberry Street	Colonial Revival/form influenced by Cape Cod	c. 1950	1.5	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4202	Woodberry Street	Colonial Revival/Rectangular	c. 1950	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4204	Woodberry Street	Colonial Revival/Rectangular	c. 1946	2	Stretcher-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C
4206	Woodberry Street	Colonial Revival/Rectangular	c. 1946	2	Six-course Flemish-bond brick veneer	Dwelling	Gable, Side/Asphalt Shingles	C

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING & DEVELOPMENT

Period of Significance

1920-1960

Significant Dates

1920, 1938, 1954

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

University Park Homes, Inc.

Polinger, Milton

Polinger, Howard

College Heights Estates, Inc.

Seidenspinner, Arthur

Bien, Van Tuyl Hart

Lippert, Frederick S.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.

less than 50 years old or achieving significance within the past 50 years.

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

Period of Significance (justification)

As a result of this expansion, the period of significance for the University Park Historic District now extends from 1920 to 1960, capturing the full development of the larger neighborhood, its subdivisions, resubdivisions, and expansion of the town's municipal boundaries. The period of significance for the existing University Park Historic District, which was listed in 1996, was 1920 to 1945. The change in the period of significance allows for inclusion of the thirteen subdivisions and resubdivisions located in the northwestern portion of the Town of University Park that were platted between 1938 and 1954. The greatest period of construction/development, peaking in the late 1940s and early 1950s, ceased in the early 1960s. Moreover, the few buildings constructed after 1960 do not reflect the historic context of the overall historic district, and introduce new building forms and modified architectural styles that are not consistent with those constructed during the peak building years.

Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The expansion of the University Park Historic District continues the significant historic context of one of the most intact residential automobile suburbs in Prince George's County and illuminates the assimilation of mid-twentieth-century architectural trends within the larger University Park neighborhood. The expansion area, a fusion of thirteen subdivisions platted between 1938 and 1954, reflects the nationwide changes from the pre-war years through the mid-twentieth century as residential building forms, styles, and materials reacted to significant events, such as changes in modes of transportation, the effects of World War II, and the burgeoning populace of Prince George's County. The suburban plan of the neighborhood was intended to accommodate the automobile, which directly affected the design of streets, houses, garages, yards, and the neighborhood's location along well traveled arterial roads. Predominantly built as speculative housing by the private real estate development companies of University Park Homes, Inc., and College Heights Estates, Inc., the area reflects the design ideals of the leading partners, most notably Arthur Seidenspinner of College Heights Estates, Inc., and brothers Howard and Milton Polinger of University Park Homes, Inc. The extreme northwestern corner of the town, developed by College Heights Estates, Inc., targeted a more affluent client than the middle-class resident intended as homeowners by University Park Homes, Inc., offering more expansive lots and dwellings than those found in the adjoining Polinger subdivisions to the south. Although the northern portion of the expansion area required conformity to an established set of covenants, the area's southern portion, not only planned but also largely built by the Polingers, reflected distinct planning and design standards that were only possible with the continual oversight and involvement of the developers. As a result, whether constructed within the first platted area of 1938 or in the later subdivisions in the 1950s, the houses within the expansion area display an overall compatibility of styles, massing, scale, materials, and siting that allows for a comprehensive study of post-World War II residential architecture in a local context. As a whole, the expansion area not only reflects early land patterns and ownerships of the vicinity, but also completes the municipal boundaries of the Town of University Park, blending the individual parts into a well-defined community.

The University Park Historic District, originally listed in 1996 and as expanded therein, meets National Register criteria A and C, and is significant under the themes of architecture and community planning/development. The

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

original period of significance extending from 1920 to 1945 has been extended to 1960 to better represent the full development of the community. Augmenting the existing historic district, the University Park Historic District expansion area is being nominated under the Multiple Property document, *Historic Residential Suburbs in the United States, 1830-1960* (National Park Service, 2002) as representative of Post-World War II and Early Freeway Suburbs, 1945-1960, adding to the existing historic district's representation of the subtype Early Automobile Suburbs, 1908-1945.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

The University Park Historic District expansion area is eligible for listing in the National Register of Historic Places under the Criterion A as an excellent example of **Community Planning and Development**.

A planned community and automobile suburb, the University Park Historic District expansion area catered to the largely middle-class suburban population of Washington, D.C., that spread to Prince George's County in the mid-twentieth century. The supremacy of the automobile, a dominant feature in residents' lives at the time, was reflected in the design of the streets, houses, and yards, as well as the neighborhood's location along newly improved, well traveled arterial roads, such as Adelphi Road (formerly Colesville Road), which was fully paved in the mid-twentieth century. Besides providing the western boundary of the Deakins property since the late nineteenth century, these arterial roads connected to Washington, D.C., to the south, and, running northwest through Prince George's County, to Colesville in eastern Montgomery County. The dwellings in the expansion area included paved driveways, freestanding or attached/integrated garages, and houses with side entrances and paved walkways that lead directly from the garage/driveways to the kitchen/service areas. Instead of following the geometric radial and axial plans of surrounding neighborhoods, which allowed easy access for commuter traffic, the streets of the expansion area continued to incorporate the curvilinear streets seen in the already established subdivisions of University Park to the south and southeast, seamlessly extending the neighborhood's street patterns. These curvilinear streets followed the natural topography of the landscape, providing undulating vistas, and creating cul-de-sacs and several triangular and semicircular residential blocks. The area's street grid, as laid out by the real estate development companies of University Park, Inc. and affiliates, and College Heights Estates, Inc., ensured a suburban environment that offered privacy and little through-traffic.

Full-scale development of the expansion area, commencing with the end of World War II, once the shortage of building materials eased, soon escalated in the post-war years and reflected the newest modern amenities that proved affordable and attractive to prospective buyers. With many of the dwellings built as speculative ventures, or model houses, by University Park Homes, Inc. (to the south) and College Heights Estates, Inc. (to the north), new construction in the late 1940s and early 1950s created an automobile suburb composed of mid-twentieth-century dwellings, which typically provided an attached garage. Commonly located within a one-story wing of the house, these garages read as informal living spaces from the street, rather than as covered parking for the family car. The few examples of freestanding garages mimic the architectural expressions of the main house both in style and materials. By the 1950s, the garage became an essential and integrated part of the single-family dwelling and was often prominently displayed on the façade or side elevation, highlighted by a paved driveway. The automobile, prominently figured in the design of the overall neighborhood and of its dwellings, remains integral to the community's success as an exclusively residential community.

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

Additionally, the University Park Historic District expansion area is eligible for listing in the National Register of Historic Places under the Criterion C for its **Architecture**, with its substantial concentration of mid-twentieth century residential architecture.

The expansion area of the University Park Historic District provides significant examples of the popular domestic forms in the mid-twentieth century, such as the Cape Cod, ranch house, split level, and minimal traditional. These forms, interpreted in the fashionable Colonial Revival styles and elements of the Modern Movement, reflect the oversight of the two dominant real estate development companies managing the area's improvement -- University Park Homes, Inc., (to the south) and College Heights Estates, Inc., (to the north). Largely overseen by brothers Milton and Howard Polinger of University Park Homes, Inc., who used their own construction company (Polinger Construction Company) to build the houses, the southern portion of the expansion area displays a remarkable uniformity of design, materials, massing, and type in the dwellings. Targeting the middle-class buyer of Prince George's County, the Polingers sought cost-effective building methods to render the house affordable, while incorporating modern construction techniques, new energy-efficient materials, and convenient amenities. Construction of these single-family dwellings in the late 1940s and early 1950s reflected the tremendous need for housing in the post-war years. The dwellings incorporate modern technology, such as steel and concrete-block framing, and new materials vetted during World War II such as asbestos-cement and aluminum siding. The innovative building forms demonstrate the changing trends in house design due to a shift in consumer preferences. Many of the attributes of the ranch houses, especially the unobstructed picture window, were incorporated into traditional forms as homeowners began to demand modern alternatives to conventional designs. The Polingers and College Heights Estates, Inc., would have been fully aware of these trends and actively tapped into this market with their developments in the area. Unlike contemporaneous forms erected in adjoining subdivisions to the south, those developed by College Heights Estates, Inc., in the northern portion, were considerably larger in scale, massing, and featured landscape and/or picture windows that enhanced the spaciousness of the houses by providing views of expansive yards and mature trees. Predominantly designed by staff architects of College Heights Estates, Inc., to target more affluent residents of the area, these houses in the northern portion of the expansion area conformed to established covenants related to such elements as siting of houses and garages, fencing and walls, grading and slopes, and building uses. As a result, the houses constructed within this section display a compatibility of style, massing, scale, materials, setback, and setting. Moreover, the buildings, together with the suburban planning, in the expansion area augment those of the existing historic district, resulting in a physical textbook of early- to mid-century architectural styles, materials, forms, and planning.

Developmental history/additional historic context information (if appropriate)

HISTORICAL BACKGROUND

Like the earlier sections established in the 1920s and early 1940s, and much of western Prince George's County, the expansion area that makes up the northwestern portion of the Town of University Park was farmland in the eighteenth and early nineteenth centuries. It continued to serve as farmland during the nineteenth century, when it was associated with the prominent Eversfield and Deakins families who maintained vast landholdings in the county and vicinity. In the early twentieth century, as the suburbanization of the Washington metropolitan area accelerated, the farmland was sold to real estate companies and subdivided for speculative development. The majority of the northern portion of the expansion area became associated with the real estate development

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

company of College Heights Estates, Inc., while the southern portion came under the control of the University Park Company, Inc., and its many stockholders and successors. This expansion area, part of land originally incorporated within the Town of University Park's boundaries in 1936, was not developed until after World War II.

SOUTHERN PORTION OF EXPANSION AREA

The Deakins Family Farm

Like the adjoining land to the north, the land within the expansion area's southern portion was both historically associated with the estate of a locally prominent and wealthy family, as well as being farmland from the late eighteenth century through the early twentieth century. While the land to the north was part of land owned in the mid-nineteenth century by the Eversfield family, the land to the south came into possession of the Deakins family. In the late 1870s, William Francis Deakins (1799-1884), whose family was well established and respected within Maryland, purchased a tract of the Eversfield property. With strong ties to Georgetown (then part of Maryland) in the eighteenth century, the family moved to Prince George's County in the first quarter of the nineteenth century; William Deakins of Georgetown, grandfather of William Francis Deakins, had acquired several hundred acres of the *Edmonston's Pasture* land patent in 1759, adding to their already immense landholdings in the area.² Under William Francis Deakins's ownership, the property became known as *Bloomfield* and operated primarily as a dairy farm.

Upon William Francis Deakins's death in 1884, the farm passed to his children, James R. H. (1840-1923) and Elizabeth A. Deakins (1834-1929), who would be the last of the Deakins family to own it. In April 1920, the Deakins heirs sold the property to the Riverdale Realty Company. Just three years later, in 1923, the realty company sold the farm to the University Park Company, Inc. It was under the direction of the University Park Company and its affiliates that the land would swiftly develop into the suburb of University Park.

In the early 1920s, when the 285 acres of the Deakins farm were sold, the land would have been prime real estate in an area that was rapidly undergoing suburbanization and transforming from a semi-rural landscape dominated by farms into a commuter suburb of Washington, D.C. One of the greatest impetuses for development was the availability of transportation to and from the area. From the late 1880s, much of the farmland in the area had been sold and subdivided, becoming the nearby communities of College Park, Riverdale Park, Hyattsville, Mount Rainer, and Brentwood. These communities took advantage of their proximity to the Baltimore & Ohio (B&O) Railroad, a major presence in the area since the 1830s, as well as the major thoroughfare of the Washington and Baltimore Turnpike (now known as Baltimore Avenue and U.S. Route 1). In addition, the electric streetcar lines of the Washington, Berwyn, and Laurel Railroad Company (later operated by the City and Suburban Railway Company and then the D.C. Transit Company), extending from Washington beginning in 1890, also served as an attractive amenity to the area. Each of these modes of transportation allowed neighborhood residents to easily commute to and from the city center to work or shop. However, in the early twentieth century, suburban communities like University Park increasingly began to reflect the role automobiles played in their creation.

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

The Establishment of College Heights and University Park

In the 1920s, the first subdivision of present-day University Park was platted by Harry W. Shepherd and Claude Gilbert at the northeastern edge of the town. This 30-acre parcel was located to the west of Baltimore Avenue near the University of Maryland and College Park. Historically known as Cat Tail Hill, the land was the only portion of today's University Park and not part of the Deakins family farm.³ Named *College Heights*, owing to its hilly topography and proximity to College Park and the University of Maryland, the five-block subdivision was annexed to the Town of University Park in 1945.

Harry W. Shepherd (1870-1924), a Washington, D.C., banker who later moved to Hyattsville and served two terms as the city's mayor, collaborated with Claude Gilbert to form the real estate development company of Shepherd & Gilbert.⁴ From the beginning, the men sought to establish design standards for high-quality construction within College Heights, each building their own houses within the subdivision.⁵ "Throughout the remainder of the 1920s, as lots were sold, the streets in College Heights, particularly Oak (Oak Ridge), Beech (Beechwood) and the southern half of Pine (Pineway), were dotted with substantial houses in the popular architectural styles of the day. Individual houses of varying styles were built near one another; brick and stone are intermingled with Craftsman bungalows and two-story houses." In addition, because of the automobile, properties in this subdivision were planned to accommodate driveways leading from the street to garages at the rear of the lots.⁶

Meanwhile, as the development of College Heights was underway, the Deakins farm was sold to the Riverdale Realty Company in 1920. Three years later, in 1923, The University Park Company, Inc., acquired the property. Incorporated in Delaware on March 12, 1923, with J. Frank Rushe (1875-1956) as the president, the company oversaw the subdivision of the land into four residential sections during the 1920s.⁷ Continuing his real estate interest in the vicinity, Harry Shepherd served as director and treasurer of the University Park Company, Inc. The company's directors, composed of prominent local businessmen and professionals, were not only encouraged to build houses within the development, but to live there, as well. Undergoing a reorganization of the firm in 1928, when a new executive vice president and manager were appointed, the company began development plans for extensions to University Park and organized a sales force to promote activity.⁸ By the end of the 1920s, with 60 houses constructed, sold, and occupied, as well as offering its own public school, William Deakins's Bloomfield was well underway to being transformed into a picturesque, middle-class automobile suburb.

Growth and Incorporation of the Town of University Park

In the mid-1930s, the University Park Company continued their development of the Deakins farm, filling in areas to the north and west of the earlier subdivision sections. After the company terminated their provision of public services in 1933, transferring service maintenance fees and trash removal costs to residents, "talk of incorporation and the benefits it would bring the community in terms of revenue and regulatory authority" escalated.⁹ In March 1936, a charter for the Town of University Park was introduced in the Maryland State Legislature, where it was approved one month later; the charter took effect on August 3, 1936. Under direction of a mayor and council, the new town had authority to tax and oversaw street maintenance and garbage disposal.

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

During this time, the company began to sell parcels to others who either proceeded to develop by themselves or embarked on a partnership with the company.¹⁰ As a result, many of the houses in the area were the work of a number of local developers and builders, who, seeking to maximize their investment and target a largely middle-class clientele, constructed speculative housing that utilized cost-effective construction and standard forms and plans. By the end of the 1930s, only the northwestern portion of the Deakins farm remained in large part not subdivided and remained undeveloped. The only development activity in this area was a small subdivision in Block 47 of *Section 7* of University Park, to the west of Colesville (Adelphi) Road and north of Chansory Lane (Van Buren Street). Filed in December 1938 by the University Park Company, the subdivision plat consisted of eight lots measuring 100 feet by 125 feet. This was part of the tract of land conveyed by the Riverdale Realty Corporation to the University Park Company in April 1923. At this time, the president of the University Park Company was George N. Bowen (1872-1941), with Florence V. Little (1907-1974) serving as secretary.¹¹ Sixteen years later, in 1954, three of the lots at the southwestern portion of the block, facing west towards Colesville Road, were resubdivided into four smaller lots.¹²

Post World War II

After World War II, construction activity that had stalled nationwide and in much of the surrounding area during the war recommenced. Speculative development of the land acquired by the University Park Company in the previous years was carried out by its successor, University Park Homes, Inc., and its other affiliated partnerships and associated entities. The majority of the development occurred in the late 1940s and early 1950s, with most construction occurring in 1949 and 1950.

In December 1946, a plat was filed for the subdivision of 42 lots between Wells Parkway, to the west, and Underwood Street, to the east (Blocks 22, 31 and portions of Blocks 30 and 32). Located within *Section 7* of University Park, this land was owned by a partnership consisting of directors and shareholders of University Park Homes, Inc., including real estate developer Howard Polinger (1916-2007), who served as the company's executive vice president, and builder David Lorenz (1896-1958), the company's treasurer.¹³ Howard Polinger would, along with his brother, Milton Polinger (1914-1976), the company's president, and their Polinger Construction Company, carry out the development of the majority of the subdivisions within this area, especially those centered on 40th and 41st avenues, north of Toledo Road.

In August 1947, the Polingers, joined by other vested individuals, spread their development westward when they filed a plat for the subdivision of Blocks 33 and 34 and part of Blocks 35, 36, 38, and 39 in *Section 7* of University Park. This subdivision, totaling an area of 16.057 acres, was located between Colesville (Adelphi) Road and Wells Parkway, with lots bordering both sides of Beech Road (Beechwood) and College Heights Drive. Construction, however, did not commence until spring of 1949 when the first building permit was issued to the Potomac Construction Co., for the construction of ten brick bungalows to be erected in the 4000 block of Beechwood Road in University Park (within Block 34).¹⁴ A notice in the *Washington Post* covering the building activity noted that the houses would be "basementless."¹⁵

By August 1949, construction of the houses within this subdivision was well underway. The one-story dwellings, situated on lots with 70-foot to 90-foot frontages and with 125-foot depths, featured exteriors of fieldstone, brick, and redwood paneling. According to advertisements in the *Washington Post* promoting the project, "crowds estimated at more than 2,000...visited the homebuilding project of new

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

bungalows...purchasing all ten homes under construction and two more still 'on paper.'" The article mentioned that during the open house, a "high percentage of large cash down payments" by the buyers, with "only one second trust note taken." The houses, selling for \$14,950, had three bedrooms, one of which was pine-paneled for use as a study or den. The living room was equipped with a fireplace, built-in bookcases, a liquor cabinet, and featured two picture windows. According to the article, Potomac Construction Co., guaranteed the houses against structural and mechanical defects for one year.¹⁶

That same year, the Polinger development spread west and north, filling in areas alongside Colesville (Adelphi) Road and along 40th and 41st avenues. In July 1949, a plat was filed for a narrow subdivision strip running alongside Colesville (Adelphi) Road to the east. The owner was listed as University Park Homes, Inc., with Milton Polinger, president, and David Lorenz, treasurer. This subdivision included 19 building lots in portions of Blocks 39 and 40 of Section 7. Local newspapers took note of the development activity and cited that Polinger Construction Co. would build "seven brick bungalows" for University Park Homes, Inc., in the 6700 block of Colesville Road.¹⁷ In fall 1949, 37 lots bordering both sides of 40th Avenue (part of Blocks 37 through 40) were platted by the Polingers. More than half of the lots were developed in the spring of 1950, being improved with 24 one-story brick and cinderblock dwellings, measuring 42 by 27 feet each. These dwellings were located in the 6700, 6800, and 6900 blocks of 40th Avenue. A notice in the *Washington Post* lists Park Developers, Inc., as the owner and Polinger Construction Corporation, located at 1015 11th Street, N.W., in Washington, D.C., as the builder.¹⁸ Two months later, in June 1949, development began on ten additional houses on 40th Avenue. With Polinger Construction Company, again, as the builder, the houses were two stories plus basement dwellings, measuring 39 by 25 feet.¹⁹

University Park Homes, Inc., operating under the Polingers, continued its frenzied building activity within Section 7 of University Park in the early 1950s. In the spring of 1950, the development company platted subdivisions in parts of Blocks 35, 36, 37, and 38, including 38 lots totaling 8.7484 acres. By August 1950, plans were underway to build eleven brick and cinderblock houses in the 4000 block of Underwood Street.²⁰ By September, a permit application was submitted for the construction of 25 one-story plus basement houses on 41st and 42nd avenues. Again, Polinger Construction Company was noted as the builder.²¹

Over the next several years, the Polingers continued to develop the northwestern corner of the former Deakins farm with modest one-story and two-story single-family freestanding dwellings. By 1954, the last subdivision plat was filed (a resubdivision of a portion of the lots in Block 47 in order to increase the number of lots and maximize buildable space), bringing the Polinger development as far north as it would go and expanding the University Park community.²²

NORTHERN PORTION OF EXPANSION AREA

Eversfield, Smith's Folly

The northern portion of the expansion area, which would be platted in the late 1940s and early 1950s as part of College Heights Estates, was part of land owned in the mid-nineteenth century by the Eversfield family. Known as *Smith's Folly*, this land was part of the family's greater estate, which included a large tract from the *Edmonson's Pasture* land patent, recorded in 1723, and land known as the resurvey of *Jackson's Necessity*.²³ Histories written about the Eversfield family in *The Sunday Star* declared "the early Eversfields were people of

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

wealth, education and influence. Some of the male members of the family were clergymen and others were physicians."²⁴ In August 1873, Dr. William Octavus Eversfield (1839-1908) received *Smith's Folly* from his mother, Ann R. Eversfield.²⁵ Educated as a physician at the University of Virginia and the University of Pennsylvania, Dr. Eversfield served as a field surgeon (acting assistant surgeon) in the U.S. Army during the Civil War. Following the war, he was surgeon for the Panama Railroad from 1866 to 1867 and later for the Pacific Mail Steamship (S.S.) Company.²⁶ In 1878, returning to Prince George's County, Dr. Eversfield established a practice in a one-story, log building located a short distance from his house.²⁷ The exact location of the house, which burned in 1926, has not been positively determined; however oral histories and the *Atlas of Fifteen Miles around Washington, including Prince George's County, Maryland-1878*, by G.M. Hopkins, document the c. 1873 home of Dr. Eversfield was located to the west of the Baltimore-Washington Turnpike, east of Colesville Road (Adelphi Road), north of William Deakins's Bloomfield, and south of the University of Maryland.²⁸ The site of the dwelling, touted as "one of the show places of Prince Georges county [sic]," was subdivided in 1973 as the fifth plat of the Partridge Hill Section of College Heights Estates.²⁹ This property is located to the northeast of the expansion area, outside the historic district.³⁰

Beginning in 1876, Dr. Eversfield started to subdivide his property, selling a tract to William Francis Deakins (1799-1884) that included *Edmonson's Pasture*, the resurvey of *Jackson's Necessity*, and part of *Smith's Folly*. This property, together with Deakins's larger Bloomfield farm, would later be subdivided in 1920 as University Park. Portions of *Smith's Folly*, then totaling 285 acres, were conveyed by the heirs of Deakins to the Riverdale Realty Company in 1920. By 1923, this land was acquired by the University Park Company, then in the early stages of their development of a residential suburb. Constituting what would become Plats 6 through 8 (located within the University Park Historic District expansion area) and the *Martz's Addition of College Heights Estates* (located at the northwestern corner of College Heights Estates), this property was purchased by College Heights Estates, Inc., in 1940.

In 1937, nearly thirty years after the death of Dr. Eversfield, the widowed Lillie Eversfield conveyed the first of several tracts that would become College Heights Estates to the real estate development company of the same name. The land was to the north of what was then the Town of University Park. Eversfield sold a second tract in 1940. These 43 acres included within two deeds encompassed what was subdivided as Plats 1 through 5, which were platted between 1938 and 1946. Additional portions of the suburb were sold in sections to the real estate development company by the children of Lillian and William O. Eversfield -- Lillie Eversfield, Catherine E. Eversfield, and William Octavus Eversfield, Jr.³¹

College Heights Estates, Inc.

Previously associated with the Eversfield farm, the land that would make up the extreme northwestern portion of today's Town of University Park was predominantly developed by the real estate development company known as College Heights Estates, Inc. The Maryland-based company was founded by Arthur H. Seidenspinner, E. Pauline Seidenspinner, and Clara S. Shepherd about 1937.

Like the Seidenspinners and Shepherd, many of those associated with the development of College Heights Estates were actively working in real estate and development in Prince George's County, typically living within adjacent to College Heights Estates and University Park. Albert E. Pohmer, for example, served as the civil engineer and surveyor for College Heights Estates as well as College Heights, University Park, Hyattsville,

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

Riverdale Park, and Mount Rainier.³² Pohmer maintained houses in both Baltimore and Riverdale Park, where he also served as the town engineer.³³

In August 1940, College Heights Estates, Inc., acquired land from the University Park Company and platted a large parcel on both sides of Woodberry Street, between College Heights Drive and Wells Parkway (located within today's University Park). To differentiate it from the development properties of the University Park Company, College Heights Estates, Inc., called these subdivisions *The Village*. However, this block of Woodberry Street primarily remained unimproved throughout the early to mid-1940s, as the country prepared for and entered World War II. During the war, construction activity nationwide stalled and development in both University Park and College Heights Estates ceased.

Post-World War II

After World War II, College Heights Estates, Inc., and its associated partners, resumed their building activity within the expansion area's northern portion. In 1946, Plat 2 of *The Village* within University Park was filed by the Seidenspinners, who had been planning for its development during the waning war years. The subdivision included six lots bordering a portion of Van Buren Street between Wells Parkway and College Heights Drive (four to the north in Block 31 and two to the south in Block 32). According to the plat, this subdivision was part of a tract of land conveyed by College Heights Estates, Inc., to the Seidenspinners in 1943. Later, in 1950, they completed the platting of Van Buren Street, close to its intersection with Wells Parkway, when they submitted Plat 3 of *The Village*. The plat contained five building lots -- three in Block 31 and two in Block 32.

In 1949 and 1950, the final plats for College Heights Estates were filed by the owners of College Heights Estates, Inc., and the Seidenspinners, creating several small subdivisions near Forest Hill Drive and Van Buren Street. The land covered by these plats, approximately 40 acres, was part of the tracts conveyed by University Park Company, Inc., to College Heights Estates, Inc., in August 1940, which was then transferred to the Seidenspinners in 1943. Plat 6 of College Heights Estates was filed in the summer of 1949, subdividing land at the northern boundary of the town of University Park, along Wells Parkway, into 29 lots. In July 1950, Plat 7 was submitted, including a subdivision of parts of Blocks 35, 37, 40, 41, 42, 43, 44, and 47, for a total approximate area of 19 acres. In October 1950, Plat 8 was filed for the subdivision of part of Block 37 and a subdivision and resubdivision of Block 41, filed earlier in the year. Together, these three plats laid out the building lots for the majority of the area in the extreme northwestern corner of today's University Park.

Subdivision Ideals and Covenants

As the northwestern portion of the Town of University Park developed, the subdivision ideals of both College Heights Estates, Inc., and University Park, Inc., continued within the expanding community. Exclusively residential, the area reflects the distinctive principles and standards of each development company, and their associates, creating unique development patterns, as well as styles and forms of houses for specialized clientele. The extreme northwestern portion of University Park, containing land platted as part of the adjoining College Heights Estates subdivision to the north, contains building lots that are noticeably wider and more spacious than those found within the nearby University Park subdivisions of the same period. Thus, rather than having small housing plots that resulted in the construction of small houses, both of which were commonplace in University Park and in Prince George's County in the mid-twentieth century, the lots developed by College Heights Estates,

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

Inc., within this area were larger and ensured privacy and spaciousness along with naturally landscaped vistas. As a result, its subdivisions were developed with "small estates" to meet the high standards of the targeted residents.³⁴ Unlike contemporaneous neighborhoods of Prince George's County like Forest Heights, Hillcrest Heights, and portions of Berwyn Heights and Riverdale Park, the houses constructed by the real estate development company in College Heights Estates were notably larger in scale, and utilized the finest of building materials in order to attract more affluent homebuyers. Further, these dwellings were sited on expansive lots, with deep setbacks, especially from the street and rear and side yards.

Arthur Seidenspinner's dictum for the ideal modern subdivision required that it be "so planned that it affords the maximum of privacy and repose to home owners, the greatest safety to playing children, and a minimum of through traffic."³⁵ The winding interior streets with cul-de-sacs and superblocks with deep setbacks and natural topographical features, deemed essential to the success and preservation of College Heights Estates, can be attributed to the "modern development" and suburban planning principles of the times, most clearly seen in the residential suburb of Radburn, New Jersey, held as an archetypal planned suburb since the late 1920s.³⁶ Seidenspinner saw his plan for the neighborhood, offering quiet and privacy and providing a more healthful and safe place for home owners and their children, as a means to attract many of the home owners of the area. His targeted clientele included faculty of the University of Maryland and Department of Agriculture scientists, stationed at the nearby Beltsville Experimental Farm.

From the beginning, Seidenspinner's development had higher sale prices (which later translated to higher assessed values in the community), a large part due to the imposed covenants, which were outlined in each deed of sale. Many of the covenants were actually similar to or the same as those established by the University Park Company and Shepherd & Gilbert, Co., Inc., for the neighboring suburbs of University Park and College Heights. Having served as president of Shepherd & Gilbert, Arthur Seidenspinner had first-hand experience with the successes and failures of such covenants and personally oversaw their implementation. The fourteen covenants for College Heights Estates dealt primarily with building uses, setbacks, and utility right-of-ways, although a restriction related to race was included. Advertisements in the *Washington Post* assured future homebuyers of the suburb's uniformity, proclaiming it was "a beautifully rolling, heavily wooded area controlled and protected by reasonable restrictions—Divided to suit the needs of acceptable people."³⁷

The covenants for College Heights Estates ensured consistency within the area, by reviewing the cost, type, size, materials, plans, colors, site planning, and all details related to the placement and construction of the primary buildings and outbuildings. After World War II, elements and construction materials that had achieved a lasting stylistic niche, such as concrete, glass brick, stainless steel, aluminum, and chemical preservatives and artificial resins that made the wider use of natural woods and plywood possible, were widely accepted and used within Seidenspinner's development. Architect-designed plans were often provided to clients for houses within the northwestern portion of the expansion area, such as those prepared by V.T.H. Bien (1887-1960), a regionally prominent architect, and carried out through construction phase by local builders, such as Frederick S. Lippert (1900-1967), who not only lived in the area, but collaborated with Bien on several speculative houses in College Heights Estates.

In contrast, the subdivisions of University Park Homes, Inc., and its associates, featured smaller lots and houses that while no less sensitively sited were planned for home owners of more modest means than those attracted to Seidenspinner's development. Developed after World War II, these subdivisions no longer had the restrictive

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

racial covenants that were in place in the earlier sections of University Park. In addition, as traditional building materials improved and new materials were invented and made available in the post-war years, developers would produce cost-effective and standardized housing, as seen in the houses of the expansion area. With the Polingers' active oversight and involvement in the planning and development of the subdivisions, even using their own construction company to build many of the houses, the uniformity of the subdivisions was ensured. In fact, the houses in the Polinger developments and those affiliated with University Park Homes, Inc., exhibited little variation among the buildings styles and forms within each subdivision, clearly separating them from the earlier subdivisions of University Park. Common forms are the ranch house, split level, and Cape Cod of the post-war period.

University Park Elementary School

The University Park Elementary School, located at 4315 Underwood Street (Section 6B, Block 22), just north of Queens Chapel Road and east of the town's public park and creek, is the expansion area's only non-residential building. Constructed in 1978, the building replaced the original 1928 school building that was demolished in the late 1970s to make way for the larger school. The elementary school was built on three acres that were donated to the County School Board by the University Park Company, in exchange for expanding the real estate company's offices at the corner of 44th Avenue and Tuckerman Street, then shared with the community's students. Originally a four-room schoolhouse for 80 students and two teachers, the building expanded in the late 1930s and early 1950s to accommodate its expanding student body and update its facilities.³⁸ The town purchased an additional parcel of land, located between the school and Queens Chapel Road, from the University Park Company in 1938 for the school playground.³⁹ From the beginning, the school served as a focal point for the community and a major gathering space. With an active Parent Teacher's Association, the school offered kindergarten until the early 1960s, as well as offered space for various community groups, classes, and organizations. Today, the school serves families of University Park, the University of Maryland, as well as sections of College Park, Adelphi, and Hyattsville.

University Park Town Park

Located to the east of Adelphi Road, just north of Toledo Road, and stretching west from the University Park Elementary School, is 12 acres of parkland dedicated for public use by the Town of University Park. Formed around the shallow streambed of an unnamed creek that flows southeastwards through the town, the parkland has long provided recreational space for the community and has been the location for town activities. Since the Town Council established a Park Board in 1951 to oversee the park, it has been maintained publicly. Prior to that, individual citizens or social groups, such as the University Park Parkway Improvement Committee, organized in 1946, cared for the parkland.⁴⁰ The parkland continues to provide recreational space for the community and is one of its favored amenities.

BIOGRAPHICAL INFORMATION OF KEY PLAYERS

Arthur Seidenspinner (1899-1972) was born in Washington, D.C, in 1899. He began his career as a real estate developer in 1919 following an eight-year stint at the Washington Navy Yard.⁴¹ He initially worked for the real estate companies of Shannon & Luchs and L.W. Grooms.⁴² In 1924, Seidenspinner formed his own real estate company, focusing his efforts on Prince George's County.⁴³ His interest led him to serve as president of

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

Shepherd & Gilbert, Co., Inc., founded by Harry W. Shepherd and Claude Gilbert.⁴⁴ Along with his wife, E. Pauline Seidenspinner, and Clara S. Shepherd, the widow of Harry W. Shepherd, Seidenspinner formed the Maryland-based company of College Heights Estates about 1937. Seidenspinner was a community leader, serving as president of the Prince George's County Chamber of Commerce in 1959.⁴⁵ He was an active member of the Riverdale Presbyterian Church and Prince George's County Real Estate Board.⁴⁶ Additionally, Seidenspinner was on the advisory board of the Suburban Trust Company and the board of directors of the Prince George's Chapter of the American Red Cross.⁴⁷ His notable philanthropic efforts included the establishment of "numerous scholarships at University of Maryland, and [aid to] many youth, educational and religious organizations."⁴⁸

E. Pauline Roby Seidenspinner (1896-1987) was not just actively involved in her husband's real estate business but, together with Clara Shepherd, was considered a pioneer for her role as a successful woman real estate innovator. She sold real estate, managed property, and assisted the development of College Heights Estates and University Park. After her husband's death in 1972, Pauline Seidenspinner managed the Riverdale-based Seidenspinner Realtors until her retirement a short time later. Mrs. Seidenspinner was born in Beltsville, and grew up in nearby Riverdale Park, Maryland.⁴⁹ Her father, Herbert Roby was a builder and her mother, Mary Elizabeth Roby, was very involved in the Women's Club of Riverdale. Before her marriage, Pauline Seidenspinner worked as a "living directory clerk" for the War Department.⁵⁰ Like her husband, she was a community leader, serving as a member of the Business and Professional Woman's Club of Prince George's County, Leland Memorial Hospital Auxiliary, the University Park Women's Republican Club, and the Women's Club of Riverdale. She was a member of the Riverdale Presbyterian Church and was involved with the Angus Women's Club, the University of Maryland Terrapin Club, and the Women's Christian Temperance Union.⁵¹

Harry W. Shepherd (1870-1924), a Washington, D.C., banker who served two terms as the city of Hyattsville's mayor, collaborated with Claude Gilbert to form the real estate development company of Shepherd & Gilbert.⁵² The company incorporated in April 1923. From the beginning, the men sought to establish design standards for high-quality construction within College Heights, each building their own houses within the subdivision at 6806 Baltimore Avenue and 4411 Beechwood Road, respectfully.⁵³ Continuing his real estate interest in the vicinity, Harry Shepherd served as director and treasurer of the University Park Company, Inc.

Clara S. Shepherd acted as secretary/treasurer for College Heights Estates, Inc. and was instrumental in the development and promotion of College Heights Estates. Shepherd was the widow of Harry W. Shepherd, who collaborated with Claude Gilbert to form the real estate development company of Shepherd & Gilbert. Following Shepherd's death in 1924, Clara Shepherd became active in real estate, taking over her husband's position as treasurer of University Park Company, Inc., by 1928.⁵⁴

V.T.H. Bien (1887-1960) was a regionally prominent architect who designed houses in the northwestern portion of University Park, as well as in College Heights Estates. Van Tuyl Hart Bien designed speculative and model houses for local builder Fred S. Lippert, who purchased lots from College Heights Estates Inc. Bien also worked in a collaborative effort with individual property owners. Graduating from the Massachusetts Institute of Technology in 1910, Bien worked at the Fore River Shipbuilding Company in Quincy, Massachusetts, from 1911 to 1914. His building career began in 1914 when he started working as a contractor. Over the next decade he gradually shifted to architecture.⁵⁵ Returning to his native Washington, D.C., Bien established his own architectural firm in 1928 in Bethesda, Maryland. He specialized in suburban residential architecture, but also

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

designed educational, commercial, and health facilities.⁵⁶ At least five of Bien's designs in the expansion area have been positively identified - 6904 Forest Hill Drive (1953), 6905 Forest Hill Drive (1953), 6907 Forest Hill Drive (1955), 6909 Forest Hill Drive (1956), and 4013 Van Buren Street (1957).⁵⁷

Frederick S. Lippert (1900-1967), an important local builder, is known to have worked directly with Arthur Seidenspinner and College Heights Estates, Inc., especially in the years after World War II. Born in Canada, Lippert immigrated to the United States during the Great Depression. He opened his own construction company and built single-family dwellings in Riverdale Park in the late 1930s. Lippert recognized the investment potential of the newly established College Heights Estates, where he constructed model housing on lots purchased from Seidenspinner in the 1950s. Lippert and architect Bien often collaborated on housing built as speculative development in College Heights Estates. Not only was he prolific in the construction of houses for clients who supplied architect-designed plans, but he would also have been well versed in the covenants that were strictly enforced by the real estate development company. After constructing his own home at 4113 Clagett Road (1947), located just to the north of University Park in College Heights Estates, Lippert moved to a speculative house designed by Bien that he built in 1954 at 6907 Forest Hill Drive.⁵⁸ Lippert's new home is located in the expansion area of the University Park Historic District. He continued to work in College Heights Estates and University Park throughout the 1960s.

J. Frank Rushe (1875-1956) was a successful businessman and plumber, with his own company, who served three terms as mayor of Hyattsville from 1921 to 1925.⁵⁹ When the University Park Company incorporated in Delaware, on March 12, 1923, Rushe served as the company's first president. Rushe developed Bloomfield, purchased from the heirs of William F. Deakins in 1923, and renovated the existing farmhouse for use as his residence.⁶⁰

George N. Bowen (1872-1941) succeeded J. Frank Rushe as president of University Park Company. Besides serving as the president and a director of the University Park Company, George N. Bowen served on the Hyattsville Town Council for several terms, as a member of the Prince George's County board of commissioners in the early 1930s, and as a member of the Republican State central committee for Prince George's County in the mid 1930s. A native of Baltimore, Bowen moved to Hyattsville in 1910 when he entered the lumber business, eventually starting his own company in 1918 that proved to be enormously successful. An established member of his community, Bowen also was a director of both the Hyattsville Building and Loan Association and the Prince George's Bank & Trust Co. Bowen resided in University Park, at 4323 Tuckerman Street, where he died in 1941.⁶¹

Florence V. Little (1907-1974) served as secretary of the University Park Company and was an active member of its board. She lived in University Park in the late 1920s and early 1930s. Born in Maryland, she lived with her husband, Francis C. Little (1905-1985), a mortgage banker who was president of B.F. Saul Co., for ten years in the 1960s, at 216 Jackson Avenue (Sheridan Street).⁶²

Howard Polinger (1916-2007) served as the executive vice president of the real estate development company University Park Homes, Inc., which he founded with his brother Milton Polinger. He was a developer within the metropolitan Washington area, known for his high-rise apartments, retail complexes and office buildings. His entrance into building single-family homes in Montgomery and Prince George's counties after the end of World War II quickly led to the construction of multi-family housing; in less than ten years he embarked on the

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

development of 500 garden-style units in Quebec Terrace in Silver Spring. A native to Norfolk, Virginia, Howard Polinger moved to Washington in 1926 as a young boy. Graduating from Central High School in the District, Polinger attended the old Columbus University, now part of Catholic University, where he also received a law degree in 1940. After serving in the Army during World War II, he returned to Washington and spent a short period of time working for the federal government before starting his own real estate company in 1947 with his brother, Milton Polinger. His high-rise apartments and condominium projects included Highland House in Chevy Chase, Whitehall Apartments in Bethesda, and Congressional Towers in Rockville.⁶³ Active within the community, he and his wife, created the Howard and Geraldine Polinger Family Foundation, which contributes to projects that strengthen Jewish life. Along with his wife, he received an Excellence in Arts and Humanities award from the Arts and Humanities Council of Montgomery County in 2005.

Milton Polinger (1914-1976) was co-founder of University Park Homes, Inc., along with his brother, Howard Polinger, and served as the company's president. He was one of the largest builders and developers in Montgomery County and Washington. As president of Polinger Co., Majestic Builders Corp., Polinger & Zupnik Builders Corp., and other affiliated companies, he was primarily responsible for the acquisition of land and financing for various company projects, including the Park Southern Apartments, Parkside Terrace, Tyler House in Southeast Washington, as well as Brighton Village in Gaithersburg area and Yale Village, Rollins Park and Congressional Towers in the Rockville area. Born in Norfolk, Virginia, he received a bachelor's degree in commercial science from the old Columbus University and went into real estate in 1941, establishing the Polinger Construction Co., with his brother, Howard Polinger, in 1947. Through the company, he was a member of the Washington Board of Realtors, the Bethesda-Chevy Chase Chambers of Commerce and the U.S. Chamber of Commerce. Milton Polinger served as chairman of the Montgomery County Rehabilitation and Redevelopment Commission during 1965-1967, as well as being the chairman of the Montgomery County Community Action Program. Active in many organizations, he was a member of the national board of directors of the Hebrew Immigrant Aid Society. In addition, he was a member of the Maryland Racing Commission and owned large racing and horse breeding farms in Olney, Maryland, and Ocala, Florida.⁶⁴

David Lorenz (1896-1958), treasurer of University Park Homes, Inc., was a builder and real estate developer, who also worked for many years in the Bureau of Engraving and Printing. David Lorenz obtained a law degree from George Washington University and worked in the real estate and construction fields. Long associated with Paul P. Stone Co., he was active in the development of the Langley Park, Maryland area.⁶⁵

Polinger Construction Company, established by brothers Howard and Milton Polinger in 1947, became the Polinger Co. in 1966. The family-owned business, with headquarters first at 1015 11th Street, N.W., in Washington, D.C. and then in Silver Spring, Maryland, grew to become one of the major real estate companies in the Washington metropolitan area over the next fifty years.⁶⁶ Specializing in residential development, the company developed the communities of Rollingwood and Oakview Park in Maryland, as well as the apartment projects of Suburban Towers in Silver Spring, Maryland; Van Ness North in Northwest Washington, D.C.; and numerous other apartment and single-family projects in the area.⁶⁷ The company also developed the mixed-use projects such as Chevy Chase Building, the Van Ness Center, and the Bethesda Place complex. In 1993, the company became Polinger Shannon & Luchs Co.⁶⁸ The Polinger Construction Co., as builders to University Park Homes, Inc., was responsible for the majority of the construction projects within the southern portion of the expansion area during the late 1940s and early 1950s.

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

HISTORIC RESIDENTIAL SUBURBS IN THE UNITED STATES: MULTIPLE PROPERTY REGISTER REQUIREMENTS

The University Park Historic District expansion is being nomination under the Multiple Property Nomination (MPD), *Historic Residential Suburbs in the United States, 1830-1960*, which was prepared by the National Park Service in 2002. The expansion area, site of a range of building types that comprise a neighborhood as defined by the MPD, possesses the physical and associative characteristics typical of one of the four identified residential suburban subtypes: Post-World War II and Early Freeway Suburbs (Subtype IV). Additionally, the existing historic district reflects the Early Automobile Suburbs (Subtype III).

As outlined in the Registration Requirements of the MPD, the historic district with expansion qualifies under Criterion A because it "reflects an important historic trend in the development and growth of a locality... [and it] represents an important event or association," such as the establishment of suburban neighborhoods set along existing transportation routes and the expansion of housing associated with wartime industries during World War II. Further, it "is associated with a group of individuals...important in the history and development of a locality or metropolitan area." The expansion area is recognized for its contribution to the historic growth and development of Prince George's County, the Baltimore Avenue corridor, and the Town of University Park, by providing much-needed housing and by influencing subsequent patterns of local development. Under Criterion C for its patterns of physical development, architectural designs, and methods of construction, the historic district is significant as the home of a notable collection of residential architecture...[exhibiting] important example[s] of distinctive period construction, method[s] of construction...." It also "reflects principles of design important in the history of community planning...."⁶⁹ It "embodies high artistic values through its overall plan [and] the design of...streets, homes, and community spaces." The architecture of the expansion area allows for a comprehensive study of residential construction in the mid-twentieth century.

The locally significant neighborhood of the historic district reflects the below important trends for which a historic residential suburb may qualify for National Register listing:

- The neighborhood's planning and construction is related to the expansion of local industry, wartime industry, important stages in metropolitan development, or broad national trends such as returning GI's, the Better Homes movement, and the bungalow craze.
- The neighborhood—through its site plan, overall landscape design, and house design—reflects historic principles of design or achieved high artistic quality in the areas of community planning, landscape architecture, or architecture.
- The subdividers and site-planners responsible for the platting and construction of the subdivision figured prominently in the suburban development of the locality or region and made substantial contributions to its character and the availability of housing.
- Suburb contributes to the suburbanization of a community or metropolitan area and reflects demographic patterns related to important themes in community's development, for example, to provide homes for those working in important local industries or to utilize innovative planning tools to create an ideal suburban environment.
- Suburb possesses the artistic design and many of the physical characteristics intended by the developers, planners, landscape architects, architects, and engineers working collaboratively during the period of significance.

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

- Neighborhood reflects the principles and practices of subdivision design and residential development representative of mainstream national trends from 1830 to 1960.
- Suburb reflects artistic qualities of landscape design in the layout of streets, the arrangement of homes on house lots, the planting of vegetation for ornamentation or shade, and the creation of a parklike setting.
- Neighborhood exemplifies the role that a certain type of developer (subdivider, home-builder, community builder, operative builder, or merchant builder) played in the growth and development of the locality or metropolitan region.
- Subdivision contains a collection of residences in types and styles representative of local building practices, economic trends, and popular tastes in suburban housing associated with one or more stages of a community's suburbanization.
- Suburb possesses a high degree of integrity and exhibiting elements of design in the subdivision plan, subdivision plan, landscape architecture, or domestic architecture.
- Neighborhood reflects important advances, established principles, or popular trends in community planning, landscape architecture, and architecture.
- Suburb contains homes in a variety of period styles, or representing the work of one or a number of noted architects.
- Collection of residential architectural includes fine examples of one or more locally important housing types (e.g. bungalows and four squares).
- Residential area was associated with important local industries or local events and activities that are known to [have] stimulated and sustained suburban growth and development.
- Neighborhood introduced or established patterns of subdivision design, housing, financing, or building practices that become influential in the local community, metropolitan area, or elsewhere.⁷⁰

Assessment of Historical Integrity

The expansion area of the University Park Historic District possesses the historic integrity, which is sufficiently visible to reflect the overall physical appearance it gained during the period of significance. The **location** of the Town of University Park, when it was established, was defined by Adelphi Road (formerly Colesville Road), Washington and Baltimore Turnpike (U.S. Route 1), and the East-West Highway (MD Route 410). The neighborhood continues to reflect its dependence on these highly traveled roads and these boundaries that historically defined the area are intact. In addition, the subdivision was intended in part to provide suburban housing for the professors and faculty of the University of Maryland, which has continued to maintain a relationship with the area. Moreover, the location of streets and the size and shape of lots within the neighborhood have predominantly remained constant. The **design** of the University Park Historic District expansion area is the composition of elements comprising the form, plan, and special organization of the neighborhood. In particular, this includes the arrangement of streets and blocks in a modified rectilinear grid, the division of blocks into both deep, narrow lots (southern portion) and larger lots (northern portion), the arrangement of landscape yards created by the union of these narrow lots, the uniform setback and massing of resources (within the northern and southern portions, respectfully), and the construction of buildings that reflect the architectural fashions of the early- to mid-twentieth century. The design of the expansion area, for the most part, is the result of conscious planning decisions set forth by real estate developers Arthur Seidenspinner of College Heights Estates, Inc., and brothers Howard and Milton Polinger of University Park Homes, Inc., and its various prior and successor entities. Alterations to the design, like the resubdivision of lots and the construction

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

of small-scale additions to houses, have not detracted from the historic character of the neighborhood or the individual buildings. The **setting** of the University Park Historic District is the physical environment within and surrounding the suburb, which is, again, greatly affected by its proximity to the heavily-traveled thoroughfares of Adelphi Road, the Washington and Baltimore Turnpike, and the East-West Highway. The tree-lined streets and the private yards of the neighborhood continue to be framed by these major transportation routes, and the area maintains its proximity and relationship to the University of Maryland. The **materials** of the expansion area have been sufficiently retained to reflect the phases of construction. Slate tiles, concrete blocks veneered in brick, metal casement windows, picture windows, gabled dormers, low-lying roofs are all important indicators of the architectural styles and methods of construction that give the area a cohesive historic character, and remain key exterior materials that have been fashioned for functional and limited decorative purposes, and clearly exhibit the artistry and craftsmanship of the builders. When replacement has occurred, it has primarily been in-kind. The historic **feeling** of the area is evoked by the physical characteristics that convey the sense of time from the period of significance and creates a sense of place. Integrity of feeling is retained by the original street pattern, lot sizes, and variety of housing types and materials that reflect the pattern of suburban life. The **association** is the direct link between the historic suburb of University Park and the events that shaped it, such as the expansion area's platting by College Heights Estates, Inc., and University Park Homes, Inc., and the transportation modes that ensured its prosperity. The neighborhood continues as a residential enclave, still bounded by Adelphi Road, the Washington and Baltimore Turnpike, and the East-West Highway. In addition, the association of the University of Maryland, as reflected in the Town's associated name, remains integral to the neighborhood's identity.

Elaboration of the Historic District Boundary

The University Park Historic District, as expanded in 2011, includes 62 properties that are also located within the College Heights Estates Historic District. These historic properties play a significant role in the history of the Town of University Park. Additionally, these properties contribute to the mid-twentieth-century development history of College Heights Estates.

The expanded boundaries of the University Park Historic District encompass the development of a residential community created primarily by two development companies—College Heights Estates, Inc., and University Park Homes, Inc.

Initially, the subdivisions making up the neighborhood to the south and west of Wells Parkway were not to be part of the College Heights Estates neighborhood, primarily because the land was owned by a different development company and were located within the municipal boundaries of the Town of University Park. Yet, the land was subsequently sold to College Heights Estates, Inc., which platted and improved the lots contemporaneously to portions of College Heights Estates to the north of Wells Parkway. Primarily located within the town's municipal boundaries, *Plat Six of College Heights Estates* (1949), *Plat Seven of College Heights Estates* (1950) were dedicated by College Heights Estates, Inc., on property the company had purchased in 1940 from University Park Homes, Inc. *Plat Eight of College Heights Estates* (1950) was created by Arthur and Pauline Seidenspinner, who owned College Heights Estates, Inc.⁷¹ The inclusion of "College Heights Estates" in the naming of these platted areas signified their intended inclusion within the College Heights Estates neighborhood by both development companies, despite the municipal division. Moreover, the lots, roads, and improvements of the subdivisions within the town's incorporated boundaries respected the landscape planning and architectural vocabulary established by

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

Arthur Seidenspinner and College Heights Estates, Inc., in the initial subdivisions to the north of Wells Parkway.

The Town of University Park was incorporated in 1936, and provides its residents with an elected mayor and town council, town administration, police force, and public works department. Additionally, within the borders of the Town of University Park are churches and an elementary school. Unincorporated College Heights Estates is strictly residential, relying on neighboring communities for churches, schools, and commercial establishments.

¹ Only a single new house constructed for speculative purposes by the development company of College Heights Estates, Inc. appears in this area in the immediate post-World War II years - 6912 Wells Parkway (1947).

² National Register of Historic Places, *University Park Historic District*, University Park, Prince Georges County, Maryland, National Register #96001084, Section 8, 37.

³ *Ibid*, 39.

⁴ The Shepherd and Gilbert Company did not incorporate until April 1923. (National Register of Historic Places, *University Park Historic District*, University Park, Prince Georges County, Maryland, National Register #96001084, Section 8, 40.)

⁵ Shepherd's and Gilbert's houses were located at 6806 Baltimore Avenue and 4411 Beechwood Road, respectfully.

⁶ National Register of Historic Places, *University Park Historic District*, University Park, Prince Georges County, Maryland, National Register #96001084, Section 8, 40.

⁷ J. Frank Rushe was a successful businessman and plumber, with his own company, who served three terms as mayor of Hyattsville from 1921 to 1925. ("J. Frank Rushe," *Washington Post*, April 4, 1956, 18.

⁸ J. P. M. Duvall was appointed executive vice president and manager of the University Park Company during this time. Previously, he had been associated with the passenger department of the Baltimore & Ohio Railroad, as well as the real estate company of Shannon & Luchs, Inc. "Extensions Started at University Park," *Washington Post*, April 8, 1928, R3.

⁹ National Register of Historic Places, *University Park Historic District*, University Park, Prince Georges County, Maryland, National Register #96001084, Section 8, 44.

¹⁰ *Ibid*, 45.

¹¹ Prince George's County Land Records. Plat for "Section 7, University Park," Block 47, Lots 1-8, p. 1, 3 January 1939.

¹² Prince George's County Land Records. Plat for "Section 7, University Park," Block 47, Lots 2-4, 6 Resubdivision, 1, 29 July 1954.

¹³ The December 1946 Prince George's County Plat Map for the subdivision listed the following owners: Howard Polinger (1916-2007) and his wife, Geraldine Merican Polinger (b. 1941); David Lorenz (1896-1958), and his wife, Matilda W. Lorenz (b. 1900) and their daughter, Ruth Marilyn Lorenz (b. 1923).

¹⁴ The May 1949 building permit issued to the Potomac Construction Co. listed that the owner would be M.P. Phillips. Little is known about Mortimer B. Phillips, other than that he was active in real estate during this period in Silver Spring, Maryland, and often partnered with The Potomac Construction Co., located at 8512 Georgia Avenue, on modest residential construction projects. ("Phillips to Build in Silver Spring," *Washington Post*, September 9, 1951, F4.)

¹⁵ "Ten Bungalows Planned for University Park," *Washington Post*, May 22, 1949, R10.

¹⁶ "Brick, Fieldstone Bungalows Under Way in University Park," *Washington Post*, August 28, 1949, R8.

¹⁷ "5 Maryland Builders Plan Construction," *Washington Post*, August 21, 1949, R4.

¹⁸ "Project Planned," *Washington Post*, April 30, 1950, R5.

¹⁹ "Ten Homes Slated in University Park," *Washington Post*, June 4, 1950, R14.

²⁰ "University Park Homes," *Washington Post*, August 20, 1950, R2.

²¹ "University Park Houses," *Washington Post*, September 3, 1950, R3.

²² The July 1954 plat listed lots 2, 4, and 6 as the lots being resubdivided.

²³ J. Harry Shannon, "The Rambler Writes of Prince Georges [sic] County," *The Sunday Star*, August 17, 1919; Franklin A. Robinson, Jr., "The Correspondence of Charles Eversfield of Denne Park, and the Rev. John Eversfield of Maryland," www.denneparkhouse.co.uk. Accessed March 2, 2009.

²⁴ J. Harry Shannon, "The Rambler Writes of the Eversfield Home," *The Sunday Star*, November 9, 1919.

²⁵ Prince George's County Land Records, Ann R. Eversfield to W.O. Eversfield, Liber HB 7, Folio 559, August 9, 1873.

²⁶ *History of the Medical Society of the District of Columbia, 1817-1909* (Washington, D.C.: Medical Society of the District of Columbia, 1909), 310.

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

- ²⁷ J. Harry Shannon, photographer, "Dr. Octavus Eversfield Office (in old log building) in College Park, Maryland," The Historical Society of Washington, D.C., (RA 0649-2, Rambler Photograph Collection), circa 1915; "The Rambler Writes of Prince Georges [sic] County," *The Sunday Star*, August 17, 1919.
- ²⁸ Griffith Morgan Hopkins, *Atlas of Fifteen Miles around Washington, including Prince George's County, Maryland-1878* (Philadelphia, PA: G.M. Hopkins, 1878). The property is incorrectly noted as belonging to "Dr. E.O. Eversfield."
- ²⁹ "Eversfield Mansion is Destroyed by Fire," *Washington Post*, April 18, 1926, 1.
- ³⁰ The house was destroyed by fire in 1926; the log building used by Dr. Eversfield as his office was razed in the late twentieth century.
- ³¹ Their son Donald Eversfield died in 1907.
- ³² "Pohmer Moves Office," *Washington Post*, January 9, 1938, R4.
- ³³ "Prince George's Grants Permit for Cemetery," *Washington Post*, 29 March 1944, 2; "Record Paving Project Slated for Riverdale," *Washington Post*, June 8, 1938, X21.
- ³⁴ "Estates Planned at College Heights," *Washington Post*, October 17, 1937, R2.
- ³⁵ "Privacy, Safety are Important in Subdivision," *Washington Post*, March 28, 1937, R8.
- ³⁶ Radburn was conceived by planner-architects Clarence S. Stein and Henry Wright in 1928-1929. The suburb was the product of the Regional Planning Association of America (RPAA) with the goal to promote social reform and improvement in the housing of moderate income Americans based on the principles of English Garden City planning.
- ³⁷ Advertisement, *Washington Post*, October 13, 1940, 47.
- ³⁸ In 1955, a six-room addition was added to the elementary school. ("\$6,000 Acre Cost Set on School Site," *Washington Post*, November 29, 1955, 47.)
- ³⁹ Phyllis Bate Sparks, *A Brief History of the town of University Park, 1936-1976, A Short History of a Young Bicentennial Community*, University Park Bicentennial Committee, 1976, 15.
- ⁴⁰ Phyllis Bate Sparks, *A Brief History of the town of University Park, 1936-1976*, 20.
- ⁴¹ "Seidenspinner Named to Head County C. of C.," *Washington Post*, January 28, 1959, A16.
- ⁴² "Seidenspinner Left U.S. Job for Realty Post," *Washington Post*, May 2, 1937, R11.
- ⁴³ *Ibid.*
- ⁴⁴ *Ibid.*
- ⁴⁵ "Seidenspinner Named to Head County C. of C.," *Washington Post*, January 28, 1959, A16.
- ⁴⁶ Thomas M. Cahill, "The Week in Real Estate," *Washington Post*, April 16, 1939, R1.
- ⁴⁷ "Arthur Seidenspinner, Maryland Developer," *Washington Post*, May 31, 1972, C5.
- ⁴⁸ *Ibid.*
- ⁴⁹ "Obituaries: Pauline Roby Seidenspinner," *Washington Post*, April 24, 1987, C4.
- ⁵⁰ 1920 U.S. Federal Census (Population Schedule). Online: The Generations Network, Inc., 2007. Subscription database. Digital scan of original records in the National Archives, Washington, DC. <http://www.ancestry.com>. (accessed May 20, 2009).
- ⁵¹ "Obituaries: Pauline Roby Seidenspinner," *Washington Post*, April 24, 1987, C4.
- ⁵² The Shepherd and Gilbert Company did not incorporate until April 1923. (National Register of Historic Places, *University Park Historic District*, University Park, Prince Georges County, Maryland, National Register #96001084, Section 8, 40.)
- ⁵³ Shepherd's and Gilbert's houses were located at 6806 Baltimore Avenue and 4411 Beechwood Road, respectfully.
- ⁵⁴ "Extensions Started at University Park," *Washington Post*, April 8, 1928, R3.
- ⁵⁵ Board of Examiners and Registrars of Architects, Application, s.v. V.T.H. Bien, June 6, 1940. On file at Office of Public Records, D.C. Archives.
- ⁵⁶ American Institute of Architects, *American Architects Directory, 1956* (New York, NY: R.R. Bowker Co., 1955), s.v., Bien, V(an) T(uy)l H(art); "V.T.H. Bien, Architect, Dies at 73," *Washington Post*, August 21, 1960.
- ⁵⁷ John Lippert, telephone interview by EHT Tracerics, March 4, 2009.
- ⁵⁸ Fred Lippert's son, John, continues to reside in the dwelling; John Lippert, telephone interview by EHT Tracerics, March 4, 2009.
- ⁵⁹ "J. Frank Rushe," *Washington Post*, April 4, 1956, 18.
- ⁶⁰ Maryland Historical Trust. *Bloomfield/Deakins House, 6406 Queens's Chapel Road, University Park, Maryland, P.G #66-5*, State Historic Sites Inventory Form, December 1987, Section 8, 2.
- ⁶¹ "George Bowen, of Hyattsville, is Dead at 69," *Washington Post*, April 18, 1941, 30.
- ⁶² "Francis C. Little, Former B.F. Saul President, Dies," *Washington Post*, April 26, 1985, B10.
- ⁶³ "Washington Developer Howard Polinger, 91," *Washington Post*, December 17, 2007.
- ⁶⁴ "Milton Polinger, Builder, Is Dead at 62," *Washington Post*, December 22, 1976, D6.
- ⁶⁵ "David Lorenz," *Washington Post*, December 29, 1958, B2.

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

⁶⁶ In 1993, the company became the Polinger Shannon & Luchs Co.

⁶⁷ "Survey Aids Builder in Innovations," *Washington Post*, April 8, 1961, C9.

⁶⁸ "Washington Developer Howard Polinger, 91," *Washington Post*, December 17, 2007.

⁶⁹ Linda Flint McClelland, David L. Ames, and Sarah Dillard Pope, "National Register of Historic Places Multiple Property Documentation Form: Historic Residential Suburbs in the United States, 1830-1960," 2002, F-58-60.

⁷⁰ *Ibid*, F-61-63.

⁷¹ Five lots to the north of Wells Parkway were created as part of Plat 6 but are not within the municipal boundaries of the Town of University Park.

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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- Sunday Star, The*
- U.S. Bureau of the Census, Population Census, Maryland, Prince George's County, 1860, 1870, 1880, 1900, 1910, 1920, and 1930.

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

Virta, Alan. *Prince George's County: A Pictorial History*. Virginia Beach, VA: The Donning Company and Alan Virta, 1991 reprint.

Washington City Directories, 1889 and 1890.

Washington Post, The

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: University of Maryland at College Park

Historic Resources Survey Number (if assigned): PG: 66-29

10. Geographical Data

Acreage of Property 115 Acres

(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.) SEE CONTINUATION SHEET, p. 70

1	_____	_____	_____	3	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing
2	_____	_____	_____	4	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (Describe the boundaries of the property.)

The expansion area of the University Park Historic District is located in northwestern Prince George's County, Maryland, and includes properties within the northwest corner of the incorporated Town of University Park.

The neighborhood is roughly bounded by Adelphi Road to the west, Wells Parkway to the north, Van Buren and Underwood streets to the east, Queen Chapel and Toledo roads to the south. The College Heights Estates neighborhood and the University of Maryland College Park campus are located to the immediate north, with Baltimore Avenue (U.S. Route 1) running north-south to the east, and the East-West Highway and the City of Hyattsville located to the south.

At Queens Chapel Road, which is the southeastern border of the historic district, the boundary includes those properties fronting on the northwest side of the street; the inclusive lots between Queens Chapel Road, Wells

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

Parkway, and Underwood Street (at the southern end of the block) are all joined as 4315 Underwood Street (University Park Elementary School). The boundary runs north along Underwood Street to include 4311 to 4301 Underwood Street. Turning right at the intersection of Underwood Street with Beechwood Road, the boundary captures the properties fronting on the east side of Underwood Street; running along the rear of the lot lines from 4216 to 4200 Underwood Street. The boundary travels northeast on College Heights Drive to include the property at 4107 Van Buren Street and the corner lot at 4300 College Heights Drive. It runs along the rear lot lines of those properties fronting Van Buren Street (4100 to 4108 and 4101 to 4107 Van Buren Street), northwest of College Heights Drive, to capture the lot at 6901 Wells Parkway. Merging onto Wells Parkway, the boundary includes those properties from 6900 to 7110 Wells Parkway. At the intersection of Adelphi Road with Wells Parkway, the lots on the east side on the street from 7103 to 6701 Adelphi Road are included. The park on the east side of Adelphi Road and west of Wells Parkway, on the north side of Toledo Road and extending southeast along the west side of Wells Parkway, is included as the southwesternmost border.

The University Park Historic District expansion area encompasses approximately 115 acres, reflecting the platting by College Heights Estates, Inc. and University Park Homes, Inc., from 1938 to 1954.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries of the expansion area of the University Park Historic District recognize the thirteen subdivisions created by the real estate development companies University Park Homes, Inc., and College Heights Estates, Inc., between 1938 and 1954. These boundaries correlate to the Town of University Park's municipal boundaries.

The northern portion of the expansion area was formerly part of the Eversfield farm, which was conveyed by the heirs to College Heights Estates, Inc. The southern portion was historically associated with the Deakins family farm, which was subdivided and eventually sold to the University Park Company, Inc., the precursor to University Park Homes, Inc.

The western border is defined by Adelphi Road, which is a highly traveled arterial roadway that runs northwest-southeast. This street, historically known as Colesville Road, predates the establishment of the town of University Park. It served as the western municipal boundary for all subdivisions within University Park. Five properties fronting Adelphi Road to the north of Wells Parkway were excluded from the historic district expansion. Despite having been established as part of Plat 6, which is located to the south of Wells Parkway and platted in 1950 by College Heights Estates, Inc., these lots are not part of the incorporated town of University Park and, thus, do not contribute architecturally or historically to our understanding of the town's history. The majority of Plat 6 is contiguously located to the south of Wells Parkway, within the municipal boundaries of the town.

To the north is the unincorporated neighborhood of College Heights Estates, which is located to the north of Wells Parkway. This mid-twentieth-century neighborhood was platted by Arthur Seidenspinner and College Heights Estates, Inc. between 1938 and 1946. Historically, and currently, it has no association with the Town of University Park. The area to the south of Wells Parkway within the expansion area was historically a part of the Town of University Park, although platted and developed by College Heights Estates, Inc. upon their purchase of the property from the University Park Homes, Inc.

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

The irregular eastern boundary is defined by the plats created as part of University Park by the real estate company of University Park Homes, Inc., as well as the few plats in the area filed as part of the College Heights Estates suburb by College Heights Estates, Inc. This eastern boundary extends south to include the University Park Elementary School at 4315 Underwood Street. As the expansion area's only non-residential building, the 1978 elementary school replaced the original 1928 school building that served the community. This earlier elementary school, as well as the current one, was built on land that was donated to the County School Board by the University Park Company.

The southernmost boundary of the expansion area extends along Queens Chapel Road, capturing the town's public park and creek, and winding upwards to Toledo Road, where it runs west to the intersection of Adelphi and Toledo roads. Queens Chapel Road was a physical boundary for all of the subdivision plats within the expansion area.

11. Form Prepared By

name/title Laura V. Trieschmann, Architectural Historian, Anna Stillner Chiriboga, Historic Preservationist
organization EHT Traceries, Inc. date May 2011 REVISED July 2011 & November 2011
street & number 1121 Fifth Street, N.W. telephone (202) 393-1199
city or town Washington state D.C. zip code 20001
email ltrieschmann@traceries.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: University Park Historic District (Boundary Expansion)
City or Vicinity: University Park
County: Prince George's **State:** Maryland
Photographer: EHT Traceries, Inc.
Date Photographed: March 2011

Description of Photograph(s) and number: 6707-6705 40th Avenue; View looking South

1 of 16.

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

Name of Property: University Park Historic District (Boundary Expansion)

City or Vicinity: University Park

County: Prince George's **State:** Maryland

Photographer: EHT Traceries, Inc.

Date Photographed: March 2011

Description of Photograph(s) and number: 6803, 6801, 6709 40th Avenue; View looking Southeast
2 of 16.

Name of Property: University Park Historic District (Boundary Expansion)

City or Vicinity: University Park

County: Prince George's **State:** Maryland

Photographer: EHT Traceries, Inc.

Date Photographed: March 2011

Description of Photograph(s) and number: 6712 41st Avenue, 40007 Underwood Street; View looking Southwest at
Southwest intersection of 41st Avenue and Underwood Street
3 of 16.

Name of Property: University Park Historic District (Boundary Expansion)

City or Vicinity: University Park

County: Prince George's **State:** Maryland

Photographer: EHT Traceries, Inc.

Date Photographed: March 2011

Description of Photograph(s) and number: 4103, 4101 Van Buren Street; View looking Southeast
4 of 16.

Name of Property: University Park Historic District (Boundary Expansion)

City or Vicinity: University Park

County: Prince George's **State:** Maryland

Photographer: EHT Traceries, Inc.

Date Photographed: March 2011

Description of Photograph(s) and number: 4100, 4102, 4104 Van Buren Street; View looking Northwest
5 of 16.

Name of Property: University Park Historic District (Boundary Expansion)

City or Vicinity: University Park

County: Prince George's **State:** Maryland

Photographer: EHT Traceries, Inc.

Date Photographed: March 2011

Description of Photograph(s) and number: 4311, 4309 Underwood Street; View looking Southwest
6 of 16.

Name of Property: University Park Historic District (Boundary Expansion)

City or Vicinity: University Park

County: Prince George's **State:** Maryland

Photographer: EHT Traceries, Inc.

Date Photographed: March 2011

Description of Photograph(s) and number: 6703, 6701 Wells Parkway; View looking Northeast across stream
7 of 16.

Name of Property: University Park Historic District (Boundary Expansion)

City or Vicinity: University Park

County: Prince George's **State:** Maryland

Photographer: EHT Traceries, Inc.

Date Photographed: March 2011

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

Description of Photograph(s) and number: 6609-6607 Wells Parkway; View looking east across stream
8 of 16.

Name of Property: University Park Historic District (Boundary Expansion)
City or Vicinity: University Park
County: Prince George's **State:** Maryland
Photographer: EHT Tracerics, Inc.
Date Photographed: March 2011

Description of Photograph(s) and number: Public Park; View looking Southeast
9 of 16.

Name of Property: University Park Historic District (Boundary Expansion)
City or Vicinity: University Park
County: Prince George's **State:** Maryland
Photographer: EHT Tracerics, Inc.
Date Photographed: March 2011

Description of Photograph(s) and number: 4012, 4014 Beechwood Road; View looking Northeast
10 of 16.

Name of Property: University Park Historic District (Boundary Expansion)
City or Vicinity: University Park
County: Prince George's **State:** Maryland
Photographer: EHT Tracerics, Inc.
Date Photographed: March 2011

Description of Photograph(s) and number: 4004, 4006 Beechwood Road; View looking Northwest
11 of 16.

Name of Property: University Park Historic District (Boundary Expansion)
City or Vicinity: University Park
County: Prince George's **State:** Maryland
Photographer: EHT Tracerics, Inc.
Date Photographed: March 2011

Description of Photograph(s) and number: 4013, 4011 Beechwood Road; View looking Southeast
12 of 16.

Name of Property: University Park Historic District (Boundary Expansion)
City or Vicinity: University Park
County: Prince George's **State:** Maryland
Photographer: EHT Tracerics, Inc.
Date Photographed: March 2011

Description of Photograph(s) and number: 4000 Beechwood Road, View looking Northeast
13 of 16.

Name of Property: University Park Historic District (Boundary Expansion)
City or Vicinity: University Park
County: Prince George's **State:** Maryland
Photographer: EHT Tracerics, Inc.
Date Photographed: March 2011

Description of Photograph(s) and number: 6907, 6905 40th Avenue; View looking Northeast
14 of 16.

Name of Property: University Park Historic District (Boundary Expansion)
City or Vicinity: University Park
County: Prince George's **State:** Maryland

University Park Historic District (Boundary Expansion)

Prince George's County, MD

Name of Property

County and State

Photographer: EHT Traceries, Inc.

Date Photographed: March 2011

Description of Photograph(s) and number: 7000, 7002 40th Avenue; View looking Northwest
15 of 16.

Name of Property: University Park Historic District (Boundary Expansion)

City or Vicinity: University Park

County: Prince George's **State:** Maryland

Photographer: EHT Traceries, Inc.

Date Photographed: March 2011

Description of Photograph(s) and number: 6809, 6907 Adelphi Road; View looking Southeast
16 of 16.

Property Owner:

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

name Multiple Owners
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

10. GEOGRAPHICAL DATA

UTM References

1. 18/330537/4316036
2. 18/331537/4315547
3. 18/331541/4315244
4. 18/331724/4315063
5. 18/331608/4314981
6. 18/331402/4315921
7. 18/331125/4315076

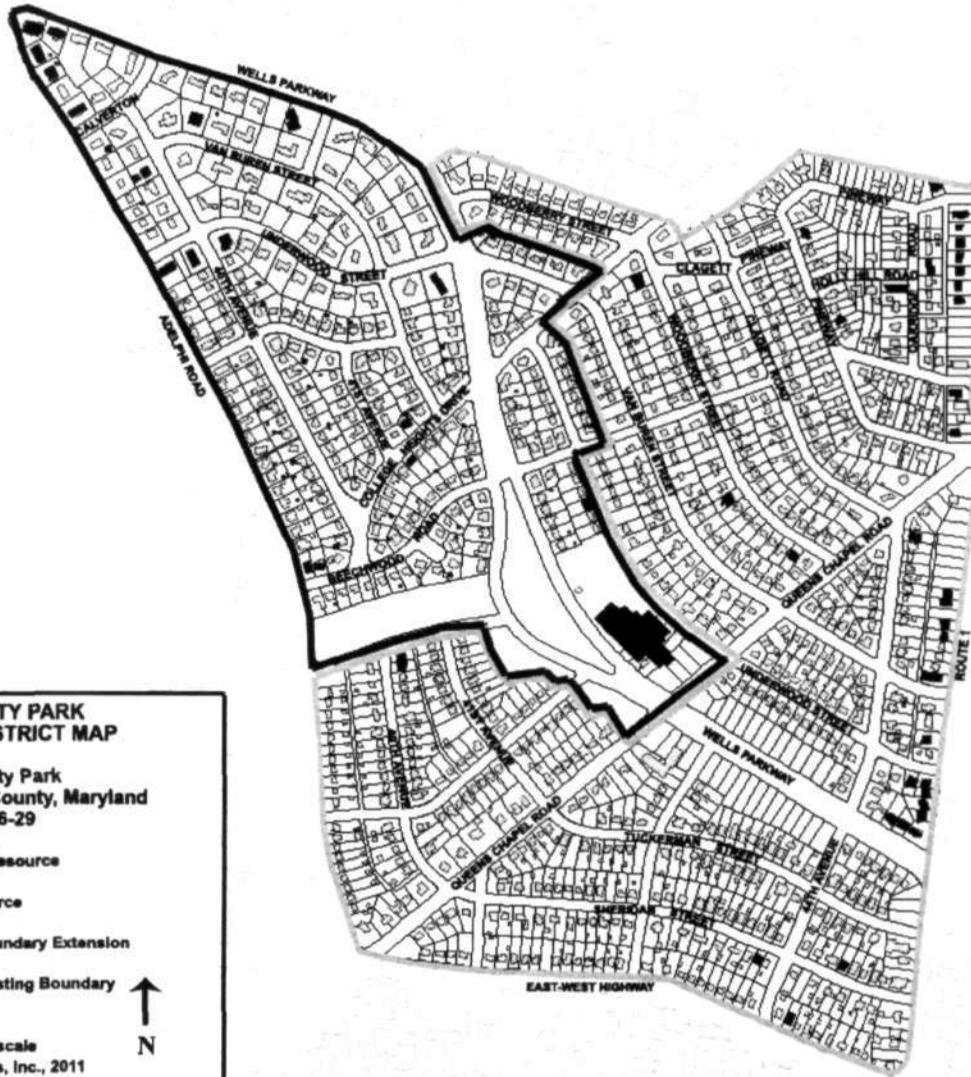
**UNIVERSITY PARK
HISTORIC DISTRICT MAP**

University Park
Prince George's County, Maryland
PG: 66-29

-  Non-Contributing Resource
-  Contributing Resource
-  Historic District Boundary Extension
-  Historic District Existing Boundary

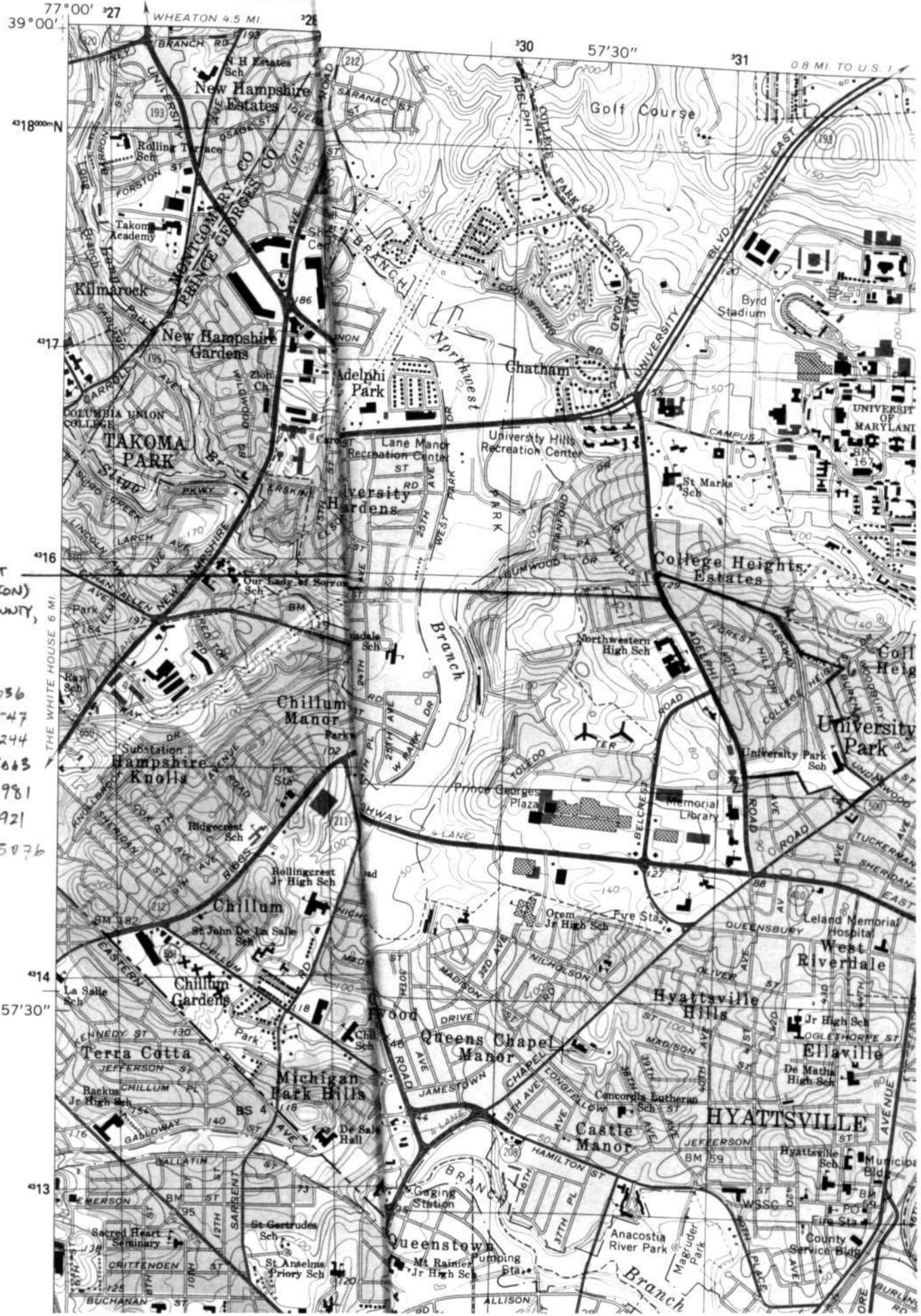
Not to scale
EHT Traceries, Inc., 2011


 N



5582 11 SE
KENSINGTON

UNITED STATES
DEPARTMENT OF THE
GEOLOGICAL SURVEY



UNIVERSITY PARK
HISTORIC DISTRICT
(BOUNDARY EXPANSION)
PRINCE GEORGE'S COUNTY,
MARYLAND
D6: 66-29
UTM
1) 18/0330537/4316056
2) 18/0331537/4315147
3) 18/0331541/4315244
4) 18/0331724/4315063
5) 18/0331604/4314981
6) 18/0331402/4315421
7) 18/0331125/4315076

THE WHITE HOUSE 6 MI.