

**MARYLAND HISTORICAL TRUST  
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes   
no

Property Name: Queenstown Apartments Inventory Number: PG:68-124  
 Address: 3301 Chillum Road City: Mount Rainier Zip Code: 20712  
 County: Prince George's County USGS Topographic Map: Washington East Quadrangle (1965, Rev. 1979)  
 Owner: Queenstown Apartments, L.P. Is the property being evaluated a district?  yes  
 Tax Parcel Number: 0 Tax Map Number: 49 Tax Account ID Number: Multiple  
 Project: MD 500 from Washington, D.C. Line to MD 208 Agency: Maryland State Highway Administration  
 Site visit by MHT Staff:  no  yes Name: \_\_\_\_\_ Date: \_\_\_\_\_  
 Is the property located within a historic district?  yes  no

*If the property is within a district* District Inventory Number: \_\_\_\_\_  
 NR-listed district  yes Eligible district  yes District Name: \_\_\_\_\_  
 Preparer's Recommendation: Contributing resource  yes  no Non-contributing but eligible in another context

*If the property is not within a district (or the property is a district)*  
 Preparer's Recommendation: Eligible  yes  no

Criteria:  A  B  C  D Considerations:  A  B  C  D  E  F  G  None  
 Documentation on the property/district is presented in:

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

**Summary:**

The Queenstown Apartments property, located 3301 Chillum Road, in Mount Rainier, Maryland, is a Colonial Revival-styled, garden apartment complex erected in 1947-1948 by a local real estate developer named Philip Lustine. It is recommended eligible for individual listing in the National Register of Historic Places (NRHP) under Criterion A as an illustrative example of the large-scale, garden-style apartment complexes that were constructed under the guidelines of the Federal Housing Administration (FHA) during the 1930s and 1940s.

**Location/Site Description:**

The Queenstown Apartment property is located at 3301 Chillum Road in the community of Mount Rainier, Prince George's County, Maryland. The 33-acre complex is bounded on the north and east by the Northwestern Branch of the Anacostia River, which runs in a curve around the property, on the west by Queens Chapel Road, and on the south by Buchanan Street. The area to the west, on the other side of Queens Chapel Road, is primarily commercial

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Eligibility recommended <input type="checkbox"/>	Eligibility not recommended <input checked="" type="checkbox"/>
Criteria: <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D	Considerations: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> None
Comments: <u>Documentation presented does not support eligibility.</u>	
<u>John J. [Signature]</u> Reviewer, Office of Preservation Services	<u>2/19/2016</u> Date
<u>[Signature]</u> Reviewer, NR Program	<u>2/22/16</u> Date

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(retail, restaurants) centered around the Chillum Road Shopping Center. The complex is also adjoined on its west side by several commercially zoned lots located on the northeast and southeast corners of the intersection of Queens Chapel Road and Chillum Road. The areas to the north, northeast and southeast contain mostly single-family residential neighborhoods. The area immediately south of the Queenstown property contains a multi-family apartment complex, a baseball field (associated with the former Mount Rainier Junior High School), and the Mount Rainier Nature/Recreation Center and Bathhouse. A concrete levee extends from the Northwestern Branch of the Anacostia River along the southeastern corner of the tract. A strip of open, green space containing a paved walking trail curves around the north and east perimeter of the complex, following the south bank of the Northwestern Branch of the Anacostia River. The main entrance to the complex is Chillum Road at its intersection with Queens Chapel Road on the west side of the property. The property can also be accessed from the intersection of Buchanan Street and Queens Chapel Road near the southwest corner of the tract and from 34<sup>th</sup> Street via bridge in the southeast corner of the complex.

The complex is laid out in a radial configuration, subdivided roughly into six irregularly-shaped blocks by several intersecting cross streets. Chillum Road curves in a southeasterly direction through the middle of the property. Queenstown Drive extends northward from Buchanan Street on the south, intersecting Chillum Road near the center of the tract. Another interior street, Chauncy Place, curves in a southeasterly direction through the north half of the property intersecting with Buchanan Street at its east end and Chillum Road at its west end. The east end of Buchanan Street and the north end of Queenstown Drive both end in a loop. All streets are two-way and lined with concrete sidewalks.

The property's built complex includes 50 two- and three-story apartment buildings housing 3,224 dwelling units surrounded by landscaped areas of manicured grass, shrubs and trees. The building units are distributed in groups of varying number over the site's six blocks and arranged in a U-shape or in parallel linear segments around a central courtyard. Concrete pathways extend from adjoining parking lots between the buildings at certain points to provide access to the main entrances located on each building's courtyard-facing elevation. Concrete paths also extend through the interior courtyard areas connecting adjoining building sections and pathways leading to the parking lot areas.

In addition to the apartment buildings, the complex also includes six "boiler room" facilities comprised of a brick-faced, one-story, square-planned section adjoined by a tall, brick chimney stack, distributed throughout the property, serving the property's subdivided areas. Sanborn maps from the mid-twentieth century note that each of these facilities was constructed with a concrete first floor supported by steel joists (Sanborn Fire Insurance Company 1939). The complex also contains a large in-ground pool and surrounding sundeck in the southeast quadrant of the property, situated on the south side of Chillum Road midway between the intersections with Queenstown Drive and Buchanan Street. The facility is bordered by a tall, wrought-iron fence. The pool is not original to the complex. A map published by the Sanborn Fire Insurance Company sometime around 1950, shows an oval shaped pool located on the north side of Chillum Road, just east of the Queenstown Drive intersection.

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**Architectural Description:**

The Queenstown property is a large-scale (superblock), garden-style apartment complex constructed between 1947 and 1948. The complex includes fifty low-slung, modestly-scaled apartment buildings, ranging between two- and three-stories in height with a slightly raised basement. Each is double-pile and either rectangular or T-shaped in plan. All are of concrete-block construction topped by a flat roof and clad in a brick veneer set in a six-to-one (6:1) common bond pattern. The two-story units range between six and eight bays in width and the three-story units between five and eight bays. One of the end bays on some of the wider buildings encloses a ground floor passageway through which the concrete paths leading from the parking lot to the inner courtyards pass. The opening on the parking lot side is rectangular in shape, while the courtyard side is arched.

The buildings are distributed in groups across the property's six, irregularly-shaped blocks. Within each block, the units are arranged in parallel rows of L- and T-shaped sections with their primary elevations facing inward towards a central, landscaped courtyard. The layout also features varied setbacks and differences in building height. Most of the rectangular-plan buildings have a slightly projecting, four-bay section on one elevation, while the central five bays on the shorter, cross-section of the T-shaped units are slightly recessed.

Main and secondary public entrances are situated on the courtyard-facing elevations. Both are accessed by a set of concrete steps flanked by metal railings. A single glass door flanked by metal-framed glass panels at the rear of the concrete stoop opens into a public foyer. The doors are not original, having likely been installed during renovation effort in 1981. The main entrances are topped by either a pedimented gable roof supported by two white columns or a simple gable-peaked shed roof without columns.

Fenestration consists primarily of rectangular, six-over-six (6:6) and narrow, four-over-four (4:4), double-hung windows, arranged symmetrically along most elevations. Some of the larger units have non-functioning, white shutters. All are vinyl with simulated dividing lights. The original windows were reportedly replaced throughout the complex sometime prior to the late 1990s (Kuhn et al. 2005:App-138). Sills are concrete sheathed in white-painted metal. A thin, angled band of trim extends horizontally between the first and second stories of most elevations. Each is metal-sheathed and painted white. A simple, dark-colored metal band extends along the roof edge and white downspouts extend vertically on either side of the mid-line. A metal exhaust vent is also visible on either side of the downspout on each floor. Some of the buildings have a single, slightly projecting brick positioned at regular intervals just below the roof edge.

**Summary of Individual Significance:**

The Queenstown Apartments property, located at 3301 Chillum Road in Mount Rainier, Maryland, is a large-scale, Colonial Revival-styled, garden apartment complex constructed between 1947 and 1948 by a local real estate developer named Philip Lustine to provide affordable, multi-family rental housing for the area's growing population (Kuhn et al. 2005; *The Prince Georgean*, May 31, 1945). The project's overall design and site planning, which are both still readily discernable, clearly reflect and embody the principles of the *Garden City Movement* and "superblock" concepts promoted under the guidelines of the Federal Housing Administration (FHA) during the 1930s and 1940s. This type of multi-family housing played an important role in the shaping local and County-level development patterns and population distributions during the early- to mid-twentieth century (Kuhn et al. 2005).

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**Historic Context:**

The Queenstown property was originally part of a larger, 4,483-acre tract called "Chillum Castle," purchased by William Diggs in the 1700s (William 1984; cf. Denny 1997). Over the next century, the surrounding area remained a predominantly rural landscape, subdivided into large agricultural tracts. With the end of the Civil War and the abolition of slavery however, the situation changed somewhat as the region's large plantation owners, no longer able to sustain their operations, began selling off portions of their landholdings (KCI Technologies, Inc. 1999).

The post-Civil War era also witnessed the accelerated growth of Washington, D.C.'s population, spurred in large part by an expanding federal government. Over time, city residents facing increasing congestion and rising land prices began looking outward, at the undeveloped and affordably priced land in the surrounding areas of Maryland and Virginia, for escape (Damron 2015). The extension of the city's railroad and-streetcar lines into these areas in the late-nineteenth and early-twentieth centuries made commuting to and from Washington, D.C. a reality and ushered in a protracted, and still ongoing, period of suburbanization (Kuhn et al., 2005:E-15).

Development in the northwestern corner of Prince George's County, along the Washington, D.C. northeast boundary, began in the early twentieth century along the Baltimore and Ohio Railroad and the streetcar line operated by the City and Suburban Railway Company. It initially centered around communities like Hyattsville, Mount Rainier, and Brentwood but, by the 1930s, thanks to roadway improvements and the growing ubiquity of the automobile, it began expanding into the still mostly rural sectors to west, including an area along Queens Chapel Road (KCI Technologies, Inc. 1999).

For most Washington, D.C. suburbs, the first wave of residential development consisted primarily of one- and two-story single-family homes grouped in subdivisions of varying sizes. In the 1930s however, the economic realities of the Great Depression and continued expansion of the Washington, D.C. area's population, created a demand for new, affordable housing to accommodate the region's growing number of low- and moderate-income residents (Doan 1997:43; cf. Trieschmann and Schoenfeld 2011:E-5). At the urging of President Franklin D. Roosevelt, the federal government took steps to address the situation, beginning in 1934, with the passage of the National Housing Act and the establishment of the Federal Housing Administration (FHA). To encourage the construction of new single- and multi-family housing (both owner-occupied and rental), the FHA began offering builders and developers mortgage insurance as an incentive. The FHA also developed a set of guidelines to ensure some control over the form and financial viability of the projects it helped finance. The new guidelines "incorporated the thinking of planners, housing reformers, and proponents of the garden city movement of the time and sought to bring the benefits of modern, efficient interior floor plans and attractively planned residential communities to people of moderate means" (Trieschmann and Schoenfeld 2011:E-5).

The relatively cheaper land available in suburban areas made cost-efficient, low-density housing developments possible, which, in many areas, took the form of low-rise and garden-style apartment buildings and complexes. Between 1934 and 1955, roughly half of the new apartment facilities constructed in Prince George's County received some level of FHA financial assistance, and three-quarters of these were garden-style complexes (Kuhn et al., 2005:E-21-22). Several of these were built in the Hyattsville-Mount Rainier area, including Kaywood Gardens (1941-1944), Bunker Hill Apartments (ca. 1948), and Queenstown Apartments (1947-1949) (Kuhn et al. 2005:E-36-37).

The man responsible for the Queenstown development was "Phil" Lustine. Lustine was a partner in the successful Hyattsville-based auto dealership, "Lustine-Nicholson," and, reportedly, an active civic leader and political player in the local community (Barnes 1985:34). In the 1940s, Lustine also tried his hand at real estate. His first major project was the Queens Manor apartment complex, a large-scale, garden-style facility constructed in 1943 (Kuhn et al. 2005:E-36). Three years later, Lustine announced plans for a second complex, Queenstown Apartments, to be

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constructed on a 30-plus-acre tract of undeveloped land just to the south of his Queens Manor tract (*The Prince Georgean*, May 31, 1946). He hired the architectural firm of Corning and Moore to design it and the Standard Construction Company to build it (Kuhn et al. 2005:App-138).

The first 160 units (designated as "Section B" in publicly announced plans) of the complex were financed through the FHA in 1947. In January of 1948, plans for another 177 units (designated as "Section D") of a projected 1000-unit development were announced. One year later, in 1949, 200 additional units were erected ("Sections C and F"), also with FHA-backed financing, with projections for another 200 units to follow by year's end (Kuhn et al. 2005:App-138).

Like many of the large-scale, garden-style apartment facilities built during this period, including Lustine's previous *Queens Manor* development, the Queenstown complex was designed in the Colonial Revival style and included multiple, two- and three-story building units arranged in groups around a landscaped, central courtyard. The site plan also followed the "superblock" concept promoted by the FHA guidelines, which called for new subdivision developments placed on large tracts of land, 30-50 acres in size, containing two or more blocks lying outside of established traffic patterns (Kuhn et al. 2005:E-9-11, 24).

**Evaluation of Resource's Integrity:**

The property retains good overall integrity of location, setting, design, workmanship, feeling and association. All of the complex's windows and doors were reportedly replaced during a previous renovation effort (Kuhn et al. 2005:App.-138), however, as noted in other survey assessments of apartment housing in the Washington, D.C. area, the replacement of windows and doors is not uncommon in this property type; especially those that have been in operation for over fifty years (Trieschmann and Schoenfeld 2011:F-31, 3839). Moreover, while the existing windows are vinyl with simulated divided lights, they are double-hung with six-over-six (6:6) and four-over-four (4:4) light configurations, which are at least visually sympathetic to the resource's Colonial Revival style and period of construction. Also, the described changes have not altered the buildings' original fenestration patterns or the dimensions of individual openings. Consequently, the resulting impact on the resource's integrity of materials is limited and the key aspects of the property's overall design and site planning remain clearly evident (Pettis et al. 2012:44).

**Evaluation of Resource's National Register of Historic Places (NRHP) Eligibility:**

*Criterion A*

The Queenstown Apartments property is recommended eligible for individual listing on the National Register of Historic Places (NRHP) under Criterion A as an illustrative example of the large-scale, garden-style apartment complexes constructed under the guidelines of the Federal Housing Authority (FHA) during the 1930s and 1940s. This form of multi-family housing manifested in Prince George's County and the Washington, D.C. area in response to rising demand for a new, affordable, multi-family housing option to accommodate the region's growing number of low- and moderate-income residents. Such facilities played an important role in the shaping of local and County-level development patterns and population growth during the early- to mid-twentieth century (Kuhn et al. 2005).

*Criterion B*

Queenstown is recommended not eligible under Criterion B as research completed to date has revealed no clear connections or associations with specific individuals of notable local, state, or national significance.

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*Criterion C*

While this resource does exhibit features reflective of the Colonial Revival style that predominated garden apartment construction in the Washington, D.C. area during the pre- and post-World War II era, it is neither a particularly distinctive example (due in part to the wholesale replacement of windows and doors) or unique to the region. It is, in fact, just one of a number of Colonial Revival-styled complexes still extant from this period in Prince George's County (Kuhn et al. 2005). Consequently, the property is recommended not eligible under Criterion C.

*Criterion D*

The NRHP eligibility of this resource was not evaluated under Criterion D.

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**Boundary Description:**

The historic boundary for 3301 Chillum Road (Queenstown Apartments) is confined to the tax parcel boundary as shown on Prince George's County Tax Map 49 (Grids 00E1 and 00F1) for Lots/Sections A, B, C, D, E, and G consisting of 32.96 acres.

Prepared by: Sean Maroney

Date Prepared: 11/5/2015

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**Queenstown Apartments**

**PG:68-124**

3301 Chillum Road (MD 500); Mount Rainier, Prince George's County, Maryland

**Site Boundary Map: 1965 USGS Washington East Quadrangle, 7.5 Minute Series (Photorevised 1979).**



**Queenstown Apartments**

**PG:68-124**

3301 Chillum Road (MD 500); Mount Rainier, Prince George's County, Maryland

**Prince George's County Tax Map (49, Grids E1 & F1, Lots/Sections A, B, C, D, E, and G):**



**Queenstown Apartments**

**PG:68-124**

3301 Chillum Road (MD 500); Mount Rainier, Prince George's County, Maryland

**2013 Aerial Image of the Queenstown Apartments (Maryland Department of Planning 2015)**

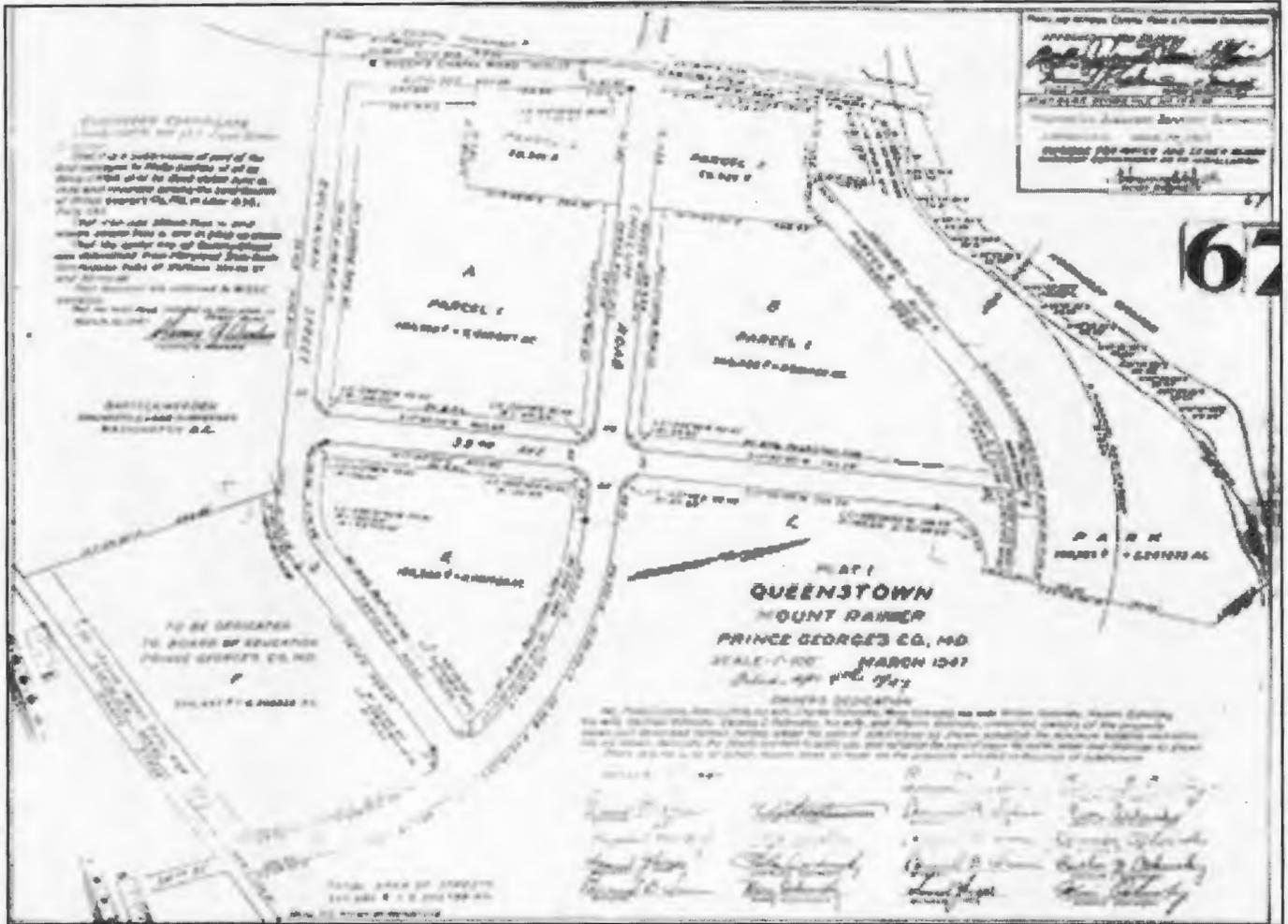


Queenstown Apartments

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3301 Chillum Road (MD 500); Mount Rainier, Prince George's County, Maryland

1947 Plat Map of Queenstown Subdivision (Prince George's County Plat Book 12, Pg. 67)



**Queenstown Apartments**

**PG:68-124**

3301 Chillum Road (MD 500); Mount Rainier, Prince George's County, Maryland

**Ca. 1950s Aerial View of Queenstown Apartments Complex (Image Courtesy of Queenstown Apartments)**



**Queenstown Apartments****PG:68-124****3301 Chillum Road, Mount Rainier, Prince George's County, Maryland****Photo Log & Photographs****Photo Log****Photographer:** Sean Maroney, Ottery Group

<b>TIFF Image File Name</b>	<b>Description</b>	<b>Date Taken</b>	<b>Ink</b>	<b>Paper</b>	<b>Brand, Make &amp; Dye Type of CD</b>
PG-68-124_2015-10-09_01	Southwest Oblique View of Queenstown Apartment Complex.	Oct. 9, 2015	Epson TO-98 Series	Epson Premium Glossy	Verbatim Ultralite Gold Archival Grade CD-R with 24k gold AZO Recording dye with hardcoat
PG-68-124_2015-10-09_02	View Along Chillum Road From Southeast Corner of Queenstown Drive Intersection, Looking East. NOTE: Red arched canopy in background marks entrance to complex's leasing office.	Oct. 9, 2015	Epson TO-98 Series	Epson Premium Glossy	Verbatim Ultralite Gold Archival Grade CD-R with 24k gold AZO Recording dye with hardcoat
PG-68-124_2015-10-09_03	View of Two-Story Buildings Along West Side of Queenstown Drive from Buchanan Street, Looking North.	Oct. 9, 2015	Epson TO-98 Series	Epson Premium Glossy	Verbatim Ultralite Gold Archival Grade CD-R with 24k gold AZO Recording dye with hardcoat
PG-68-124_2015-10-09_04	Southwest Oblique of Two-Story Building Unit on Northeast Corner of Queens Chapel Road and Buchanan Street Intersection.	Oct. 9, 2015	Epson TO-98 Series	Epson Premium Glossy	Verbatim Ultralite Gold Archival Grade CD-R with 24k gold AZO Recording dye with hardcoat
PG-68-124_2015-10-09_05	Typical Courtyard-Facing Façade of a Three-Story Building Unit.	Oct. 9, 2015	Epson TO-98 Series	Epson Premium Glossy	Verbatim Ultralite Gold Archival Grade CD-R with 24k gold AZO Recording dye with hardcoat
PG-68-124_2015-10-09_06	View of Typical Interior Courtyard.	Oct. 9, 2015	Epson TO-98 Series	Epson Premium Glossy	Verbatim Ultralite Gold Archival Grade CD-R with 24k gold AZO Recording dye with hardcoat
PG-68-124_2015-10-09_07	View Showing Typical Configuration of Primary and Secondary Entrances on Courtyard Side of Buildings.	Oct. 9, 2015	Epson TO-98 Series	Epson Premium Glossy	Verbatim Ultralite Gold Archival Grade CD-R with 24k gold AZO Recording dye with hardcoat
PG-68-124_2015-10-09_08	Arched Passageway Leading from Parking Lot to Inner Courtyard.	Oct. 9, 2015	Epson TO-98 Series	Epson Premium Glossy	Verbatim Ultralite Gold Archival Grade CD-R with 24k gold AZO Recording dye with hardcoat

<b>TIFF Image File Name</b>	<b>Description</b>	<b>Date Taken</b>	<b>Ink</b>	<b>Paper</b>	<b>Brand, Make &amp; Dye Type of CD</b>
PG-68-124_2015-10-09_09	Boiler Room Facility on North Side of Buchanan Street, in South end of Complex, Looking North.	Oct. 9, 2015	Epson TO-98 Series	Epson Premium Glossy	Verbatim Ultralite Gold Archival Grade CD-R with 24k gold AZO Recording dye with hardcoat
PG-68-124_2015-10-09_10	View Along the Northwest Perimeter of Complex, Looking Southwest.	Oct. 9, 2015	Epson TO-98 Series	Epson Premium Glossy	Verbatim Ultralite Gold Archival Grade CD-R with 24k gold AZO Recording dye with hardcoat
PG-68-124_2015-10-09_11	View Along South Side of Apartment Buildings in Southeast Corner of Complex, Looking Southwest.	Oct. 9, 2015	Epson TO-98 Series	Epson Premium Glossy	Verbatim Ultralite Gold Archival Grade CD-R with 24k gold AZO Recording dye with hardcoat
PG-68-124_2015-10-09_12	Overview of Pool and Sundeck Facility, Looking East.	Oct. 9, 2015	Epson TO-98 Series	Epson Premium Glossy	Verbatim Ultralite Gold Archival Grade CD-R with 24k gold AZO Recording dye with hardcoat
PG-68-124_2015-10-09_13	View Towards Chillum Road Shopping Center from Southeast Corner of Queens Chapel Road and Buchanan Street Intersection, Looking Southwest.	Oct. 9, 2015	Epson TO-98 Series	Epson Premium Glossy	Verbatim Ultralite Gold Archival Grade CD-R with 24k gold AZO Recording dye with hardcoat



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3301 Chillum Rd  
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By Sean Maroney

Oct 9 2015

Digital master at MNT

Photo 1 of 13

Southwest oblique view of Queenstown  
Apartments



Welcome to  
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LEASING CENTER

Welcome to  
**QUINSTON**  
LEASING CENTER  
Active Resident Parking

PG68-124

3301 Chillum Rd

Prince George's Co MD

By Sean Moroney

Oct 9 2015

Digital master at MHT

Photo 2 of 13

View along Chillum Rd, Looking East from  
Southeast corner of Queenstown Drive



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3301 Chillum Rd  
Prince George's Co MD

By Sean Maroney

Oct 9 2015

Digital master at MHT

Photo 3 of 13

View of two-story buildings along  
west side of Queenstown Dr., looking  
North

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Prince George's Co MD

By Sean Maroney

Oct 9 2015

Digital master at MHT

Photo 4 of 13

Southwest oblique of two-story building  
on northeast corner of Queens Chapel Rd  
and Buchanan St.



3312

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Photo 5 of 13

Typical courtyard-facing facade



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View of typical interior courtyard



3301

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Typical configuration of primary and  
secondary entrances



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Arched passageway from parking lot  
to inner courtyard



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Photo 9 of 131

Boiler room facility, looking North



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Photo 10 of 13

View along Northwest perimeter, looking  
Southwest



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Photo 11 of 13

View along south side of Apartments  
in southeast corner of complex, looking  
southwest



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Digitized marker at MHT

Photo 12 of 13

Overview of pool and sundeck, looking  
East



THE ALLIANCE  
SEAFOOD - BARE GRILL

THE ALLIANCE  
SEAFOOD - BARE GRILL

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Photo 13 of 13

View toward Chillum Rd Shopping Center  
looking Southwest