

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes
no

Property Name: 2900 Queens Chapel Road Inventory Number: PG:68-126
 Address: 2900 Queens Chapel Road City: Hyattsville Zip Code: 20782
 County: Prince George's County USGS Topographic Map: Washington East Quadrangle (1965, Rev. 1979)
 Owner: Nunez, Emma et al. Montero Concepcion Is the property being evaluated a district? yes
 Tax Parcel Number: 0473 Tax Map Number: 49-E1 Tax Account ID Number: 17-1921048
 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)*

Location/Site Description:

The house at 2900 Queens Chapel Road is a 1-1/2 story Tudor Revival Style house constructed in 1937. Although it possesses significance under Criterion A for its association with the suburban growth of north of Washington DC in the 1930s, it has lost integrity of setting, feeling, association design, workmanship and materials and is therefore not eligible for the National Register of Historic Places.

The house at 2900 Queens Chapel Road is a 1-1/2 story Tudor Revival Style house constructed in 1937. It is located immediately adjacent to the Kings Park Plaza Apartments on the southbound (west) side of Queens Chapel Road. The Chillum Center shopping area lies directly to the north and to the south and southwest lie several apartment buildings and garden apartment complexes as well as the residential developments of Avondale and North Woodridge.

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended <input type="checkbox"/>	Eligibility not recommended <input checked="" type="checkbox"/>
Criteria: <input 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: _____	
Reviewer, Office of Preservation Services <i>[Signature]</i>	Date 2/19/2016
Reviewer, NR Program <i>[Signature]</i>	Date 2/22/16

**MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM**

Continuation Sheet No. 1

MIHP No: PG:68-126

Architectural Description:

This is a 1-1/2 story Tudor Revival Style house constructed in 1937. It is a side-gabled, brick walled house with a concrete foundation and slate roof. Its front entrance is within a steeply pitched cross gable. The walls of this cross gable are clad with stone cladding. The front entrance doorway has a round arch and the door is typical heavy board and batten construction. A large brick chimney with stone accents pierces the junction of the main roof and front entrance gable. There is a small gabled dormer north of the front entrance on the main roof. The rear, or west side of the roof gable has a large shed roofed dormer. The south side of the house has an overhead garage door entrance. An enclosed porch sits at the southeast corner of the house.

All windows are aluminum sash replacement windows. The enclosed porch appears to have been originally a screened porch that has since been enclosed with aluminum sash panels. The rear shed roofed dormer may be a later addition as it is clad with asbestos cement siding inconsistent with the other original exterior finishes. The house suffers from a moderate degree of deterioration and deferred maintenance. As-built plans for MD 500 dating from the 1950s as well as Sanborn maps indicate that when constructed, the house had a large lawn and was relatively secluded with other small dwellings set on large adjacent lots. The house's association with its surrounding houses and suburban landscape has been diminished due to the development of the apartment buildings to the south as well as the Chillum Center to the north.

Historic Context:

The house at 2900 Queens Chapel Road 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 the west, including an area along Queens Chapel Road known today as the Avondale neighborhood (KCI Technologies, Inc. 1999).

The "automobile suburb" of Avondale is situated just northeast of the District of Columbia boundary line and is generally bounded by Queens Chapel Road on the south, Chillum Road (Maryland Route 501) on the north, Russell Avenue on the east, and LaSalle Road on the west. 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. Avondale's initial settlement followed a similar pattern, commencing in the late 1930s with the Avondale Grove subdivision (1937-1946) (EHT Tracerics, Inc. 2007:1).

MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM

Continuation Sheet No. 2

MIHP No: PG:68-126

New residential development also manifested in the area immediately surrounding Avondale during this period. In 1934, construction had begun on another subdivision of single-family homes just to the south called North Woodridge (1934-1959) (PGCPB SDH 4:17).

The house at 2900 Queens Chapel Road was one of three, one-and-a-half-story dwellings that were erected in the late 1930s on several adjoining parcels belonging to Edward Volland and his son, Louis H.O. Volland (PGCDB 484:456, 533:482; PGCPB 6:6; 4:60). A 1944 map published by the Sanborn Fire Insurance Company shows the three homes, only two of which still survive, situated on either side of a short access road called Volland's Terrace (present-day 29th Avenue), which curved in a northeasterly direction from the north side of Queens Chapel Road. The landscape immediately east of the Avondale Grove subdivision, including the present-day Avondale Overlook Apartments property (formerly Beech Tree Apartments) and the two adjoining parcels, was still undeveloped and would remain so through the 1950s.

Another wave of residential development manifested during the mid-1940s. This included two additional, single-family subdivisions, Avondale Terrace (1945-1946), and North Avondale (1950), which were erected on the north side of the existing Avondale Grove complex. This second phase of development included not only single family homes, but also a brand new type of residential property: the multi-family, garden-style apartment complex.

In the 1930s, 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). Another, Queens Manor (1943), was constructed along the south side of Queens Chapel Road, directly southeast of the 1930s Avondale Grove subdivision (Kuhn et al. 2005:E-36-37). Like many of the large-scale, garden-style apartment facilities built during this period, the Queens Manor 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.

During the late 1940s and throughout the 1950s, commercial development emerged to the north of the residential areas along Queens Chapel Road. The first building constructed was 3299 Queens Chapel Road on the east side of the road just south of the Northwest Branch of the Anacostia River. Built in 1949, it originally served as a dry cleaning business according to Sanborn Maps. Luskin's Plaza, a small shopping center just south of the dry cleaners at the corner of Queens Chapel Road and 34th Street, was constructed within the next year (Sanborn 1959).

During the 1950s, there was increasing focus on automobile service in the area reflecting the increasing importance of the automobile. The first service station at 3290 Queens Chapel Road (Master King Auto Services) was built in

**MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM**

Continuation Sheet No. 3

MIHP No: PG:68-126

1950. By 1953, a second service station (now Little Caesars) appeared between the dry cleaning business and Luskins Plaza. Yet a third station (Humble Oil) emerged at the corner of Queens Chapel Road and Chillum Road sometime before 1959. The Chillum Center shopping center, constructed in 1959, featured a large parking lot in front of the building. This accommodation for automobiles changed the orientation of commercial buildings with the road, becoming a dominant visual feature of this both Chillum Center and Luskin's Plaza which was built in 1950 (Sanborn 1959).

Summary/Statement of Significance:

Integrity

The house at 2900 Queens Chapel Road continues to possess integrity of location. However it suffers from a loss of integrity of setting, feeling and association with the surrounding suburban environment it enjoyed prior to the demolition of other area single-family dwellings as well as the construction of later apartments and commercial buildings nearby. Loss of integrity of design, workmanship and materials is evident in the loss of original windows as well as the addition of the rear dormer. It is therefore, not eligible for the National Register.

Criterion A

The house at 2900 Queens Chapel Road is associated with events that have made a significant contribution to the broad patterns of our history. It is typical of the type of dwellings that appeared in the suburbs north of Washington DC in the 1930s and is representative of that trend. The house continues to possess integrity of location. However it suffers from a loss of integrity of setting, feeling and association with the surrounding suburban environment it enjoyed prior to the demolition of other area single-family dwellings as well as the construction of later apartments and commercial buildings nearby. The building also suffers from a moderate degree of loss of design, workmanship and materials and is therefore not eligible for the National Register under Criterion A.

Criterion B

The house at 2900 Queens Chapel Road is not known to be associated with an individual who is historically significant in a local, state, or national context. Therefore it is recommended not eligible for the National Register under Criterion B.

Criterion C

The house at 2900 Queens Chapel Road is not a noteworthy example of its type. The brick walled subtype is a very common subtype of Tudor Revival Style. Although it does embody some of the distinctive characteristics of its type, it is not among the best examples of its type. It does not represent the work of a master or possess high artistic values. Therefore, it is recommended not eligible for the National Register under Criterion C.

Criterion D

The house at 2900 Queens Chapel Road is not likely to yield information important in prehistory or history and is therefore not eligible for the National Register under Criterion D.

MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM

Continuation Sheet No. 4

MIHP No: PG:68-126

Boundary Description:

The boundary for 2900 Queens Chapel Road encompasses the entire tax parcel (Tax Parcel 0473) being an area of approximately 0.40 of an acre.

References:

Damron, Andra

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Denny, George D., Jr.

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Doan, Mason C.

1997 *American Housing Production, 1880-2000: A Concise History*. University Press of America, Lanham, Maryland.

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2007 Avondale Community Survey (PG 68-000). HSDP Historic Properties Survey Forms. EHT Traceries, Inc., Washington, D.C. Electronic document: <http://www.mncppcapps.org/planning/HistoricCommunitiesSurvey/CommunityDocumentations/68-000%20Avondale/PG%2068-000%20Avondale%20Community%20Survey.pdf>, accessed on 10/15/2015.

Kelly, Clare Lise

2012 *Maryland Inventory of Historic Properties Form for Americana Glenmont* (Maryland Historical Trust (MHT) Inventory No. 31-43). Montgomery County Planning Department, Silver Spring, Maryland. Electronic document: <http://www.montgomeryplanning.org/historic/glenmont/documents/31-43AmericanaGlenmontMIHP.pdf>, accessed on 10/14/2015.

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1999 *Suburbanization Historic Context and Survey Methodology: I-495/I-95 Capital Beltway Corridor Transportation Study, Volume 1* (Revised). Maryland Department of Transportation, State Highway Administration, Baltimore, Maryland.

Kuhn, Patti, Laura V. Trieschmann, and Megan Rispoli

2005 *National Register of Historic Places (NRHP) Multiple Property Listing Draft Nomination: "Apartment Buildings and Garden Apartment Complexes in Prince George's County, Maryland: 1934-1955."* E.H.T. Traceries, Inc., Washington, D.C.

Mead and Hunt, Inc. and Louis Berger Group, Inc.

2012 *NCHRP Model for Identifying and Evaluating the Historic Significance of Post-WW II Housing*. Transportation Research Board, Washington DC. Electronic Document: http://onlinepubs.trb.org/onlinepubs/nchrp/nchrp_rpt_723.pdf

MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM

Continuation Sheet No. 5

MIHP No: PG:68-126

Prince George's County Deed Books [PGCDB]

- n.d. Prince George's County Deed Books, Misc. Volumes. Prince George's County Circuit Clerks Office, Prince George's County Courthouse. Upper Marlboro, Maryland. Accessed Online Through the Mdlandrec.net Website (<https://mdlandrec.net/main/>).

Prince George's County Plat Books [PGCPB]

- n.d. Prince George's County Plat Books, Misc. Volumes. Prince George's County Circuit Clerks Office, Prince George's County Courthouse. Upper Marlboro, Maryland. Accessed Online Through the www.plats.net Website (www.plats.net).

Sanborn Map Company (Sanborn)

- 1959 *Washington Suburban, Prince Georges County, Maryland*. Vol. 2, 1939, updated through 1959. New York.

Trieschmann, Lama and Andrea Schoenfeld

- 2011 *National Register of Historic Places (NRHP) Multiple Property Documentation Form: Garden Apartments, Apartment Houses and Apartment Complexes in Arlington County, Virginia: 1934-1954* (2011 Amendment) (VDHR File Number 000-8825). EHT Tracerics, Washington, D.C.

William, George (Editor)

- 1985 *City of Mt. Rainier: 75th Anniversary Book*. City of Mt. Rainier, Maryland.

MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM

MIHP No: PG:68-126

2900 Queens Chapel Road, Prince George's County, Maryland – Site Boundary Map: USGS Washington East Quadrangle, 7.5 Minute Series (1965, Photorevised 1979).



Photo Log & Photos:

Tif format digital images taken on November 6, 2015 by Matthew Palus for Ottery Group.

Photo Log:

TIFF Image File Name	Description	Date Taken	Ink	Paper	Brand, Make & Dye Type of CD
PG-68-126_2015-11-06_01	2900 Queens Chapel Road, View to Northeast	Nov. 6, 2015			
PG-68-126_2015-11-06_02	2900 Queens Chapel Road, View to East	Nov. 6, 2015			

PG-68-126

2900 Queen's Chapel Rd., view to northeast

By Matt Palus

Nov. 6, 2015

Digital Marker at MHT

View to Northeast

Photo 1 of 2



PG 68-126

2900 Queen's Chapel Rd., view to East

By Matt Palus

Nov 6 2015

Digital Meter at MHT

View to East

Photo 2 of 2