

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes
no

Property Name: Holly Hill Inventory Number: PG:75A-72
 Address: 7101-7330 Donnell Place Historic district: yes no
 City: District Heights Zip Code: 20747 County: Prince Georges
 USGS Quadrangle(s): Anacostia
 Property Owner: Multiple Tax Account ID Number: 06-0527838 et al.
 Tax Map Parcel Number(s): 0000 Tax Map Number: 0089
 Project: MD 4: MD 458 to Forestville Road, PG758B21 Agency: Maryland State Highway Administration
 Agency Prepared By: Maryland State Highway Administration
 Preparer's Name: Consultant Architectural Historian Matt Manning Date Prepared: 01/10/2014

Documentation is presented in: _____

Preparer's Eligibility Recommendation: Eligibility recommended Eligibility not recommended

Criteria: A B C D Considerations: A B C D E F G

Complete if the property is a contributing or non-contributing resource to a NR district/property:

Name of the District/Property: _____

Inventory Number: _____ Eligible: yes no Listed: yes no

Site visit by MHT Staff yes no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

Holly Hill is an altered Modern Movement-influenced garden apartment complex in Prince George's County, Maryland. It is located south of Pennsylvania Avenue (MD 4) and east of Donnell Drive in Forestville. Constructed on three parcels totaling approximately 18.5 acres, the complex includes 14 apartment buildings, an office and community lounge, and a maintenance building. The apartment buildings are arranged end to end along driveways, and the spaces between buildings comprise parking areas and shared courtyards. Access to the apartment complex is provided from Donnell Drive via Donnell Place.

Donnell Place leads uphill/east from Donnell Drive to a landscaped traffic circle marking the entrance to the complex. Driveways leading throughout the complex to the north, east, and south radiate from the circle. The apartment buildings are arranged in linear fashion along the driveways, which feature pull-in parking directly in front of each building. The complex's arrangement takes advantage of the existing topography. Driveways occupy the highest ridges, and apartment buildings stand along both sides. Sited against the hillsides, the buildings are three stories tall along the driveways and four stories tall at the rear.

Each apartment building is composed of a series of three or four identical, flat-roofed three-bay sections with distinct front and rear elevations. The three-story elevation facing the driveway and parking areas is the primary, front facade. Rear elevations are four stories tall and adjoin landscaped common areas between the buildings.

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
MHT Comments:	
<u>Jim Juliano ✓</u> Reviewer, Office of Preservation Services	<u>3/24/2014</u> Date
<u>[Signature]</u> Reviewer, National Register Program	<u>3/24/14</u> Date

At the facade, each unit is three bays wide with a recessed central stairwell. A cantilevered flat-roofed canopy shelters the ground-floor entrance, and a decorative concrete block brise soleil screens the two upper levels. The metal stairs have open risers and a split foyer/entry configuration; at the entrance, a half flight of stairs leads down to the ground floor and a half flight leads up to the second level. Each landing features a shared vestibule that includes a flush wood door with a transom and single sidelight. In many cases, the vestibule door is painted a bright red-orange, a stark contrast to the reserved buff colors apparent on the exterior. The vestibule leads to two individual apartment entrances on each level.

Solid brick piers on either side of the stairwell define the entrance, separating it from the flanking window bays. The window bays are slightly recessed and comprise paired aluminum-framed sliding sash windows at each level. Two-toned metal panels define each level and give the impression of mullions and spandrels within a curtain wall. Brick piers, further recessed from those flanking the entrance, frame the windows and close each unit.

Each section's rear elevation also consists of three bays, comprising a central window bay and flanking balcony bays. A shared party wall between the interior apartments divides the narrow floor-to-ceiling center bay windows into paired units. Each window includes two lights, and the taller upper component is an operable metal casement window. In many apartments, fixed vinyl-clad unit replaces this casement window. As on the facade, these windows are accented by metal panels and are set within a wide brick wall.

Exterior living space comprises the end bays of each three-bay unit. The balconies and patios project from the unit but have recessed rear walls. Floor-to-ceiling windows and plate-glass sliding doors open onto each balcony. The ground level apartments at the rear are not accessible from the facade; these are instead accessed from the rear elevation via covered patios beneath the balconies. Entrance doors are flush wood or metal instead of the plate glass present on the balconies above. The balconies are wood-framed with nailed and riveted connections. Railings consist of rectangular metal panels surmounted by a flat wood handrail. Balconies and patios located at the end of a building wrap the corner, and the plate-glass windows continue in the same manner.

In addition to the continuation of balconies and patios from the rear elevation, each side elevation includes a central window bay comprising one-by-one sliding sash windows. The windows include metal panel accents and are placed high on the wall, suggesting the location of a bathroom or utility room. The building's flat roof continues unbroken from the balcony bay across the entire side elevation, resulting in a deep overhang.

The complex also contains an office, community lounge, and swimming pool. The office and lounge are housed in a long, one-story side-gabled building south of Donnell Place at the entrance to Holly Hills. The building is oriented on a northeast-southwest axis and is constructed of the same brick present on the apartment buildings. The gabled roof is covered with cedar shake shingles and has wide overhanging eaves. The office is accessed via the building's northeast elevation. Here, the northwest corner is glazed with floor-to-ceiling plate glass windows, and a plate glass door opens onto a broad concrete patio sheltered by an extension of the gabled roof.

The lounge entrance is located along the building's west elevation. A half barrel vinyl awning leads to a recessed door. Vertical grooves in the brick wall on either side of the doorway provide a decorative accent. The front of the barrel vault is marked, "Wood Land Café at Holly Hill."

A V-shaped swimming pool and octagonal wading pool are located immediately east of the office and lounge. A concrete patio surrounds the pool and encompasses a wood-framed pavilion to the east. The pavilion has a gabled roof similar to that of the office and lounge. Another pavilion extends northwest from the office and lounge, helping screen the pool from the main entrance to the

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Date

Reviewer, National Register Program

Date

north.

A maintenance building, stylistically similar to the office and lounge, stands at the southwest corner of the property. The building is brick and has a cedar shake roof with wide overhanging eaves. With a single entrance flanked by plate glass windows and what appears to be an enclosed two-car garage, the building has the appearance of a single-family Ranch house.

The apartment buildings' balconies and patios overlook shared courtyards planted with grass and shade trees. A combination of asphalt trails and concrete sidewalks lead between the buildings. Amenities within the landscaped common areas include a tennis court, basketball court, playgrounds, a wood-framed gazebo, grills, trash receptacles, picnic tables, and benches. The furniture is characterized by the use of tubular metal frames and wood plank surfaces.

Concrete sidewalks extend throughout the complex, along roads and parking areas and within the landscaped common areas. Sidewalks with stairs include painted tubular metal rails. Low wood barriers, comprising a single broad rail sandwiched between paired square posts with angled tops, appear throughout the complex and function in both vehicular and pedestrian contexts. Stacked fieldstone retaining walls are found at the pool area and along the entrance traffic circle.

History/Context

In the early 1950s, the federal government developed a dispersal program in which federal facilities and personnel would be decentralized to assure the continuity of vital government operations in the event of an enemy attack. The program included the construction of a circumferential highway around Washington, D.C., to connect employees to their new workplaces. Construction of the Capital Beltway, as it would be called, began in the mid-1950s and was completed in August 1964. The project spurred construction of new connector roads throughout Maryland and Virginia, including MD 4 in Prince George's County. This road, constructed as a dual highway extension of Pennsylvania Avenue, bypassed the older and narrower Marlboro Pike to the north. The Maryland State Roads Commission began planning for the new road in 1955 and completed the highway to Andrews Air Force Base (Joint Base Andrews) in 1961.

New road construction spurred rapid growth in Maryland southeast of Washington, D.C. In the Forestville area, development shifted from the Marlboro Pike to the new MD 4, as new shopping centers, subdivisions, and apartment complexes were constructed along the highway. Along the five-mile stretch of MD 4 between the District line and the new Capital Beltway, thirteen apartment complexes were completed between 1960 and 1970. The area offered convenient access to downtown Washington, and the beltway shortened the distance to the surrounding suburbs and satellite employment centers such as Andrews Air Force Base. A 1964 article in the Washington Post noted the recent explosion of apartment buildings, shopping centers, and industrial complexes along the new Beltway and its influence on housing choices made by those in the District and the surrounding suburbs.

The majority of new apartment construction in Prince George's County following World War II involved large-scale garden apartment complexes. Garden apartment buildings were typically two and no more than three stories tall. Each building comprised at least four dwelling units, and individual apartments were accessible through a single public entrance. The buildings had no elevators; interior stairwells led to the upper-level apartments. Although individual garden apartment buildings were constructed in established, higher-density neighborhoods, larger garden apartment complexes most commonly at least two buildings sited on a large suburban parcel. The buildings did not conform to existing street grids but were oriented to the surrounding topography, allowing for greater exposure to light and views. Automobile access was generally limited to the perimeter, leaving open spaces between buildings that were not penetrated by vehicular traffic. Instead, the buildings formed landscaped courtyards planted with grass, trees, small shrubs, and flowers. With landscaped open space, views, and a degree of privacy, the garden apartment complex provided many advantages of a suburban lifestyle, but was a low-cost alternative to purchasing a home. In addition, many apartment complexes included recreational facilities and other amenities as an enticement for renters.

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The need for cost-efficient construction limited most apartment complexes to reserved formal and stylistic expressions. With standardized, identical units, variety was achieved through the layout of the buildings on the site. Staggered rooflines and interlocking units formed a range of exterior spaces and avoided a monotonous appearance. Simple stylistic elements such as cornices, doorways, windows and transoms, moldings, and roof forms unified the buildings. The majority of early apartment complexes were designed in the Colonial Revival style, although many incorporated various Art Deco and Art Moderne motifs. After 1950, Modern Movement styles became more prevalent in apartment design.

Modern Movement apartment complexes have minimal applied ornament and often incorporate contemporary materials such as concrete, steel, and plate glass. Like the Ranch house popularized during the same time period, Modern Movement complexes emphasize the relationship between interior and exterior space with large picture windows, patios, and balconies. Stylistic expression is accomplished primarily through the use of form and material.

Holly Hill was platted in May 1963 by Daniel J. Kehoe and Robert F. Koch as principals of Holly Hill Associates. As Koch and Kehoe, a Bethesda-based general contracting firm, the pair was active during the early 1960s in apartment construction and development in the Washington, D.C., suburbs of Maryland and Virginia. Other Koch and Kehoe apartment projects included Country Club Gardens in Rockville, Maryland (1960), Stone Gate Apartments in Suitland, Maryland (1961), Falls Plaza in Falls Church, Virginia (1962), Spring Lake in north Bethesda, Maryland (1963), Cherry Hill in Landover Hills, Maryland (1963), and the Wilson Bridge Apartments near Oxon Hill, Maryland (1964).

Robert Calhoun Smith (1925-1992) served as architect for each of the Koch and Kehoe apartment projects, and he was also the architect for Holly Hill. Smith was born in Little Rock, Arkansas, in 1925. He earned a degree in architecture from Rice University in 1947 and worked at a variety of architectural firms over the next several years. He became Office Manager at Charles M. Goodman, Associates, in Washington, D.C., in 1950 and served in that capacity until organizing his own firm in 1959. Under his own name, Smith designed church buildings in Maryland and Virginia as well as additional apartment complexes, including Mattapony Manor (1962) northeast of Bladensburg, Maryland. During his later career, Smith designed a number of office buildings in Washington, D.C. From 1981 until its completion in 1990, he served as superintendent architect of the Washington National Cathedral.

Smith consistently used the same formal and stylistic motifs in each of his Koch and Kehoe garden apartment designs. The buildings have distinct front and rear elevations, and where the topography allows, they are an additional story at the rear. Full height facade entrances feature open stairwells screened by a signature decorative concrete block brise soleil. Each building has a sunken ground level with a half flight of stairs descending to the ground floor and half flight rising to the first upper floor. This configuration was commonly employed in garden apartment complexes and gave the advantage of fewer flights of stairs to reach the upper levels. The buildings have flat roofs with wide overhanging eaves. The one exception is Wilson Bridge Apartments, which features a central hipped roof that transitions to an overhanging flat roof.

Holly Hill was one of Smith's later apartment designs. Construction began in July 1963 and the apartments opened the following spring. Early advertisements from April 1964 proclaimed the complex's proximity to nearby shopping and access to the Capital Beltway, Andrews Air Force Base, and the U.S. Census Bureau in Suitland. By June 1965, a third and final phase of construction was completed, bringing the total number of units to 416. Advertised amenities included living room draperies, a television antenna, refrigerators, garbage disposals, and large balconies. The complex included one, two, and three bedroom apartments; monthly rates ranged from \$117.50 to \$173.50, utilities included. These rates were slightly higher than at other garden apartment complexes along MD 4.

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The 1960s apartment boom contributed 50,000 garden apartment units to Prince George's County, accounting for nearly 50 percent of the county's total housing supply. As early as 1965, the Prince George's County Planning Board was rejecting new zoning requests for garden apartments in the Forestville area. A public backlash in the 1970s grew from concerns about an increasingly transient population. During the 1980s in adjacent Montgomery County, condominium conversions became a growing trend as would-be homeowners were priced out of single-family houses close to Washington. As affordable rental units dwindled, Montgomery County instituted restrictions on the conversion of apartments into condominiums. Prince George's officials, however, encouraged condominium conversion, hoping to build a stronger and more stable tax base.

In 1982, John J. Grady and Grady Management, Inc., subdivided Holly Hill into individual condominium units. By November of that year, 75 units had sold at prices ranging from \$30,000 for a one-bedroom unit to \$50,000 for a two-bedroom unit. The complex's location on Pennsylvania Avenue and views from two sides of each unit were important selling points.

The surrounding area, a busy suburban residential and commercial corridor, has changed little since Holly Hill opened in 1964. The complex has undergone minor changes since that time, including the addition of metal handrails along walkways, a chain link fence around the pool, and new paint. The Wood Land Café located in the community lounge closed at an unknown date. Following the condominium conversion, alterations to individual units were more frequent and less controlled, as owners made updates at different rates. Numerous incompatible window types are now used as replacements, disrupting the buildings' unified appearance.

Significance Evaluation

Holly Hill was evaluated for significance under National Register of Historic Places (NRHP) Criteria A, B, and C.

Holly Hill is representative of the type and style of suburban expansion surrounding Washington, D.C., in the decades following World War II. The apartment complex is typical of garden apartment complexes in Maryland and is a basic example of the type commonly built in Prince George's County in the mid-twentieth century. Holly Hill is not an early example, and the complex has not been shown to have had a significant influence on subsequent apartment design. Furthermore, the property is not known to be associated with any other events that have made a significant contribution to the broad patterns of history. Therefore, the property is not eligible under Criterion A.

Research has not shown that the property is associated with merchants, professionals, civic leaders, or politicians important within the suburban context, or with the lives of other persons significant in the past. Therefore, the property is not eligible under Criterion B.

Holly Hill is a basic example of Modern Movement-influenced garden apartment complexes in Maryland and Prince George's County. Designed by Robert Calhoun Smith, Holly Hill exhibits standard stylistic elements typical of Modern Movement garden apartment complexes and characteristic of Smith's other apartment commissions, including large plate-glass windows, patios and balconies, and an overhanging roofline. Smith worked on apartment complexes for only a brief period during his career near the end of the garden apartment's popularity. He is not known for his apartment designs and his work is not known to have influenced later architects. Since its construction, alterations to the windows of numerous Holly Hill apartment units have changed its appearance and negatively impacted the complex's integrity of design and materials. Therefore, because Holly Hill does not convey any distinctive characteristics or artistic value and has been altered, the property is not eligible under Criterion C.

Holly Hill was not evaluated under Criterion D as part of this assessment. Based on the criteria evaluated, Holly Hill is not eligible for listing in the National Register of Historic Places.

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The boundary for the property encompasses 18.5 acres and is confined to the following plats found on Prince George's County Tax Map 0089 (2014): 112075, 114084, and 116095.

Works Consulted

Conroy, Sarah Booth. "Those Days (and Nights) in Court: Form and Function." The Washington Post, February 16, 1975: E1.

Kuhn, Patti, Laura V. Trieschmann, and Megan Rispoli. Apartment Buildings and Apartment Complexes in Prince George's County, Maryland: 1934-1955. National Register of Historic Places Multiple Property Documentation Form, National Park Service, Washington, D.C.: E.H.T. Tracerics, Inc., 2005.

McAlester, Virginia & Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 2005.

KCI Technologies. Suburbanization Historic Context and Survey Methodology. Hunt Valley, Maryland: Maryland DOT and Maryland SHA, November 1999.

The Washington Post, Times Herald. Advertisement. "Holly Hill." April 12, 1964: D14.

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The Washington Post. Advertisement. "Sunrise. Sunset." April 16, 1982: W55.

The Washington Post. "Robert C. Smith, Architect, Dies at 67." November 19, 1992: C4.

The Washington Post. "Senate Unit Votes, 9-1, for Dispersal." April 12, 1951: B1.

The Washington Post. "Senators Ask Plan for D.C. Belt Highway." March 8, 1951: 2.

The Washington Post. "Wilson Bridge Apartments Started." August 24, 1963: E3.

The Washington Post, Times Herald. "416 Apartments Started." July 6, 1963: D12.

The Washington Post, Times Herald. "72-Unit Falls Plaza to Be Built." July 29, 1961: B9.

The Washington Post, Times Herald. "Apartments in Falls Church." December 1, 1962: D7.

The Washington Post, Times Herald. "Attorney and Son Build Apartments." July 23, 1960: B4.

The Washington Post, Times Herald. "First Section Renting at Cherry Hill." May 25, 1963: C17.

The Washington Post, Times Herald. "Garden Apartment Bid Rejected for Suitland." January 14, 1965: F1.

MARYLAND HISTORICAL TRUST REVIEW

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- The Washington Post, Times Herald. "Garden Apartment Moratorium Asked." March 17, 1971: F1.
- The Washington Post, Times Herald. "Holly Hill Near Finale." May 23, 1965: L2.
- The Washington Post, Times Herald. "Mattapony Manor to Grow." March 24, 1962: D6.
- The Washington Post, Times Herald. "New Stone Gate Apartments in Prince Georges." March 4, 1961: B16.
- The Washington Post, Times Herald. "New Wilson Bridge to Open in April." May 28, 1961: D23.
- The Washington Post, Times Herald. "Night Lights Enhance Spring Lake." February 8, 1964: E1.
- The Washington Post, Times Herald. "Three Big Maryland Road Projects Will Be Opened to Traffic on Monday." November 29, 1959: 28.
- Tolbert, Kathryn. "Prince George's: Planners Face Problems as Rentals Attract Transient Population." The Washington Post, April 30, 1981: MD1.
- Willmann, John B. "Beltway Attracts New Apartments." The Washington Post, Times Herald, September 5, 1964: E1.
- . "They Come from Here and There: Apartments Analyzed for Origins of Tenants." The Washington Post, Times Herald, January 18, 1964: E1.

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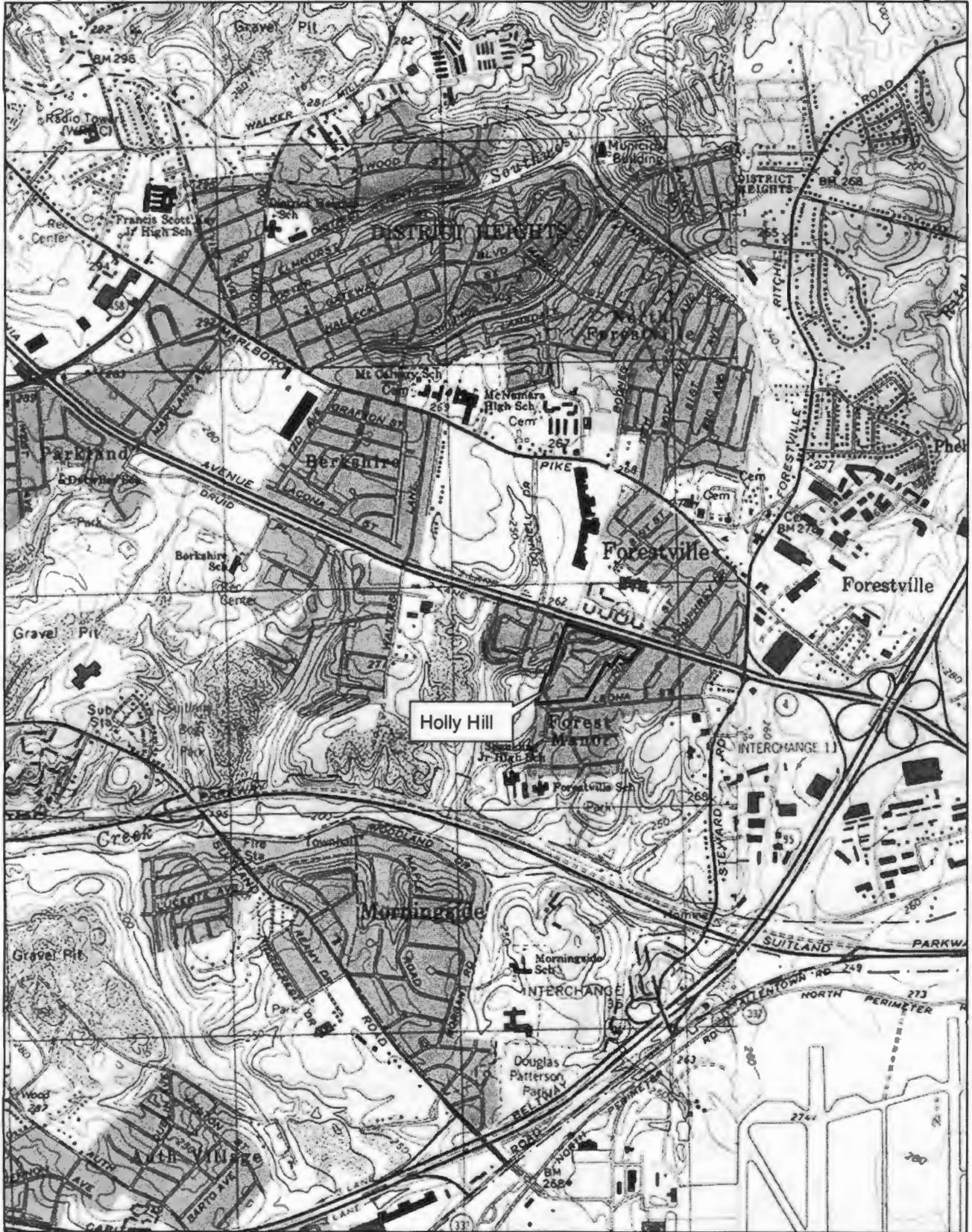
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USGS 7.5' Quadrangle - Anacostia
1:24,000





Holly Hill
Condominium

NO LEFT
TURN

PG: 75A-72

Holly Hill

Prince Georges Co MD

M. Manning

11/21/13

MD suppo

Entrance traffic circle; view NE from south of
Donnell Place

4/19

NO
LEFT
TURN

Holly Hill
7200 - 7270 ↑
7201 - 7241 ↑
7300 - 7330 →
7203 - 7211 →
7100 - 7106 ←
NO SOLICITING



PG: 75A-72

Holly Hill

Principles Co MD

M. Manning

11/21/13

MD 8440

Front office; view east from traffic circle

2/19

7208-14+
+7216-24



PG: 75A-72

Holly Hill

Prince Georges Co. MD

M. Manning

4/21/13

MD steps

View east along central driveway

3/19



PG: 75A-12

Holly Hill

Prince Georges Co. MD

M. Manning

11/21/13

MD SHPO

View NW along north driveway

4/19



PG: 75A-72

Holly Hill

Prince Georges Co. MD

M. Manning

11/21/13

MD SHPO

View north through apartment complex from south driveway

5/19



7006

FIRELANE
NO
PARKING
FIRE DEPT
ONLY

PG: 75A-72

Holly Hill

Prince Georges Co MD

M. Manning

11/21/13

MD strip

Typical building; oblique view with facade

6/19



PG: 75A-72

Holly Hill

Prince Georges Co MD

Mr Manning

11/21/13

MD supps

Typical building; oblique view with rear elevation

7/19



7200-06
7171-79

7200

PG: 75A-72

Holly Hill

Prince Georges Co MD

M. Manning

11/21/13

MD SHPO

View east to unit 7200 at traffic circle

8/19



7300

RESERVED

PG: 75A-72

Holly Hill

Prince Georges Co. MD

M. Manning

11/21/13

MD 5HP0

Entrance and parking at Whit 7300; view north

9/19



7308-14
7213-21

PG: 75A-72

Holly Hill

Prince Georges Co. MD

M. Manning

11/21/13

MD SHPO

Typical side elevation showing elevation change

10/19



7205

P6: 75A-72

Holly Hill

Prince George's Co-MD

M. Manning

11/21/13

MD steps

Rear elevation at unit 7205 overlooking pool; view east

11/19



PB: 75A-72

Holly Hill

Prince Georges Co. MD

M. Manning

11/21/13

MD Stgo

Rear elevation at units 7218-7220; view SE

12/19



7174

PG: 75A-72

Hilly Hill

Prince Georges Co. MD

M. Manning

11/29/13

MD SHP

Typical facade stairwell entrance

13/19

7213



PG- 75A-72

Holly Hill

Prince Georges Co- MD

M. Manning

11/21/13

MD SHPo

Typical patio entrance at ground-level apartment

14/19



PG: 75A-72

Holly Hill

Prince George's Co. MD

M. Manning

11/21/13

MD SHPo

Landscaped courtyard; view NE

15/19



PG: 75A-72

Holly Hill

Prince Georges Co. MD

M. Manning

W/21/13

MD SHPO

Courtyard w/ gazebo and tennis court; view east

16/19



PG: 75A -12

Holly Hill

Prince Georges Co MD

M. Manning

11/21/18

MD SHPO

Pool area with office and community lounge; view west

17/19



PG: 75A-72

Holly Hill

Prince Georges Co. MD

M. Manning

11/21/13

NO SHPS

Pavilion at east end of pool; view NW

18/19



7301

Full-Size
Commercial
Van
1990-1991
1-800-854-3333

PB:75A-72

Holly Hill

Prince Georges Co MD

M. Manning

11/21/13

MD sthp-

Maintenance building, with facade

19/19