

CAPSULE SUMMARY**PG: 76A-44-001****Walton-Fotouhi House****3516 29th Avenue****Hillcrest Heights, Prince George's County, Maryland****c. 1949****Private**

The Lustron House at 3518 29th Avenue in Hillcrest Heights, Maryland, is significant for its architectural character and contributions to engineering. This house is one of three Lustron houses constructed in Hillcrest Heights in the mid-twentieth century. Closely associated with federally subsidized efforts to alleviate the post World War II housing shortage, Lustron Houses are integral to the history of housing in the United States. Although not widely employed, Lustron Houses contribute to the post war development of the residential landscape funded primarily through government programs. As such, they are part of a long history of federally subsidized housing efforts, although characterized by innovations that seem remarkably daring in the context of federal housing programs—particularly given the strength of the conventional homebuilding industry at this time. Further, Lustron Houses are significant for their contributions to prefabricated metal housing technology of the era as the manufacturing techniques utilized assembly line production directly influenced by the automobile industry. Porcelain-enameled steel panels were an innovative advancement for prefabricated housing construction, particularly as utilized in the single-floor modern ranch house plan that provides Lustron Houses with their unusual appearance. Their failure to capture a viable market is attributable perhaps to a nation that was truly ill-prepared to embrace modernity within the dearly-held institution of the single-family dwelling. The house at 3518 29th Avenue retains sufficient integrity to convey its significance as a Lustron house constructed in the Maryland suburbs of Washington, D.C., in the post World War II era.

This dwelling is the two-bedroom, Deluxe Westchester model. Designed to emulate the ranch form, the *steel frame dwelling* rests on a concrete slab foundation. Porcelain-enameled, steel panels measuring two feet by two feet are bolted to the steel frame. The gable roof is covered with enameled steel shingles and finished with overhanging eaves. An interior, metal-clad chimney completes the roofline. A defining feature of the Westchester model is the integral porch sheltering the main entry. Located in the southwest corner of the dwelling, the porch is held up by a metal pole with an angled gutter attached with a curved support. Sheltered by the integral porch on the façade (southwest elevation), the single-leaf main entry holds a flush metal door with large central light. Flanking the porch to the north is a large opening with a two-light sliding vinyl window. All window openings on the main block feature original enameled-steel lintels and sills with modern interpretations of the quirked cyma reversa.

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Inventory No. PG: 76A-44-001

1. Name of Property (indicate preferred name)

historic Walton-Fotouhi House
other _____

2. Location

street and number 3516 29th Avenue _____ not for publication
city, town Temple Hills _____ vicinity
county Prince George's

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

name Redshift LLC
street and number 8605 Cameron Street telephone _____
city, town Silver Spring state MD zip code 20910-3710

4. Location of Legal Description

courthouse, registry of deeds, etc. Prince George's County Courthouse liber 32122 folio 355
city, town Upper Marlboro tax map 88 tax parcel 12 tax ID number 06 0643494

5. Primary Location of Additional Data

- Contributing Resource in National Register District
 Contributing Resource in Local Historic District
 Determined Eligible for the National Register/Maryland Register
 Determined Ineligible for the National Register/Maryland Register
 Recorded by HABS/HAER
 Historic Structure Report or Research Report at MHT
 Other: PG: 76A-044 Hillcrest Heights Survey District

6. Classification

Category	Ownership	Current Function		Resource Count	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture	<u>1</u>	<u>0</u> buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion	_____	_____ sites
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> social	_____	_____ structures
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation	_____	_____ objects
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	<u>1</u>	<u>0</u> Total
		<input type="checkbox"/> government	<input type="checkbox"/> unknown		
		<input type="checkbox"/> health care	<input type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> industry	<input type="checkbox"/> other:		
				Number of Contributing Resources previously listed in the Inventory	
				<u>0</u>	

7. Description

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Condition

excellent deteriorated
 good ruins grassy
 fair altered

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

This Lustron House is located at 3516 29th Avenue in Temple Hills, Maryland. Situated approximately one mile from the southeastern border of the District of Columbia and within the Capitol Beltway, this is one of three Lustrons clustered within the subdivision of Hillcrest Heights. The two other houses are also located on 29th Avenue, one across the street, 3517 29th Avenue and one directly southeast, 3518 29th Avenue. Constructed circa 1949, this Lustron House is setback approximated thirty feet from the road on a lot with a southwest slope. Mature trees and shrubs surround the dwelling. A brick walkway leads to the front door and an asphalt drive-way is located northwest of the dwelling. A one story addition is located off of the rear (northeast) elevation. The rear of the property is enclosed with a low, chain-link metal fence.

DWELLING

Constructed circa 1949, this one-story dwelling is the two-bedroom, Deluxe Westchester model produced by the Lustron Company in Columbus, Ohio. This Lustron House is a front-gabled, two-bay dwelling. Designed to emulate the ranch form, the steel frame dwelling rests on a concrete slab foundation. Porcelain-enameled, steel panels measuring two feet by two feet are bolted to the steel frame. The gable roof is covered with enameled steel shingles and finished with overhanging eaves. An interior, metal-clad chimney completes the roofline. Vertical enameled steel panels fill the upper gable ends. A defining feature of the Westchester Model is the six-by-twelve cutout that creates an integral porch sheltering the main entry. Located in the southwest corner of the dwelling, the porch is held up by a metal pole with an angled gutter attached with a curved support. A curved steel pipe with an angled gutter supports the porch.

Sheltered by the integral porch on the façade (southwest elevation), the single-leaf main entry holds a flush metal door with large central light. Flanking the porch to the north is a large opening with a two-light sliding vinyl window. All window openings on the main block feature original enameled-steel lintels and sills with modern interpretations of the quirked cyma reversa.

The southeast (side) elevation has two large window openings with two-light, sliding vinyl replacement sash. The western bay projects to the end of the eave. Fenestration of the northwest (side) elevation consists of a large and a small window opening, both with two-light, vinyl-sash sliding replacement windows. Located in the middle bay is a single-leaf, flush metal door.

A one-story, front-gabled addition is located on the northeast (rear) elevation. Based on its form and materials, this addition appears to have been constructed c. 2005. Set on a raised foundation, the addition is constructed of concrete block and benefits from a metal square panel veneer. This finish emulates the original Lustron panels utilized on the main block. Asphalt shingles cover the front-gabled roof, which is set slightly above the roofline of the main block while keeping the same pitch. An exterior-end, brick chimney with a plain cap is located on the rear (northeast) elevation of the addition. Two-light, vinyl

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sliding windows resting on rowlock brick sills are located on all sides of the addition. A wooden deck extends off of the rear of the addition.

INTEGRITY

The Lustron House at 3516 29th Avenue has a moderate level of integrity of design, feeling, materials, and workmanship due to the painting of the porcelain enameled steel panels, rear addition, replacement original aluminum windows, and alteration of the interior floor plan. The integrity of location, setting and association remains high and displays how Lustrons were individually purchased and sited. Despite the paint on the steel panels, each individual panel remains clearly visible. Even with the rear addition, which is sympathetic in design, materials, and scale, this Lustron House is easily identified as the Westchester Model. In comparison, the neighboring Lustron House at 3518 29th Avenue remains unaltered and displays a significantly higher level of integrity.

Overall, the Lustron House at 3516 29th Avenue maintains a moderate level of integrity.

8. Significance

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Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input checked="" type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: <u>Local History</u>

Specific dates c. 1949 **Architect/Builder** Lustron

Construction dates c. 1949, c. 2005

Evaluation for:

National Register

Maryland Register

not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

STATEMENT OF SIGNIFICANCE

The Lustron House at 3518 29th Avenue in Hillcrest Heights, Maryland, is significant for its architectural and engineering contributions. Federally subsidized, Lustrons are integral to the history of housing in the United States following World War II. Lustrons contributed to the post war development of the residential landscape which was funded primarily through government programs. As such, they are part of a long history of federally subsidized housing efforts, although characterized by innovations that seem remarkably daring in the context of federal housing programs, particularly given the strength of the conventional homebuilding industry at the time.¹ Constructed of prefabricated metal, Lustrons mark an unparalleled era of design and assembly line production in the home building industry. Utilizing the latest in sciences, Lustrons were clad in porcelain-enameled steel panels yet retained a familiar modern ranch house plan. The Lustron Corporation produced almost 2,500 houses between 1948 and 1950. While ultimately unsuccessful, as practical, affordable housing for the average family, Lustrons represent one of the most ambitious campaigns in private residential construction to infuse modernity throughout everyday life.²

As noted by Cynthia Liccese-Torres and Kim A. O'Connell, the few remaining Lustrons are "significant not just as an American housing experiment and architectural icon, but as an unprecedented preservation challenge."³ The dwelling at 3516 29th Avenue retains sufficient integrity to convey its significance as a Lustron house constructed in the Maryland suburbs of Washington, D.C. in the post World War II era.

¹ Patricia Garbe Morillo, "Lustrons in New Jersey," National Register of Historic Places Inventory – Multiple Property Listing (New Jersey: 2000).

² Patricia Garbe Morillo, "Lustrons in New Jersey," National Register of Historic Places Inventory – Multiple Property Listing (New Jersey: 2000).

³ Cynthia Liccese-Torres and Kim A. O'Connell, "The Illustrious Lustron: A Guide for the Disassembly and Preservation of America's Modern Metal Marvel" (Arlington, Virginia: Arlington County, 2007), 3.

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HISTORIC CONTEXT

LUSTRON CONTEXT

Between 1948 and 1950, the Lustron Corporation of Columbus, Ohio produced pre-fabricated houses of porcelain-enameled steel that were shipped across the United States. The Lustron Corporation was led by Carl Strandlund, who had first entered the porcelain-enameled steel industry as an employee of Chicago Vitreous Enamel Products Company in April 1942. Initially focused on producing steel enamelware for household appliances, Chicago Vitreous later developed high-grade steel enameled panels used for storefronts, interior walls, and other architectural uses under the name Porcelain Products Company, which was the first to trademark the "Lustron" product name.⁴

In the late 1930s, the Porcelain Products Company contracted with the Standard Oil Company of Indiana to produce gas stations constructed of enameled steel. By the mid-1940s, steel had come under regulation of the federal government due to shortages caused by World War II efforts. In 1946, Strandlund (by this time named vice-president and general manager of Chicago Vitreous) traveled to Washington, D.C., in order to secure steel from the Civil Production Administration (CPA) for gas station production.⁵ The CPA, concerned with a growing post-War housing shortage, instead encouraged Strandlund to consider using the porcelain enameled steel components for pre-fabricated housing.⁶

Strandlund hired architects Ray Blass and Morris Beckman to draw up concept plans for a prefabricated steel home to present to officials.⁷ The resulting prototype, called the "Esquire," was a two-bedroom house featuring built-in shelves and cabinets, radiant heating, and large picture windows.⁸ The house was decidedly modern in construction, with every surface made of porcelain-enameled steel, with the exception of its asphalt tile flooring and aluminum casement windows. In order to appeal to buyers, the architects designed the prototype in the ranch form, which was becoming increasingly popular in modern house construction.

Strandlund returned to Washington with the Lustron prototype and secured funding, which included a substantial Reconstruction Finance Corporation loan. Chicago Vitreous came to view the loans for the project as too risky, and as a result Strandlund formally set up the new "Lustron Corporation" on October 31, 1947. That same day, Strandlund resigned from Chicago Vitreous and purchased the Lustron trademark

⁴ Thomas T. Fetters, *The Lustron Home* (Jefferson, NC: McFarland & Company, Inc., 2002), 11.

⁵ National Register of Historic Places, Lustron Houses in Alabama, MPD, National Register # 64500008.

⁶ H. Ward Jandl, *Yesterday's Houses of Tomorrow* (Washington, D.C.: The Preservation Press, 1991), 184.

⁷ Thomas T. Fetters, *The Lustron Home* (Jefferson, NC: McFarland & Company, Inc., 2002), 18.

⁸ Lustron Houses in Alabama, MPD.

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and the machinery necessary to produce the dwellings.⁹ The new venture required a large manufacturing plant ideally located in the heart of the county. Strandlund choose a former Curtiss-Wright airplane plant in Columbus, Ohio, ranging six football fields in length, as the new home for the Lustron Corporation.¹⁰ Lustron houses were marketed across the country, and the first units to be produced at the plant were exhibit models to be showcased in major cities. The Lustron Corporation established a nationwide dealer network, recruiting well-financed men to act as sales representatives.¹¹ By the spring of 1949, 143 dealers were established across the country.

The Lustron Corporation developed and implemented cutting-edge production techniques. The production process included large presses that stamped out steel to make everything from exterior panels to the bath tub, modern welding techniques to effectively assemble the various wall sections, and mechanized porcelain-enameling procedures to provide a glass-like finish to both sides panels. Lustrons were built and assembled on an assembly line in a fashion similar to automobiles and then loaded strategically onto one tractor trailer truck for delivery to the dealer. The truck would then arrive at the prepared house site (all that was needed was a concrete slab) and would be unloaded as assembly progressed. The truck was packed in reverse order so that parts needed first were readily available. The houses came with a manual for the local builders to follow. The wall and roof trusses were assembled first, followed by the interior and exterior panels, and then the built-in amenities. Mechanical equipment was installed last.

According to advertising literature published by the Lustron Corporation, the houses were designed to resemble the "modified ranch style,"¹² and while several models existed, each was one-story, had a rectangular form, a gable-roof, and an exterior and interior skin of enameled-steel panels supported by a structural-steel frame. Houses could be purchased in one of four exterior colors: surf blue, dove gray, maize yellow, and desert tan. Designed similarly to the Esquire prototype, the "Westchester" became the first model available for public sale. The Westchester two-bedroom and the Westchester two-bedroom Deluxe became the most popular Lustron house models. The two-bedroom Westchester is easily identified by its integral front porch.¹³

The plant was designed to produce large quantities of houses, with Strandlund projecting that the plant could produce 100 houses every 23 hours. Unfortunately, production did not begin until November 1948, and the first Lustron house for public sale did not leave the manufacturing plant until January 1949.¹⁴ At

⁹ Thomas T. Fetters, *The Lustron Home* (Jefferson, NC: McFarland & Company, Inc., 2002), 37

¹⁰ Thomas T. Fetters, *The Lustron Home* (Jefferson, NC: McFarland & Company, Inc., 2002), 32-36.

¹¹ Jandl, 190.

¹² Thomas T. Fetters, *The Lustron Home* (Jefferson, NC: McFarland & Company, Inc., 2002), 69.

¹³ Thomas T. Fetters, *The Lustron Home* (Jefferson, NC: McFarland & Company, Inc., 2002), 67, 69, 71.

¹⁴ National Register of Historic Places, A New Standard for Living: Lustron Houses in Indiana, MPD.

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the peak of manufacturing in August 1949, only 26 houses were manufactured per day.¹⁵ Strandlund's plans to manufacture approximately 30,000 houses per year were never realized, and the Corporation fell far short of its goal. Between 1946 and 1950, when the Corporation folded, final production numbered less than 2,500 houses.

In 1950, due to non-payment of loans, the U.S. Government called-in its loans to the Lustron Corporation. Several major problems plagued the corporation, including the reluctance of lending institutions to finance mortgages for what was considered a non-traditional dwelling. Furthermore, a number of cities' building codes did not permit steel structures. While the initial cost of the homes were competitive, poorly trained assemblers and rising steel prices escalated the cost of a Lustron to more than traditional houses.

During the Lustron Corporation's brief period of production, its houses were built primarily in the eastern two-thirds of the country.¹⁶ A number of those houses were constructed in the Washington, D.C., metropolitan area. The Lustron Corporation first advertised in the region with the opening of an exhibition of a prototype house in May 1948 at New Hampshire Avenue and E Street, N.W. Upon its opening, the *Washington Post*, the *Times-Herald* and the *Star* carried picture stories in their Sunday editions.¹⁷ A July 1948 article in the *Washington Post* reported that prospective buyers could list their names for consideration at the exhibit house, although the manufacturer "reserves the right to give priorities to veterans and other qualified purchasers."¹⁸ The article noted that over 40,000 people had come to inspect the model and hundreds of calls for information about the houses had been received.

Hints of the Lustron Corporation's future problems were revealed in a 1948 article in *The Washington Post* that noted, "Naming of the local distributor had been held up for several weeks, pending completion of financing arrangements and other details. Name of the dealer was scheduled to be announced last Sunday, was later postponed to this weekend and has now been postponed indefinitely, it was learned."¹⁹ At the end of July 1948, Carlton Construction Corporation, led by president Charles Prins, was finally named area dealer and erector of Lustrons.²⁰ The area covered by Carlton Construction included Washington, D.C., Fairfax and Arlington Counties and the City of Alexandria in Virginia, and Montgomery and Prince Georges Counties in Maryland.²¹

¹⁵ Lustron Houses in Alabama, MPD.

¹⁶ A New Standard for Living: Lustron Houses in Indiana, MPD.

¹⁷ Thomas T. Fetters, *The Lustron Home* (Jefferson, NC: McFarland & Company, Inc., 2002), 49-50.

¹⁸ "Firm Taking Orders for Steel Home," *Washington Post*, July 18, 1948, pg. R2; ProQuest Historical Newspapers.

¹⁹ "Firm Taking Orders for Steel Home," *Washington Post*, July 18, 1948, pg. R2; ProQuest Historical Newspapers.

²⁰ Cynthia Liccesse-Torres and Kim A. O'Connell, "The Illustrious Lustron: A Guide for the Disassembly and Preservation of America's Modern Metal Marvel," 9.

²¹ "Lustron Names Dealer; 30 Units Per Year Allocated to D.C. Area," *Washington Post*, July 25, 1948, pg. R1; ProQuest Historical Newspapers.

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Located at 1013 15th Street, N.W., the Washington, D.C., area sales office opened on August 3, 1948. By the end of the summer more than 75,000 visitors had toured the model home and 1,500 prospective buyers were on the waiting list. While early projections stated that the first shipments to the area would occur by September 1948, it appears that the first permits in Virginia and Maryland were approved only by the end of that year. By August 1949, the Carlton Construction Company was no longer in business and MacFarlane Enterprises, located at 728 17th Street, N.W., had replaced them as the area dealer. Construction costs within the region rose rapidly, following a nationwide trend, and soon area Lustrons cost buyers \$9,188, not including the lot and amenities within the house.²²

While the Washington dealer initially had upwards of 1,200 buyers registered, only thirty houses were actually delivered.²³ Seven of those houses were delivered to Maryland, five of which were constructed in Prince George's County and are currently extant. Manufactured for less than four years, the failure of the Lustron was a result of "poor timing, rising costs, inflexible codes and regulations, poor distribution network, and a lack of control over local housing markets."²⁴ In 1950, the Lustron Corporation declared bankruptcy, ending a postwar, prefabricated housing experiment.

HILLCREST HEIGHTS CONTEXT

The Lustron house at 3516 29th Avenue is located in the neighborhood of Hillcrest Heights. Hillcrest Heights is a mid-twentieth-century residential suburb in Prince George's County. The community is located just south of the southeastern boundary of Washington, D.C. and Prince George's County. Branch Avenue, a heavily traveled road, runs to the east of the neighborhood.

Prior to the platting of the first subdivision, the land that would become Hillcrest Heights was undeveloped and heavily wooded. The land was originally part of the eighteenth-century plantation known as Colebrooke, which was owned by the Addison family.²⁵ Prince George's County land records document that one of the *earliest* subdivisions in the area appears to be Section One of Good Hope Hills, which was

²² Torres and O'Connell, 9.

²³ Eric N. Dobson, "Architecture in Virginia: Lustron Homes in Arlington County, Virginia" (unpublished paper, School of Architecture, University of Virginia, 1992), 11.

²⁴ Tom Wolfe and Leonard Garfield, "'A New Standard for Living': the Lustron House, 1946-1950," in *Perspectives in Vernacular Architecture III*, edited by Thomas Carter and Bernard L. Herman (Columbia, Missouri: University of Missouri Press, 1989), 51.

²⁵ Prince George's County Planning Department, Maryland-National Capital Park and Planning Commission, "Preliminary Branch Avenue Corridor Sector Plan and Proposed Sectional Map Amendment" (Upper Marlboro, MD: M-NCPPC, September 2008), 13.

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platted in 1926 at the present-day intersection of Southern Avenue and Naylor Road.²⁶ However, the 1938 aerial image of the area shows no development, only farmland and wooded areas. Despite the lack of suburban development, which was commonplace in western Prince George's County in the first half of the twentieth century, Section One of Colebrooke was platted just east of Branch Avenue in 1940.²⁷ Many of the elements of the subdivision design reflected the planning guidelines and standards promoted by the Federal Housing Administration (FHA), such as the curvilinear plan, long uninterrupted blocks, proximity to public transportation, and adaptation of the design to the topography of the land. Adhering to the same planning principles, the Colebrook Development Corporation platted Section Two of Colebrooke one year later in 1941.²⁸ Several other small subdivisions were platted during World War II (1941-1945), but none of the lots were improved despite the burgeoning population that was prompting suburban development in many of the counties surrounding Washington, D.C.

Large-scale development in Hillcrest Heights began in earnest after World War II. Returning veterans and increasing numbers of federal workers poured into the area and needed affordable, safe, attractive, and well-planned communities. Anthony Carozza and his wife Anna Louise had amassed nearly 800 acres of land east of old Naylor Road in the early 1940s.²⁹ After the war, in 1946, Carozza platted Hillcrest Heights, which was named for the nearby Hillcrest neighborhood of Washington, D.C. Lots ranged in size, but averaged approximately 6,000 square feet.³⁰ Because of Prince George's County building restrictions, septic systems were prohibited on lots of less than 10,000 square feet, forcing Carozza to finance installation of a large portion of the water and sewer lines for the community.³¹

Prompted by Carozza's success, other developers began to move into Hillcrest Heights to take advantage of the affordable land. In the late 1940s and 1950s, Paul P. Stone, a Washington, D.C., real estate developer, began platting additional sections to Hillcrest Heights.³² Stone planned a 300-unit development of "all-brick ramblers." Buyers could choose from nine different plans, with prices beginning at \$12,750.³³ In 1948, one of Stone's designs was chosen as a *Washington Post* "Home of '48." The house was described as a "Monterey-Modern house" with a canopied terrace, "huge picture windows," and "a wall of glass brick," which separated one of the rooms.³⁴ One of builder John O. Aylor's houses in Hillcrest

²⁶ Prince George's County Land Records, Circuit Court, SDH 3:48.

²⁷ Prince George's County Land Records, Circuit Court, BB 8:18.

²⁸ Prince George's County Land Records, Circuit Court, BB 9:45.

²⁹ "History of Hillcrest Heights, Md.," http://genetics.med.harvard.edu/~depalma/steve/md/crp_hillcrest_bkgd.html, accessed 10 February 2008.

³⁰ Prince George's County Land Records, Circuit Court, BB 10:86.

³¹ "History of Hillcrest Heights, Md.," http://genetics.med.harvard.edu/~depalma/steve/md/crp_hillcrest_bkgd.html, accessed 10 February 2008.

³² "Paul P. Stone," *The Washington Post, Times Herald*, 10 July 1964, p. C3.

³³ "Three Levels and a Rambler," *The Washington Post*, 19 October 1947, p. R5.

³⁴ Lucia Brown, "Clear Colors, Modern Lines Used in Monterey Home of '48," *The Washington Post*, 8 September 1948, p. B9.

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Heights was also selected as a "Home of '49." The house, which sold for \$24,000, had previously won a design prize in *Better Homes & Gardens* magazine.³⁵

In the early 1950s, construction in the larger Hillcrest Heights area moved away from single-family detached houses, to "semi-detached" twin dwellings. Carozza began building Colonial Revival-style two-story twin houses with basements on the south side of Iverson Street. Constructed of concrete blocks faced with brick, the houses were 21 by 29 feet and 17 by 28 feet.³⁶ One of his twin houses was chosen as a "Home of '50" and was described as two units, each consisting of six rooms separated by a party wall. The house had a "convenient powder room" on the first floor and a "fully equipped kitchen approximately the same size as the living room." The three-bedroom units had air conditioning, a hot-water tank, garbage disposal, and "a handy broom closet. Each unit also had a basement with a separate entrance."³⁷ Carozza's basic twin dwelling sold for \$15,000, making it more accessible to a wider audience.³⁸ One of the many advantages of this development was its proximity to a new elementary school, junior high school, and shopping center.

The trend in building twin dwellings extended beyond Hillcrest Heights. Many builders in the Washington metropolitan area found that constructing twin houses provided "maximum convenience and luxury at minimum cost." During the Korean War (1951-1953), construction materials were scarce. Many were concerned about "The prospect of material shortages, tight mortgage financing and the inability of many prospective purchasers to buy under the stringent credit terms," which encouraged other builders to construct twin houses as well as garden-apartment complexes.³⁹ In keeping with this trend, in Hillcrest Heights, two large garden-apartment complexes were constructed on either side of Iverson Street in the 1950s.

The construction of twin dwellings continued throughout the 1950s. As a result, Hillcrest Heights has the largest concentration of twin houses in Prince George's County. Although Carozza originally constructed Colonial Revival-style twin houses, the designs became much more influenced by the Modern Movement and the desire of homebuyers who wanted new architectural styles and forms. *The Washington Post* noted in 1951 that new construction in the Washington metropolitan area was favoring designs from the Modern Movement. They wrote, "In keeping with the current trend in public taste, a majority of the homes...are of

³⁵ "22 Homes Reveal Advances in Construction, Financing," *The Washington Post*, 11 September 1949, p. F12; Conrad P. Harness, "One Firm Reports 47 Sales; Interest High in Furniture," *The Washington Post*, 18 September 1949, p. R1.

³⁶ "Carozza Plans 50 Dwellings," *The Washington Post*, 15 April 1951, p. R2.

³⁷ Fred H. Morhart, Jr. "2 Semi-detached and Rambler Put in Show," *The Washington Post*, 26 August 1951, p. R1.

³⁸ "Some Careful Thought Goes Into Storage, Work Spaces," *The Washington Post*, 9 September 1951, p. F11.

³⁹ Paul M. Herron, "Maximum Luxury at Minimum Cost," *The Washington Post*, 11 November 1951, p. R1.

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the rambler or modified rambler type.”⁴⁰ Indeed, even the twin houses in Hillcrest Heights reflected this trend. Rather than the traditional, two-story, square-plan designs, some twins were designed as two attached ranch houses or two attached split-foyers. Twin houses are typically concentrated in the subdivisions of Good Hope Hills, Oxon Run Hills, and Hillcrest Heights, while single-family detached houses are generally within the Colebrook, Hillcrest Estates, Hillcrest Gardens, and Hillcrest Terrace subdivisions.

Although Anthony Carozza and Paul Stone were the primary developers behind Hillcrest Heights, other builders and developers were also involved in the community. Between 1948 and 1958, the population of Hillcrest Heights grew from virtually zero to over 10,000 people. In addition to the sheer number of houses constructed in the neighborhood, the development of sewer lines, improvements on Branch Avenue, and the opening of the South Capitol Street Bridge (Frederick Douglass Bridge) all encouraged growth in the community. The opening of the South Capitol Street Bridge in 1950 was particularly important to Hillcrest Heights. The bridge had a ramp leading to the Suitland Parkway, which provided a direct connection to Hillcrest Heights and allowed residents a more convenient transportation route to and from the District of Columbia. The 1960 U.S. Census indicated that over 70 percent of employed residents in Hillcrest Heights worked outside of Prince George’s County.⁴¹

PROPERTY CONTEXT

In December, 1947, Eugene D. Petrey and Bernard B. Bishop conveyed approximately 25 acres known as the Section Two, Hillcrest Gardens to Paul P. Stone and his wife, Mary P. Stone. Paul, a noted real estate developer, came to Washington, D.C., in 1924 from his native Billings, Montana. Among his more notable achievements were the development of the Crestwood and Hawthorn subdivisions in Washington. In 1936, Stone’s exhibit “Home of Tomorrow” opened, “revealing to home lovers and prospective purchasers what scientific advances and latest building methods can be achieved in making a home as livable as it is beautiful.”⁴²

In November, 1948, Sargent L. Walton and his wife, Vivian E. Walton, purchased the property from Paul P. Stone, Inc.⁴³ The construction of the Lustron House is attributed to the Waltons, though it is possible

⁴⁰ Fred H. Morhart, Jr., “Two Dozen Post Homes of ’51 Open Today for Public View,” *The Washington Post*, 9 September 1951, p. F5.

⁴¹ “History of Hillcrest Heights, Md.,” http://genetics.med.harvard.edu/~depalma/steve/md/crp_hillcrest_bkgd.html, accessed 10 February 2008.

⁴² “Building Gains Ground in Vast Southeast, D.C.” *The Washington Post* (1923-1954), February 14, 1937, <http://www.proquest.com/> (accessed July 13, 2011).

⁴³ Paul P. Stone, Inc. to Sargent L. Walton and Vivian E. Walton, Prince George's County Land Records, 1085:474.

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Walton-Fotouhi Residence
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given Stone's acumen for the latest in building trends, Stone may have had the three clustered Lustrons built before their sale. Sargent was born on October 6, 1913 in Massachusetts to an American father and Canadian mother. Sargent's father was a salesman and deliveryman for a milk company in Massachusetts for most of his life.⁴⁴ Sargent served in the United States Navy during World War II. At least two deployments were identified within the muster rolls of the Navy. Vivian E. Walton was born on May 14, 1915 in Sarasota, Florida. The couple had a son, Glenn, born in 1948, who made *The Washington Post* when he and his friend were accidentally trapped in the garage of an unfinished house in Hillcrest Heights and rescued by their faithful dogs, Skip and Ike.⁴⁵

The Walton family resided in the house at 3516 29th Avenue for thirty years. In October, 1978, the Waltons conveyed the property to Duvall Tyler and his wife Doris Hamilton Tyler.⁴⁶ Nearly one year later, the Tylers sold the property to Clyde Dunn.⁴⁷ No information on the Tylers or Dunn could be located. Dunn conveyed the property to Horace M. Richburg and Angela M. Parson in December, 1980.⁴⁸

In 1981, Richburg and Parson conveyed the property to Abol F. Fotouhi, his wife Agnes Ryman Fotouhi, and their daughter, Farida Fotouhi.⁴⁹ Abol Fazl Fotouhi was born on May 14, 1910 in Maraghe, in the province of Azarbayjan in northern Iran. Fotouhi traveled to America on the vessel Albert Ballin, arriving in the port of New York City on New Year's Eve 1933. Abol and Agnes wed on February 5, 1938 and lived at 2815 14th Street, N.W.⁵⁰ The post-graduate trained scholar enlisted with the United States Army on September 15, 1943 at Fort Myer in Arlington, Virginia. Not yet a legal U.S. citizen, the newly married Fotouhi joined the military as a Private and attached to Company B, 32nd Battalion, 8th Regiment based at Fort McClellan, Alabama. His terms of enlistment were for the duration of the War, plus six months.⁵¹ Fotouhi became a naturalized American citizen on December 18, 1943 in the state of Alabama. In 1952, Fotouhi joined the Foreign Service and served for more than 20 years as a public affairs officer for the

⁴⁴ 1930 U.S. Federal Census, Salem, Essex, Massachusetts, Series 903, Page 13B, Enumeration District 267, Image 412.0, Sargent Walton.

⁴⁵ "Pal Together Again." *The Washington Post* (1923-1954), July 4, 1952. <http://www.proquest.com/> (accessed July 13, 2011).

⁴⁶ Sargent L. Walton and Vivian E. Walton to Duvall Tyler and Doris Hamilton Tyler, Prince George's County Land Records, NLP 5013:793.

⁴⁷ Duvall Tyler and Doris Hamilton Tyler to Clyde Dunn, Prince George's County Land Records, NLP 5202:258.

⁴⁸ Clyde Dunn to Horace M. Richburg and Angela M. Parson, Prince George's County Land Records, NLP 5385:540

⁴⁹ Horace M. Richburg and Angela M. Parson to Kenneth A. Lechter and Jeffrey B. Fisher, Trustees, for Abol F. Fotouhi, Agnes R. Fotouhi, and Farida Fotouhi., Prince George's County Land Records, 5385:542.

⁵⁰ National Archives and Records Administration (NARA), Washington, D.C.; *Manifests of Alien Arrivals at Buffalo, Lewiston, Niagara Falls, and Rochester, New York, 1902-1954*; Record Group: 85, *Records of the Immigration and Naturalization Service*; Microfilm Serial: M1480; Microfilm Roll: 38, Abol Fazl Fotouhi.

⁵¹ Electronic Army Serial Number Merged File, 1938-1946 [Archival Database]; World War II Army Enlistment Records; Records of the National Archives and Records Administration, Record Group 64; National Archives at College Park, College Park, MD.

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State Department in Japan, Brazil, Pakistan, Nigeria, Malawi, and Washington, D.C.⁵² While stationed in Japan, he ran the first American diplomatic mission in Hiroshima after the end of the American occupation (seven years after the atomic bomb). In May 2000, Abol Fazl Fotouhi died at the age of 82. Information related to Agnes Ryman Fotouhi could not be located. The couple's daughter Farida Mehri Fotouhi, owns a marketing and advertising company based in Los Angeles, California. Fluent in Japanese, Portuguese, Hausa, and French, Farida operated established a firm called Fotouhi Alonso. Growing quickly, the firm was one of LA's top mid-sized agencies for 20 years, working with clients such as Honda, Epson, the Los Angeles Department of Water and Power, and the FX Network. In 2001, she changed the name of the firm to Reality2.

In the fall of 2000, Janice B. Fotouhi, acting as personal representative of the Estate of Abol F. Fotouhi, conveyed the property to herself and Farida Fotouhi.⁵³

In October, 2010, the property was sold to Redshift, LLC.⁵⁴ The only information related to Redshift, LLC that could be ascertained is their location in Oxon Hill, Maryland. The property was for sale at the time of the 2011 on-site survey.

INTEGRITY

This Lustron presents a moderate level of integrity of design, materials, and workmanship. Although the original sash has been replaced with vinyl sash and the main entry holds a non-original door, the dwelling retains its character-defining molded metal sills and lintels. The rear addition has diminished, but not compromised, the dwelling's integrity of design. Clad in modern materials which mimic the Lustron panels, the addition's visibility from the public right-of-way is minimal. The Lustron House at 3516 29th Avenue has a high level of integrity of design, materials, and workmanship. All of the original exterior materials are extant, minus a replacement front door. Further, the interior floor plan, built-in features, and

⁵² Obituaries, "Abol Fazl Fotouhi," U.S. Department of State, <http://www.ef2c-lyon.com/browse.php?u=Oi8vMTk5Ny0yMDAxLnN0YXRiLmdvdi93d3cvcHVibGJjYXRpb25zL3N0YXRibWFnL3N0YXRibWFnX21heTIwMDAvb2JpdHVhcnkuaHRtbA%3D%3D&b=29>, accessed June 7, 2011.

⁵³ Janice B. Fotouhi to Janice B. Fotouhi and Farida-Mehri Fotouhi, Prince George's County Land Records, REP 14775:554.

⁵⁴ Farida Mehri Fotouhi and Janice Marie Bradley to Redshift, LLC., Prince George's County Land Records, PM 32122:355.

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materials remain unaltered. The integrity of location, feeling, setting, and association remain high and display how Lustrons were individually purchased and sited in suburban areas.

Overall, the Lustron at 3516 29th Avenue maintains a moderate level of integrity.

9. Major Bibliographical References

Inventory No. PG: 76A-44-001

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>.
Fetters, Thomas T. *The Lustron Home*. Jefferson, North Carolina: McFarland & Company, 2002.
Prince George's County Land Records.
The Washington Post.

10. Geographical Data

Acreage of surveyed property 0.1653
Acreage of historical setting 0.1653
Quadrangle name Anacostia Quadrangle scale: 1:24,000

Verbal boundary description and justification

The Walton-Fotouhi House at 3516 29th Avenue is located on a 0.1885-acre parcel on the east side of the street. 29th Avenue forms the western boundary of this property. A mature tree in conjunction with a chain-link metal fence in the backyard forms the southern boundary. A chain-link fence, lined by mature trees forms the eastern boundary of the lot. A ribbon driveway extends along the northern boundary. This dwelling has been associated with Lot 12 Block 7 of the Hillcrest Gardens neighborhood as noted on Tax Map 88 since its construction c. 1949.

11. Form Prepared by

name/title	Paul Weishar, Architectural Historian		
organization	EHT Tracerics, Inc. for M-NCPPC	date	September 2011
street & number	1121 Fifth Street, N.W.	telephone	(202) 393-1199
city or town	Washington	state	D.C.

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Maryland Department of Planning
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

Maryland Historical Trust Maryland Inventory of Historic Properties Form

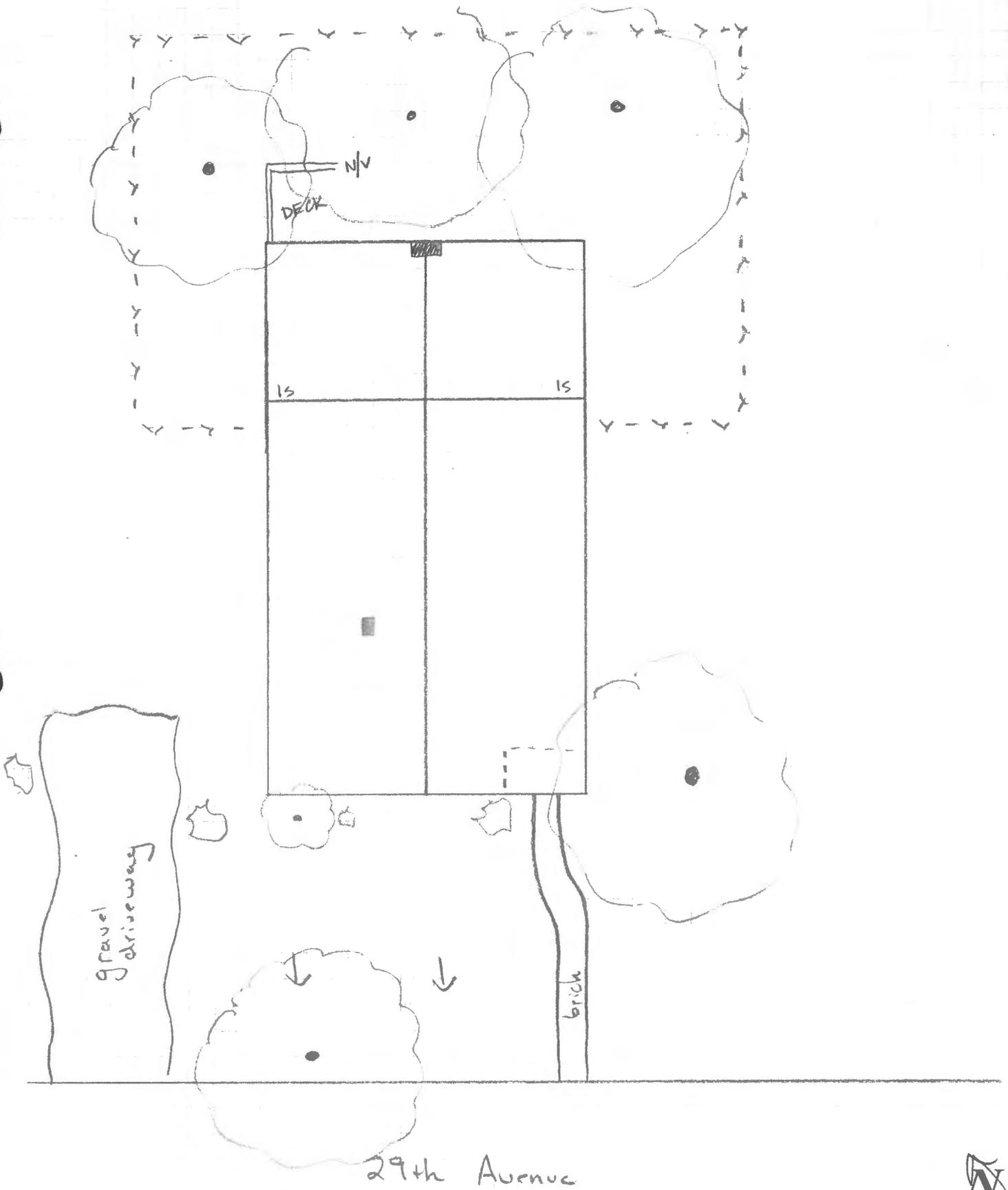
Inventory No. PG: 76A-44-001

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CHAIN OF TITLE PRINCE GEORGE'S COUNTY LAND RECORDS

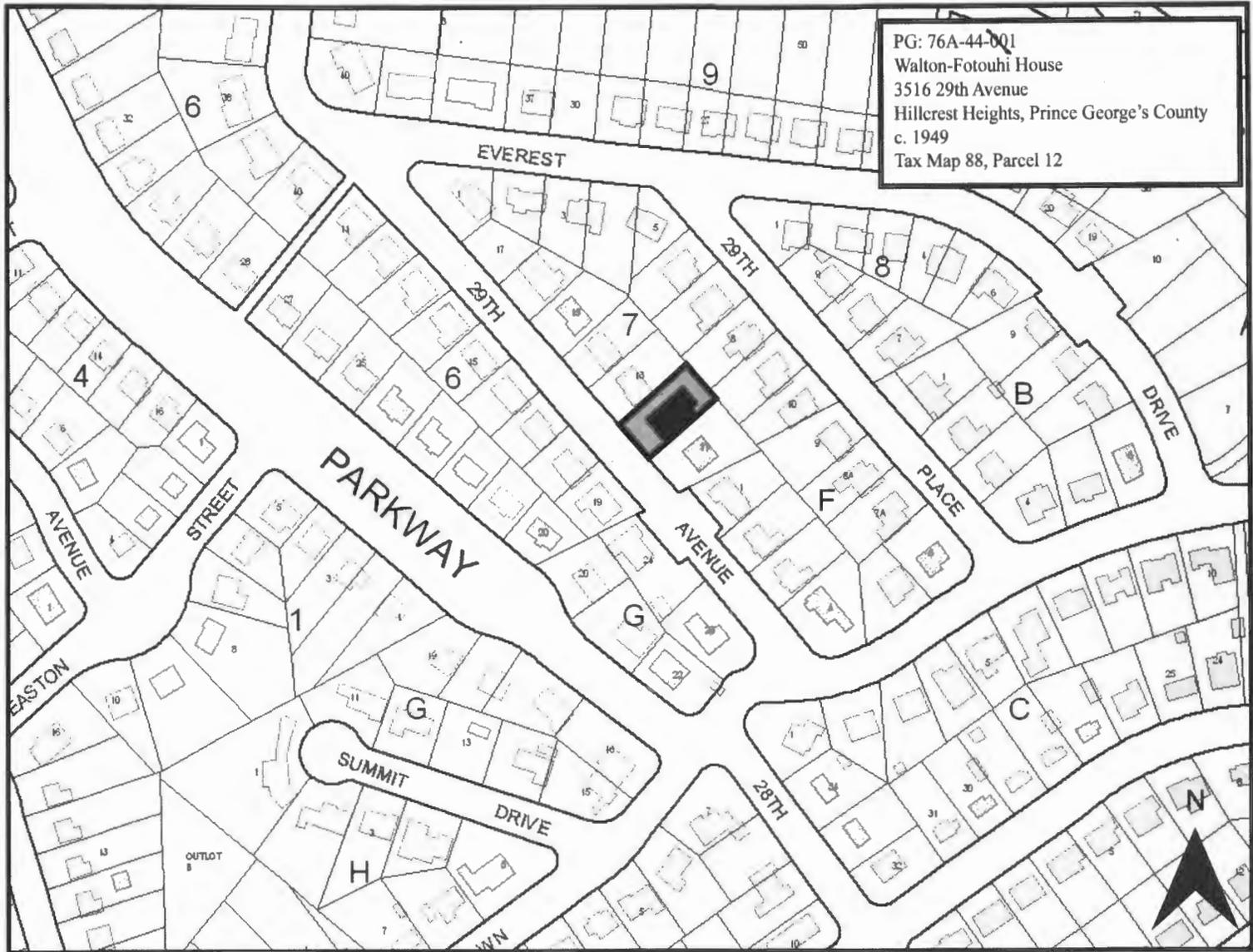
Deed PM 32122:355 October 22, 2010	Farida Mehri Fotouhi as to an undivided one-half (1/2) interest, by her attorney in fact, Janice Marie Bradley, pursuant to a power of attorney recorded prior hereto, and Janice Marie Bradley, as to the remaining one-half (1/2) interest to Redshift, LLC. (Lot 12 of Block 7 in "Section 2, Hillcrest Gardens")
Deed REP 14775:554 October 31, 2000	Janice B. Fotouhi, Personal Representative of the Estate of Abol F. Fotouhi to Janice B. Fotouhi and Farida-Mehri Fotouhi. (Lot 12 of Block 7 in "Section 2, Hillcrest Gardens")
Deed NLP 6034:459 July 11, 1984	Kenneth A. Lechter and Jeffrey B. Fisher, Trustees, to Abol F. Fotouhi and Agnes R. Fotouhi. (Lot 12 of Block 7 in "Section 2, Hillcrest Gardens")
Deed of Trust 5385:542 March 20, 1981	Horace M. Richburg and Angela M. Parson to Kenneth A. Lechter and Jeffrey B. Fisher, Trustees, for Abol F. Fotouhi, Agnes R. Fotouhi, and Farida Fotouhi. (Lot 12 of Block 7 in "Section 2, Hillcrest Gardens")
Deed NLP 5385:540 December 4, 1980	Clyde Dunn to Horace M. Richburg and Angela M. Parson. (Lot 12 of Block 7 in "Section 2, Hillcrest Gardens")
Deed NLP 5202:258 November 28, 1979	Duvall Tyler and Doris Hamilton Tyler to Clyde Dunn. (Lot 12 of Block 7 in "Section 2, Hillcrest Gardens")
Deed NLP 5013:793 October 25, 1978	Sargent L. Walton and Vivian E. Walton to Duvall Tyler and Doris Hamilton Tyler. (Lot 12 of Block 7 in "Section 2, Hillcrest Gardens")
Deed 1085:474 November 15, 1948	Paul P. Stone, Inc. to Sargent L. Walton and Vivian E. Walton. (Lot 12 of Block 7 in "Section 2, Hillcrest Gardens")
Deed 996:479 December 16, 1947 Plat Book BB 14:64 September 1947	Eugene D. Petrey and Bernard B. Bishop to Paul P. Stone and Mary P. Stone. (25.0781 acres conveyed consists of the entire subdivision known as Section Two, Hillcrest Gardens as per plat BB 14, Folio 64) Section 2, Hillcrest Gardens, Spaulding District.



Date 7/2011

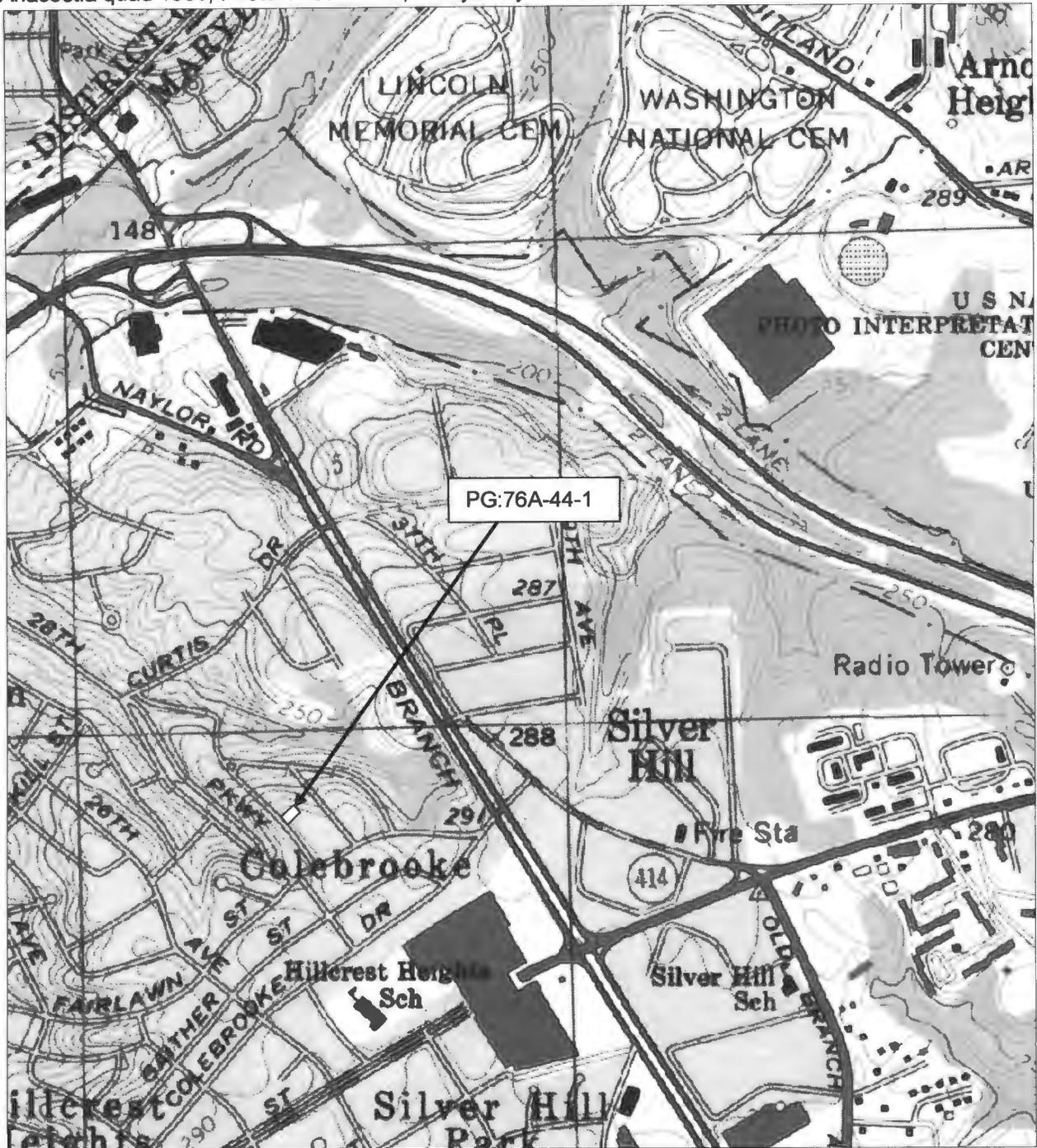
Not to Scale

I.D. # PG:76A-44-001 Name/Address 3516 29th Avenue



PG: 76A-44-001
Walton-Fotouhi House
3516 29th Avenue
Hillcrest Heights, Prince George's County
c. 1949
Tax Map 88, Parcel 12

PG:76A-44-1
Walton-Fotouhi House
3516 29th Avenue, Temple Hills
Anacostia quad 1965, Photorevised 1979, Bathymetry added 1982



Task Order 9/ RFP29-165
Prince George's County, Maryland
Digital Images Photo Log
PG: 76A-44-001
Walton-Fotouhi House

Photographer: EHT Tracerics

Date: August 2011

1.	PG;76A-44-001_2011-08-01_01.tif	Façade, looking E
2.	PG;76A-44-001_2011-08-01_02.tif	Façade, looking N
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PG 76A-44-1

Walten-Fotouhi House

Prince George's County, Maryland

Traceries

August 2011

MD SHPO

Facade, View looking East

1/2



PG: 76A-44-1

Walter-Foteuhi House

Prince George's County, Maryland

Tiarceries

August 2011

MD SHPO

Facade, View looking NE

2/2