PG: 76A-44-2

CAPSULE SUMMARY
PG: 76A-44-002
Marylyn Schwartz House
3517 29th Avenue
Temple Hills, Prince George's County, Maryland
c. 1949
Private

The Marylyn Schwartz House, located at 3517 29th Avenue in Hillcrest Heights, Maryland, is significant for its architectural character and contributions to engineering. This dwelling is one of three Lustrons constructed in Hillcrest Heights in the mid-twentieth century. Closely associated with federally subsidized efforts to alleviate the post World War II housing shortage, Lustrons are integral to the history of housing in the United States. Although not widely employed, these buildings 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, Lustrons 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 3517 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 one-story dwelling is the two-bedroom, Deluxe Westchester model designed to emulate the ranch house form. The steel frame dwelling rests on a concrete slab foundation and is clad in porcelain-enameled steel panels measuring two-feet-by-two-feet bolted to the steel frame. The panels are "surf blue," one of four colors offered by the Lustron Company. Enameled steel shingles cover the roof, which is finished with narrow overhanging eaves and an interior, metal-clad chimney. A defining feature of the Westchester Model is the integral porch sheltering the main entry. Window openings hold large, fixed sash flanked by four-light casements. The original aluminum sash features enameled-steel lintels and sills with modern interpretations of the quirked cyma reversa remain.

Maryland Historical Trust
Maryland Inventory of Historic Properties Form

Inventory No. 76A-44-002

1. Name of Property (indicate preferred name)

historic Marylyn Schwartz House

other

2. Location

street and number 3517 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 Segal General Partnership

street and number 3517 29th Avenue telephone

city, town Temple Hills state MD zip code 20748-1233

4. Location of Legal Description

courthouse, registry of deeds, etc. Prince George's County Courthouse liber folio

city, town Upper Marlboro tax map 88 tax parcel 19 tax ID number 06 0617282

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
__X__ Other: PG: 76A-044 Hillcrest Heights Survey District

6. Classification

Category
_____district
__X__building(s)
_____structure
_____site
_____object

Ownership
_____public
__X__private
_____both

Current Function
_____agriculture
_____commerce/trade
_____defense
__X__domestic
_____education
_____funerary
_____government
_____health care
_____industry
_____landscape
_____recreation/culture
_____religion
_____social
_____transportation
_____work in progress
_____unknown
_____vacant/not in use
_____other:

Resource Count

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		objects
1	0	Total

Number of Contributing Resources previously listed in the Inventory
0

7. Description

Inventory No. PG: 76A-44-002

Condition

___ excellent ___ deteriorated
X_ good ___ ruins
___ 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 3517 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 Lustron is one of three similar dwellings within the subdivision known as Hillcrest Heights. The two other houses are also located on 29th Avenue, both across the street at 3516 29th Avenue and 3518 29th Avenue. This single-family dwelling has a setback of approximately fifty feet from the road on a level, grassy lot set at the edge of a steep decline to the west. A mature tree dominates the front yard while a stand of pines marks the backyard. A concrete walkway leads to the front door. There is no driveway. There are no secondary resources associated with this property.

DWELLING

Constructed circa 1949, this one-story house is the two-bedroom, Deluxe Westchester model produced by the Lustron Company in Columbus, Ohio. This Lustron is a side-gabled, two-bay dwelling designed to emulate the ranch house form. The steel frame dwelling rests on a concrete slab foundation and is clad in porcelain-enameled steel panels measuring two feet by two feet bolted to the steel frame. The panels are "surf blue," one of four colors offered by the Lustron Company. Accents on the building are also porcelain-enameled steel. The gable roof is clad in enameled steel shingles and finished with narrow 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 integral porch sheltering the main entry. Located in the southeast corner of the dwelling, the porch is supported by a metal pole and angled gutter with a curved accent.

As the dwelling is oriented at a right angle to the street, the northeast elevation reads as the façade, as it faces the street. Placed on the southeast face of the integral porch, the single-leaf main entry holds a replacement paneled wood door with semi-circular light. All of the window openings contain their original aluminum sash. Furthermore, the original "Maize yellow" enameled-steel lintels and sills with modern interpretations of the quirked cyma reversa remain. The façade (northeast elevation) has two large window openings; the southern bay projects to the end of the eave. Window openings hold large fixed sash flanked by four-light casements.

Fenestration of the southwest (side) elevation consists of another large tripartite window with a fixed central pane flanked by four-light casements. The southwest (rear) elevation was not visible from the public right-of-way.

A one-story, one-bay addition is located on the northwest (side) elevation. Based on its form and materials, it appears that this addition was constructed in the third quarter of the twentieth century. Set on a solid concrete foundation, this wood-frame addition is deeper than the main block and slightly taller as

well. Original porcelain-enameled panels taken from the northwest elevation of the main block now clad the façade of the addition. Secondary elevations have a five-course, American-bond brick veneer. The side-gabled roof is covered in asphalt shingles and accented by an exterior-rear brick chimney with a plain cap. The upper gable end is clad in weatherboard wood siding and pierced by a louvered vent. A metal picture window with a central fixed light flanked by sliding sash is set within a parged "Maize yellow" surround on the façade of the addition. Its placement near the corner is a nod to the fenestration pattern of the main block. Fenestration of the northeast (side) elevation includes a single-leaf door opening (material not visible from public right-of-way), a two-light metal casement window, and a small picture window composed of a fixed central sash and two-light casements. Both window openings include rowlock brick sills. The southwest (rear) elevation was not visible from the public right-of-way.

INTEGRITY

The Lustron House at 3517 29th Avenue has a moderate level of integrity of design, materials, and workmanship. The side addition diminishes, but does not compromise, its integrity. The façade of the addition is clad in Lustron panels reclaimed from the side of the original block. However, the addition is slightly taller than the main block, has a brick-veneered side elevation, and a roof clad in asphalt shingles. The fenestration of the façade of the addition is harmonious, albeit with new materials, with the Lustron, respecting size and color scheme. Even with the side addition, this dwelling is easily recognizable as a Lustron Westchester Model. The integrity of location, feeling, setting, and association remains high as one of three Lustrons constructed in the Hillcrest Heights neighborhood.

Overall, the Marylyn Schwartz House presents a moderate level of integrity.

8. Significance

Inventory No. PG: 76A-44-002

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

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

Construction dates c. 1949

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 3517 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 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, Lustron houses represent an ambitious campaign 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 Marylyn Schwartz House 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.

HISTORIC CONTEXT

LUSTRON CONTEXT

Between 1948 and 1950, the Lustron Corporation of Columbus, Ohio produced a total of 2,498 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

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[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.

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, 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 the peak of manufacturing in August 1949, only 26 houses were manufactured per day.[15] Strandlund's

[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] H. Ward Jandl, *Yesterday's Houses of Tomorrow* (Washington, D.C.: The Preservation Press, 1991), 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.
[15] Lustron Houses in Alabama, MPD.

plans to manufacture approximately 30,000 houses per year were never realized, and the Corporation fell far short of its goal. Between 1948 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 buildings 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 George's Counties in Maryland.[21]

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[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.

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 3517 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 platted in 1926 at the present-day juncture of Southern Avenue and Naylor Road.[26] However, the 1938

[22] 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.
[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.
[26] Prince George's County Land Records, Circuit Court, SDH 3:48.

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

[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.

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 buyers 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.

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]

On November 8, 1948, Stone conveyed the property to Charles E.V. Prins and Frances Allen Prins.[43] About a month later, the Prins conveyed the property to Carlton Construction Corporation.[44] In spring of

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[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 Charles E.V. Prins and Frances Allen Prins, Prince George's County Land Records, 1077:235.

1949, the Carlton Construction Corporation conveyed the property to Marylyn Schwartz.[45] Although it is not known exactly when the Lustron was constructed, it was likely erected speculatively by the Carlton Construction Corporation and then sold to Marylyn Schwartz.

Schwartz was born on February 13, 1924. Additional details concerning Schwartz could not be located. After 48 years of ownership, in 1997 Marylyn Schwartz sold the property to Donald G. Gray.[46] Gray conveyed the property to Yickey L. Dock and Diane Doreen Dock in 1999.[47] Yickey attended Spingarn High School in the District of Columbia. Information related to his wife Diane could not be located.

In 2004, following the Dock's default on their loan, John S. Burson was appointed acting as substitute trustee and sold the property to the current owner, Segal General Partnership.[48] No information could be found pertaining to Segal General Partnership.

[44] Charles E.V. Prins and Frances Allen Prins to Carlton Construction Corporation, Prince George's County Land Records, 1088:358.
[45] Carlton Construction Corporation to Marylyn Schwartz, Prince George's County Land Records, 1123:151.
[46] Marylyn Schwartz to Donald G. Gray, Prince George's County Land Records, VJ 11846:133.
[47] Donald G. Gray to Yickey L. Dock and Diane D. Dock, Prince George's County Land Records, 12832:572.
[48] John S. Burson to Segal General Partnership, Prince George's County Land Records, 22378:721.

9. Major Bibliographical References

Inventory No. PG: 76A-44-002

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	0.1301		
Acreage of historical setting	0.1301		
Quadrangle name	Anacostia	Quadrangle scale:	1:24,000

Verbal boundary description and justification

The Marylyn Schwartz House at 3517 29th Avenue is located on a 0.1301-acre parcel on the west side of the street. 29th Avenue forms the eastern boundary of this property. A row of shrubs and a concrete driveway for the adjacent property form the northern boundary of the lot. The southern boundary extends between the street, through an immature shrub, to the the chain-link fencing enclosing the backyard adjacent to a large pine tree. The western boundary follows a chain-link metal fence set atop a steep decline. This dwelling has been associated with Lot 19 Block 6 as noted on Tax Map 88 since its construction c. 1949.

11. Form Prepared by

name/title	Paul Weishar / Architectural Historian		
organization	EHT Traceries, 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.

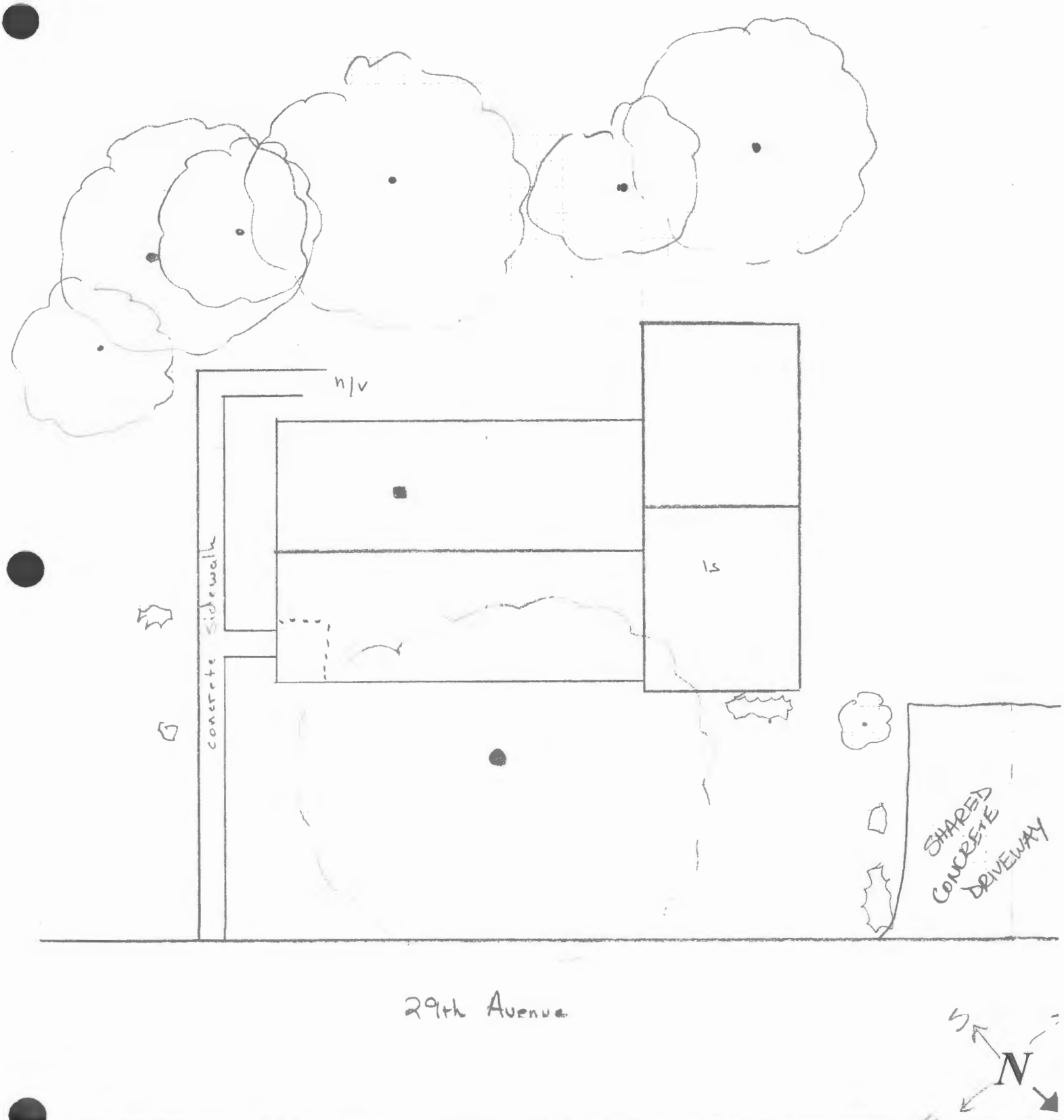
The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

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

CHAIN OF TITLE
PRINCE GEORGE'S COUNTY LAND RECORDS

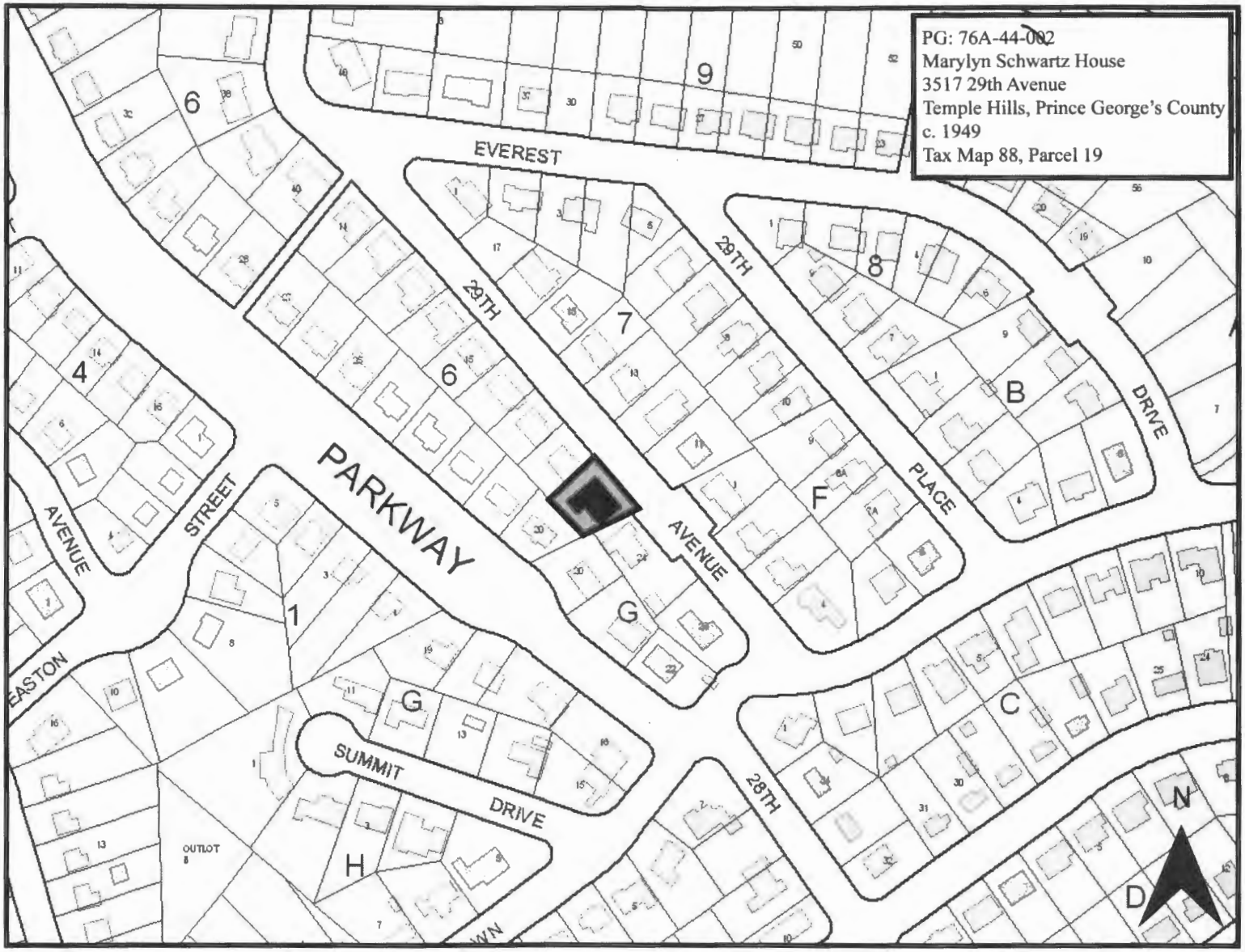
Deed 22378:721 December 17, 2004	John S. Burson, sole acting substitute trustee, to Segal General Partnership.
Deed 12832:572 January 8, 1999	Donald G. Gray to Yickey L. Dock and Diane D. Dock. (Lot 19 of Block 6, VJ Section 2, Hillcrest Gardens)
Deed VJ 11846:133 December 5, 1997	Marylyn Schwartz to Donald G. Gray.
Deed 1123:151 May 3, 1949	Carlton Construction Corporation to Marylyn Schwartz.
Deed 1088:358 December 17, 1948	Charles E.V. Prins and Frances Allen Prins to Carlton Construction Corporation.
Deed 1077:235 November 8, 1948	Paul P. Stone, Incorporated to Charles E.V. Prins and Frances Allen Prins.
Deed 996:479 December 16, 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)
Plat Book BB 14:64 September 1947	Section 2, Hillcrest Gardens, Spaulding District.



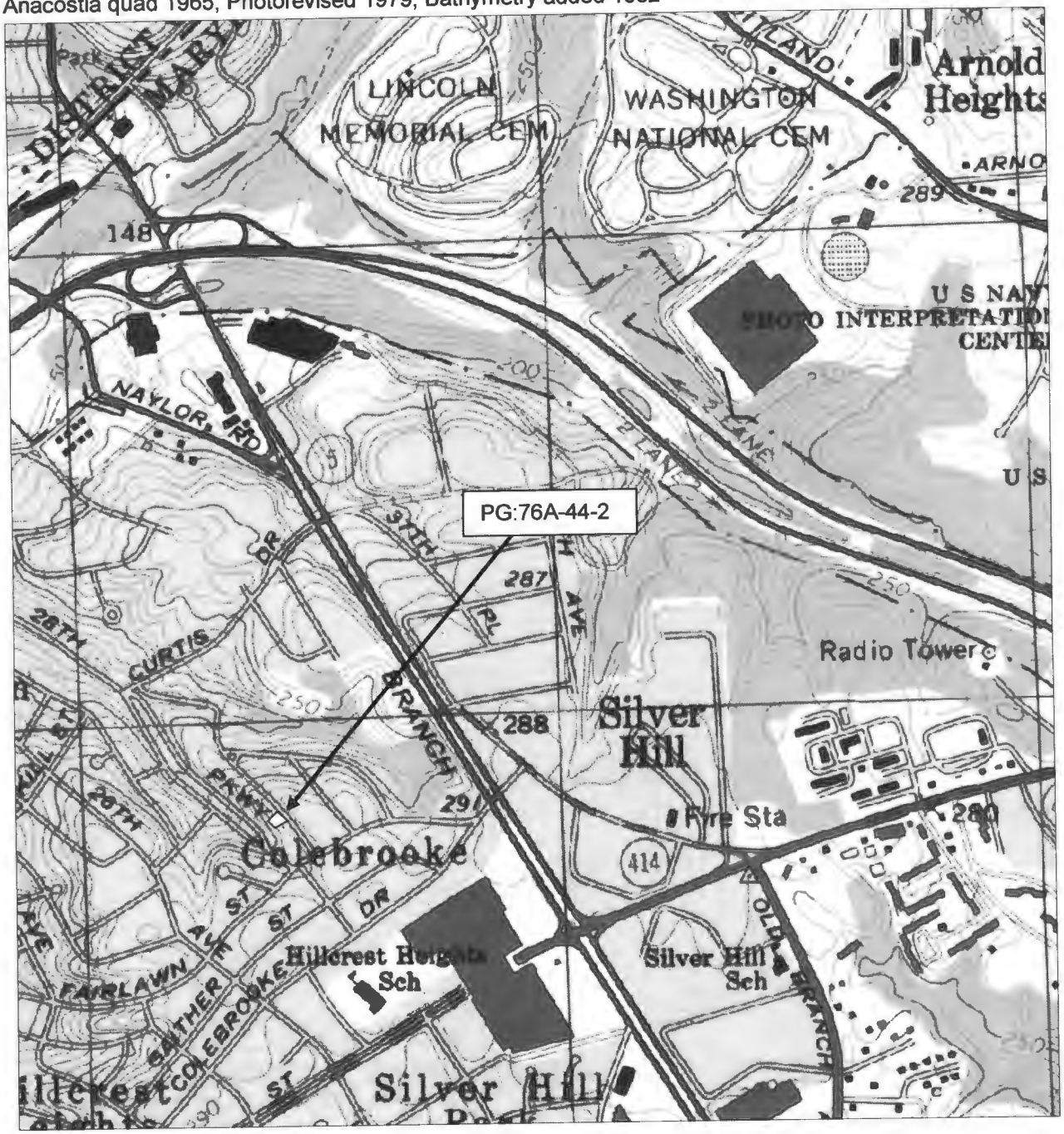
Date 4/2011

Not to Scale

I.D. # PG: 76A-44-002 Name/Address 3517 29th Avenue


PG: 76A-44-002
Marylyn Schwartz House
3517 29th Avenue
Temple Hills, Prince George's County
c. 1949
Tax Map 88, Parcel 19
EVEREST
29TH
AVENUE
PARKWAY
STREET
AVENUE
EASTON
SUMMIT
DRIVE
28TH
PLACE
DRIVE
OUTLOT
8
N

PG:76A-44-2
Marylyn Schwartz House
3517 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-44-002 Marylyn Schwartz House	Photographer: EHT Traceries Date: August 2011

1.	PG;76A-44-002_2011-08-01_01.tif	Façade, looking S
2.	PG;76A-44-002_2011-08-01_02.tif	facade, looking W
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36.		

PG:76A-44-2
Marylyn Schwartz House
Prince George's County, Maryland
Traceries
August 2011
MD SHPO
Facade, View looking SW
1/2

PG:76A-44-2
Marylyn Schwartz House
Prince George's County, Maryland
Traceries
August 2011
MD SHPO
Facade, View looking NW
2/2