

## CAPSULE SUMMARY SHEET

Survey No.: PG:LAU-14 (PACS 1.10) Construction Date: circa 1935, 1990  
Name: Channey/Jones Property  
Location: 306 Second Street, Laurel, Prince George's County

Private/Commercial/Occupied/Good/Restricted

### Description:

The Channey/Jones Property is a commercial building on the east side of Second Street in Laurel, Prince George's County. Originally two separate 1-story residences dating from circa 1935, the buildings were joined with a 2-story central addition in 1990. The property currently exists as a 2-story, 9-bay building, with a central, side-gable building flanked by two 1-story side-gable wings. The building is covered in vinyl siding, and has a concrete foundation. The roof is covered in standing-seam metal and there is an exterior end chimney on the north end, and an exterior chimney on the west elevation of the south wing. The windows are all 1/1 double-hung vinyl.

### Significance:

The Channey/Jones property was once two separate residences in the John R. Jones Subdivision. The wood-frame cottage was built in 1935 by Bessie Channey. It was located on part of lot 11 as recorded in the John R. Jones Subdivision. Bessie Channey sold the property in 1979 to the Melbourne, Feagin, and Hammersmith Insurance Agency, which the current owners also owned. The brick cottage was built in 1934 by John R. Jones on Lot 5 of the Talbott estate, which he purchased from Doris Wolf. J. Russell Jones, the son of John R. Jones, inherited the property, known as part of Lot 12 in the Jones subdivision, in 1949. He sold the property in 1971 to Percival G. Melbourne III, one of the current owners. The properties were joined in 1990 by the central addition, and the building now operates as Melbourne, Feagin, and Hammersmith Realtors.

Maryland Historical Trust  
 Maryland Inventory of Historic Properties Form  
Montgomery-Prince George's Short-term Congestion Relief

DOE \_\_\_yes \_\_\_no

**1. Name:** (indicate preferred name)

historic Channey/Jones Property (preferred)

and/or common Melbourne/Feagin Property

**2. Location:**

street & number 306 Second Street

n/a not for publication

city, town Laurel \_\_\_ vicinity of

congressional district

state Maryland

county Prince George's

**3. Classification:**

| Category  | Ownership  | Status  | Present Use                                    |                                     |
|---|--|---|--|-------------------------------------|
| <input type="checkbox"/> district               | <input type="checkbox"/> public                    | <input checked="" type="checkbox"/> occupied        | <input type="checkbox"/> agriculture           | <input type="checkbox"/> museum     |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private        | <input type="checkbox"/> unoccupied                 | <input checked="" type="checkbox"/> commercial | <input type="checkbox"/> park       |
| <input type="checkbox"/> structure              | <input type="checkbox"/> both                      | <input type="checkbox"/> work in progress           | <input type="checkbox"/> education             | <input type="checkbox"/> private    |
| <input type="checkbox"/> site                   | <b>Public Acquisition</b>                          | <b>Accessible</b>                                   | <input type="checkbox"/> entertainment         | residence                           |
| <input type="checkbox"/> object                 | <input type="checkbox"/> in process                | <input checked="" type="checkbox"/> yes: restricted | <input type="checkbox"/> government            | <input type="checkbox"/> religious  |
|   | <input type="checkbox"/> being considered          | <input type="checkbox"/> yes: unrestricted          | <input type="checkbox"/> industrial            | <input type="checkbox"/> scientific |
|   | <input checked="" type="checkbox"/> not applicable | <input type="checkbox"/> no                         | <input type="checkbox"/> military              | <input type="checkbox"/> other:     |
|   |  |   | <input type="checkbox"/> transportation        |                                     |

**4. Owner of Property:** (give names and mailing addresses of all owners)

name Percival and Joyce Melbourne, III and Glenn and Barbara Feagin

street & number 306 Second Street

telephone no.:

city,town Laurel

state and zip code Maryland 20707

**5. Location of Legal Description**

Land Records of Prince George's County

liber 7181

street & number Prince George's County Judicial Center

folio 720

city,town Upper Marlboro

state MD

**6. Representation in Existing Historical Surveys**

title

date \_\_\_ federal \_\_\_ state \_\_\_ county \_\_\_ local

depository for survey records

city,town

state

# 7. Description

Survey No. PG:LAU-14 (PACS 1.10)

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|  |                                       |   |   |                    |
|--|---------------------------------------|---|---|--------------------|
| <u>Condition</u>                         |                                       | <u>Check one</u>                            | <u>Check one</u>                                  |                    |
| <input type="checkbox"/> excellent       | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered          | <input checked="" type="checkbox"/> original site |                    |
| <input checked="" type="checkbox"/> good | <input type="checkbox"/> ruins        | <input checked="" type="checkbox"/> altered | <input type="checkbox"/> moved                    | date of move _____ |
| <input type="checkbox"/> fair            | <input type="checkbox"/> unexposed    |   |   |                    |

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Resource Count: 1

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

The Channey/Jones Property is a commercial building on the east side of Second Street in Laurel, Prince George's County. Originally two separate 1-story residences dating from circa 1935, the buildings were joined with a 2-story central addition in 1990. The property currently exists as a 2-story, 9-bay building, with a central, side-gable building flanked by two 1-story side-gable wings. The building is covered in vinyl siding, and has a concrete foundation. The roof is covered in standing-seam metal and there is an exterior-end chimney on the north end, and an exterior chimney on the west elevation of the south wing. The windows are all 1/1 double-hung vinyl.

The wing on the north was originally a 1½-story, 3-bay side-gable cottage. It was of wood-frame construction, with a side-gable roof covered in asphalt shingles. There was a rear shed dormer, an exterior-end chimney, and a shed-roof porch. The entrance was centered.

The wing on the south was originally a 1-story, 3-bay side-gable cottage with a front entrance gable and chimney. It was of brick construction with a concrete foundation, and had a clipped-gable roof. The entrance was centered.

The west, or front elevation is composed of three sections. The first section is the circa 1935 frame side-gable cottage. There is a 1-story shed roof porch with turned wood supports across the front. It is currently 1½-stories tall and 3-bays wide. The entrance is centered, and is flanked by two 1/1 vinyl windows. There is a large gable-dormer which was added to an existing shed dormer in 1990. It has a band of four fixed-light windows. The second section is the 1990 addition. It is 2-stories tall and 3-bays wide. It has a side-gable roof with a central cross-gable. There is a pedimented entry porch with turned wood supports. The entrance is centered, and has an oval-light door flanked by 3-light sidelights. The entrance is flanked by 1/1 double-hung windows. The second story has four 1/1 double-hung vinyl windows. There is a semi-circular fanlight above the center two windows under the center gable. The third portion is the circa 1935 brick house. It is currently 1-story tall and 3-bays wide. The first bay has paired 1/1 windows. The second bay once contained an entrance, but now has a 1/1 double-hung window topped with a semi-circular fanlight. There is a battered brick chimney between the second and third bays. The third bay has a 1/1 double-hung vinyl window. Small gables were added above the first and third bays in 1990. The end gable is clipped.

The south elevation consists of the gable end of the brick cottage and the central addition. The first story has four bays. The first bay has paired 1/1 double-hung windows. The second bay projects, and has a clipped-gable roof. It has paired 1/1 double-hung vinyl windows. The third and fourth bays have 1/1 double-hung windows. There is a 6/1 double-hung window in the gable. The rear of the central addition has a door with a shed roof porch in the basement level and a 1/1 double-hung window. The second floor of the addition has a single 1/1 double-hung vinyl window.

The east, or rear elevation is composed of three sections. The first section is the rear of the brick cottage. It has a raised foundation with a boarded door in the basement level. There is one 1/1 double-hung window on the first story. The second section is the central addition. It

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Channey/Jones Property

SURVEY NO.: PG:LAU-14 (PACS 1.10)

ADDRESS: 306 Second Street, Laurel, Prince George's County

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## 7. Description (Continued)

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has a raised foundation. There is a door with a pedimented hood in the basement level, and two 1/1 double-hung windows. There are three 1/1 double-hung windows on the first story. The third section is the frame cottage. It has a raised foundation. There is a door and a window in the basement level. A set of steps leads to a shed-roof porch on the first story. There are paired 1/1 double-hung windows and two doors on the first story. There is a shed-roof dormer with a band of three fixed-lights.

The north elevation consists of the gable end of the frame cottage and the central addition. The frame cottage has a raised foundation. There is a fixed-light window in the basement level. There is a brick chimney between the third and fourth bays. The first bay has paired 1/1 double-hung replacement windows. There are three additional 1/1 double-hung windows on the first story. The second story has a single 1/1 double-hung window and paired 1/1 double-hung windows adjacent to the chimney. There are exposed rafters, but they have been covered with aluminum soffit and fascia.

The Channey/Jones Property is located on the east side of Second Avenue, and is surrounded by converted residential properties to the north and south, industrial properties to the east, and commercial properties to the west. There is a parking lot to the immediate east of the building. The historic setting of the property would have been a residential neighborhood in the City of Laurel.



CONTINUATION SHEET

**MARYLAND HISTORICAL TRUST**  
**STATE HISTORIC SITES INVENTORY FORM**  
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**ADDRESS:** 306 Second Street, Laurel, Prince George's County

**8. Significance** (Continued)

components, such as door frames, moldings, sash and window units, and porch decoration. The development of post-Civil War machinery capable of producing large amounts of standardized housing elements, such as those found in cottages, contributed greatly to the development of the modern American housing industry. Designs for vernacular cottages were obtained from popular magazines, such as House Beautiful, or carpenter's and builder's journals, such as American Builder. A variety of front-gable, side-gable, cross-gable and hipped roof frame cottages were developed in the early to mid-twentieth century. Front-gable and hipped roof cottages are primarily 1 to 1½-stories tall, 3-bays wide and several rooms deep. Side-gable and cross-gable structures are usually 2 to 2½-stories tall, are typically 2 to 3-bays in width and vary from one to three rooms deep. They usually include a porch covered with a shed roof. Porches are supported by posts often containing machine-produced Victorian ornamentation. Some cottages feature ornamentation drawn from Craftsman style or Colonial Revival architecture (Gottfried and Jennings 1988, viii-xv).

**National Register Evaluation**

Constructed circa 1935 and 1990, the Channey/Jones Property is not eligible for the National Register of Historic Places. The property is not eligible under Criterion A, as research conducted indicates no association with any historic events or trends significant in the development of national, state, or local history. Historic research indicates that the property has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. It is not eligible under Criterion C, as it has been greatly altered with the joining of two residences with a central addition, vinyl siding, new gables, and new windows. The property no longer retains integrity of materials, workmanship, design, feeling, or association. Finally, the property has no known potential to yield important information, and therefore, is not eligible under Criterion D.

|  |                                       |
|--|---------------------------------------|
| <b>MARYLAND HISTORICAL TRUST</b>         |                                       |
| Eligibility recommended _____            | Eligibility Not Recommended <u>XX</u> |
| Comments _____                           |                                       |
|  |                                       |
|  |                                       |
| Reviewer, OPS: <u>[Signature]</u>        | Date: <u>9/2/99</u>                   |
| Reviewer, NR Program: <u>[Signature]</u> | Date: <u>9/2/99</u>                   |

*File*

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## 9. Major Bibliographical References Survey No. PG:LAU-14(PACS 1.10)

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See Attached

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## 10. Geographical Data

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Acreage of nominated property \_\_\_\_\_  
Quadrangle name Laurel, MD Quadrangle scale 1:24,000

Verbal boundary description and justification

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List all states and counties for properties overlapping state or county boundaries

state                    code    county    code

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state                    code    county    code

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## 11. Form Prepared By

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name/title    Susan L. Taylor

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organization    P.A.C. Spero & Company

date    May 1998

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street & number    40 W. Chesapeake Avenue, Suite 412

telephone    (410) 296-1635

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city or town    Baltimore

state    Maryland

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The Maryland Historic Sites Inventory 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 purposed only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
DHCP/DHCD  
100 Community Place  
Crownsville, MD 21032-2023  
(410) 514-7600

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Channey/Jones Property

SURVEY NO.: PG:LAU-14 (PACS 1.10)

ADDRESS: 306 Second Street, Laurel, Prince George's County

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## 9. Major Bibliographical References (Continued)

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- Brugger, Robert A. 1988. Maryland, A Middle Temperament 1634-1980. Baltimore and London: Johns Hopkins University Press.
- Cook, William G. 1976. Montpelier & the Snowden Family. Privately Printed.
- Gottfried, Herbert and Jans Jennings. 1988. American Vernacular Design, 1870-1940. Ames, Iowa: Iowa State University Press.
- Hiebert, Ray Eldon, and Richard K. MacMaster. 1976. A Grateful Remembrance: the Story of Montgomery County, Maryland. Rockville, Maryland: Montgomery County Government and the Montgomery County Historical Society.
- Hopkins, G.M. [1879] 1975. Atlas of 15 Miles Around Washington including County of Prince George's, Maryland. Reprint, Riverdale, Maryland: Prince George's County Historical Society.
- and Records of Prince George's County, Upper Marlboro, Maryland.
- "The Laurel Factory." News and Notes from the Prince George's County Historical Society. (July 1980): 38-40. (First published in The American Farmer. Baltimore, Maryland, August 1845.)
- Poe, Gertrude L. 1970. Laurel, Maryland: Centennial Souvenir Booklet. Laurel, Maryland: The News Leader.
- Prince George's County Community Renewal Program. 1974. The Neighborhoods of Prince George's County. Upper Marlboro, Maryland: Prince George's County Government.
- Tindall, George Brown. 1984. America: A Narrative History. 2 vols. New York: W.W. Norton & Company, Inc.
- Virta, Alan. 1984. Prince George's County: A Pictorial History. Rev. 1991. Virginia Beach: The Donning Company Publishers.
- Virta, Alan. "The Pretty, Rosy-Cheeked Girls of Laurel." News and Notes from the Prince George's County Historical Society. (July 1980): 37.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

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ADDRESS: 306 Second Street, Laurel, Prince George's County

Maryland Comprehensive Historic Preservation Plan Data Sheet

Historic Context:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization: Western Shore

Chronological/Developmental Period Theme (s): Modern Period, A.D. 1930-Present

Prehistoric/Historic Period Theme(s): Architecture

RESOURCE TYPE:

Category (see Section 3 of survey form): Building

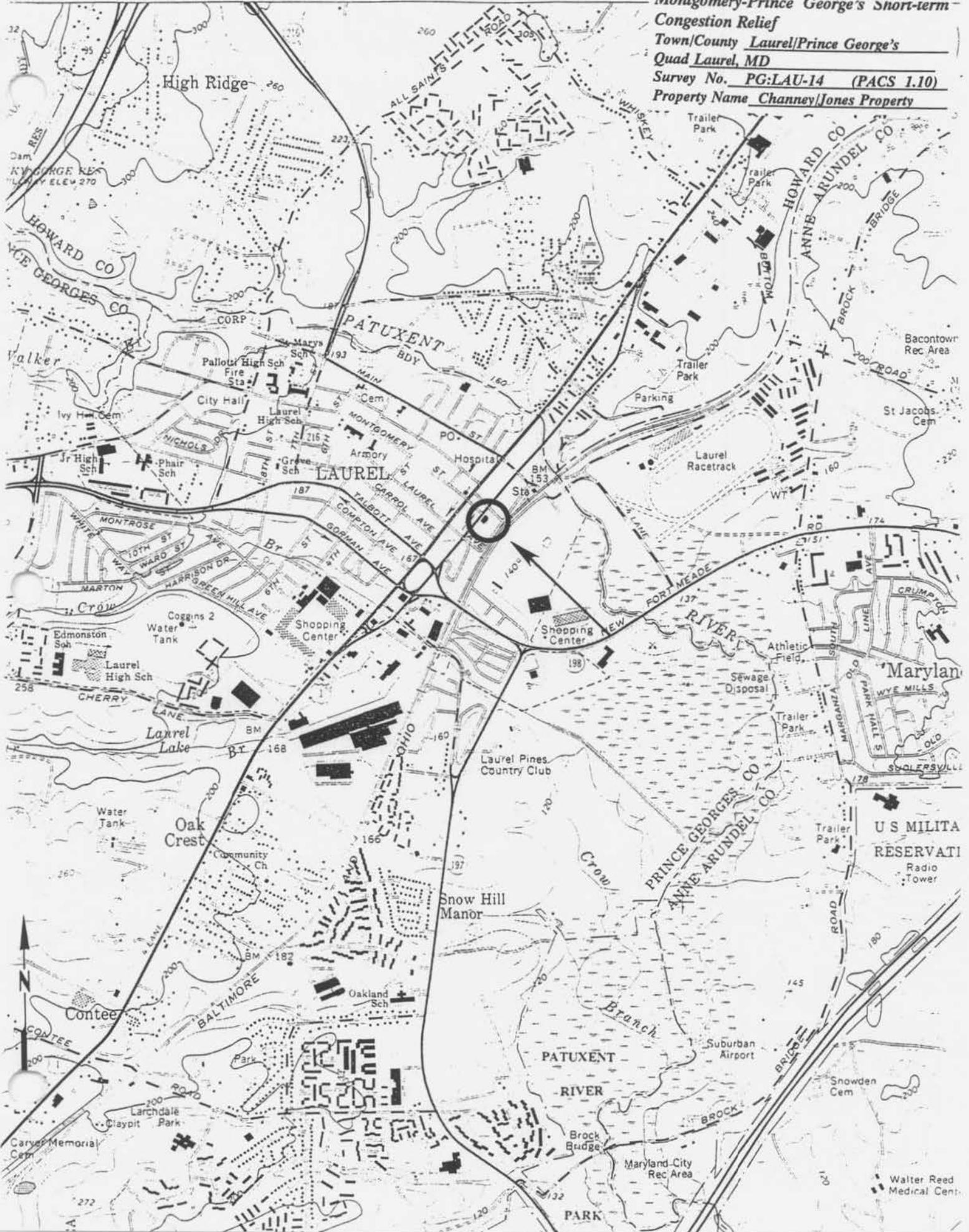
Historic Environment (urban, suburban, village, or rural): Urban

Historic Function(s) and Use(s): Private Residence

Known Design Source (write none if unknown): None

Preparer  
P.A.C. Spero & Company  
May 1998

50' Montgomery-Prince George's Short-term  
 Congestion Relief  
 Town/County Laurel/Prince George's  
 Quad Laurel, MD  
 Survey No. PG:LAU-14 (PACS 1.10)  
 Property Name Channey/Jones Property





MONTGOMERY STREET  
CLOSED TO  
THRU TRAFFIC.

Melvin, Roger  
& Harriet's  
Betty's  
19th Street

- 1 P. L. A. 111
- 2 Ch. say Jones Property
- 3 Prince Georges Co, Md
- 4 Susan Dangler
- 5 5/99
- 6 MD 2493
- 7 W. elevation
- 8 1 of 8

2025 RELEASE UNDER E.O. 14176



- 1 P.O. Law 11
- 2 Channing House Property
- 3 Prince Georges Co, Md
- 4 Susan Say's 1
- 5 5/97
- 6 Md SHP.?
- 7 NW corner
- 8 2 of 8

2000-01-12 12:50:11



- 1 P.S. Lan 14
- 2 Charney/John: Property
- 3 Bruce George Co, Md
- 4 Susan Taylor
- 5 5/98
- 6 Md SHPO
- 7 1/1 elevation
- 8 3 of 8

05-8-1998 12:00 PM



- 1 PG-Law 14
- 2 Charney / Jones Property
- 3 Prince Georges Co. Md
- 4 Susan Taylor
- 5 5/98
- 6 Md SFPD
- 7 NE CORNER
- 8 4 13 8

SP-11-1233-11



- 1 PG:lan-12
- 2 Channing / Geo. Property
- 3 Prince George Co. Md
- 4 Susan Taylor
- 5 5/98
- 6 Md SHPD
- 7 E elevator
- 8 5 of 8

TR 446 1200712



- 1 Ph. 200-14
- 2 Mannys Great Property
- 3 Prince Georges Co, Md
- 4 Susan Taylor
- 5 5/98
- 6 Md SHPO
- 7 SE corner
- 8 6 of 8

07 MAR 2001



- 1 PG: Lau-14
- 2 Channoy / Qines Property
- 3 Hence George W. Pitt
- 4 Susan Taylor
- 5 5/98
- 6 MA 1410
- 7 SE corner
- 8 7-58

5/10/98 12:30 PM



1 Pleasant 14

2 Murray K. ... Property

3 Prince Georges Co, Md

4 Susan Taylor

5 5/21

6 MASHPO

7 5/11 1981

8 7/28

2007 JUN 14