INDIVIDUAL PROPERTY/DISTRICT
MARYLAND HISTORICAL TRUST
INTERNAL NR-ELIGIBILITY REVIEW FORM

Property/District Name: Heitmuller House Survey Number: PG:61-22

Project: Section 110 identification & evaluation Agency: F/USDA

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

Eligibility recommended _____ Eligibility **not** recommended x

Criteria: ___A ___B ___C ___D Considerations: ___A ___B ___C ___D ___E ___F ___G ___None

Justification for decision: (Use continuation sheet if necessary and attach map)

c.1890

Located within the South Farm of the Beltsville Agricultural Research Center (BARC), the Heitmuller House is a two story farmhouse constructed in the second half of the nineteenth century. Purchased by the US. Department of Agriculture in 1940, the property consisted of the frame dwelling, barn, corncribs and approximately 200 acres of agricultural fields. A common property type the Heitmuller House is an "I" house with a side gable roof, measuring five bays wide and two bays deep. One and a half story frame additions flank the main block. The only outbuilding which remains on the property is a post 1940 garage. The Heitmuller family were successful produce farmers of German descent. With property holdings located in Montgomery and Prince George's Counties, the Heitmuller family rented this particular property to tenant farmers until its purchase by USDA. Used by BARC as an employee residence until 1995, the building is currently vacant. A typical turn of the century farm, the Heitmuller property does not appear to represent any significant information about settlement or agricultural patterns in Prince George's County. Because the farm was one of several owned and rented by the Heitmuller Family, the property does not possess enough association with the family to be eligible under Criterion B. As a common property type, the Heitmuller property is not outstanding. With the loss of the agricultural buildings, the integrity of has been reduced. The Trust concurred that the property is not eligible.

Documentation on the property/district is presented in: Maryland Inventory
(Determination of Eligibility Report: Heitmuller House filed in Library:Archeology Survey Reports Section.)

Preparedby: Robinson&Associates

Lauren Bowlin May 10, 1996
Reviewer, Office of Preservation Services Date

NR program concurrence: ✓ yes ___ no ___ not applicable

Peter E. Kurtze 5/29/96
Reviewer, NR program Date

Survey No. PG: 61-22

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA - HISTORIC CONTEXT

I. Geographic Region:

____	Eastern Shore	(all Eastern Shore counties, and Cecil)
X	Western Shore	(Anne Arundel, Calvert, Charles, Prince George's and St. Mary's)
____	Piedmont	(Baltimore City, Baltimore, Carroll, Frederick, Harford, Howard, Montgomery)
____	Western Maryland	(Allegany, Garrett and Washington)

II. Chronological/Developmental Periods:

____	Paleo-Indian	10000-7500 B.C.
____	Early Archaic	7500-6000 B.C.
____	Middle Archaic	6000-4000 B.C.
____	Late Archaic	4000-2000 B.C.
____	Early Woodland	2000-500 B.C.
____	Middle Woodland	500 B.C. - A.D. 900
____	Late Woodland/Archaic	A.D. 900-1600
____	Contact and Settlement	A.D. 1570-1750
____	Rural Agrarian Intensification	A.D. 1680-1815
____	Agricultural-Industrial Transition	A.D. 1815-1870
X	Industrial/Urban Dominance	A.D. 1870-1930
X	Modern Period	A.D. 1930-Present
____	Unknown Period (___ prehistoric	___ historic)

III. Prehistoric Period Themes:

____	Subsistence
____	Settlement
____	Political
____	Demographic
____	Religion
____	Technology
____	Environmental Adaptation

IV. Historic Period Themes:

X	Agriculture
X	Architecture, Landscape Architecture, and Community Planning
____	Economic (Commercial and Industrial)
____	Government/Law
____	Military
____	Religion
____	Social/Educational/Cultural
____	Transportation

V. Resource Type:

Category: buildings

Historic Environment: rural

Historic Function(s) and Use(s): domestic/single dwelling

Known Design Source: _____

Survey No. PG: 61-22
Magi No.
DOE ___yes ___no

Maryland Historical Trust
State Historic Sites Inventory Form
Maryland Inventory of Historic Properties

1. Name

Historic Name Heitmuller House

Common Name and Building Number Building 056

2. Location

Street and Number Beltsville Agricultural Research Center

City, Town Beltsville

Congressional District

State and Zip Code MD

County Prince George's

3. Classification

Category	Ownership	Status	Present use	
__ District	X Public	__ Occupied	__ Agriculture	__ Museum
X Building(s)	__ Private	X Unoccupied	__ Commercial	__ Park
__ Structure	__ Both	__ Work in Progress	__ Educational	__ Private Residence
__ Site	Public Acquisition	Accessible	__ Entertainment	__ Religious
__ Object	__ In Process	__ Yes: Restricted	__ Government	__ Scientific
	__ Being Considered	__ Yes: Unrestricted	__ Industrial	__ Transportation
	__ Not Applicable	X No	__ Military	X Other: Housing

4. Owner of Property

Name U.S. Department of Agriculture

Street & Number 10300 Baltimore Avenue

Telephone No.: (301) 504-5187

City, Town Beltsville

State and Zip Code MD 20705

5. Location of Legal Description

Courthouse, Registry of Deeds, etc. Prince George's County Courthouse Liber# __591__ Folio# __276__

Street & Number Main Street

City, Town Upper Marlboro

State and Zip Code MD 20772

6. Representation in Existing Historic Survey

__ Yes X No

Title

Date

__ Federal __ State __ County __ Local

Depository for Survey Records

City, Town

State and Zip

Overview

The Heitmuller House (Building 056) is a two-story farmhouse located in the South Farm area of the Beltsville Agricultural Research Center (BARC). Currently unoccupied, the house was erected in the second half of the nineteenth century. It was acquired by the Department of Agriculture along with some 200 acres in 1940. The house is a freestanding structure situated on a hill facing south; it is one of the only buildings in the South Farm area, which consists primarily of cultivated fields. Bordered on all sides by farmland, the house is accessed by a semicircular drive off of Orchard Loop.

The South Farm, located at the far southwestern end of BARC, is bordered by the University of Maryland property to the south, single-family housing to the southwest, I-495 to the west and north, and highrise apartments to the east. The South Farm is the only one of the five parcels or "farms" that make up the 6582-acre BARC site that is not immediately adjacent to the other parcels.[1]

Architectural Description

This two-story farmhouse is a traditional I-house,[2] featuring a side-gable roof, and a plan two rooms wide and one room deep. The central block of the building, typical of a classical I-house, is five bays wide and two bays deep. At either end of the main block is a brick chimney, one a working chimney, the other connected to the boiler. The working chimney, at the west, is inset in the main block, whereas the boiler chimney at the east projects outwards from the main block. Attached to the main block on either side is a one-and-a-half-story, side-gable, two-bay extension. The house has recently had the siding replaced.

The I-house, widespread throughout the second half of the nineteenth century, is found throughout the rural landscape of the mid-Atlantic, southern, and midwestern United States. An Americanized adaptation of England's Georgian center-hall house, the I-house was popular with German, Scots-Irish, and English settlers.

The main facade of the building faces south. The central bay of the first floor contains the entrance, a wooden door with a row of small lights at top. The entrance is enclosed by a large gabled porch (probably of later date), articulated by a simple pediment and supported by two pairs of square wooden posts. The second level of the south facade has five, six-over-six, double-hung, unadorned windows, identical to those on the first floor.

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[1]It was originally located next to the North Farm but is today separated from that farm by I-495.

[2]The name originates from the states where the house was first classified by cultural geographers: Indiana, Illinois, and Iowa.

The north (or rear) elevation features a symmetrical fenestration pattern and a centralized secondary entrance. The fenestration on this elevation consists of four pairs of six-over-six, double-hung, wood-sash units. The doorway is flanked on either side by a pair of these windows. Directly above the first floor windows are identical second floor units. A single six-over-six double hung unit is located above the doorway, at the level of the interior stair landing. The doorway is capped by a gabled overhang covered with asphalt shingles (probably of later date). The side extensions on this elevation are flush with the main block of the house, unlike the south facade where the extensions are recessed slightly.

On both the eastern and western ends of the building are one-and-a-half-story frame extensions of siding with gabled, asphalt-shingle roofs. These extensions have different fenestration patterns, possibly indicating that they are of different dates; they do, however, share the same sills and headers. The western extension features two single windows on the south, and a single window in both the west and north elevations as well as a louvered ventilation opening in the gable. The eastern extension, which is built over a basement, has a row of three large, new, two-over-two casement windows connected by a continuous sill with an adjacent, narrow, three-light vertical window, sited just under the eave. The raised concrete block foundation at this end of the house has a large, three-over-three, wood-sash window centered in the eastern extension.[3]

The house is accessed at the eastern end by a small flight of stairs leading to a side door. This eastern end gable facade with the door has one six-over-six window on the first story. A louvered ventilation opening is located in the gable. The basement is located under one wing and a portion of the main block.

Interior

The central stair hall runs the length of the house, connecting the front door to a central back door. It is flanked on the west by a living room and bedroom and on the east by the dining room and the kitchen. As the house is one room deep, these rooms have windows on both the south and the north, providing much natural light. The basement runs along the eastern end of the building; it is accessed from under the stairs in the central hall.

The living room, accessed through a set of multilight double doors, features a fireplace with a simple wooden dentilled surround. On the north wall is a double window, and on the south wall are two single windows. Beyond the living room, to the west, is another room -- a bedroom -- with a closet and a bathroom. On the east of the center hall is the dining room, which does not have any distinguishing decorative features. Like the living room, it contains a double window on the north

[3]It is possible that this extension was built later than the rest of the house, and that the basement (which covers this end of the house and half of the central section) was constructed at this later date.

wall and two single windows on the south. The wing extending off the dining room to the east consists of the kitchen in the northern half and a sun porch with casement windows in the southern half. The sun porch has a door leading outside on its eastern wall.

Upstairs, bedrooms flank either side of the main hall. Each bedroom features windows on three sides of the room. A bathroom is located in the center of the second floor at the southern end of the central hall.

Landscape and Outbuildings

The house is situated on the crest of a hill, with the eastern end of the house on a raised concrete-block foundation. The house, located high on the site, is positioned to survey the fields from the front stoop; a circular driveway in front of the house at one time contained a shed. When the property was acquired by the Department of Agriculture, there was also a barn located to southeast of the house, and two corncribs located to the southwest; these structures have all been demolished. There is currently a garage with a gabled roof adjacent to the house on the east; this has been built since the 1940 acquisition of the property. At the rear of the house are some formal plantings, which have become overgrown.

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7. Description

Survey No.

Condition

__ Excellent	__ Deteriorated	X Unaltered	X Original Site
X Good	__ Ruins	__ Altered	__ Moved
__ Fair	__ Unexposed		

SEE CONTINUATION SHEETS

8. Significance

Survey No.

Period	Areas of Significance			
__ Prehistoric	__ Archeology-Prehistoric	__ Community Planning	__ Landscape Architecture	__ Religion
__ 1400-1499	__ Archeology-Historic	__ Conservation	__ Law	__ Science
__ 1500-1599	X Agriculture	__ Economics	__ Literature	__ Sculpture
__ 1600-1699	__ Architecture	__ Education	__ Military	__ Social/Humanit
__ 1700-1799	__ Art	__ Engineering	__ Music	__ Theater
X 1800-1899	__ Commerce	__ Exploration/Settlement	__ Philosophy	__ Transportation
__ 1900-	__ Communications	__ Industry	__ Politics/Government	__ Other (specify)
		__ Invention		

Specific Dates	Architect	Builder	Area

Applicable Criteria:	X A	X B	X C	__D			
Applicable Exception	__A	__B	__C	__D	__E	__F	__G
Level of Significance	X National	__ State	__ Local				

SEE CONTINUATION SHEETS

PG:61-22

Overview

The Heitmuller House, Building 056, is located on the South Farm of the Beltsville Agricultural Research Center. Built in the late nineteenth century, the house was one of many properties in the Washington metropolitan area owned by the Heitmullers, produce farmers of German descent. The Beltsville house did not serve as the Heitmuller residence but was rented out to tenant farmers. In 1940 the Department of Agriculture acquired the house and its surrounding acreage (nearly 200 acres) for use as part of the experimental farm that the government had established in Beltsville beginning in 1910.

Beltsville Agricultural Research Center (BARC)

The Beltsville Agricultural Research Center (BARC) is one of the largest research facilities of the Agricultural Research Service (ARS), the main research agency of the U.S. Department of Agriculture (USDA). For 60 years, BARC has been the Department of Agriculture's principal experimental area, and the leading and most diversified agricultural research complex in the world.

The Department of Agriculture first purchased land in the Beltsville area in 1910, to establish an experimental farm. The land purchased totalled 475 acres of farmland and was located in what is now part of the large Central Farm section of BARC. The land was divided between two divisions, with 190 acres going to the Farm Dairy Division, and 285 acres going to the Animal Husbandry Division. By 1928, the Animal Husbandry Division had acquired 1,370 acres, and the Bureau of Dairy Industry had acquired 316 acres. After 1933, it was decided to move other divisions of the USDA to Beltsville, and both the land area and the built resources expanded thereafter to accommodate the new uses.[1]

The Bureau of Plant Industry, the agency responsible for the acquisition of the Heitmuller property, began operations at BARC in 1932, on leased land covering the Sellman and Miller properties (North Farm). The U.S. Horticultural Field Station was established as a formal entity in 1935. Additional land was assigned to the station in 1938. During 1940-43, still more tracts were purchased. This final acquisition included the South Farm parcel that contains the Heitmuller house. On July 1, 1942, the Plant Industry Station was established as an independent financial unit of the USDA Agricultural Research Service.[2]

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[1]Robinson & Associates, Inc. "Phase III Submittal, Beltsville Agricultural Research Center," December 1995.

[2]J.H. Beattie to R.M. Salter, "Field Activities Summary," March 3, 1944. NARA, RG 54, Entry 151A.

South Farm

The 367-acre South Farm consists primarily of open, cultivated fields, a maintenance storage building, and a handful of small farm buildings. The land was acquired by the Bureau of Plant Industry between 1940 and 1943, after the Department of War appropriated $3,200,000 for the relocation of the Department of Agriculture's facilities from Arlington Station to Beltsville. The Arlington Station, which had been the original center of the Bureau of Plant Industry's activities beginning in 1900, was considered prime land by the War Department and pressure to release the Arlington land had increased dramatically as defense activities expanded in the late 1930s.[3] The Bureau of Plant Industry began the transfer of operations to lands that had been identified as suitable for crop work in Beltsville. There were three existing houses on the South Farm property when it was acquired by the Bureau. According to a 1942 memo, these buildings included:[4]

Heitmuller House:
Two-story frame construction, asbestos shingle roof, asbestos-cement weather-boarding, 74 feet over all. Central structure (two-story) 18'4"x38'; wing at each end 16'6"x18; Basement 39' long under one wing and a portion of central structure.

Boetler House:
Two-story frame with composition shingle roof, 18'2"x30' with an ell 16'2"x 27'.

Boetler Tenant House:
One-Story frame with wood shingle roof 24'x24'.

The Heitmuller Tract, totalling 196.234 acres, was so called because it was purchased by the government from the family of W. Charles Heitmuller. The Heitmullers were not the original builders of the house, although they were its longest-term owners, and in part for this reason it was known as the Heitmuller House. The tract was purchased by the Agriculture Department in 1940 at a cost of $39,507.27, with monies provided by Congress' appropriation for the Arlington Farm relocation. The house was valued in 1944 at $9,000.

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[3]Officially, the Bureau strongly resisted moving at least up through 1943. They argued that the closeness of the Arlington site to Washington permitted upper-level scientists with administrative responsibilities to move back and forth quickly. The 35- to 45- minute commute to Beltsville did not compare favorably with the 15- minute commute to Arlington. According to a 1934 memo, "The loss of time resulting from this situation would greatly decrease the efficiency of the work by the higher grade employees of the Bureau . . ." (NARA RG 17, Entry 16 (1934), Box 1933).

[4]E.C. Butterfield to J.H. Beattie, February 3, 1942. NARA, RG 54, Entry 121A. The Boteler houses have been demolished.

The Heitmuller Family

William Charles Heitmuller was born in the District of Columbia in 1869. His father, born in Germany, had immigrated to the United States earlier in the nineteenth century. Heitmuller's mother was a native of the District of Columbia.[5] While in his twenties, W. Charles Heitmuller worked as a clerk, and he lived on Brightwood Avenue with Frederick Heitmuller, a gardener, and Ferdinand A. Heitmuller, who was in the produce business and had stalls at both Center and Northern Markets in Washington.[6] In 1893, W. Charles married a woman named Minnie (also called Minna E.), who was also of German ancestry. Both of her parents had immigrated to America earlier in the 1800s.

By 1898, W. Charles was following in the family business, employed as a produce dealer in the District. He worked at 417 Center Market and continued to live in Brightwood Park. The 1900 Washington, D.C., city directory shows Heitmuller as having a partner, William J. Heider. They were listed in the business directory as commission merchants. According to the 1900 census, Heitmuller had been married seven years and had four children. The census also shows Minnie Heitmuller's mother, Nellie Spangler, and sister, Mary Spangler, as living with the family. W. Charles, who became a very successful merchant, bought up large tracts of land throughout the Washington area. By 1940, he and his family were living in a large house on Georgia Avenue in Silver Spring.[7]

The Heitmuller Farm in Prince George's County

In 1907, W. Charles Heitmuller purchased 248 acres of land in Prince George's County. The farm Heitmuller purchased was known at that time as Meadow Brooke. It consisted of several parcels which had been pieced together by the previous owner, as well as a farmhouse which had been constructed ca. 1890. For Heitmuller, in 1908, the land was valued at $4,960 with improvements [the house] of $1,700.[8]

Heitmuller bought the land from Mary Stewart McCulloch Marshall. This property had been owned by the McCulloch family since 1889. It is likely that during the McCulloch-Marshall tenure the house

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[5]U.S. Bureau of Census, 1900.

[6]1892 City Directory. These family relations are not confirmed; however, W. Charles, Frederick, and Ferdinand A. were all living at the same address.

[7]Robinson & Associates, Inc. Interviews with Hortense Heitmuller and Phillip Heitmuller, January 1996.

[8]1908 Assessment Records, Maryland State Archives, Annapolis, Maryland.

was constructed on the property.[9] Mary McCulloch Marshall's father, Hugh McCulloch, had purchased the 248 acre tract in 1889 from George Siebel for a sum of $4,400.[10] Hugh McCulloch also owned an additional 276 acres of land in Prince George's County known as Beall's Mistake and Lena Hall. The 248-acre piece was referred to prior to 1889 as Pleasant Neck.[11] Hugh McCulloch died in 1895 and left all of his property to his wife, Susan, and their children. His daughter Mary McCulloch purchased the 248-acre tract of land from her mother and siblings a year later, in 1896. She married a man named Marshall two years later, in 1898.[12] Although Marshall owned the property between 1899 and 1907, it appears that she and her husband may not have lived in Prince George's County during this time; the assessment records for these subsequent years do not list either a McCulloch or a Marshall, and it is apparent from the deed between Heitmuller and Marshall that the Marshalls were residing in New York in 1907.[13]

The Heitmullers also rented the land out. Approximately half of the land was tillable acreage, with the other half being woods.[14] The Heitmullers continued to own the house and land until 1940, when they sold it to the U.S. Government. In 1941, a map drawn up by the Bureau of Plant Industry showed the Heitmuller property divided into numerous experimental plots; the areas around the house were primarily grass, with two small orchards (one a pear orchard). There were corn cribs directly to the southwest of the house, a shed in the center of the circular drive south of the house, and a barn to the east of the house. Farther to the north and west were wooded areas, and to the east were crops of corn, asparagus, cabbage, and crimson clover. To the south were plots of lespedeza, a shrubby

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[9]It is possible that McCulloch purchased the property from Siebel with the house already erected; Prince George's County Assessment Records for the years 1851-1891 were unavailable to review. Map records tend to establish a late nineteenth century construction date for the building

[10]Deed Record Book JWB 12 Folio 266, 26 September 1889, Prince George's County Courthouse, Upper Marlboro, Maryland.

[11]Deed Records, 1889-1907, Prince George's County Courthouse, Upper Marlboro, Maryland.

[12]The 1898 assessment records value the land at $4,960 and improvements at $1700. 1898 Assessment Records, Prince George's County - Election District 1, Maryland State Archives, Annapolis, Maryland. The assessments records note in this year that Mary McCulloch was married and took the surname Marshall.

[13]Deed Record Book 41 Folio 444, 2 November 1907, Prince George's County Courthouse, Upper Marlboro, Maryland.

[14]1920-23 Tax Assessments, Charles W. Heitmuller. No information has been located concering the tenants who lived at the farm.

PG:61-22

leguminous plant typically used for soil improvement and for hay.[15]

From the 1940s until recently, the house has been used as a residence for the Beltsville Agricultural Research Center; from 1957 through 1995, the house was occupied by people not directly associated with the South Farm. The last resident in the house was a maintenance electrician. He followed the tenure of the assistant director under C.A. Logan. The original outbuildings of the Heitmuller House are no longer extant.

[15]Map from NARA, RG 54, Entry 151A, Box 2.

9. Major Bibliographical References

Survey No. PG:61-22

SEE CONTINUATION SHEETS

10. Geographical Data

Verbal Boundary Description

The boundary of the site encompasses Building 056 and an area with a radius of 50 feet around the perimeter of the building.

11. Form Prepared by

Name/Title Heather Ewing, Judith Robinson

Organization Robinson & Associates, Inc. Date February 14, 1996

Street & Number 1909 Q St., NW #300 Telephone (202) 234-2333

City or Town Washington, D.C. State 20009

Concurrence of State Preservation Officer

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 purposes only and do not constitute any infringement of individual property rights.

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

PG:61-22

Bibliography

Assessment Records, 1892-1919. Prince George's County - Election District 1. Maryland State Archives. Annapolis, Maryland.

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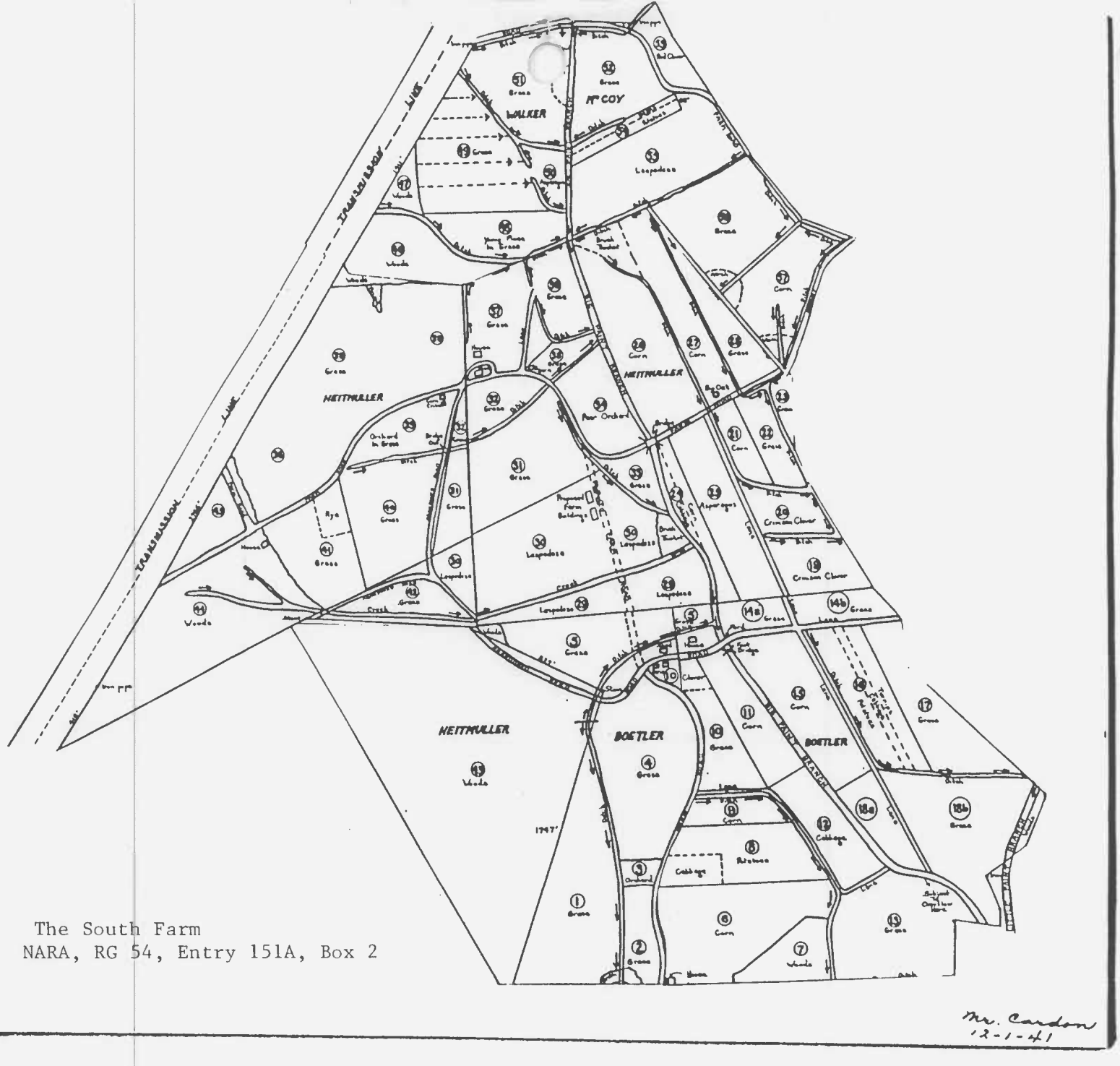
BARC Master Plan, 1995
Heitmuller House (Building 056)
P.G. # 61-22
Beltsville Agricultural Research Center
Prince George's County, Maryland

USDA
BARC Masterplan -- Plan Set
Bernard Johnson Young, Inc.
April 1995



The South Farm
NARA, RG 54, Entry 151A, Box 2

The South Farm, BARC, 1941
Heitmuller House (Building 056)
P.G. # 61-22
Beltsville Agricultural Research Center
Prince George's County, Maryland

SW/4 Laurel 15' Quadrangle
U.S. Geological Survey Map, 1979
Heitmuller House (Building 056)
P.G. # 61-22
Beltsville Agricultural Research Ce
Prince George's County, Maryland

1983.

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

HEITMULLER HOUSE (BUILDING 056), PRINCE GEORGE'S COUNTY, MD.,
CAROL HOOPER; FEBRUARY 1996, MD SHPO, SOUTH FACADE,
LOOKING NORTH; 1 OF 4; PG-61-22.

HEITMULLER HOUSE (BUILDING 056), PRINCE GEORGE'S COUNTY, MD.
CAROL HOOPER, FEBRUARY 1996, MD SHPO, NORTH FACADE, LOOKING
SOUTHWEST, 2 OF 4; PG 61-22

HEITMULLER HOUSE (BUILDING 056), PRINCE GEORGE'S COUNTY, MD; HEATHER EWING, JULY 1996; MD SHPO, INTERIOR, LIVING ROOM LOOKING NW; 3 OF 4; PG:61-22

HEITMULLER HOUSE (BUILDING 056), PRINCE GEORGE'S COUNTY, MD; HEATHER EWING; JULY 1996; MD SHPO; INTERIOR, DINING ROOM LOOKING SW; 4 of 4; PG:61-22.