NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

PG-68-74

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 90001319 Date Listed: 9/7/90

Mount Ranier Historic District — Property Name
Prince George's — County
MD — State

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Patricia Andrus — Signature of the Keeper
9/7/90 — Date of Action

fw

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Amended Items in Nomination:

This district is nominated for Architecture, but Criterion C is not checked. The form is officially amended to include Criterion C.

SEP 25 1990
MARYLAND HISTORICAL TRUST

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)

NPS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name

other names/site number Mount Rainier Historic District PG:68-74

2. Location

street & number multiple blocks north and south of Rhode Island Ave. N/A not for publication

city, town Mount Rainier N/A vicinity

state Maryland code MD county Prince George's code 033 zip code 20712

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
[X] private	[ ] building(s)	1001	151 buildings
[X] public-local	[X] district		60 sites
[ ] public-State	[ ] site	1	structures
[ ] public-Federal	[ ] structure		objects
	[ ] object	1002	211 Total

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this [X] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.

Mark R. Edwards — 7-23-90

Signature of certifying official — Date

Deputy STATE HISTORIC PRESERVATION OFFICER

State or Federal agency and bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.

Signature of commenting or other official — Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

[ ] entered in the National Register.
[ ] See continuation sheet.

[ ] determined eligible for the National Register. [ ] See continuation sheet.

[ ] determined not eligible for the National Register.

[ ] removed from the National Register.

[ ] other, (explain:) _____

Signature of the Keeper — Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

See Continuation Sheet No. 6.1

Current Functions (enter categories from instructions)

See Continuation Sheet No. 6.1

7. Description

Architectural Classification
(enter categories from instructions)

Queen Anne
Bungalow/Craftsman:Bungaloid
Commercial Style
Classical Revival:Neo-Classical Revival

Materials (enter categories from instructions)

foundation brick, concrete, stucco
walls weatherboard, shingle, asbestos, asphalt, stucco, brick
roof asphalt, tin, slate
other wood, shingle

Describe present and historic physical appearance.

DESCRIPTION SUMMARY:

The Mount Rainier Historic District has the varied and picturesque character of an early 20th century town or suburb. Of the 1,152 buildings in the district, 1,001 directly contribute to its character. The district's street grid is laid over a gently rolling, formerly rural landscape. The district's streetscapes were developed over a period of more than forty years from ca. 1900 to 1940. The vast majority of the district's buildings are modestly-scaled, detached, single-family, frame houses. With the exception of five churches and a bank building known to have been designed by architects, the remainder of the district's buildings are vernacular in inspiration. Throughout the district, buildings were erected individually and in groups and in a range of forms and styles with both subtle and substantial differences. These differences represent the evolution and diversity of vernacular design throughout the early years of the 20th century.

[X] See continuation sheet 7.1 for GENERAL DESCRIPTION

8. Statement of Significance

PG:68-74

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☐ B ☐ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
Architecture	1900-1940	1900-1940
Community Planning and Development		

Cultural Affiliation: N/A

Significant Person: N/A

Architect/Builder: Murphy, Frederick V.; Olmsted, Walter B.

(see Continuation Sheet 8.2)

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

SIGNIFICANCE SUMMARY:

The Mount Rainier Historic District is significant as an early, large and essentially intact example of the type of suburban community that changed the character of western Prince George's County in the early years of the twentieth century. The historic district is also significant for its large and diverse collection of vernacular inspired residences and commercial buildings erected between c. 1900 and 1939. In addition, there is an important group of five revival style churches designed by local architects. At least one of the churches is the work of a firm nationally known for its ecclesiastical buildings. Its period of significance, 1900 to 1940 represents a time of substantial suburban growth for the western portion of Prince George's County as part of the Washington, D. C. metropolitan area.

☒ See continuation sheet 8.1 for HISTORIC CONTEXT and MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN data.

9. Major Bibliographical References

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See Notes, Section 7 and 8, pp. 7.50 and 8.36 through 8.44.
Maryland Inventory of Historic Properties: Montgomery and Prince George's counties
Maryland Historical Trust, Annapolis, MD.

☒ See continuation sheet

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☒ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other

Specify repository: Prince George's County Historic Preservation Commission c/o M-CPPC, Upper Marlboro, MD 20772

10. Geographical Data

Acreage of property 260± acres

USGS quad: Washington East, D.C./MD

UTM References

	Zone	Easting	Northing		Zone	Easting	Northing
A	18	330300	4312760	B	18	330550	4311370
C	18	330860	4310160	D	18	328970	4312090

☐ See continuation sheet

Verbal Boundary Description

☒ See continuation sheet 10.1

Boundary Justification

☒ See continuation sheet 10.2

11. Form Prepared By

name/title Howard S. Berger, Architectural Historian

organization Historic Preservation Commission date June 1990

street & number 14741 Gov. Oden Bowie Drive, Room 4010 telephone (301)952-3520

city or town Upper Marlboro state Maryland zip code 20772

HISTORIC FUNCTIONS

DOMESTIC/single dwelling
DOMESTIC/multiple dwelling
COMMERCE-TRADE/financial institution
COMMERCE-TRADE/specialty store
SOCIAL/meeting hall
RELIGION/religious structure
RECREATION AND CULTURE/theater

CURRENT FUNCTIONS

DOMESTIC/single dwelling
DOMESTIC/multiple dwelling
COMMERCE-TRADE/specialty store
SOCIAL/meeting hall
RELIGIOUS/religious structure

Summary Statistics

A total of 1,152 standing buildings were identified from fire insurance maps, tax assessment records and a field survey as having been constructed between c. 1900 and 1988. Of these, 1,002 buildings (87%) contribute to the significance of the historic district. The remaining 151 buildings (13%) were either constructed after 1939 and post-date the historic district's period of significance and architectural character, or have suffered irreversible losses of integrity and do not contribute to the district. Other than a visual assessment of their architectural character, no other specific evaluation of these non-contributing buildings has been made. (See Resource Sketch Map)

Of the 1,152 buildings in the historic district, 164 (14%) were constructed between 1900 and 1910, 249 (22%) between 1911 and 1920, 462 (40%) between 1921 and 1930 and 165 (14%) between 1931 and 1939. Most of the 113 buildings (10%) constructed after 1939 appear to have been erected during or soon after World War II, although about 20 buildings, primarily single family residences, appear to have been erected after about 1965.

Resource Sketch Map

A sketch map indicating the boundaries of the historic district and the specific location of each resource within those boundaries was created using fire insurance maps produced by the Sanborn Map Company, Prince George's County Property Tax Assessment records and a field survey. Only those structures within the historic district that are identified with a street address are included as resources and indicated on the map. Each resource is identified with a two-character code. The letter character indicates the resource's level of contribution to the district as derived from the field survey (and based on National Register Application Guidelines, section 4-46, prepared by the Maryland Historical Trust). The number character indicates the decade of construction, derived from both tax assessments and map research.

See Continuation Sheet 7.2

Photograph Map

Because of the large number of buildings in the historic district and the number of photographs required to effectively illustrate them, an additional sketch map locating buildings discussed and illustrated is included with the physical description. Each photograph is numbered according to its primary reference in the text and labeled in accordance with Maryland Historical Trust National Register Guidelines (section 4-50a,b).

Landscape Features

Topography

The landscape throughout most of Mount Rainier is hilly. Within the historic district, elevations range from 25 or 30 feet to about 150 feet above sea level. Lower elevations are found at the district's extreme northern and southern edges. In these areas the landscape undulates gently and substantial changes in grade are typically only seen over several blocks, providing a number of contiguous, level building sites. Elevations gradually increase toward the geographic center of the district, from 28th Street to 33rd Street between Taylor Street and Bunker Hill Road. In this area, grade changes are found over shorter distances and are more precipitous. From one end of a block to another, the elevation can vary by as much as 60 feet.[1]

The present topography of Mount Rainier appears to retain much of the character associated with the area prior to the platting of subdivisions in the early 20th century. There is evidence of only minimal grading to accommodate streets and level sites for building. Throughout the district grade changes are controlled with terracing and brick, stone or concrete retaining walls of varying heights.

Street Pattern

The overall street pattern in the historic district is largely a result of Mount Rainier's proximity to Washington, DC. The pattern is an extension of the rectilinear grid of the District of Columbia, although in Mount Rainier, the grid is oriented slightly to the northwest. North-south streets are numbered in ascending order from west to east and east-west streets have names, ordered alphabetically from south to north, as extensions

See Continuation Sheet 7.3

of the street system found in nearby northeast Washington. In addition, as extended through Prince George's County, Rhode Island Avenue, one of the District of Columbia's major diagonal avenues, cuts a wide swath through the southern portion of the Historic District.[2]

There are a number of departures from the grid that give the Historic District's street system a distinctive configuration. A unique pattern is created by the area's undulating topography, historic patterns of land ownership and the uneven progression of development. The presence of the angled, curved or truncated streets that modify the grid can be attributed to the irregular paths of historic roads that pre-date modern subdivisions, streets with paths determined by land ownership patterns and as a direct response to the area's rolling topography. A number of street intersections occur either at the top or bottom of hills. The diagonal path of a single street at the center of the district is a counterpoint to the regularity of the grid in that subdivision.

Lot Size and Use

Although there are a number of irregular blocks, a result of the district's non-rectilinear streets, the majority of the blocks and the building lots they contain are rectangular. The size of a single building lot does vary slightly throughout most of the historic district. Typically, subdivision plats outline building lots that are between 40 and 50 feet wide and 120 and 150 feet deep. On most residential blocks within the district there is a construction set-back of either 15 or 20 feet.

Early in the development of the district, the purchase of more than one adjoining lot by a single house builder was common practice. A number of early houses were erected in the middle of two assembled lots, to provide for wider side yards. Also common was the construction of a house on one lot and the retention of the adjacent one to serve as a large side yard or garden until it was sold or developed. A number of these secondary lots were never sold off and remain as side gardens.

See Continuation Sheet 7.4

Vegetation

The residential streets of the historic district are heavily planted with trees. During the summer months, numerous large trees in private yards and nearly omni-present street trees make the community's neighborhoods verdant and shaded enclaves. The city is noteworthy for its stand of mature American Elm trees, possibly the largest in Maryland. Many trees in the town appear to be at least fifty years old and were probably planted through city sponsored programs of the 1920s or even earlier by subdivision developers.[3]
(see Photograph 4)

A number of side yards and adjacent lots are planted as gardens and are noteworthy for their contribution to the historic district's landscape. Gardens on adjacent lots are integrated with the house lot and are most often enclosed by fencing. In most cases, each garden has a framework of mature trees and shrubs complemented by both annual and perennial plantings.
(see Photograph 12)

Old Spring

At the southwest corner of 33rd and Shepherd streets (east 1/3 Lots 11, 12, Block 3, Mt. Rainier) is the site of a spring that may date to the mid 19th century. Most of the site, which 5,250 square feet, is a level grassy plot that is otherwise undeveloped. The western and southern edges of the site rise slightly and are ringed with trees. The spring is centered at the southern end of the plot and a three-sided brick and stone capped wellhead is visible above ground. The three-sided brick enclosure is not original and probably dates to the mid 20th century. Throughout the early 20th century and possibly earlier, the wellhead was constructed of large slabs of stone which are partially visible above the ground today. The early wood-slat door has been removed and the opening sheltering the well pipe has been sealed up with concrete blocks.
(see Photographs 1,2)

See Continuation Sheet 7.5

Architecture:
Type, Form and Style, 1900-1940

Type

Buildings in the historic district can be divided into three types; residential, commercial and institutional. The vast majority of the buildings are residential and the character of the streetscapes is dominated by small-scale, free-standing, single-family houses sited closely together with common set-backs. While the single-family house is the prevailing building type, other residential types are present. Included among these are the small apartment buildings, the occasional duplex and the single family residence that incorporates a small storefront, usually located at the corner of an intersection. There are also several churches located in the midst of otherwise residential streetscapes.

The vast majority of the historic district's commercial buildings are concentrated "downtown" on Rhode Island Avenue from the District line east to the corporate boundary with Brentwood and on 34th Street from the avenue to just north of Bunker Hill Road. Within the downtown area, both single-use and mixed-use buildings exist in a range of forms including single storefronts with a shopkeeper's apartment above, single-story storefront blocks, single-use and multi-use buildings of one or two stories.

Institutional buildings are limited to a group of six churches, five of which contribute to the character of the district. With the exception of a bank building and the five churches all of which have high-style designs and are known to have been the work of local architects. The remainder of the town's buildings are vernacular in inspiration and were derived from popular aesthetics of the period. A number of institutions historically important to Mount Rainier are housed in non-historic buildings that do not contribute to the character or significance of the historic district. Included in this group are several schools, the firehouse and City Hall.

See Continuation Sheet 7.6

Materials

The vast majority of residential buildings are constructed and sheathed with wooden materials, but there are a small number built of brick or covered in stucco. Brick and cast and poured concrete are the most common foundation materials. Frame houses are sheathed in a range of materials including clapboard, German siding, wood shingles, and various forms of asbestos and asphalt siding. In a number of cases, asbestos shingles and asphalt siding appear to be original sheathing materials, particularly for houses from the 1920s and 1930s. Both synthetic materials have also been used to cover earlier sheathing on older houses. A large number of houses throughout the community have been covered with vinyl or aluminum siding concealing a range of earlier materials. Red is the most commonly used brick color, but there are several instances where lighter colors are employed.

Residential Construction-Forms and Styles

Most of the district's buildings are detached single-family houses. They are characterized by the straightforward massing, simple materials and minimal ornamentation that is the result of the blending of type, form and decoration of vernacular design. The earliest houses in the historic district, those erected between c.1900-1920, are examples of several folk-inspired building forms used widely across the country during the period and derived from largely rural precedents. These early houses have simple plans and massing and are minimally ornamented. When used, ornamentation appears as textured sheathing materials, porch, cornice or eave trim or the occasional use of decorative window shutters. The covered porch is a practical and decorative feature common to almost all of the houses. It usually spans at least a portion of the front facade. Additional and connected side and rear porches are also common.

Among the district's early houses are four that do not share the vernacular themes that generally characterize the historic district. They are all somewhat larger than the typical houses of the period. Although there are varying levels of detail .PAwithin the group, each is the product of a distinctly

See Continuation Sheet 7.7

different inspiration. In comparison to most of the district's buildings, these houses are clearly identifiable as interpretations of architectural styles popular in the late Victorian period.

The historic district's later houses, constructed from c.1920-1940, continue to have simple footprints but do exhibit more complex massing and roof lines. Although traditional materials are often still used in the construction and decoration of the later houses, new materials are often employed in ways that give them a distinctly modern appearance. Compared to the early houses, many of those built after 1920 are derivative of equally popular, but more readily attributable design sources.[4]

Late Victorian Styles

Four of the historic district's larger houses, all erected before 1910, depart from local precedent in that their design is clearly based on identifiable high style movements of the late 19th century. These four houses are distinctly different from one another but all are patterned after several popular Victorian aesthetics, notably the Queen Anne and related Shingle and Stick styles. Several of the houses combine the massing and decoration of more than one of the popular styles.

The house at 3806 32nd Street (Lots 23,24, Block 9, Edgemont) is distinctly Queen Anne in its formulation. The rectangular-plan house is two and one half stories and has a front-gable roof with centered shed dormers facing north and south. Across the main (east) facade is a facade-wide porch with a shed roof that shelters the entry which is off-center at right (north). Above the entry, at the second story, is a small square-plan balcony with a steeply pitched pyramidal roof. The entire first story is covered with rock-faced cast concrete blocks, emulating textured stone. To the rear (west) of the south facade is a hexagonal wooden bay at the first story. The second story is sheathed with rows of both staggered and fish-scale shingles and contains a rectangular plan projecting bay and small shed roof balcony to the rear (west) of the south facade. The house has large 2/2 double-hung wood frame windows typical of the Queen Anne. The attic story of the main (east) facade has a tri-partite 2/2 double-hung window with a larger unit flanked by two smaller ones.
(see Photograph 3)

See Continuation Sheet 7.8

The two-story, gambrel-roof house at 4103 30th Street (Lots 10,11, Block 7, Rogers' Addition) is an example of the late Victorian Shingle style. The style typically employed simplified and volumetric massing, a variety of roof shapes and shingles arranged in decorative patterns for ornamental effect. The house on 30th Street has a rectangular plan and the main (west) facade is gable-ended. The main entry is off-center, at left (north) and is sheltered by a porch supported by grouped round wooden columns. At the western end of the south facade is a rectangular-plan projection at the first story that encloses a portion of the original wraparound porch. Both the front porch and the south facade projection share the same shallow shed roof that is an extension of the belcast gambrel of the main block. On both the southern half of the main (west) facade and the eastern half of the south facade there are two-story, shallow, projecting hexagonal bays.

The house's first story is stuccoed. The second story and attic gable ends are sheathed in asphalt shingles, similar to but not identical to those used on the gambrel slopes that shelter the second story. With the exceptions of the 1/1 double-hung, tripartite attic window of the main facade and the 6/6 double-hung windows of the south facade projection, the house is fenestrated with large 9/2 double-hung windows, used singly and in groups. The asphalt shingles covering the second story and roof and the stuccoed first story are old but not original. The house retains its original windows, porch columns and entry door.
(see Photograph 4)

The large two-story stucco house at 4012 33rd Street (Lot 8, Block 3, Mount Rainier) was constructed around 1905. The house exemplifies the picturesque asymmetrical massing typical of the Queen Anne and Stick styles of the late Victorian period. The house sits on the hill high above the west side of 33rd Street and enjoys a fine view to the east. The main block of the house has a hip roof, and the single-door entry of the main (east) facade is off-center, at right. The main block has a simple rectangular plan that is modified with two projecting bays to the east. At the southeast corner, is a three-story, octagonal-plan tower that is fully detached above the second story and surmounted by an octagonal pyramidal roof. At the northeast corner is an east-facing, two-story, rectangular-plan, pedimented bay.

See Continuation Sheet 7.9

With the exception of the small 4/2 double-hung windows at the third story of the tower, the house is fenestrated with large 1/1 double-hung windows spaced evenly across all of the facades. The main (east) and south facades are sheltered by a wrap-around porch with a shed roof at the first story. The porch is supported by groups of two and three turned wooden posts resting on stuccoed piers. The entire house is sheathed in stucco that has been scored to resemble stone. The stucco exterior dates from at least the early 1920s and may be original.
(see Photograph 5)

The form, style and materials of the house at 3607 Perry Street (Lot 4, Block 8, Rhode Island Avenue Addition) make it unique within the historic district. The house is an unusual combination of the decorative aesthetic of the late Victorian Queen Anne and the Bungalow form, popularized in the early years of the 20th century. The house is clearly a bungalow; the steeply pitched side-gable roof of the main facade contains a front-gable, pedimented attic dormer and shelters a deep inset front porch. Atypical of the bungalow, the house has two full stories, made possible by both the "attic" dormer and an even larger pedimented front-gable dormer to the rear (south). The main (north) facade has a recessed porch that shelters the off-center entry at left (east) and a hexagonal bay at right (west). On the west facade there is a centered, rectangular plan bay at the first story. At the second story, the main facade has a large projecting balcony sheltered by the dormer.

In addition, the house's materials represent a blending of the old and new, to a highly decorative effect. The materials and the way in which they are combined make 3607 Perry Street one of the historic district's most unusual houses. The first story is covered with beige colored rusticated cast concrete blocks set off by rock-faced cast concrete quoins. The front porch is encircled by a concrete railing supported by cast concrete balusters, emulating turned stone urns. The porch roof is supported by round wooden Doric columns. The second story and all roof slopes are imbricated with grey fishscale slate shingles, creating a dynamic contrast of materials, colors and textures.
(see Photograph 6)

See Continuation Sheet 7.10

Early 20th Century Vernacular Forms

Among the oldest vernacular forms adapted in early houses in Mount Rainier is a modified version of the I-house, popular throughout the later half of the 19th century. A two-story frame house with a side-gable roof, the I-house had a rectangular plan that was two rooms wide and one room deep. The main entry was centered and windows are spaced evenly across the facade. In its purest form, the I-house almost totally lacked decorative detail. Often an unassuming I-house was embellished with porches, shutters and rear additions.

A number of small, frame I-houses were erected in the historic district prior to 1910. Local examples at 4202 29th Street (Lot 14,15,16, Block 9, Rogers' Addition) and 4206 29th Street (Lot 13, Block 9, Roger' Addition) are typical of the form with large 2/2 windows and a facade-wide front porch. An important modification to the traditional plan is seen in the two-story rear additions to the houses in Mount Rainier. In all cases, these additions appear to be original and were likely added to the form to accommodate a kitchen, not traditionally found within the I-house plan. Other than the porch and windows, these houses are severely plain. The exterior sheathing of both houses is old but not original. The house at 4202 29th Street is covered with asphalt siding to simulate brick and 4206 29th Street is sheathed with asbestos shingles.
(see Photographs 7,8)

Another example of the local I-house is located at 4411 30th Street (Lot 13, Block 1, Rogers' Addition). This house which retains its original clapboard sheathing was completed sometime in the early 1920s and is, within a suburban context, a particularly late example. This house is more highly decorated than the houses on 29th street and has retained much of its original detail, including double-hung 6/6 windows, porch columns and dentillated cornice.
(see Photograph 9)

Another early form is the simple Gable-front house. This compact one-and-one-half or two-story house has a rectangular plan and is a distilled version of the temple-front houses inspired by the Greek Revival movement of the mid 19th century. The houses are narrow, with their short end facing the street and were popular in turn-of-the-century suburbs where narrow lots were common.

See Continuation Sheet 7.11

The main facades commonly have off-center entries and balanced and uniform fenestrations. The compact facade of Gable-front form was often left plain or simply decorated with porches and shutters. Surface texture was achieved by combining various sheathing materials, an inspiration rooted in the Queen Anne style.

Within Mount Rainier, the classic Gable-front form is only used in houses erected before 1910. The house at 4221 34th Street (Lots 9,10, Block 11, Mount Rainier) is an excellent example of smaller versions of the form. This one and one half story house retains much of its original detail, including first story clapboards, shingled attic pediment and facade-wide front porch. Another example at 3715 34th Street (Lot 25, Block 6, Rhode Island Avenue Addition) is slightly larger with a full second story. This narrow contained house demonstrates the suitability of the form for a small suburban lot. A hip roof porch with decorative corner brackets wraps across the front (west) and south sides and adds a sense of horizontal balance to the tall slender form.
(see Photographs 10,11)

Closely related to the Gable-front house is an expanded version of that form called the Gable-front and Wing. Generally detailed like the Gable-front, traditional Gable-front and Wing houses had an L-shaped plan, the result of an added gable-end projection at a right angle to the main block. The added projection is usually full-height and shares the same roof ridge with the main block. Most frequently, the projection contains a single room per floor and is smaller that the main block. In another variation the Gable-front and Wing has two right angle projections flanking the main block, creating a T-shaped plan. Often first story porches unite the house's main block with its projections.

As a larger house, the Gable-front and Wing was one of the most frequently used forms in Mount Rainier through c. 1910. Although it was occasionally built in the 1910s, the form remained essentially unchanged while in use. Several good examples illustrate the more substantial nature of this house and demonstrate the decorative use of porches, and siding. The house at 4007 30th Street (Lot 5,6, Block 10, Rogers' Addition) was built before 1910 and is essentially intact. The combined use of German siding and shingles to sheath the exterior are quite typical of local examples. The Gable-front and Wing house at

See Continuation Sheet 7.12

3600 Perry Street (Lot 23, Block 2, Rhode Island Avenue Addition) was completed after 1910 and displays the same massing and decorative detailing as the earlier example. The most significant difference between them is that the house on 30th Street has only a small south facing side porch, while the porch at 3600 Perry Street wraps both the front (south) and west facades. (see Photographs 12,13)

One of the largest Gable-front and Wing houses in Mount Rainier is the Smith Family farmhouse located at 3426 Newton Street (Lot 30, Block 5, Hariclif). The house's modified T-shaped plan represents an unusual variation of the form. Although they are full height, the "wings" of the east and west facades project only slightly from the main block and do not share its ridge line. The two and one-half story house has a habitable attic story sheltered by the steeply pitched gable roof of the main block. There is a larger, two-story wing projecting from north facade that is nearly full height.

The clapboard house is presently sheathed with asphalt shingles. The main entry is at the eastern end of the south facade and is sheltered by the one story shed roof porch that wraps around the south and west facades. The porch has square plan spindles beneath a molded railing and the wooden porch supports are turned and framed by corner brackets, typical of the late Victorian period. At the center of the west facade at the first story is a projecting hexagonal bay. To the north is a secondary entrance that is also sheltered by a shed roof porch. The house is fenestrated with large 2/2 double-hung windows. Sheltered by the wrap-around porch are tall, floor to ceiling 2/2 windows, opening to the parlor at the south west corner of the first story. With the exception of the asbestos sheathing, the details of the wrap-around porch and projecting hexagonal bay and fenestration appear to be original.
(see Photograph 14)

A form that appeared within the first decade of the community's founding and was abandoned by the early 1910s was the Flat-front house. The two-story house had a rear-sloping shed roof concealed by the parapet of the main facade. Essentially an urban rowhouse form, the Flat-front was infrequently used, although its rectangular plan and frontal orientation were well suited to even the narrowest suburban building lot. In Mount Rainier when the Flat-front was used as a residential form it was

See Continuation Sheet 7.13

always detached, allowing for the placement of windows or porches on side walls. Even in its fully detached suburban form, only the main facade of the Flat-front was fully detailed or decorated.

There are several excellent examples of Flat-front houses in Mount Rainier. The house at 4208 34th Street (Lot 6, Block 9, Mount Rainier) was completed before 1910 is a well-detailed Flat-front that displays the uncommon use of brick in the district's early residential construction. The main facade of the red brick house terminates with a parapet with a painted molded metal or wood cornice. Window lintels are arched with brick headers. The most striking feature of the house is the elaborately detailed front porch with its turned posts, balusters and corner brackets. (see Photograph 15)

Another pre-1910 Flat-front is the house at 4131 34th Street (Lots 21, 22, Block 1, Mount Rainier). This house is an example of the small group of buildings, located outside of the commercial area and all built before 1920, that combine a single family residence with a small storefront. This Flat-front is frame and presently sheathed with non-original asbestos shingles. A number of original details still intact are the parapet's bracketed and dentillated cornice and the large 2/2 windows spaced evenly across the facade at the second story. A tin-roofed porch shelters large, early shop windows.
(see Photograph 16)

Among the most modest houses erected in the suburb's earliest years were small one-story houses with square plans and pyramidal roofs and a variant with a one-story rectangular plan and a hip roof. Both forms occur before 1910, but only the Hip-roof rectangular plan appears after that date, usually in a slightly larger house. The Pyramidal-roof house of this period is a form found largely in southern states and early examples often have ornament derived from late Victorian styles, and occasionally the inset front porch, more typical of the hip-roof variant. Typically these houses are rhythmically fenestrated with large windows, providing substantial light and air to small rooms. Both of the primary variations of the form appear to have gone out of favor in Mount Rainier by 1920.

Examples of Pyramidal-roof houses built before 1910 are found at 4207 30th Street (Lot 10, Block 4, Rogers' Addition) and 4121 29th Street (Lots 1,2, Block 8, Rogers' Addition). Both houses

See Continuation Sheet 7.14

are frame and have projecting front porches and are minimally ornamented. The 30th Street house porch is not original, and although the house has been covered with aluminum siding it retains its early metal roof, dormer shingles and large 2/2 double-hung windows. The house on 29th Street retains its original porch and large 1/1 windows, but the asbestos shingle sheathing is not original. Another early Pyramidal-roof house is located at 4017 29th Street (Lots 1,2, Block 11, Rogers' Addition). With a similar scale and massing to the house at 4121, 4017 differs largely in its sheathing of red brick and attic dormer.
(see Photographs 17,18,19)

Early Hip-roof houses were slightly larger than their Pyramidal counterparts, but are detailed in essentially the same manner. Examples completed before 1910 are found at 3716 and 3718 37th Street (Lot 11 and Lot 10, Block 8, Rhode Island Avenue Addition). The house at 3716 is constructed of red brick. The house has a facade-wide front porch projecting from the main (east) facade and gabled dormers centered on each slope of the roof. Window openings on all facades are surmounted by arched brick lintels and the centered entrance is flanked by paired, 1/1 double-hung windows. Immediately to the north at 3718 37th Street, is a frame Hip-roof house sheathed with German siding. The house is similar in scale and massing to 3716. A hip-roof porch spans most of the main (east) facade and shelters the centered entrance which is flanked by large, single 2/2 double-hung windows. One of the house's unusual features is the wall dormer that is centered on the main (east) facade and located on the eastern half of the north and south facades.
(see Photographs 20,21)

Hip-roof houses erected after 1910 retain much of the scale and character of the earlier examples, but lack their distinctly Victorian ornament and fenestration. In these later and larger houses, the plan and size make a typically dormered Hip roof a more prominent feature. The group of four clapboard houses at 4007-09-11-13 37th Street, (Lots 22-25, Rhode Island Avenue 2nd Addition), and the asphalt sided frame house at 4223 32nd Street (Lot 16, Block 12, Mount Rainier) all have an inset facade-wide

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front porch supported by wooden columns, centered entrance, large windows and hip-roofed dormers. Two houses in the group on 37th Street, 4007 and 4009 (at right in photograph), have a projecting hexagonal bay at left (north) of the centered entrance. (see Photographs 22,23)

A new form of the one-story, rectangular-plan cottage appeared only in the 1910s. This form was slightly larger than earlier examples and had a front-gable roof, accommodating an attic story that, in most cases, was habitable when expanded. The One-Story Front-gable with its short side fronting the street was another plan well suited for the narrow lots found throughout many of Mount Rainier's subdivisions. In Mount Rainier, the form almost always has a center entrance and a facade-wide front porch.

The One-story Front-gable was built in several clusters in the historic district. Notable examples of the form are the group of three houses at 4206, 4208 and 4210 Rainier Avenue (Lots 23, 24, 25, Block 10, Mount Rainier). Each house in the group retains a high degree of original detail. Together they demonstrate the variety of sheathing materials characteristically used in the district; 4206 and 4208 are stuccoed and 4210 has stained wood shingles. This group has deep front porches and projecting hexagonal bays on either side of the center entrance. (see Photograph 24)

By the 1920s, further modifications had been made to the early I-house form. In contrast to the earlier form, a two-story, rectangular plan house with a side-gable roof erected after 1920, was now two rooms deep and had more than two rooms per floor. This Massed-plan Side-gable house most often had an off-center entry, but retained the I-house's facade-wide front porch, and balanced fenestration. The side-gable roof of the later form was often more steeply pitched, a reflection of the house's increased size and depth. The Massed-plan Side-gable form was simply ornamented, commonly with Craftsman-inspired details. This form remained popular through the 1930s, with slight variations of form and style.

Examples of Massed-plan Side-gable houses from the 1920s are located at 4007 29th Street (Lot 17, Block 11, Rogers' Addition) and 3104 Shepherd Street (Lots 1,2, Block 7 Mount Rainier). Both houses are inspired by the Craftsman movement and retain a high degree of original detail. The fenestration, porch and eave

See Continuation Sheet 7.16

ornamentation and asbestos shingle sheathing all reflect the popular aesthetic as applied to the form.
(see Photographs 25,26)

Some Massed-plan Side-gable houses of the 1930s retained their Craftsman inspiration while others, often with only a minimum of ornament, alluded to other popular styles of the period. Although each one of the pair of houses at 3101 and 3103 Windom Road (part of Lots 12, 13, Block 19, Mount Rainier) has been covered with aluminum siding, its Craftsman inspiration is still apparent in the porch and eave details and shallow sloping roofs.
(see Photograph 27)

The form and decoration of the house at 4116 30th Street (Lots 4,5,6, Block 8 Rogers' Addition) are not based on the arts and crafts imagery of the period. The house's asymmetrical projecting gable and recessed entry allude to the Tudor Revival, a picturesque style popular for cottages and small houses throughout the 1930s.
(see Photograph 28)

Perhaps the most enduring of all the house forms present in Mount Rainier is the classic American Four-square. Based largely on vernacular models from the Midwest, the Four-square developed in the late 19th century and by the early 20th century was used widely across the country. Organized with principles similar to those of the Pyramidal-roof one-story house, the Four-square was a two-story Hip-roof house, often of considerable size and the added feature of a habitable attic. The hallmarks of the traditional form are its square plan, symmetrical exterior organization and interior plan, which contained four rooms of roughly equal size on each floor. An important sub-type is a house organized and detailed like a Four-square but with an elongated rectangular plan, usually with the narrower elevation fronting the street.

Four-square houses frequently had facade-wide front porches sheltering the main entry, which was often but not always, centered. A balanced arrangement of large, double-hung 2/2 windows was characteristic of the form along with hip-roof or

See Continuation Sheet 7.17

shed-roof dormers in one or more slopes of the roof. The imposing mass and roofline of the Four-square gave it a substantial and straightforward appearance. Often the form relied only on the texture of its exterior material and decorative shutters for ornamental effect.

The Four-square form appeared in the suburb's first decade and with subtle variations remained popular through the 1930s and is present throughout the historic district. Two early examples, built before 1910, retain much of their original details and illustrate both the traditional form and an unusual variation.

The house at 3208 Shepherd Street (Lots 1,2, Block 6, Mount Rainier) is a traditional clapboard interpretation of the form on a larger scale with a rectangular plan and shed roof attic dormers.
(see Photograph 29)

A cluster of three frame Four-squares from the 1910s at 4212, 4214 and 4216 34th Street (Lots 8,9,10, Block 9, Mount Rainier) and a pair erected in red brick at 3100 and 3102 Perry Street (Lots 5,6, Block 9, Edgemont) represent the retention of the essential characteristics of the form in later interpretations Although both the traditional form and vernacular decoration of the Four-square would continue throughout its period of popularity, by the 1910s, the effect of newly popular decorative aesthetics were felt.
(see Photographs 30,31)

The form began to reflect the influences of both the Prairie and Craftsman styles. Two small houses from the 1910s illustrate the deep overhanging eaves and contained massing of simply-styled prairie houses as adapted to the Four-square. The houses at 4116 31st Street (Lot 19, Block 8, Mount Rainier) and 3602 Bunker Hill Road (Lot 58, Rhode Island Avenue 2nd Addition) are identical except for sheathing materials (see Photographs 32,33). A larger house at 3600 Bunker Hill Road (Lot 59, Rhode Island Avenue 2nd Addition) with clapboard and shingle siding, overhanging eaves and a circular bay with diamond-pane casements, represents the merger of both the prairie and craftsman influences. (see Photograph 34; note: circular bay is north of wraparound porch on the west facade and obscured by vegetation in this photograph).

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By the late 1920 and early 1930s, the Four-square in Mount Rainier took on a slightly revivalist aesthetic, a manifestation of the ascendant popularity of architecture from the country's colonial past. The houses from this period continued to use traditional materials, but there were subtle changes in decoration and fenestration.

Two examples from the 1930s with rectangular plans demonstrate the variety of expression achieved by the new aesthetic. The stucco house at 4109 29th Street (Lot 19, Block 8, Rogers' Addition) and the clapboard house at 3507 Bunker Hill Road (Lot 3, Yost's Addition) both derived their ornamentation from a revivalist source. The multi-pane, double-hung windows recall the early rather than the late 19th century.
(see Photographs 35,36)

The Bungalow, one of the most popular house forms in Mount Rainier, did not appear with any frequency until after 1920. The form had been popular nationally since the early years of the 20th century. With the exception of the large concrete and slate house erected before 1910 at 3607 Perry Street (see Photograph 6) and a few isolated smaller examples from the late 1910s, the Bungalow was a late arrival to Mount Rainier. They were built singly, in pairs, and in even greater concentrations throughout most areas of the community that were undeveloped before 1920. The form was built in a variety of sizes and configurations and in great numbers through the late 1930s and became one of the character defining features of the historic district.

Throughout the period of its popularity, the overall scale, massing and ornamentation of the Bungalow as built in Mount Rainier, changed very little. All examples have either a one or one and one-half story "massed" plan, that is square or rectangular and occasionally modified with small projections or shallow bays. Typically the house has a large, sheltering side-gable roof and a facade-wide front porch, most often incorporated within the roof of the building's main block. Many examples have a dormer in at least one roof slope. In houses with one story plans, the dormers are decorative or are used to ventilate the storage attic. In one and one-half story plans, the dormer enlarges the attic rooms in addition to providing light and air.

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Almost without exception, Mount Rainier's diverse collection of Bungalows is united by a common inspiration--the Craftsman aesthetic. Individually and as a group the bungalows are sheathed in a variety of materials, and display the fenestration, "structurally expressive" ornament and commodious porches typical of even the most modest versions of the form. An early example (probably from the late 1910s) was built at 4008 36th Street (Lot 66, Rhode Island Avenue Addition). This small house with its large windows, and textured wood shingles contrasted with smooth and solid wood Doric porch columns exemplifies the straightforward and picturesque qualities of arts and crafts design.
(see Photograph 37)

A large concentration of modest bungalows with one-story plans was erected in two of the subdivisions platted and developed in the 1920s. In both Hariclif and 32nd Street Addition, Robert Funkhouser built approximately 50 examples of the same bungalow, differentiated with a variety of small details. An assortment of porch columns, dormers and sheathing materials were applied to the same basic bungalow creating streetscapes that are both varied and consistent in massing scale and decoration.
(see 3200 block Otis Street and 3216 Otis Street, 32nd Street Addition in Photographs 38 and 39)

Throughout the 1920s the decorative and picturesque possibilities of the bungalow made a substantial contribution to the historic district's streetscapes. The variety of materials used continued to expand, individualizing largely similar houses. While traditional shingling and clapboard continued to be used, stucco and newly available synthetic textured sidings gained popularity. The small bungalow at 3509 Perry Street (Lot 5, Block 7, Rhode Island Avenue Addition) is stucco-covered. The contrast between its smooth surfaces, wood trim and fenestration gives the modestly scaled corner house a distinctive character.
(see Photograph 40)

Examples of slightly larger bungalows from the 1920s are found in the pair of houses at 4236 and 4238 34th Street (Lot 3, Lot 4, Block 12, Mount Rainier) and at 3403 Eastern Avenue (Lot 5, Block A, Hariclif). Both houses on 34th Street have facade-wide front porches, one and one-half story plans, and appear to retain their

See Continuation Sheet 7.20

original exterior materials. The houses are identical except that 4236 is sheathed in asphalt siding textured to simulate brick and 4238 is covered in clapboard.
(see Photograph 41)

The house at 3403 Eastern Avenue is a common variation on the traditional form. This house also has a one-story rectangular plan with a side-gable roof. The primary differences between it and the traditional form are the orientation of its longer elevation to the street and the small porch that is attached to the main facade with its own front-gable roof. The asphalt siding is early but not original to this frame house, which otherwise retains its craftsman inspired fenestration and porch details.
(see Photograph 42)

In the 1930s, interest continued in the Craftsman aesthetic and in the bungalow as its most popular manifestation. Examples erected throughout the decade were generally larger and more decorative. The well-articulated character of the later bungalows is evident in both the house at 4114 33rd Street (Lot 10, Block 6, Mount Rainier) and the house at 3104 Taylor Street (Lot A, Block 10, Mount Rainier). The substantial appearance of the house on 33rd Street is partially derived from the prominent and dramatically sloping roof that shelters its east facade and front porch. In addition, the combined textures of the brick at the first story and the painted shingles of the attic story, highlight the house's simple, volumetric massing. The clapboard house on Taylor Street has a self contained plan but the variable roof slopes of the main block, dormer and front porch make it a picturesque example.
(see Photographs 43,44)

The Duplex

Although the single-family detached house remained the dominant building form in the historic district, a small number of buildings designed to shelter more than one family were also constructed beginning before 1910. Until the mid 1930s, most of these buildings were designed to accommodate two families. These houses were designed as "duplexes" and were two symmetrically

See Continuation Sheet 7.21

designed two-story houses united with a party wall. Each unit had its own entrance and most commonly both entries were adjacent and centered on the main facade. The massing, scale, size and materials of the duplexes were similar to that of neighboring single-family houses.

Two examples of the Duplex form were known to have been completed before 1910. Both are scaled, fenestrated and ornamented like single-family houses, and their massing is roughly equivalent to that of two houses of average size. The duplex at 3102-3104 Bunker Hill Road (Lots A, B, Block 4, Mount Rainier) is an unusual variation of the Four-Square form. The two-story brick house has the exterior organization and fenestration and front porch typical of a large version of the form. In fact, two dentical units with separate entrances share the same pyramidal roof. Attached to this duplex is one of several corner stores located throughout the residential portions of the historic district.
(see Photograph 45)

The second pre-1910 Duplex is located at 3803-3805 33rd Street (Lot 7, Block 7, Edgemont). This two and one-half story frame building with a mansard roof is presently sheathed with asbestos shingles. This duplex is massed and ornamented like a single unit dwelling. Both halves are identically organized and decorated. The northern unit (at left in photograph) retains only its original 2/2 double-hung windows. Overall the shutters, entry doors, shared entry porch and remaining windows are not original.
(see Photograph 46)

Another duplex is the only example of the form constructed after 1910. Located at 4217-4219 32nd Street (Lot 8, Block 12, Mount Rainier), the design of this two-story frame duplex is clearly inspired by the craftsman aesthetic. The building is sheltered by a shallow hip roof and has hip-roof entry porches supported by square-plan wood columns. The fenestration throughout employs the typical 6/1 double-hung window common to craftsmen houses of the period. Although the main (west) and south facades are sheathed with aluminum siding, the north facade retains early and possibly original dark green asphalt shingle siding. A plain wooden belt course separates the building's two stories and defines the second story window sills.
(see Photograph 47)

See Continuation Sheet 7.22

Apartment Buildings

Construction of more than two dwelling units in a single building (outside of the commercial area) did not begin until the mid 1930s. Although not technically speaking a multi-unit dwelling, a large boarding house erected in the 1910s is the only residential building that approaches the form and scale of an apartment house before the 1930s. Beginning around 1935, several apartment buildings were erected. Built in a range of sizes, these brick buildings are either two or three stories and contain at least four apartments. The smaller of these buildings maintained the scale, if not the architectural style and materials of neighboring buildings. Most of these buildings have shed roofs concealed by plain parapets and wooden porches to the rear for each unit. The larger ones represent more distinct departures from the prevailing massing, scale and materials of the historic district's residential construction.

The earliest example of a multi-unit residential building is the red brick boarding house erected at 3108 Varnum Street (Lots 4,5,6, Block 17, Mount Rainier). The three-story, rectangular plan, hip-roof building is reminiscent of a four-square, and the building displays the front porch and fenestration typical of the form, although its scale is clearly not those of a single-family residence.
(see Photograph 48)

By the mid 1930s, small apartment buildings began to appear on a number of undeveloped lots in both the residential and commercial areas of the town. These buildings are characterized by their straightforward, volumetric massing, symmetrically organized facades and minimal ornamentation. Two examples of the smaller buildings are found at 3413 Rhode Island Avenue (Lot 6, Block 2, Rhode Island Avenue Addition) and 2904 Bunker Hill Road (Lot 14, Block 11, Rogers' Addition). Both buildings are minimally ornamented. The shutters, multi-paned windows and copper-clad entry canopy of 3413 Rhode Island Avenue allude to the colonial, while the elaborate entry surround, stone window trim and parapet panels derive from the neo-classical. A larger example

See Continuation Sheet 7.23

containing 12 apartments is located at 3801 33rd Street (Lot 6, Block 7, Edgemont). This building is minimally ornamented but clearly a product of the 1930s "modernist" aesthetic that used casement windows, simple geometric surface decoration and in this case, metal and glass entrance canopies.
(see Photographs 49, 50 and 51)

Mail-Order Houses by Sears, Roebuck & Co., 1927-1933

The twelve Sears mail-order houses that have been identified in Mount Rainier are all examples of the modest but well built homes for which the company's "Honor-Bilt" program was justly known. These twelve houses were all completed between 1927 and 1933. All but one of the houses are located in what were then the developing fringes of the community, the northern and western edges of Mount Rainier and Rogers' Addition. Of the dozens of models available in the late 1920s and early 1930s, eight are found in Mount Rainier.

One of the first Sears houses erected in Mount Rainier was a design called the Vallonia. This particular model, a one and one-half story frame bungalow with a rectangular plan, had a center entrance, facade-wide front porch and center dormer lighting the low second story. The Vallonia was the most frequently built Sears house in Prince George's County.[5] The well-proportioned house contained eight rooms and a bath. Two Vallonias were erected in Mount Rainier; the first at 4215 29th Street (Lot 26, Block 5, Rogers' Addition) in 1927, and the second at 4118 29th Street (Lots 4,5,6, Block 9, Rogers' Addition) in 1929. Both houses are essentially intact, but 4118 29th Street has lost its original front porch railing and is sheathed in asphalt siding that is old but probably not original.

The clapboard house was simply detailed to evoke the aesthetic of the Arts and Crafts or Craftsman-style bungalows popular around the country. Grander houses employing that aesthetic drew their inspiration from both naturally and geometrically derived forms in picturesque combinations. As a ready-made house, the Vallonia lacks a highly decorative quality, but the straightforward nature

See Continuation Sheet 7.24

of the design strives to express the honesty and simplicity of its inspiration. The side-gable roof has projecting rafter details beneath overhanging eaves, porch supports that combine both masonry and wood, and multi-pane, double-hung windows all details derived from the craftsman aesthetic.
(see Photographs 52,53)

Another early model, erected in 1927 was the Oak Park. Mount Rainier's sole example was built at 3112 Varnum Street (Lot 3, Block 17, Mount Rainier). This two-story, gambrel roof model was slightly larger than the Sears bungalows typically built in the community, though it too contains eight rooms and a bath. The house's rectangular plan clapboard house featured a side entrance and an enclosed porch accessed from the living room.

The design of the Oak Park is rooted in the early 20th century revival of American architecture of the colonial period. Throughout the period, revivalist inspiration was often found in regionally-based design variations. The design of the Oak Park drew on a Dutch Colonial precedent found in the northeastern United States.
(see Photograph 54)

The most frequently built Sears model in Mount Rainier, the Conway, first appeared in 1928. In all, four were built, three within sight of each other on Upshur Street and one around the corner on 28th Street. The Conways at 3004 and 3114 Upshur Street (Lots 23,24, Block 1, Rogers' Addition and Lot 5, Block 15, Mount Rainier) were completed in 1928; 3007 Upshur (Lot 1, Block 4, Rogers' Addition) and 4203 28th (Lots 17,18,19, Block 6, Rogers' Addition) in 1929 and 1931. A smaller house, the Conway contained either five or seven rooms and a bath within a simple rectangular plan. The five room plan was contained within a single story and the seven room plan also contained two small rooms in the attic. The straightforward side-gable dwelling has a center entrance and was given a more substantial appearance with a front gabled dormer sheltering a centered porch. In all models, the dormer pediment contains a tri-partite window in the pediment.[6]

See Continuation Sheet 7.25

The Conway, like the Vallonia is an excellent example of Craftsman-inspired design. Craftsman style brackets, porch columns and rafter details, together with the unusual front porch, make the Conway picturesque house. In Mount Rainier, two of the four examples are frame, one is a mottled beige brick and the fourth is presently sheathed with synthetic stone that is not believed to be original. With the exception of the synthetic stone covering 3007 Upshur Street and the below grade garage in the basement of 4203 28th Street, and a recently completed second story addition at 3114 Upshur, this group of Conways retain their original fenestration and decorative details.
(see Photographs 55,56,57 and 58)

Perhaps the most unusual model erected in Mount Rainier is the Windsor, completed in 1929 at 3207 Upshur Street (Lots 4,5,15, Block 12, Mount Rainier). A slight variation on a model called the Carlin from 1918, the Windsor was available periodically from the early 1920s to the mid 1930s. The Windsor is a very small but interestingly detailed house that is highly picturesque. The plan is rectangular and contains only five rooms and a bath. The first story was sheathed in clapboard, while the second story was shingled. A front porch is sheltered by a steeply pitched roof, with overhanging eaves, exposed rafter and brackets. Centered in the roof is a front-gable dormer with access to a small balcony. Both the balcony and first story porch had cut-work railings. The Windsor at 3207 Upshur retains its original fenestration although the balcony railing has been altered and the first story is covered with aluminum siding. The masonry porch supports are original and were part of the first owner's personalized variation on a standard house design.
(See Photograph 59)

Two additional models, the Cornell and the slightly larger Albion were both erected in 1930. Both models are patterned after the vernacular four-square and are two-story houses with low hip roofs, facade-wide front porches, side entrances and simply ordered facades with identical large 6/1 windows. Both have essentially the same form, scale and style but there are differences in size and decoration. The decoration of the Cornell, with its clapboard first story, shingled second story and grouped square-plan porch supports, is rooted in the picturesque combinations of the Craftsman aesthetic. In contrast, the Albion sought to evoke the colonial past and is sheathed entirely in clapboard with its front windows framed by

See Continuation Sheet 7.26

wooden shutters. The Cornell, located at 4507 29th Street (Lot 37, Block 2, Mount Rainier) retains its original details. The Albion at 4200 30th Street (Lots 16,17,18, Block 5, Mount Rainier) has been covered with aluminum siding and lacks its original shutters.
(see Photographs 60,61)

The only Sears house located south of Rhode Island Avenue is the sole example of the model called the Winona. The house, at 3424 Newton Street (Lot 30, Block 5, Hariclif) was completed by 1932 and is immediately adjacent to the Smith Family Farmhouse, built at Hariclif in 1901. The house has a rectangular plan and a front-gable roof and contained either five or six rooms and a bath. A design ideal for narrow suburban building lots, the shorter side faces the street. There is a facade-wide front porch that shelters a slightly off-center entrance flanked by large windows.

The Winona has a cottage-like appearance and was yet another example of the company's ever-popular craftsman-inspired designs. Here too, the characteristic decorative elements the company employed in subtly varying combinations, are present. Exposed rafter details, single and grouped square-plan columns and porch railings, along with large 6/1 windows, are all present in this design. The house was shown with a clapboard exterior, but like many of the designs, was available in a range of sheathing materials. The Winona erected at 3424 Newton Street retains its original details, including its asbestos shingling. (see Photograph 62)

The last Sears house built in Mount Rainier at 4115 28th Street (Lots 1,2,3, Block 9, Rogers' Addition) was completed in 1933. The only example of the Lakecrest model, the one and one half story bungalow has a rectangular plan containing five rooms and a bath. The Lakecrest was also inspired by the craftsman precedent, and the clapboard house displays many of the commonly used decorative elements and massing. The attic story is expanded by a front-gable dormer on the main facade and a shed roof dormer at the rear. The frequently used 6/1 window is used in groups of three at both the first and second story. Along

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with the ever-present structurally expressive roof details, the roof above the facade-wide front porch is gently curved, for added interest. The Lakecrest at 4115 28th Street retains its original details with the exception of the partial application of aluminum siding.
(see Photograph 63)

Commercial Construction-Forms and Styles

With the exception of a small group of buildings that incorporate corner stores in the historic district's residential area, buildings with commercial uses are found exclusively in the historic district's downtown area along Rhode Island Avenue from the District line east to the Brentwood boundary, the block of Perry Street east of 34th Street and on two blocks of 34th Street north of Rhode Island Avenue. Identified as the community's "downtown" from the earliest years of development, this area has traditionally contained a diverse collection of both solely residential and mixed-use buildings. In its earliest days, the streetscapes of the downtown had the varied character of a small town "Main Street". Over time, this early character gave way to more solidly commercial streetscapes as certain areas of the downtown were more intensively developed. The portion of Rhode Island Avenue east of 34th Street and the block of 34th Street north of the avenue and south of Bunker Hill Road retain streetscapes with the early mix of forms and uses.

The earliest commercial buildings erected in downtown Mount Rainier were a variation on the traditional Flat-front form. Most downtown Flat-fronts were erected in the 1910s, and have the same scale, massing and decoration as their residential counterparts, erected in the previous decade. Downtown Flat-fronts combine both commercial and residential functions and most commonly contain a single shopfront on the first floor and an apartment on the second. Within the downtown, the commercial Flat-fronts are built both of brick and a variety of non-masonry materials. The two-story, shed-roofed buildings are either partially attached to or sited closely to adjacent buildings, the more urban context in which the form is traditionally found. As with the residential variant, only the street-facing facade is designed. The shop fronts are fenestrated with projecting square or hexagonal-plan show windows, usually separated by a centered entry. Access to the second story apartment is contained within the main facade, usually at an extreme edge of the first story.

See Continuation Sheet 7.28

Examples of downtown Flat-fronts are found at 3807-3811, 3813-3815 and 3817 34th Street (Lots 20, 21, 22, Block 1, Rhode Island Avenue Addition). Although the second story fenestration and sheathing materials of each of these buildings has been somewhat altered, individually and as a group they retain their original massing and scale. Closely sited to the sidewalk that climbs the the east side of 34th Street, each building has old but not necessarily original shopwindows. Each buildings also retains its original molded parapet cornice. An atypical example of a Flat-front is located at 3801-3803 34th Street (part of Lot 17 and all of Lot 18, Block 1, Rhode Island Addition). This building displays the characteristic massing, fenestration and organization of the form but is unusual as its corner site resulted in two fully designed facades.
(see Photographs 64, 65)

Throughout the 1920s and 1930s, mixed-use buildings continued to be favored in the downtown commercial area. By the mid-1920s, the scale of commercial construction changed. Buildings were larger and often occupied several lots originally intended for residential use. These larger buildings were occupied by a number of businesses and residents. The number of mixed-use buildings erected by the end of the 1930s and the variety of their form and style substantially added to the varied character of the downtown streetscapes.

Three mixed-use buildings of note were erected in the downtown area in the late 1920s. Two of these were completed by 1927 and are located on the west side of 34th Street north of Rhode Island Avenue. Both large buildings are built of brown brick and by virtue of their size, and character are prominent aspects of both their immediate streetscape and the larger commercial area of which it is a part. The third important building of the period, was completed by 1929 and is located on the north side of Rhode Island Avenue west of 34th Street. The building is unique within the historic district because of its irregular plan and unusual decorative scheme.

The Cameo Theatre building at 3822 34th Street (Lots 23,24, Block 7, Edgemont) was originally designed to provide space for streetfront shops and a movie theater. The building's one-story main (east) facade contained shopfronts that flanked the centered entrance to the movie theater. To the rear of the building is the oversized auditorium that has been a prominent feature of the

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streetscape since its completion. Although the shopfronts, theatre entrance and auditorium have been reworked, the building retains its original massing along with several multi-paned shopfront transoms, molded metal cornice and shaped parapet. (see Photograph 66)

The prominent, two-story, mixed-use building at 3842-3856 34th Street (part of Lot 19, Block 7, Edgemont) anchors the southwest corner of the intersection of 34th Street and Bunker Hill Road. The shed roof of the brown brick building is concealed by a parapet that is ornamented with a molded metal cornice and wide frieze. The imposing building is a balanced composition and each of the five bays of its main facade are defined by two-story brick pilasters highlighted with cast-stone bases and capitals. At the first story, each bay contains a storefront with a large plate-glass display window flush with the facade and a recessed single-door entry. Adjacent to four of the five shop entries is a single-door leading to a second story apartment defined at each bay with a triple window with 6/1 double-hung sash. (see Photograph 67)

The building at 3308-3310 Rhode Island Avenue (eastern part of Block 6, Rogers' Second Addition) is located at one of the district's most unusual building sites. Both the form of the building as dictated by the site, and the revivalist inspiration of its decoration make it unique within the commercial area. Because of the modest size and triangular configuration of Block 6, its building's enjoy a large amount of street frontage. The overall plan of the building at 3308-3310 is triangular, attached on the west to its neighbor, the only other building on Block 6. The building is actually composed of two attached but self-supporting sections united with a common decorative scheme. The building is simply ornamented and evokes the interest in mediterranean design popular in the 1920s. The facades are white stucco and the parapets are decorated with narrow bands of red terra cotta tiles.

The building's two-story, three-bay portion to the west at 3308 contains a single storefront with a centered entrance in the Rhode Island Avenue (south) facade. A single apartment at the second story is accessed to the rear (north) from Perry Street. To the east at 3310 is an oversized one-story section with a triangular plan. The Rhode Island Avenue and Perry Street facades are both five bays wide and are fenestrated with tall,

See Continuation Sheet 7.30

fixed-pane, multi-light windows. This portion of the building has three fully designed facades and the entry is contained in the short facade that is mitered to face directly east.
(see Photograph 68)

Also common to the commercial construction of the 1930s were a number of individual one-story brick storefronts and storefront blocks. Designed to house small local businesses these buildings have simple rectangular plans. As they lack residential components, their appearance within the district increased the purely commercial character of portions of the streetscape. These modest buildings are attached on a least one side and have shed roofs concealed by simply decorated parapets. Their large show windows most often flank a centered entry door, but when located at a corner, the entry is located in a facade that is mitered to face the intersection.

The single tan-brick storefront erected around 1930 at 3401 Perry Street (west 30' Lot 1, Block 6, Rhode Island Avenue Addition) is an excellent example of the form with large show windows and a prominent entry. Also of note is the shaped parapet with molded brick string course. An extremely straightforward example of a three-unit storefront block also of tan brick is located at 4005-4009 34th Street (part Lots 1 and 2, Block 1, Mount Rainier). Built around 1935, the block has no applied ornamentation and only a simple stepped parapet. A more decorative example from the same year is located at 3311-3315 Rhode Island Avenue (Lot 9, Block 1, Rogers' Second Addition). Four plain brick pilasters across the facade define each of the storefronts. The pilasters have simple geometric concrete capitals that project above an otherwise plain horizontal parapet.
(see Photographs 69, 70, 71)

An unusual form with the commercial area is its single gasoline station at 3220 Rhode Island Avenue (Lot 1 and part of Lot 2, Block 5, Rogers' Second Addition). Completed around 1933, the station is a one-story brick building with a rectangular plan that includes a projecting canopy supported by square-plan brick piers. Although it is minimally ornamented (and currently painted white) the building's horizontal massing and false mansard of metal tiles are distilled from the craftsman and prairie aesthetics more typically found in residential architecture of the period.
(see Photograph 72)

See Continuation Sheet 7.31

One of the largest buildings in the commercial area is the three-story, mixed-use building completed in 1936 at 3300-3306 Rhode Island Avenue (west 66' Block 6, Rogers' Second Addition). The red brick building is one of the most prominent in the commercial area both because of its size and siting on the small triangular block at the north side of Rhode Island Avenue east of 33rd Street. The building is attached to its neighbor to the east and the remaining three facades are fully designed.

Applied decoration is limited two a molded concrete cornice that encircles a horizontal parapet on the west and north and plain brick pilasters with cast concrete capitals that extend to the second story of the south (Rhode Island Avenue) facade and the mitered entry facade at the building's southwest corner. The parapet of the south facade is stepped to accommodate a datestone inscribed "1936." The building contains three storefronts within the Rhode Island Avenue facade with large plate-glass show windows and off-center entry doors. In all cases, the entry doors and steel and glass replacements of the originals. The building's two upper stories are fenestrated with a pattern of single and paired wooden-frame double-hung 6/1 windows. The building's upper stories contain 11 apartments, accessed by an entry centered on the west facade.
(see Photograph 73)

Star/Potts' Hall

Star/Potts' Hall at 3405 Rhode Island Avenue (west 40' Lot 4, Block 2, Rhode Island Avenue Addition) is an oversized one-story freestanding brick building with a rectangular plan resting on a full-height basement. The gable-ended main facade fronts the south side of Rhode Island Avenue. The building's roof is sheathed with asphalt shingles and the exterior of the building has been painted.

The center bay of the main (north) basement facade contains two large rectangular window openings that are boarded up, as is the entry door with an arched entry to the extreme east. Both the obscured windows and east entry appear to be early or original, while the functioning basement entry to the west is modern.

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The building's upper story is oversized and the main (north) facade is punctuated by three evenly spaced large rectangular window openings with arched lintels. All three of the these openings have been bricked up and the main facade contains no functioning windows. The main facade's gable-ended pediment is sheathed with non-historic vinyl siding. The eaves and sheathing material are also of recent vintage.

The building's west facade also contains several large bricked up window openings at the upper story. Access to the upper story is provided by an enclosed concrete block staircase attached to the facade, rising from grade at the northern end of the building and reaching the upper story at the rear of the west facade. The staircase is punctuated by two rectangular, fixed-pane windows. Beneath the rear portion of the staircase is the west facade's only other window; a 2/2 wood-framed, double-hung window that appears to be the building's only remaining original window. Towards the rear third of the building there is an early or original unpainted brick chimney visible above the west slope of the roof.

The building's rear (south) and east (alley) facades both contain window openings that have been bricked up. The rear facade contains an early or original wood and glass entry door at the extreme east of the basement. The gable-end attic is sheathed with vinyl siding.
(see Photograph 74)

Prince George's Bank Building

The Prince George's Bank Building at 3800-3800A 34th Street (Lots 1,2,27, Block 7, Edgemont) is one of the most important buildings in Mount Rainier's downtown commercial area. The building occupies a prominent site at the highly visible intersection of 34th Street, Perry Street and Rhode Island Avenue. The design of the building is inspired by the neo-classicism popular throughout the early 20th century.

The two-story brick corner building has an irregular plan with three fully designed facades. One of the building's most significant features is the unusual hexagonal frame cupola with a slate roof that projects above the molded parapet. The cupola has round arch, multi-paned windows around the entire

See Continuation Sheet 7.33

circumference. The building's most visible and important feature is the colossal colonnade that is the decorative focus of the entrance facade which is mitered to face southeast. The projecting entrance colonnade is almost full-height and is surmounted by a flat roof with a molded cornice. The portico is supported by rectangular plan brick piers at the outside and two large concrete or stone Doric columns framing a recessed double door entry.

The building retains much of its original detailing, although both the facade and the columns have been painted white. The entry on the easternmost facade, providing access to second story offices, is not original.
(see Photograph 75).

Institutional Construction-Forms and Styles

Early 20th Century Churches

The early decades of the 20th century was a period known for the eclectic and revivalist nature of its high style architectural aesthetic. Using modern construction techniques, buildings with a range of forms and uses were designed and built in innumerable interpretations of a variety of popular historic revival styles. These revivalist styles found their inspiration in sources ranging from the design aesthetics of ancient Greece and Rome and the Renaissance interpretations of those themes, to Gothic design as interpreted in a variety of locations across Europe, as well as the vernacular forms of both Europe and colonial America. The eclectic nature of the historical examples on which these modern revivals were based allows any single stylistic attribution to accommodate a range of interpretations.

Between 1923 and 1937, five churches were erected in Mount Rainier. Taken as a group, these five buildings are important as examples of the early 20th century revivalist architecture in a suburban ecclesiastical context. Each building was designed as a different interpretation of a popular revival style of the period. Although Mount Rainier's churches are generally more modest in scale and decoration than those erected to serve larger congregations, they are derived from the same aesthetic inspirations, namely the Neo-Classical, Gothic and Romanesque Revivals. While each building employs a different vocabulary for

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its design and decoration, the group is united by a shared approach to modern construction technology and revivalist ornamentation.

The design of the churches in Mount Rainier, consistent with ecclesiastical architecture of the period, found inspiration in the architecture of the pre-Reformation church. In Mount Rainier as in the country at large, Protestant denominations favored the Gothic and to a lesser extent, the 18th century Classical styles associated with the northern European protestant church, while Catholic churches favored the Romanesque and Byzantine styles closely linked to the orthodoxy of early Christianity.

Mount Rainier Christian Church

Edgemont Christian Mission

The first building in Mount Rainier designed specifically for a religious use was the Edgemont Christian Mission located at 4029 34th Street (Lot 6, Block 1, Mount Rainier). In its original configuration, the building was a modest one-story, rectangular-plan, front-gable frame chapel. The chapel entrance was located at the extreme west end of the south facade and the roof peak was surmounted by a square-plan bell tower. [8] In the early 1920s the chapel was altered for use as a residence and its present appearance dates from that period. The bell tower was removed and the main entrance was moved from the south facade to the northern edge of the main (west) facade fronting 34th Street. The oversized window fenestrating the west facade was replaced with a pair of residentially scaled 6/1 double-hung windows. The hip-roof front porch is not original and probably dates from the 1920s. The clapboard building is now sheathed with asbestos shingles.
(see Photograph 76)

Mt. Rainier Christian Church

Located on the brow of a hill at the northeast corner of 33rd Street and Bunker Hill Road, the Mount Rainier Christian Church (Lots 23, 24, Block 2, Mount Rainier) is a straightforward and simply ornamented rendition of the Neo-Classical Revival style. The building relies largely on its volumetric massing and siting

See Continuation Sheet 7.35

for its effect. The two-story, flat-roofed building rests on a high basement and is constructed of light brown brick with decorative details contrasted in a lighter colored composition stone. The older portion of the building, completed in 1923, has a T-shaped plan, composed of two rectangular blocks placed at right angles. A composition stone watertable encircles the older portion of the building, separating the first story from the basement. A tan brick, flat-roofed addition (1964) with a rectangular plan adjoins the north wall of the original building, creating an overall I-shaped plan. The addition does not contribute to the historic district.

The building's south facade contains the main entry, the building's most important decorative feature. A grandly scaled entry portal is centered on the facade and projects slightly. A rounded brick arch with a composition stone keystone shelters the double-door entry set in a slightly recessed white stucco wall. The arch is supported on either side by an engaged Doric style composition stone column with a base and entablature. The wall plane of the entry portal is decorated with inset brick panels above and to either side of the arch. The recessed plane of the remainder of the south facade (flanking the projecting portal) has large, rectangular 12/12 wood-frame, double-hung windows with softly colored transparent lights. The first and second story windows are separated by inset composition stone spandrels.

The building's four-bay east and west facades are identical. The southernmost bay of each facade projects slightly and contains windows identical to those on the entry facade, although here they are separated with inset brick spandrels. The remaining three bays are defined by over-scaled tri-partite, multi-paned, wood-framed windows surmounted by fixed fanlights.

Although the building retains the sense of massing and symmetry of its original design, its present appearance is the result of a renovation undertaken in 1964, when the addition to the north facade was completed and the older portion of the building was renovated. During the renovation, the original 2/2 wood frame double-hung windows on the south (main), east and west facades, with large, multi-colored opaque stained glass lights, were replaced with the present 12/12 windows with transparent lights. At the same time, the arched entry of the main (south) facade was altered. Originally, the building had a wooden double-door entry and the uppermost panel of each door was set with stained glass.

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The entry doors were surmounted by a multi-light stained glass transom capped by a fixed fanlight of the same material. The present solid wood entry doors have replaced the originals and the interior wall of the slightly recessed entrance portal, containing the transom and fanlight, has been concealed by a plain stucco wall that has been painted white. In addition, the original rectangular shaped parapet with inset brick panel that terminated the projecting entry portal has been changed to a triangular pediment with a boxed cornice and unadorned tympanum. The original single-flight entry stairs and landing encircled by a carved and turned stone balustrade have been replaced by a concrete and brick split stair with a simple wrought iron railing.
(see Photograph 77)

Mount Rainier United Methodist Church

The Mount Rainier United Methodist Church building at the southeast corner of Bunker Hill Road and 35th Street (Church Lot and Lot 1, Yost's Addition) is a noteworthy example of early 20th century revival style architecture. The two-part building has an L-shaped plan and was erected in two phases, each with its own different but complementary style. The older portion or "north wing" has a rectangular plan and was erected in 1924. Designed in the Classical Revival style, the north wing is constructed of randomly laid fieldstone set with convex mortar joints. Perpendicular to the south wall of this wing is a 1955 addition or "south wing" constructed of rose brick and designed in the Colonial Revival style. A tall brick bell tower also erected in 1955 unites the two sections of the building where the southeast corner of the north wing meets the addition, and the entire structure rests on a high basement. The building's prominent site on the southeast corner of Bunker Hill Road and 35th Street is terraced, and the churchyard is encircled by a low retaining wall with castellations, constructed of the same fieldstone as the north wing.

The design of the older portion of the building displays the massing, symmetry and many of the decorative elements typically associated with the Neo-Classical Revival. This portion of the building is grandly scaled. The front-gabled north facade has a stuccoed pediment and the building is encircled by a bracketed wooden cornice that is painted white. The window hoods and

See Continuation Sheet 7.37

lintels on all facades are detailed in fieldstone, while the sills are highlighted with molded limestone. All windows are wood-framed and above basement level are filled with opaque stained glass panes arranged in decorative patterns.

The colossal portico that shelters the main entries on the three-bay, north facade is this portion of the building's most important detail. The portico is supported by four wooden Tuscan columns and supports an entablature with an undecorated frieze. The modillioned pediment has a stuccoed tympanum and a centered circular window. The portico shelters three wooden double-door entries on an elevated porch. Each entry is surmounted by a fixed rectangular transom and painted wooden surround with a wide undecorated frieze and heavy crown-molded cornice. Above each of the entries is an uninscribed rectangular stone tablet. At the second story are 1/1 double-hung, stained glass windows. The most noteworthy details of the north wing's secondary elevations are the three tall round-headed, stained glass windows centered on both the east and west facades. Before the south wing and bell tower were added in 1955, both facades had symmetrical and essentially identical elevations. The southern-most bay of the east facade was obscured by the bell tower added in 1955.

The south wing is scaled, fenestrated and decorated to complement the classical inspiration of the north wing. The two-story, side-gabled addition balances the north wing's grandly-scaled single story, and the overall cross-gable roof configuration ties the building's two sections together. The addition is fenestrated with evenly spaced single and paired double-hung windows with either 6/6 or 9/9 lights. The remainder of the detail is found in a stone water table separating the basement and first story and the broken pediments with returns of the east and west gable-ended facades. The addition exhibits the simplified organization and rhythmic fenestration traditionally found in the 18th century vernacular inspiration of the Colonial Revival. The tall bell tower, located at the most visible juncture of the building's two sections, unifies the composition and gives an unusual and dramatic effect to the already prominent corner building.
(see Photograph 78)

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St. James Roman Catholic Church

Another example of the eclectic and revivalist nature of early 20th century architecture is the Romanesque Revival. Unlike the similarly named style of the late 19th century, whose inspiration came from northern Europe, the Romanesque Revival of the early 20th century looked directly to early Christian and medieval Roman and Italian precedents. With these sources, the 20th century Romanesque became a popular and preferred style for Roman Catholic parish churches and related buildings.

The St. James Church and School, completed in 1926, sets the tone for a complex of three functionally and stylistically related buildings erected over almost a thirty year period. Both the freestanding Rectory to the west and its counterpart to the east, the Sisters of the Holy Cross Convent, are massed, scaled and fenestrated as secondary buildings within the complex and are residential in use and character.

St. James Roman Catholic Church

The St. James Roman Catholic Church and School at 3700 Rhode Island Avenue (Lots 10-14, Yost's Addition, Lots 6, Markward's Addition) is a substantial and well-detailed example of the Romanesque Revival style and is the centerpiece of the church complex. The plan, materials and decoration of St. James are typical of the large number of churches designed in the Romanesque Revival style throughout the early 20th century. The grandly scaled one-story building is constructed with a steel skeleton, faced with buff-colored brick and trimmed in stone. The church has a modified rectangular plan with two full-height projections at the south end of the east and west facades. The building is encircled by a molded stone watertable, separating the high basement from the first story. The building's gable roofs are covered with half-round terra cotta tiles.

The church's main entrance is on the three-bay south (Rhode Island Avenue) facade. The entry is reached by a flight of steps partially enclosed by brick cheek walls with stone caps. The entrance has a double wooden door topped by a multi-light transom. The slightly recessed entry is sheltered by a single, round arched portal with engaged columns and tympanum with low-relief carving. Above the gable-end portal is a row of five multi-light round arched clerestory windows. Above the

See Continuation Sheet 7.39

clerestory is a niche containing a carved stone statue. Surmounting the gable-end main facade is a stone cross.

The eight-bay east and west facades are largely identical and have matching full-height, square-plan projections to the south containing the building's secondary entrances and several small windows. The secondary entrances have round arched lintels with low-relief carved stone tympanums. Both the east and west facades have round arched multi-light, metal-framed, stained-glass windows separated by engaged brick buttresses with stone caps. The center of the east facade has a small flat-roofed, square-plan brick projection.
(see Photograph 80)

Attached to the rear (north) of the church is the St. James School building. It is two stories in height, and constructed and ornamented with materials identical to those used in the church. The church has a C-shaped plan with an orientation perpendicular to the church. There are full-height pavilions at the extreme east and west that project to the south toward Rhode Island Avenue. The south facades of these pavilions are gable-ended and unfenestrated. There are centered one-story stone trimmed alcoves at the first story. Each story of the school's other facades is fenestrated with a run of multi-light, wood-framed, double-hung sash windows.

To the east of the school is a two-story, flat-roofed, buff brick addition, connected to the main block by a full-height hyphen. The addition is rectangular in plan and is oriented like another pavilion, projecting to the south towards Rhode Island Avenue. The south facade of the pavilion is unfenestrated and the remaining facades of the addition have multi-light, wood-framed, double-hung sash windows.
(see Photograph 79, center)

St. James Rectory

Located immediately to the west of St. James Church is the St. James Rectory ar 3628 Rhode Island Avenue (Lots 13,14, Yost's Addition). The rectory is a freestanding, two-story, rectangular plan building constructed of cinder block and faced with buff brick. The building is sheltered by a hip roof covered with standing seam copper. The building is encircled by a molded stone watertable at the base of the first story.

See Continuation Sheet 7.40

The decorative focus of the three bay main (south) facade is the center bay entrance and its surround. The centered entrance is reached by a flight of stone and concrete steps enclosed by a wrought iron railing. The single wooden door is surmounted by a semi-circular transom. The entrance surround is stone with two, engaged, spiral arris columns and carved capitals supporting a plain projecting pediment. Flanking the entrance at the first story are single, small 6/6 sash, double-hung windows with brick sills, surmounted by slightly recessed semi-circular brick panels with stone keystones. Across the second story are similar windows with plain brick lintels and sills. The window of the center bay is slightly smaller than those flanking it.
(see Photograph 79, left)

Sisters of the Holy Cross Convent

To the east of St. James Church and School is the Sisters of the Holy Cross Convent at 3706 Rhode Island Avenue (Lots 4,5, Markward's Addition). The convent is a freestanding, three story, rectangular plan building constructed of cinder blocks and faced with buff brick. The building has an L-shaped, one-story brick projection with a shed wrapping around its southwest corner. The first story shed roof and the hip roof of the main block are both covered with standing-seam copper. Although similar in its materials, fenestration and scale, the Convent is ornamented with even more restraint than the Rectory constructed at the same time. The building's applied decoration is limited to the molded stone watertable and the slightly-recessed, round-arch brick surround of the main entry.
(see Photograph 79, far right)

St. John's Episcopal Church

Completed in 1934, St. John's Episcopal Church at 34th Street and Rainier Avenue (Lots 1-4, 9, 10, Block 5, Mt. Rainier) is an example of the vernacular inspiration of early 20th century revival style architecture. Designed in the "English Country Gothic" mode, the building's straightforward plan, the rustic quality of its materials and simple fenestration are combined to evoke the picturesque chapels found throughout the English countryside.

See Continuation Sheet 7.41

The one-story church has a rectangular plan. The building is constructed of brick, exposed on the west and south facades. The north and east walls are faced with randomly laid local rubble stone. The building has a simple gable roof covered with asphalt shingles. On the east, the roof is concealed by a front-gabled parapet with stone coping. Just below the roof peak of the east facade is a small circular window and at the apex of the gable is a stone cross. The five-bay, north and south are fenestrated with small, pointed-arch, aluminum-clad, casement windows. The bays of both the north and south facades are defined by engaged buttresses, stone and brick respectively.

The church's main entry is found on the five-bay east facade and is centered in a small rectangular plan projection. The three-bay projection is a front-gabled vestibule with a parapet and coping. The vestibule is surmounted by a small gabled belfry. Above the wooden double-door entry is a pointed-arch transom with a leaded glass window. Flanking the entry doors are single pointed arched windows with aluminum-framed casement windows. On the east wall of the main block, flanking the projecting vestibule are single pointed-arch windows.

The building's windows and entry doors are not original. They most likely date to renovation carried out in 1968. At that time, the present (non-contributing) parish hall was also built. Attached to the church's south facade, the parish hall is constructed of light brown mottled bricks and has pointed-arch windows and and asphalt shingled mansard roof.
(see Photograph 81)

Trinity Lutheran Church

The design of Trinity Lutheran Church at the northwest corner of Bunker Hill Road and 30th Street (Lots 11,12, Block 11, Rogers' Addition) completed in 1937, exemplifies the influence of modernism on the revivalist aesthetic. First felt in the late 1920s, this influence focused on the volumetric qualities of massing and on simplified or "stripped" ornamentation used to evoke, rather than replicate historically inspired decoration. The design of Trinity Lutheran Church clearly has a historical precedent as a revival of the Tudor Gothic, but its formulation is essentially modernist.

See Continuation Sheet 7.42

The building is constructed of concrete faced with red brick. The simple rectangular plan and a gable roof create a straightforward, almost vernacular massing. The building's decorative effect is achieved largely with the contrast of light-colored stone ornament against a darker, planar brick wall. Applied ornament is limited to a watertable separating the basement and main story, and quoining used in window and door surrounds.

The main entrance to the church is found on the three-bay east facade. A wood and glass double-door entrance is centered between single leaded glass casement windows with quoined surrounds. The entry is surmounted by a tympanum composed of smooth stone blocks. Above the arch is a molded dripstone, essentially the only three dimensional ornament on the facade.

Immediately to the south and attached to the church building with a hyphen is a one-story flat-roofed parish hall(non-contributing). Constructed in 1964, and designed in the International style, the hall has a box-like form and a rectangular plan. The parish hall is faced in a red brick similar to that of the church and is fenestrated with single pane, metal clad casement windows set off by brown glass spandrel panels above and below.
(see Photograph 82)

See Continuation Sheet 7.43

List of Non-Contributing Sites/Buildings

SITES

1 Lot 42, Block B, Robert E. Funkhouser's Hariclif
2 Lot 43, Block B, " " " "
3 Lot 44, Block B, " " " "
4 Lot 14, Block 9, Rhode Island Avenue Addition
5 Lot 13 Block 9, " " " "
6 Lot 7, Block 9, " " " "
7 Lot 25, Block 9, " " " "
8 Lot 2, Block 7, " " " "
9 Lot 19, Block 7, " " " "
10 Lot 24, Block 7, " " " "
11 Lot 4, Block 6, " " " "
12 Lot 11, Block 1, " " " "
13 Lot 23, Block 1, " " " "
14 Lot 28, Block 1, " " " "
15 Lot 9, Paul H. Kea's Addition (part)
16 Lot 10, " " " " "
17 Lot 3, Markward's Addition
18 Lot 4, " " (part)
19 Lot 12, Block 1, Edgemont
20 Lot 14, Block 1, "
21 Lot 5, Block 7, "
22 Lot 25, Block 7, "
23 Lot 26, Block 9, "
24 Lot 2, Block 5, Rogers' 2nd Addition
25 Lot 3, Block 5, " " "
26 Lot 4, Block 5, " " "
27 Lot 9, Block 5, " " "
28 Lot 12, Block 5, " " "
29 Lot 13, Block 5, " " "
30 Lot 4, Rhode Island Avenue 2nd Addition
31 Lot 5, " " " " "
32 Lot 6, " " " " "
33 Lot 7, " " " " "
34 Lot 10, " " " " "
35 Lot 11, " " " " "
36 Lot 36, " " " " "
37 Lot 54, Rhode Island Avenue 2nd Addition
38 Lot 72, " " " " "
39 Lot 22, Block 2, Mt. Rainier
40 Lot 1, Block 3, " " (part)

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41	Lot 13,	Block 3,	Mt. Rainier (part)		
42	Lot 14,	Block 3,	" "		
43	Lot 15,	Block 3,	" "		
44	Lot 20,	Block 3,	" (part)		
45	Lot 21,	Block 3,	" "		
46	Lot 12,	Block 4,	" "		
47	Lot 6,	Block 6,	" "		
48	Lot 24,	Block 9,	" "		
49	Lot 13,	Block 10,	Mt. Rainier		
50	Lot 14,	Block 10,	" "		
51	Par A,	Block 11,	" "		
52	Lot 4,	Block 11,	" "		
53	Par A,	Block 16,	" (part)		
54	Lot 1,	Block 19,	" (part)		
55	Lot 11,	Block 2,	Rogers' Addition		
56	Lot 12,	Block 5,	" "		
57	Lot 14,	Block 5,	" "		
58	Lot 15,	Block 5,	" "		
59	Lot 25,	Block 6,	" "		
60	Lot 10,	Block 11,	" "		

BUILDINGS

1	3411 Eastern Avenue	L 9	B	A,	R.E. Funkhouser's Hariclif	
2	3805 34th Street	L19	B	1,	Rhode Island Ave. Addition	
3	3833 34th Street	L26	B	1,	" " "	"
4	3606 Perry Street	L20	B	2,	" " "	"
5	3709-3711 R I Ave.	L1,75	B	3,	" " "	"
6	3505-3533 Otis Place	L5-11	B	5,	" " "	"
7	3403-3405 Perry Street	L1	B	6,	" " "	"
8	3712 35th Street	L12	B	6,	" " "	"
9	3723 34th Street	L29	B	6,	" " "	"
10	3501 Perry Street	L 1	B	7,	Rhode Island Ave. Addition	
11	3505 Perry Street	L 3	B	7,	" " "	"
12	3711 35th Street	L25	B	7,	" " "	"
13	3701 36th Street	L20,21	B	8,	" " "	"
14	3700 37th Street	L19	B	8,	" " "	"
15	3720 37th Street	L 9	B	8,	" " "	"
16	3726 Wells Ave.	L 5	B	9,	" " "	"
17	3719 37th Street	L21	B	9,	" " "	"

See Continuation Sheet 7.45

18	3716	Rhode Island Ave.	L 9				Paul H. Keas's Addition
19	3720	Rhode Island Ave.	L77				" " " "(part)
20	3603	Bunker Hill Rd.	L 1				Markward's Addition
21	3605	Bunker Hill Rd.	L 2				Markward's Addition
22	3510	Rhode Island Ave.	L17				Yost's Addition
23	3201-3219	Rhode Island Ave.	L1-5	B	1,		32nd Street Addition
24	3200-3204	Otis Street	L1-5	B	1,		" " "
25	3233-3237	Rhode Island Ave.	L 4	B	1,		Edgemont
26	3239-3243	Rhode Island Ave.	L 5	B	1,		"
27	3301	Rhode Island Ave.	L 7	B	1,		"
	3307-	Rhode Island Ave.	L 8	B	1,		"
28	3317	Rhode Island Ave.	L10	B	1,		"
29	3711	Eastern Avenue	L16	B	5,		Rogers' 2nd Add. (Edge.)
30	3200	Rhode Island Ave.	L10,11	B	5,		" " " "
31	3210	Rhode Island Ave.	L5,6	B	5,		" " " "
32	3800-3806	34th Street	L1,2, 27	B	7,		Edgemont (part)
33	3305-3309	Bunker Hill Rd.	L16-18	B	7,		"
34	3203	Bunker Hill Rd.	L15	B	8,		"
35	3207	Bunker Hill Rd.	L17	B	8,		"
36	3804	32nd Street	L25	B	9,		"
37	3801	Eastern Ave.	L21,22	B	10,		S.W. Pickford's
38	4003	37th Street	L27				R I Ave. 2nd Addition
39	4018	37th Street	L41				" " " "
40	3603	Taylor Street*	L8,9				" " " "
41	3610	Shepherd Street	L 3				" " " "
42	3702	Shepherd Street	L13				R I. Ave. 2nd Addition
43	3704	Shepherd Street	L14				" " " "
44	4000	36th Street	L60-62				" " " "
45	4004	36th Street	L63-65				" " " "
46	4003	36th Street	L68				35th Street Addition(part)
47	4051	34th Street	L12,13	B	1		Mt. Rainier
48	4008	33rd Street	L 6	B	3		" "
49	4011	32nd Street	L16-19	B	3		" "
50	3101-3103	Shepherd St.	L10,11	B	4		" "
51	4016	32nd Street	L 9	B	4		" "
52	4107	32nd Street	L18	B	6		" "

See Continuation Sheet 7.46

53	4113	32nd Street	L15	B 6	Mt. Rainier	
54	4119	32nd Street	L12	B 6	"	"
55	4206	31st Street	L26	B 8	"	"
56	4208	31st Street	L27	B 8	"	"
57	4014	31st Street	L8,9	B 8	"	"
58	4105	Rainier Ave.	L25	B 9	"	"
59	4119	Rainier Ave.	L18	B 9	"	"
60	4202	Rainier Ave.	L24	B 10	"	"
61	4230	34th Street	L 1	B 12	"	"
62	4201	Rainier Ave.	L 1	B 13	"	"
63	3103	Upshur Street	L11	B 13	"	"
64	3101	Upshur Street	L12	B 13	"	"
65	4209	Rainier Ave.	L17	B 13	"	"
66	3109	Upshur Street	L 8	B 13	"	"
67	3210	Upshur Street	L3,4	B 14	"	" (part)
68	3205	Varnum Street	L11	B 14	"	"
69	3207	Varnum Street	L12	B 14	"	"
70	3116	Upshur Street	L 1	B 15	"	"
71	3104	Upshur Street	L 7	B 15	"	"
72	3214	Upshur Street	L 1	B 16	"	"
73	3212	Upshur Street	L 2	B 16	"	"
74	3210	Upshur Street	L 3	B 16	"	"
75	3208	Upshur Street	L 4	B 16	"	"
76	4501	32nd Street	L39	B 16	"	"
77	4503	32nd Street	L40	B 16	"	"
78	4505	32nd Street	L41	B 16	"	"
79	4500	34th Street	L "A"	B 16	"	" (part)
80	4519	32nd Street	L16	B 16	"	"
81	4521	32nd Street	L17	B 16	Mt. Rainier	
82	4527	32nd Street	L20	B 16	"	"
83	3201	Arundel Rd.	L22,23	B 16	"	"
84	3203	Arundel Rd.	L22-24	B 16	"	"
85	3207	Arundel Rd.	L24,25	B 16	"	"
86	4402	32nd Street	L17,18	B 17	"	"
87	3103	Webster St.	L11	B 17	"	"
88	3105	Webster St.	L12	B 17	"	"
89	3107	Webster St.	L13	B 17	"	"
90	3109	Webster St.	L14	B 17	"	"
91	3111	Webster St.	L15	B 17	"	"
92	3113	Webster St.	L16	B 17	"	"
93	4302	31st Street	L 3	B 18	"	"
94	4306	31st Street	L 5	B 18	"	"
95	4502	31st Street	L15	B 18	"	"
96	4506	31st Street	L17	B 18	"	"

See Continuation Sheet 7.47

97	3106	Webster Street	L 6	B 19	Mt. Rainier	
98	3102	Webster Street	L 8	B 19	" "	
99	3107	Windom Road	L14	B 19	" "	
100	3109	Windom Road	L15	B 19	" "	
101	3112	Windom Road	L 3	B 20	" "	
102	4516	32nd Street	L1,2	B 20	" "	(part)
103	4520	32nd Street	L18	B 20	" "	
104	4503	30th Street	L11	B 1	Rogers' Addition	
105	4501	30th Street	L12	B 1	" "	
106	4409	30th Street	L14	B 1	" "	
107	4502	30th Street	L10,11	B 2	" "	
108	4504	30th Street	L 9	B 2	" "	
109	4408	30th Street	L13	B 2	" "	
110	4410	30th Street	L12	B 2	" "	
111	4305	29th Street	L28	B 2	" "	
112	4401	29th Street	L31	B 2	" "	
113	4407	29th Street	L34	B 2	" "	
114	4411	29th Street	L35	B 2	" "	
115	4513	29th Street	L38	B 2	" "	
116	4517	29th Street	L39	B 2	" "	
117	4406	29th Street	L 1	B 3	" "	
118	4404	29th Street	L 2	B 3	" "	
119	4402	29th Street	L 3	B 3	" "	
120	4404	29th Street	L 7	B 3	" "	
121	4300	29th Street	L9-12	B 3	Rogers' Addition	(part)
122	4223	30th Street	L 4	B 4	" "	(part)
123	4219	30th Street	L 5	B 4	" "	(part)
124	4217	30th Street	L 6	B 4	" "	(part)
125	4209	30th Street	L 9	B 4	" "	
126	2910	Taylor Street	L16-18	B 5	" "	(part)
127	2904	Taylor Street	L 19	B 5	" "	
128	2900	Taylor Street	L20,21	B 5	" "	(part)
129	4203	29th Street	L20,21	B 5	" "	(part)
130	2800	Taylor Street	L17-19	B 6	" "	(part)
131	4106	30th Street	L 11	B 8	" "	
132	4119	29th Street	L 23	B 8	" "	
133	2804	Shepherd Street	L 15	B 9	" "	
134	4103	28th Street	L 23	B 9	" "	
135	4111	28th Street	L 22	B 9	" "	
136	4109	28th Street	L 21	B 9	" "	
137	4107	28th Street	L 20	B 9	" "	
138	4105	28th Street	L 19	B 9	" "	
139	4117	28th Street	L1-3	B 9	" "	(part)
140	4110	28th Street	L1,2	B E	" "	(part)

See Continuation Sheet 7.48

141	4108	28th Street	L 2	B	E	Roger's Addition	(part)
142	4106	28th Street	L 3	B	E	"	(part)
143	4201	Eastern Ave.	L6,7	B	E	"	
144	4104	28th Street	L3,4	B	E	"	(part)
145	3001	Shepherd Street	L 1	B	10	"	
146	4001	29th Street	L15,16	B	11	"	(part)
147	4011	29th Street	L 19	B	11	"	
148	2901	Shepherd Street	L2,3	B	11	"	(part)
149	4014	29th Street	L 22	B	12	"	
150	4006	29th Street	L 9	B	12	"	
151	4002	29th Street	L11,11	B	12	"	

*This property address in located in Brentwood, Maryland, but the building itself is in both Brentwood and Mt. Rainier.

See Continuation Sheet 7.50

NOTES

[1]See Maryland-National Capital Park and Planning Commission, 1"=200' Topographic Survey Map, 1965.

[2]The orderly development of subdivisions in Washington County, that portion of the District distinguished from the City of Washington, was supervised by the District's Highway Commission, established in 1893. See Constance Green, Washington, A History of the Capital, 1800-1950, v.II, pp.16, 134.

[3]By the late 1920s and early 1930s as many as 2,500 trees, including American Elms and Ash were planted throughout the city. See Program for the Celebration of the Completion of Rhode Island Avenue, Mt. Rainier, Md., October 15, 1932, p. 6 and "Street Tree Inventory for the Town of Mt. Rainier" Cynthia L. Tuck and William M. Bond, Maryland Forest, Park and Wildlife Service, 1987.

[4]Residential buildings are analyzed by form and style based largely on the discussions of National Folk and Folk Victorian and the Bungalow found in A Field Guide to American Houses, by Virginia & Lee McAlester.

[5]Of the 82 Sears houses that have been identified in Prince George's County, 14 are Vallonias. Sears Mail-Order House Survey in Prince George's County, Maryland, conducted by the Prince George's County Historic Preservation Section, 1986-1987, p.6.

[6]The Conway, available from 1926-1933 was a slightly redesigned version of the Uriel, sold from 1921-1925. See Jandl p. 207.

[7]The forms of the downtown residential buildings are those found elsewhere in the historic district and include the early Gable-front and Wing, Hip-roof and Four-square as well as the Apartment buildings of the 1930s.

[8]See photograph dated 1904, City of Mt. Rainier 75th Anniversary Book, 1910-1985, p. 27.

HISTORIC CONTEXT:

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Geographic Organization: Western Shore

Chronological/Developmental Period(s):

Industrial/Urban Dominance	A.D. 1870-1930
Modern Period	A.D. 1930-present

Prehistoric/Historic Period Theme(s):

Architecture, Landscape Architecture and Community Planning

Resource Type:

Category: District

Historic Environment: Suburban

Historic Function(s) and Use(s): DOMESTIC/residential
COMMERCIAL-TRADE/specialty store
COMMERCIAL-TRADE/financial institution

Known Design Source: Murphy, Frederick V.
Olmsted, Walter B.

See Continuation Sheet 8.2

ARCHITECT/BUILDER (continued)

Metz, Walter R.
Mitchell, Rossel E.
Culter, Howard W.
Hill, Frederick E.

HISTORIC SETTING

Mount Rainier is an incorporated city in northwestern Prince George's County adjacent to the northeast quadrant of the District of Columbia. The Mount Rainier Historic District is that portion of the city that developed as an early 20th century streetcar suburb, part of the early 20th century suburbanization of the Washington, DC, area. The rolling hills of the Mount Rainier area had been sparsely populated woodlands and large farms throughout the 19th century. Beginning around 1900, the area underwent rapid development as a streetcar suburb, a process essentially completed by 1939, on the eve of World War II.

In contrast to the wealthier suburbs close to northwest Washington, like Cleveland Park, Chevy Chase and Kensington, Mount Rainier and the suburbs of Prince George's County developed as communities for people of moderate means. A promotional circular for one of Mount Rainier's early subdivisions indicates the middle-class nature of the community. The circular touted the area's convenience to the city and the appeal of its unspoiled setting saying that

> the Northeast, high, healthy and beautifully located and the only outlet for the City's expansion and growth, must become the section where the great mass of people of moderate wealth, must and will invest.[1]

See Continuation Sheet 8.3

Many of the town's early residents were members of the region's growing white middle class, employed by an expanding federal government and commercial sector as clerks, tradesmen or laborers. Able to trade the increasingly overcrowded and expensive city for the greenery and quiet of the suburbs, they settled in Mount Rainier and similar communities in the metropolitan area and erected modest but comfortable houses for their families. When needed, the city was only an inexpensive streetcar ride away.

RESOURCE HISTORY

The 19th Century: Early Land Use, Landowners and Subdivisions

By the beginning of the 19th century, the area that would become Mount Rainier had been divided into large tracts of farmland purchased out of Chillum Castle Manor and Scotland and Barbadoes, the region's colonial land patents. Land records indicate that a number of these 19th century farming tracts, like the earlier patents from which they were derived, were made up of land both from Prince George's County and the District of Columbia. The division of the large tracts continued throughout the first half of the 19th century. As early as the 1850s, the tracts of land that today make up the Mount Rainier Historic District, were visible from the property lines of local landholdings, then the western part of Bladensburg. The land in the area had been divided into farms ranging in size from 7 to 120 acres. The specific configuration of these tracts, fixed at mid-century, directly effected the boundaries and street pattern of Mount Rainier fifty years later.

Throughout the 19th century, the immediate area was sparsley populated. Until the establishment of Hyattsville in the 1870s, the nearest population center was the Town of Bladensburg, about a mile to the east on the Anacostia River. Travel east to Bladensburg and west to Washington was facilitated by three old roads. As seen on early maps, the northern-most of these roads, Bunker Hill Road, proceeded from Bladensburg through the area that became Mount Rainer and via Lincoln Road, arrived in Washington at North Capitol and Boundary streets. A portion of

See Continuation Sheet 8.4

Bunker Hill Road exists today in Mount Rainier, just north of Rhode Island Avenue. The two other roads, Brentwood Road and Bladensburg Road, although outside of the present boundaries of Mount Rainier, both had the same general destinations. All three roads merged at a point just east of Mount Rainier before they entered Bladensburg.[2]

Early Landowners

Throughout the 19th century, land in Mount Rainier was owned by a cross section of local farmers, tradesmen and investors. Land records indicate that a number of the large tracts were owned andfarmed by Prince Georgians, while others were apparently purchased on speculation by investors from both Washington and Georgetown. Often, an uncertain harvest and the vagaries of the real estate economy determined how long and with what amount of profit local tracts were held. While many parcels had successions of owners, a number of them remained in the same family for several decades. Established landowners were often able to increase their holdings for their own agricultural or speculative purposes and would sell portions of their land when favorable opportunities arose.

The Mount Rainier area maintained an largely agrarian character until the end of the 19th century. However, by the 1830s, with the arrival of the railroad, the area began to change. The Washington Branch of the Baltimore & Ohio Railroad originated in Baltimore. By the summer of 1835, it traversed Prince George's County and crossed into the District of Columbia west of Bladensburg at the southern edge of what would become Mount Rainier.[3] The progress of the railroad was predicated, in part, on the sale of land for right-of-ways and it is known that at least one local landowner sold land for that purpose.

Francis Dodge (1782-1851) sold the railroad a one acre right-of-way at the southern edge of Mount Rainier in 1835.[4] Dodge, a resident of Georgetown, was an early speculator in the area. A native of Ipswich, Massachusetts, Dodge had moved to Georgetown in 1798 and soon thereafter was engaged successfully in shipping and the West Indies Trade. At the time of his death in 1851, Dodge was considered to be the wealthiest man in the District of Columbia.[5] While Dodge's right-of-way was critical to the advancement of the B & O, it represented a tiny portion of his holdings in the region. Dodge had begun to acquire acreage on

See Continuation Sheet 8.5

either side of the District boundary at Bladensburg as early as 1819. By 1835, he had assembled more than 500 acres and ten of these, at the northern edge of his vast holdings, were located in what would become Mount Rainier. At Francis Dodge's death, the ten acres in Mount Rainier were part of a parcel inherited by his son Allen, who owned them until 1864.

Not every local landowner had the good fortune to be located in the path of the railroad, but with its arrival, interest in the agricultural and speculative value of nearby land continued. In 1844, Benedict Yost (1811-1882) of Bladensburg, purchased a 120-acre tract, part of the Scotland patent, just north of the railroad's path. Yost was a blacksmith, but an inventory of his estate after his death in 1882 indicates that he also farmed portions of his land. Late 19th century maps indicate that the Yost home was located at the northwestern corner of his property, just south of Bunker Hill Road and east of the present 35th Street. Benedict Yost passed his land on to his children and it remained in the family until the early 20th century.[6]

At a public sale on June 8, 1853, Thomas Green Clemson of South Carolina purchased a tract of farmland containing 100 3/4 acres from Chillum Castle Manor, located north of Bunker Hill Road and just east of the District of Columbia boundary.[7] The southeast corner of Clemson's parcel met the northwest corner of the Yost property. The tract's former owner was a Mrs. Ann Heilman, who had purchased it only two years before. During Mrs. Heilman's ownership, the property apparently was "injudiciously cultivated and much neglected" and Clemson's purchase price of $6,725 represented a substantial loss for Mrs. Heilman.[8]

Clemson was the son-in-law of John C. Calhoun, Vice President of the United States from 1825-1832. After a number of years representing the United States at the Court of the King of Belgium, Thomas Clemson returned to this country with his family and chose to settle near Washington in the hope of continued government employment. Clemson took full title to the property in the fall of 1856, and shortly thereafter began to erect a permanent residence for his family. Traditionally thought to have been located at the highest point of their property, at Shepherd Street between 31st and 32nd Streets, the Clemson residence was built in a popular form of the day--the octagon.[9]

See Continuation Sheet 8.6

Government work was largely unavailable to him after the death of his powerful father-in-law in 1850 and Thomas Clemson took up the life of a gentleman planter. The Clemsons occupied their property, known as The Home, until their southern sympathies forced them to return to South Carolina in the midst of the Civil War. The family never returned to The Home after the war, although at his death in 1890 the property was part of Thomas Clemson's estate.[10]

One of the area's largest tracts was a farm called Granby. As patented to John Laird of Georgetown in 1808, Granby originally contained 511.5 acres. After Laird's death in 1835, the tractchanged hand several times and in 1851 was purchased by John Brereton of Washington.[11] Within nine years Brereton and his heirs sold off the entire tract, divided into several large parcels.

In April 1854, John B. Kibbey, a Washington speculator, purchased the largest part of Granby, a parcel containing about 330 acres.[12] The majority of Kibbey's purchase was located in the District of Columbia, but its easternmost portion of about 37 acres was in Prince George's County, south of Bunker Hill Road and the Clemson property and adjacent to the western edge of the Yost farm. John B. Kibbey (1825-1864) was the son of William Beckford Kibbey (1802-1881), a wealthy Washington businessman involved in the leather trade. City directories indicate that when he purchased Granby, John Kibbey was a grocer in downtown Washington.[13]

Included with a deed for Granby registered in Kibbey's name is a plat of the land indicating the extensive subdivision he intended for it. This plat shows the property subdivided into 45 lots. Forty-three of them contained from 3-6 acres each. The two largest, the "Farm Lot" and the "Dwelling House Lot", contained about 85 and 30 acres, respectively.[14] This first attempt at densely drawn subdivision would seem to have anticipated intense development for the area, which still consisted of large farms.

See Continuation Sheet 8.7

Kibbey's small lots in Maryland were adjacent to the area's two main roads and several were sold soon after they were platted. Others had to be resold by the senior Kibbey several years later. Late 19th century maps indicate that in both Maryland and the District, land use patterns appear to have changed only slightly after Kibbey's subdivision. After 1860 many of the lots were still available and were purchased by Kibbey's father.

The remaining portion of Granby still held by the Brereton family consisted of about 185 acres. It was sold to unknown purchasers in the late 1850s. By 1866, a parcel west of the Clemson property containing 107 acres (both in Maryland and the District) was purchased by John Hoover from William B. Kibbey. Hoover retained portions of his farm until 1889. In 1882 and 1889 he sold the two easternmost portions of the tract, containing about 58 acres to the Sisters of Charity of Emmitsburg, Maryland, who operated St. Joseph's Orphanage on the portion of the Hoover farm located in the District of Columbia.[15]

In addition to the lots subdivided by John Kibbey in 1854, by the end of the decade there were two other small farms appeared in the area by the end of the decade. On the north side of Bunker Hill Road, just north of the Yost property, was a 130-acre tract owned by Christopher Hyatt. Hyatt sold the tract to Samuel Crawford in 1851, and by the end of the decade Crawford divided the westernmost portion, containing seventeen acres, into parcels of seven and ten acres.[16]

The First Modern Subdivision

Except for a number of isolated towns or settlements at railroad or turnpike crossroads, Prince George's County remained largely rural until after the Civil War, when the growth of the capital and surrounding region accelerated. In response to this growth, a number of attempts at suburbanization were made in the county. As early as 1870, a group of investors promoted a suburb not far from Mount Rainier, to be known as The Highlands. This venture proved unsuccessful and it was not until around 1915 that the area was developed as Cottage City. Christopher Hyatt and his partner Benjamin Guy subdivided land around the B & O stop at what would become Hyattsville in the 1870s, and other stops along the railroad line prompted the growth of the suburbs of College Park, Berwyn and Beltsville by the end of the 19th century.[17]

See Continuation Sheet 8.8

The area in and around Mount Rainier retained its agrarian character until the last decade of the 19th century. In spite of their proximity to Washington, the local farms had remained untouched by the move toward suburbanization that had taken hold elsewhere in the county. In June 1890, the executor of the estate of the recently deceased Thomas Clemson sold the 100 3/4 acre tract Clemson had purchased in 1853. Ownership of the tract changed four times before it was purchased, in December 1891, by J. Estcourt Sawyer and his wife Elizabeth. James Estcourt Sawyer (1846-1914), a lieutenant in the U. S. Army, purchased the Clemson tract from Thomas H. Carter and his wife Ellen. Thomas Henry Carter (1854-1911), a congressman from Montana, owned the Clemson tract for only about a month before selling it to Sawyer.[18]

With the Sawyer purchase, the first attempt at modern subdivision in the area was made. According to an old account, Lieut. Sawyer registered a plat subdividing the Clemson tract soon after he purchased it. The plat Sawyer filed has been lost, and the only known representation of it is found on an 1894 map that indicates both existing and planned subdivisions and improvements. It is not known if the streets as represented, had been laid out as of that date. The map details the outline of a modern subdivision configured of generally rectangular blocks and streets laid out on a grid, bisected at the center by a diagonal avenue.[19]

Sawyer apparently laid out streets and planted trees across the subdivision's rolling topography. East-west streets were given the names of trees, like Ash, Cedar, Hickory, and Maple, while north-south streets were given the names Allegheny, Shasta and Blue Ridge Avenue. The diagonal avenue was called Rainier Avenue. In spite of Sawyer's improvements, the sale of lots met with little success and no houses were built.[20] In 1897, Sawyer sold a half interest in the subdivision to his brother George A. Sawyer and his wife Florence, who were then residing in Washington. Although their venture proved unsuccessful, the Sawyer brothers retained ownership of the subdivision until 1903.

The presence of the Sawyer subdivision on the 1894 Hopkins map is the first instance in which the area is specifically identified as Mount Rainier. According to tradition, Mount Rainier was named by its early developers, a group of army officers from Seattle, Washington, after the famous mountain in that state. No evidence has been found to confirm that any of the Clemson

See Continuation Sheet 8.9

tract's purchasers had any connection with Seattle. Sawyer's deed for the property does not list an address, but biographical material does not indicate that he had any connection to the Pacific Northwest.[21]

The Arrival of the Street Car

The failure of the Sawyer Brothers' subdivision is curious in light of the fact that a streetcar line connecting Mount Rainier with downtown Washington began operation in early 1897. Run by the Maryland and Washington Railway, the stop at Mount Rainier was known as District Line Station and was located at the intersection of what would become Rhode Island Avenue extended and 34th Street. The streetcar arrived downtown at Florida and New York avenues, N.E. The presence of modern and affordable transportation, connecting the previously isolated subdivision with downtown, apparently had no effect of the Sawyer Brothers' venture of the 1890s, but would become an important aspect of the area's growth in the early years of the 20th century.[22]

The 20th Century: The Development of a Streetcar Suburb, 1900-1939

The Sawyers Brothers' first attempt at suburban development in Mount Rainier, although ill-fated, did not discourage others from trying their luck. Between 1900 and 1910, eight subdivisions containing a total of 248 acres, were plated by eight different companies or syndicates. Although initially several of these met with varying degrees of success, sales and construction activity began and the once isolated pastoral landscape of the western edge of Prince George's County became part of the extensive development of the Washington metropolitan area.[23]

Almost from the outset, development in Mount Rainier seems to have been targeted specifically at the middle class homeowner. Lots were commonly 100 to 150 feet deep and 35 to 50 feet wide.[24] Although modest in size, these lots were considerably larger and less expensive than a city lot. A typical lot in one of Mount Rainier's new subdivisions could be purchased for between $375 and $600, as was well within the reach of the almost exclusively white, government clerks, building tradesmen and shopowners who were the town's earliest residents.[25]

See Continuation Sheet 8.10

In March 1900, American Security & Trust Company registered a subdivision plat for a number of John Kibbey's small farm lots in Maryland. The lots had been assembled from various owners throughout the 1880s and 1890s by members of the syndicate for whom the Washington bank acted as administrator.[26] The subdivision was named Granby after both the Kibbey farm and its early land patent and was platted with 9 blocks, two of which were in the District of Columbia. In 1901, the bank re-subdivided Granby as Edgemont, and reorganized blocks and streets so the subdivision would be better served by the streetcar line and station in its midst.[27]

In March 1903, the Sawyer brothers sold the Mount Rainier subdivision to a syndicate of local investors, who operated as the Mount Rainier Company. Shortly before the sale of the tract, the Clemson family residence, The Home, was destroyed by fire.[28] In June, the Mount Rainier Company filed a new plat for their subdivision. The new plat was organized essentially like the Sawyer plat of the 1890s, but it lacked several of the grid's smaller blocks. Soon thereafter, the company expanded upon improvements initiated by the Sawyers. Along with the construction of a company office, streets were graded, trees planted, a boardwalk was erected on 34th Street and two houses were built.[29]

The stockholders in the Mount Rainier Company were Ira J. Baker, Wallace A. Bartlett, Nancy N. Bigelow, Dr. Sigmund A. Czarra and Dr. Charles A. Wells. All of these investors were active in developing a number of other other local subdivisions. Ira Jewell Baker (1851-1918), originally from Pennsylvania where he was active in the lumber business; Wallace A. Bartlett (1844-1908), a retired Army captain who served in the Civil War and had patented the dynamite gun, and Dr. Sigmund A. Czarra (1851-1928), a physician from Poland who was a long-time resident of Hyattsville, were also the principals of the Brentwood Company. The three men had purchased the 95-acre farm immediately to the east of the Mount Rainier and subdivided it in 1899, initiating the town of Brentwood. Dr. Charles A. Wells (1840-1924) was a Hyattsville pharmacist who was also involved in local banking affairs. Wells was President of the First National Bank of

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Hyattsville and the Hyattsville Building Association. Nancy Nesbit Bigelow (1869-1953) was the wife of Dr. Willard D. Bigelow (1866-1939), a prominent chemist with the Department of Agriculture, and the daughter of David M. Nesbit (1842-1932), a realtor active in a number of communities in the county throughout the early years of the century.[30]

Beginning in 1904, additional houses were built, some swampy areas were drained, more streets were graded and concrete sidewalks were laid on portions of Bunker Hill Road, 34th Street and Shepherd Street. The activity of the Mount Rainier Company prompted the platting of several other subdivisions in rapid succession. In February 1904, two prominent brothers from Hyattsville, J. Harris Rogers and James C. Rogers, registered a plat for a 58-acre subdivision they called Rogers' Addition to Mount Rainier. Located immediately to the west of the Mount Rainier subdivision and north of Bunker Hill Road, Rogers' Addition was a portion of the large farm that John Hoover had sold to the Sisters of Charity for St. Vincent's Orphanage in the 1880s. Rogers' Addition expanded on the grid established by the Mount Rainier subdivision and extended its network of north-south and east west-streets.[31]

The Rogers brothers were among the most active and important real estate developers in Prince George's County in the early 20th century. Rogers' Addition to Mount Rainier was the first of several subdivisions to be developed or purchased by the brothers. In addition to their activities in Mount Rainier, both men were involved in the development of sections of Cottage City, Edmonston, Rogers Heights, Hyattsville and Riverdale.

Dr. J. Harris Rogers (1850-1929) was a native of Franklin, Tennessee, who came to the capital in the 1870s. Soon after his arrival, Dr. Rogers was appointed chief electrician of the Capitol. A gifted inventor, he was responsible for dozens of patents, most of which concerned the development and refinement of telegraphic communication equipment. His most important invention, the underground and underwater antenna, proved to be an extremely valuable tool for the U.S. Army after its entrance into World War I. Dr. Rogers maintained his home and laboratory in Hyattsville and was active in real estate with his younger brothers, James and William.[32]

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James C. Rogers (1864-1941) was born in Mobile, Alabama. The Rogers family settled in Bladensburg, Maryland, in 1883. James Rogers was educated at Georgetown University and its law school and engaged in the practice of law both in the District and Maryland for nearly fifty years. James Rogers was the most active partner in the Rogers brothers' real estate ventures and often acted as trustee for other investors, like the Mount Rainier Company.[33]

In the summer of 1904, Samuel W. Pickford, a Washington real estate agent, platted one of the area's smallest subdivisions in his name. The nine-acre parcel was composed of Lots 14 and 15 of John Kibbey's Granby. Located just west of Edgemont and south of Bunker Hill Road, only 2.7 acres of the original Lot 14 were located in Prince George's County.[34]

In May 1905, a 40-acre parcel north of the B & O Railroad tracks and south of Bunker Hill Road was subdivided and platted as the Rhode Island Avenue Addition to Mount Rainier. The subdivision was named for Washington's wide avenue that, when extended from the District line to the east, traversed the northern portion of the property. When the subdivision was platted, only the streetcar and its right-of-way occupied Rhode Island Avenue. There is considerable decline in grade from the northernmost part of the tract to its southern edge. The street pattern of the irregularly shaped parcel conformed to the established grid where possible. South of Rhode Island Avenue, the configuration of blocks and lots was in part determined by the boundaries of the tract and the course of a streambed along Valley Avenue. In an effort to maximize the number of developable lots, there are several angled streets and non-rectilinear building sites.[35]

Rhode Island Avenue Addition was a part of the tract purchased by Benedict Yost in the mid-19th century. After his death in 1882 Yost's land was inherited equally by his children. By the end of the 19th century, John C. Yost (1850-1935) had purchased his siblings' interests in their father's farm. John Yost, Benedict's eldest son, had engaged in the lumber and contracting business. By the time he sold the forty-acre parcel to investors in 1905, he had begun a career in banking that would last until his death.[36]

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Yost sold the parcel to a partnership composed of Dr. Willard D. Bigelow, Edwin W. Spalding, and Dr. J. Harris Rogers. Dr. Bigelow's wife Nancy was a partner in the Mount Rainier Company, and with this partnership he and his wife held separate title to area subdivisions. Drs. Bigelow and Rogers were joined in their venture by Edwin W. Spalding (1867-1948), a Washington attorney who specialized in land claims.[37]

In March 1906, James C. Rogers registered another subdivision plat. Rogers' ten acre subdivision, known as Rhode Island Avenue 2nd Addition to Mount Rainier, was one of the area's two small farm tracts and part of the land Samuel Crawford had purchased from Christopher Hyatt in 1851. Located on the north side of Bunker Hill Road, north of the Yost tract, the subdivision consisted of 75 lots facing two parallel north-south streets with access to Bunker Hill Road and an east-west street oriented to connect with nearby land yet to be subdivided.[38]

James Rogers purchased the tract from Gustave Lansburgh (1839-1911), the Washington dry goods store owner who had obtained it in 1893 from his brother Julius, its owner since 1883. In April of 1907, Rogers sold Rhode Island Avenue 2nd Addition in its entirety to Katharine L. Spalding, wife of Edwin Spalding, a partner in the Rhode Island Avenue Addition to Mount Rainier.[39]

In August 1906, the composition of the Mount Rainier Company changed. Drs. Czarra and Wells sold their interests to both existing and new investors, the subdivision's remaining unsold lots were divided amongst the stockholders and the company was dissolved. Dr. Czarra sold half of his interest in the company to Ira Baker and the remaining half to Willard Bigelow. Dr. Wells' stock was purchased equally by Wallace Bartlett and Willard Bigelow. In addition, Ira Baker gave one-tenth of his interest to his son Reid. With the retirement of Drs. Czarra and Wells, Willard and Nancy Bigelow were the company's largest shareholders, with 4/10 of the stock. Ira and Reid Baker together held 3/10 and Wallace Bartlett, the remaining 3/10. With the dissolution, the Bigelows were granted title to lots north of Bunker Hill Road, east from 32nd Street and north to Cedar (Upshur) Street and Messrs. Bartlett and Baker, the remaining lots.[40]

See Continuation Sheet 8.14

In December 1907, the remaining lots in Edgemont were sold to James C. Rogers by Reginald Huidekoper, who replaced American Security Bank as the Granby Syndicate's administrator. Rogers' purchase included all of Block 5, which he re-subdivided and called Rogers' Second Addition to Mount Rainier, a name often associated with all of Edgemont after its sale to Rogers.[41]

At the southeastern corner of the Mount Rainier subdivision, the seven-acre parcel subdivided by Samuel Crawford in 1851 was purchased by Turner L. Funkhouser and James L. Marshall in 1909. Later that year, the area was platted as 35th Street Addition to Mount Rainier. North of Bunker Hill Road, the small tract contained only 68 building lots and was platted as an extension of Rhode Island Avenue 2nd Addition, adjacent to the east.[42]

The subdivisions platted by 1910 made available a large number of lots. Most frequently, lots were sold unimproved to purchasers who would retain a local contractor to design and erect their houses. On occasion, some of the early developers also erected houses themselves. Tax assessment records indicate that James C. Rogers, Ira J. Baker, and Willard and Nancy Bigelow all apparently improved a number of their lots prior to sale. Although the major goal of this practice was undoubtedly the reinforcement of land values, it had several other results. Not only did it make available homes for people not specifically interested in building for themselves, but it also served both to initiate and fill in streetscapes, and spark the sale of adjacent lots that might otherwise have appeared isolated or undesirable.

Most houses in the community were erected by contractor-builders who were responsible for both design and construction. Houses were built either as a commission from an individual property owner or on speculation by an investor who was more than likely a contractor-builder. A number of individuals, including several who resided in Mount Rainier, were active speculative investors. Notable examples of early entrepreneurial contractors were James H. Hanback and Bennett L. Lightbown and his son Charles M. Lightbown, who owned a number of improved lots throughout the community's early years.[43]

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Early Physical, Commercial and Social Character

In 1910, after ten years of development, what had been sparsely populated farmland, had a population of 1,242. By that time, 163 buildings (14% of standing buildings) had been built in Mount Rainier's various subdivisions.[44] This early development was concentrated near the streetcar station at the intersection of Rhode Island Avenue and 34th Street. Although a number of other subdivisions were plated, residential development in this period seems to have been largely limited to the area south of the avenue in Rhode Island Avenue Addition and in the Edgemont and Mount Rainier subdivisions near 34th Street and Bunker Hill Road. (see Resource Sketch Map)

The area immediately around the streetcar station had become the community's downtown, with a number of buildings housing both small, locally-oriented shops and their owners. These mixed-use buildings were intermingled with single-family residences, and the downtown had a character typical of early "Main Street". Although the town's early commercial activity included a post office, a number of small groceries, hardware and supply stores, a bakery, a pharmacy, and a tailor shop, local residents were still required to shop downtown or in Hyattsville for certain services like banking and insurance and durable goods like furniture.[44A]

While a sizable number of houses had been completed, many of the streets were not densely developed. Lots were generally narrow, and early purchasers often bought several at a time. Houses were often erected in the center of two lots to provide greater street frontage and wider side yards, or on a single lot with the adjacent one retained for use as a garden. As the community grew these garden lots were often sold off to later homebuilders, resulting in closely grouped houses of varying dates throughout even the oldest parts of the town.

In spite of the development that had taken place, conditions in the new suburb were somewhat primitive. In an effort to sell their lots, developers provided only the most basic amenities which consisted of cleared but unpaved streets, the occasional concrete sidewalk and some shade trees. In the early years, residents enjoyed the benefits of rural life along with some modern conveniences. Electricity and gas lines were extended from Hyattsville. Although many houses had indoor toilets, outhouses were common. Overall, sanitary conditions were adequate, although on occasion, a somewhat casual approach to hygiene resulted in waste water drained unceremoniously onto a nearby undeveloped lot or into a local streambed. Homeowners dug their own wells for water or used one of several public springs scattered throughout the town.[45]

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The remnants of one of the town's old springs still exists at the southwest corner of 33rd and Shepherd Streets. It has been long understood that the spring existed when the Clemson family occupied the property in the mid-19th century. Given its proximity to the former location of the Clemson house, about a block away at 32nd and Shepherd streets, this is a strong possibility. Towards the southern end of the otherwise undeveloped grassy lot is a capped wellhead. Long unused, portions of the present wellhead date to the early years of this century. The records of the original sale of a nearby house at 4015 33rd Street, indicate the spring's existence as early as 1904 and provide for the house owner's access to the spring as an additional source of water. Land records related to the dissolution of the Mount Rainier Company in 1906, reference "an easement of a public square" at the site.[46]

Incorporation

By 1910, a recognizable community existed in Mount Rainier. In an effort to secure better services for their growing suburb, a group of early residents banded together as a Citizen's Association to pursue the idea of incorporating the town. A town charter was drafted that provided for the election of a mayor and a councilman for each of the town's wards. The mayor was authorized to appoint a town clerk with the consent of the council. The citizens petitioned the state legislature and the town was incorporated by charter granted on April 14, 1910.[47]

Other than establishing a municipal government, the principal benefit of incorporation came in the form of the power to issue bonds for public improvements. In 1916, the town's first major bond issue was passed. It provided $100,000 for the construction of a municipal water and sewer system. A system of wooden water mains and sewage pipes was completed by 1919, greatly improving sanitary conditions and providing a framework for the town's continued expansion. Another significant public improvement of the first decade after incorporation was the extension of Rhode Island Avenue from the District line, begun in 1918. County commissioners authorized the paving of the street through the town on the south side of the dirt right-of-way of the City and Suburban Railway streetcar tracks.[48]

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In the ten years following incorporation, the confines of the developed areas of the town were expanded and 249 additional buildings (22% of standing buildings) were erected. New construction was scattered throughout the established subdivisions, and Cedar (Upshur) Street was the northern edge of the developed area. A concentration of new houses was located in 35th Street Addition and Rhode Island Avenue 2nd Addition. By 1920 the local population had risen to 2,462.

The 1920s--Later Subdivisions and Improvements

The 1920s was a period of substantial growth in Mount Rainier. Three new subdivisions were platted, representing all but one small remaining parcel of developable land within the corporate limits. Throughout the decade, there was substantial private sector residential and commercial construction and far reaching public improvements that were sponsored by the new municipal government.

In 1920, John C. Yost platted a four-acre subdivision containing 23 building lots as Yost's Addition to Mount Rainier. The last remaining portion of the Yost farm owned by a family member, the parcel was bounded on the north by Bunker Hill Road, on the south by Rhode Island Avenue, on the west by Block 1 of Rhode Island Avenue Addition to Mount Rainier and on the east by a one-acre parcel John Yost had sold to George Markward in 1906. The northwest corner of this small parcel contained the Yost family farmhouse, which faced west toward 35th Street.[49]

In July 1922, Henry W. Smith registered a plat for Hariclif, a ten-acre parcel at the District Line and the B & O right-of-way. Located at the extreme southwest of the present-day community, the parcel was part of the northern limits of the acreage assembled by Francis Dodge in the early 19th century. Operated as a small farm, Hariclif had been owned by Henry's brother, Thomas W. Smith a prominent Washington businessman, since 1893.[50]

Prior to the Hariclif subdivision, the parcel apparently had retained its long-standing agricultural use, and was the area's last remaining farm. When he platted his subdivision, Henry Smith allowed for the retention of the family farmhouse and barn, each on a large lot across the street from one another near the

See Continuation Sheet 8.18

middle of Newton Street (Hariclif Avenue). Both buildings are still standing. The present Smith family farmhouse, built in 1901, is the oldest documented building in Mount Rainier and replaced a previous house from the late 19th century. Assessment records indicate the house's present configuration is the result of substantial reconstruction after a fire in 1900.[51]

The plan of the subdivision contained four small blocks organized to accommodate the extension of existing north-south streets in Rhode Island Avenue Addition. A single street, Hariclif Avenue, ran generally east-west to connect 35th and 37th Streets. The extension of 34th Street to the District line at Hariclif's northwestern edge followed the path of a remnant of the Old Brentwood Road. In January 1924, Henry Smith sold Hariclif to Robert E. Funkhouser, the son of Turner Funkhouser. Robert Funkhouser replatted the subdivision with only three blocks and eliminated the extension of 35th Street. Funkhouser also accommodated the existing house and barn, now located at the corner of Newton and 37th streets.[52]

In January 1924, Robert Funkhouser registered another subdivision plat, this time for the four and one-half acre tract to the north and west of Hariclif along Eastern Avenue. Funkhouser called this subdivision 32nd Street Addition to Mount Rainier. The small triangular parcel re-subdivided lots along the south side of Rhode Island Avenue (from the southwest corner of Edgemont) and consolidated them with land acquired from the heirs of Francis Felger, a local farmer who had purchased land from John Kibbey's Granby in 1863. The subdivision's two blocks were separated by Otis Place, a slightly curving street essentially perpendicular to the extension of 34th Street, which bounded the tract to the southeast.[53]

Throughout the 1920s, 462 new buildings (40% of all standing buildings) were erected in Mount Rainier. This represents the largest number of buildings constructed in the town in any decade. As in previous years, construction activity was scattered across the community in a largely random manner. A significant aspect of the development of the period was the fact that two of the three new subdivisions were established and completely developed within the same decade and by a single individual. Robert E. Funkhouser, a contractor and builder, was responsible for the sale of lots and the construction of almost all of the houses within the two small subdivisions he owned.[54]

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Extensive public improvements were also undertaken in the 1920s. Around 1925 the city initiated a street paving program. The first street to be paved was Perry (Newton) Street, and by 1927 almost 90% of the task was completed. In addition, a number of concrete sidewalks were constructed, street markers were installed and more street trees planted.

The 1930s

In 1930, Mount Rainier had a population of 3,832, and in the ensuing decade, 165 new buildings (14%) were erected. By 1930, the city's infrastructure was essentially complete, although one major change in its physical character would occur before World War II. Around 1930, the substantial project of widening Rhode Island Avenue from the District Line to Hyattsville was undertaken. Since the earliest days of development, the road had remained a narrow one that was initially unpaved, then around 1915, a single, paved lane south of the streetcar right-of-way. By the fall of 1932, Rhode Island Avenue was fully paved in both directions and the previously elevated streetcar tracks were lowered and centered on the widened avenue. The completion of the thoroughfare was marked by elaborate festivities on October 15, 1932.[55]

In spite of primitive road conditions, the commercial area on 34th Street south of Bunker Hill Road and along Rhode Island Avenue developed substantially through the 1920s and 1930s. Many of the new businesses, including a movie theater, bowling alley, several banks and auto repair shops, served residents of the nearby developing communities of Brentwood, Cottage City and Colmar Manor, as well as locals. Although the range of goods and services available in the downtown expanded throughout the years before World War II, the community's commercial activity never developed sufficiently to enable it to function independently of Washington and nearby Hyattsville. Although Mount Rainier became a local commercial center and one of the largest and most active of Prince George's County's western suburbs, it dependence on downtown Washington was typical of late 19th and early 20th century suburban communities throughout the Washington area.

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In the years prior to World War II, two more subdivision plats were registered for parcels at the eastern edge of the community. Both plats involved very small tracts and neither had a substantial effect on the character of the town's built environment. The one-acre parcel east of Yost's Addition had been purchased by George Markward from John C. Yost in 1906. Under Markward's ownership, portions of the property had been sold off. In November 1935, Markward's widow Isabelle and the other owners jointly registered a subdivision plat for the entire parcel, which had already been largely developed. The subdivision contained six deep, rectangular lots, half of which fronted Bunker Hill Road to the north and half fronted Rhode Island Avenue to the south. In June 1938, Paul F. Kea registered a plat for the remaining one-acre parcel east of Markward's Addition at the corporate boundary with Brentwood. Kea's Addition contained several wedge- shaped lots and a portion of a lot from the Cedar Croft subdivision in Brentwood.[56]

By the 1930s, the developed area of the town essentially stretched to the corporate limits on the east, south and west and on the north to Arundel Road, the boundary of the early subdivisions. Throughout the 1930s, the occasional unbuilt lot at the center of town was developed, but more typically construction activity was focused on locations that apparently had previously been considered isolated and less desirable, the northern and western edges of both Mount Rainier and Rogers' Addition.

In the years immediately before World War II, there was a new focus to some of the residential construction in the town. Throughout the 1930s, the single-family, detached frame house continued to be the town's prevailing building form, but towards the end of the decade, a new, multi-family form, the small apartment building, began to appear. The appearance of the apartment building before World War II is significant as the precursor of the imminent shift in the community's development pattern. Mount Rainier, as one of Washington's nearby suburbs, experienced substantial growth as a direct result of the war and a greatly increased demand for housing.

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By 1940, although the Town's population had grown to 4,830, its racial and socio-economic character remained essentially unchanged from its earliest years. According to the Fifteenth Census(1940), the vast majority of residents (all except 9) were white, and native born (4,620 of 4,830). The occupations of the residents remained largely the same as well. Although there were a number of individuals classified as "professionals" just before the war, the majority of those employed were still government clerks, building tradesmen, shopworkers or shopkeepers.

By 1940, the single-family house was no longer sufficient to house the numbers of people drawn to the once quite, family-oriented suburb. The apartment building, and later the apartment complex, housed greater numbers in proportion to the land they required, than the single-family house and became the preferred building form in the remaining undeveloped areas of the town, particularly north of Arundel Road and west of Roger's Addition. While both in size and character these earliest apartment buildings were a departure from the prevailing housing pattern of the community, they act as closure to the town's pre-war development history.

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Mail-Order Houses by Sears, Roebuck & Co., 1927-1933

Prior to World War II, thousands of America's middle-class families were able to build and own their own homes as a result of a substantially developed mail-order house industry. High quality, fully designed homes in a range of styles and prices had been available from a number of mail-order companies since the late 1880s. Many of the companies were regionally based, but several of the larger manufacturers, like Sears, Roebuck & Co., Montgomery Ward and Aladdin Homes, had nation wide markets. In all cases, merchandising, sales and delivery practices were essentially the same. The customer would select a house based on a rendering and floor plans in a catalog and an entire "kit," including all the necessary materials, would arrive by rail to be erected on the a purchaser's nearby building site. All materials had been pre-cut, and the set of assembly instructions were used either by the purchaser or, more commonly, by a contractor retained to erect the house.[57]

Sears, Roebuck & Co. did not enter the mail-order house business until 1908, but they became the country's largest producer. By the time Sears closed their Modern Homes Division in 1940, their twice yearly "Honor-Bilt" catalogs had sold over 100,000 homes, more than any other single company. Sears mail-order houses were known for the quality of their materials and the care and craftsmanship with which the kits were produced. Most of the houses sold by Sears were of modest scale and cost and were designed and marketed to appeal to the middle class home buyer in communities like Mount Rainier.

Part of the sales strategy employed by Sears was the establishment of Ready-Bilt Homes showrooms in specific marketing areas. One such showroom opened in Washington, DC, in 1923 and was located at 704 10th Street, N.W. In a variety of locations and settings, Sears maintained a local showroom or sales office for Honor-Bilt homes through the mid-1930s.[58]

Although not stylistically innovative, the numerous designs produced by the company for more than 30 years were reflections of the popular tastes of the period. Styles ranged from the straightforward vernacular inspiration of the small farmhouse or suburban cottage of the company's early designs, to the

See Continuation Sheet 8.23

picturesque Craftsman-inspired bungalow and the Colonial Revival house of the 1920s and 1930s. The numerous interpretations of the bungalow, first produced by Sears around 1913 were perennial favorites and, like other successful designs, were available continuously for a number of years.

A group of 12 Sears houses has been identified in Mount Rainier.[59] All but one of the houses were erected north of Rhode Island Avenue at the edges of Mount Rainier and Rogers' Addition, areas not extensively developed until the late 1920s and 1930s. The single house erected south of Rhode Island Avenue is located on Newton Street in Robert E. Funkhouser's Re-subdivision of Hariclif on the same lot as the Smith family farmhouse.

According to assessment records, the Sears houses were all erected between 1927 and 1933. Eight of the dozens of models available at that time are represented. All but three of the models are the company's variations of small craftsman-inspired bungalows, the remainder being slightly larger two-story models based on four-square or colonial precedents. Although there is a certain variety in the designs chosen by the Mount Rainier buyers, all of the houses are modest in scale and decoration. They are consistent with established construction patterns in the community and are for their time the "ready-bilt" equivalent of the single-family house that characterized the town.

Early 20th Century Churches

A significant aspect of the social and architectural development of Mount Rainier is the early presence of locally founded religious institutions. The emergence of these organizations reflected Mount Rainier's growth and its sense of community. In the first four decades of the suburb's history, six churches, representing a range of denominations, were organized to meet the spiritual needs of the residents of Mount Rainier and the neighboring communities. Four of the six were established within ten years of the suburb's founding and prior to the city's incorporation in 1910. Each institution had a modest beginning, most often as a mission from an established church in Washington or one of the county's more developed communities.

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These early churches had a substantial effect on the physical environment of the developing suburb. Initially, meetings were held in rented or borrowed quarters. Soon thereafter, each congregation sought to erect a building specifically for their own use. With limited resources, the congregations initially erected modest structures. Each of these early buildings was straightforward, minimally ornamented and vernacular in expression, typical of early 20th century suburban and rural forms. Of these early churches, only one, the earliest, survives.

By the early 1920s, the older, more established churches as well as those founded after the town's incorporation had grown sufficiently to require larger structures. Between 1923 and 1937, five of the six churches erected substantial high style buildings to house their burgeoning congregations. The sixth institution remained in its modest original structure until a new building was completed in 1951. By virtue of its age, this recently constructed church is not considered to contribute to the architectural significance of the historic district.

The churches were erected in close proximity to Mount Rainier's downtown commercial area, centered along Rhode Island Avenue and the block of 34th Street north of the avenue. Within walking distance for local residents, their locations were also easily accessed by public and vehicular transportation from Rhode Island Avenue, the city's main thoroughfare. In spite of this proximity to the downtown area, the churches were for the most part built within distinctly residential surroundings and are scaled and sited consistently within that context. Exceptions to this are the grander scale and size of the St. James Roman Catholic Church complex on Rhode Island Avenue and the Mount Rainier United Methodist Church on Bunker Hill Road.

Four of the five churches are the work of notable local design professionals, either architects or engineers. The fifth church was designed by a noted local construction firm. Each building is an example of the eclectic inspiration and revivalist spirit in American architecture and ecclesiastical design in particular, popular throughout the early 20th century.[60] In addition, this group of churches is significant because it represents all but one of the buildings in the historic district known to have been designed by an architect.

See Continuation Sheet 8.25

Mount Rainier Christian Church

The Mount Rainier Christian Church is the oldest religious institution in Mount Rainier. Founded in July 1902 and originally known as the Edgemont Christian Mission, the congregation's earliest meetings were held in a private home. From its modest beginnings, the church grew steadily and today is housed in the oldest continually used church edifice in Mount Rainier.[61]

The Edgemont Mission's earliest meetings were small enough to be held in a private parlor, but soon a larger and more permanent facility was needed. By the fall of 1903, Edgar BonDurant had arranged for the purchase of a lot on the east side of 34th Street north of Bunker Hill Road (Block 1, Lot 6, Mount Rainier). On January 31, 1904, the congregation dedicated a modest frame chapel and engaged its own pastor. Altered many years ago for residential use, the simple meeting hall that was the group's first permanent home and the community's first church still stands today at 4029 34th Street.

In the fall of 1907, with an eye to expansion, the church purchased two lots at the northeast corner of 33rd Street and Bunker Hill Road (Block 2, Lots 23 and 24, Mount Rainier). The church grew steadily as did the community in its early years and by 1909 a larger meeting place was necessary. By May 1909, the congregation dedicated a new Bible School House on the east side of 33rd Street just north of Bunker Hill Road (demolished 1964). By 1916 the church again needed to expand and was incorporated in the hope of borrowing money for that purpose. The borrowing effort was initially unsuccessful, and minor improvements to the school building had to suffice temporarily. In October 1919, the church acquired the lot immediately north of the meeting hall (Block 2, Lot 22, Mount Rainier) and soon thereafter erected a freestanding, two-story frame parsonage (demolished 1964).

In early 1922, the church embarked upon its most ambitious construction project, the Sanctuary building, which it occupies to this day. On Lot 24 at the northeast corner of Bunker Hill Road and 33rd Street the church erected a large building designed in the Neo-Classical style by Walter R. Metz. Fire insurance maps indicate that Metz's grandly scaled building was originally attached to the frame Bible School building immediately to the north on Lot 23.[62] The brown tapestry brick and stone trimmed

See Continuation Sheet 8.26

building was completed at a cost of about $30,000. When it was dedicated in May 1923, the Sanctuary building was described as the "largest church edifice in Prince George's county and one of the finest structures in that growing and attractive suburb [Mount Rainier]."[63]

Walter R. Metz (1874-1968) was an engineer for various federal agencies in Washington, DC, and a long-time resident of Takoma Park, Maryland. A native of New York, Metz had obtained a degree in mechanical engineering from Cornell University in 1897. He began his government service in 1899, the year he moved to Washington. In 1923, shortly after designing the Sanctuary building for the Christian Church, Metz was named chief of engineering and construction for the Veterans Bureau, a position he held until his retirement in 1944. The Mount Rainier Christian Church Sanctuary is the only private sector building known to have been designed by Metz.[64]

In 1964, the church undertook another major construction project. This effort resulted in the demolition of both the 1909 Bible School building and the parsonage erected in 1919. The old Bible School building was replaced by a two-story addition to the north of the Sanctuary. At the same time the parsonage to the north was razed to provide for off-street parking.

Mount Rainier United Methodist Church

In 1903, soon after the founding of the Edgemont Christian Mission, a group of Methodists formed a congregation as a mission of the Hyattsville Methodist Episcopal Church South. Intended to serve not only Mount Rainier but neighboring Brentwood as well, the group's earliest meetings were held in a converted barn then located near 37th and Cedar (Upshur) Streets in Brentwood. Services were held there until the spring of 1916 when a group of 26 worshipers petitioned the Methodist Bishop of Maryland to establish a self-supporting congregation. Some of the congregants did not support the petition and chose to remain part of the Hyattsville mission church. The petitioners set about establishing their own congregation and held worship services in what was then Potts' Hall on Rhode Island Avenue in May and June of 1916.[65]

See Continuation Sheet 8.27

Through the summer months, services were held in a large tent erected for that purpose on the south side of Bunker Hill Road between 35th and 36th Streets. By the end of September the new congregation had erected a temporary frame church on the site of the tent meetings. The modest frame church served the congregation for several years before a larger and more permanent structure was needed. In 1919 the church incorporated. That February a large parcel composed of several lots at the southeast corner of Bunker Hill Road and 35th Street was purchased.[66] By 1924, the congregation had an adult membership of over 400, and plans for a larger and more permanent building were readied by Washington, DC, architect Rossel E. Mitchell.

Rossel Edward Mitchell (1882-1959) practiced architecture in both the public and private sectors and enjoyed a career that spanned almost fifty years. Mitchell was born in Tiffin, Ohio, and the first evidence of his professional activity was his employment as a draftsman in Norfolk, Virginia, in 1904. He worked in this capacity for several architects in Norfolk until 1909, when he is first listed as an architect with his own office. Mitchell maintained an architectural practice in Norfolk by himself and with others until 1919, and several of his buildings and projects appeared in a contemporary architectural trade journal of the period.[67]

Mitchell moved to Washington, DC, in 1920 and settled in Chevy Chase, Maryland. City directories indicate that Mitchell maintained a private practice for more than a decade after his arrival in the city, occupying a series of offices downtown. In 1933, Mitchell began a career with the federal government as an architect for the General Services Administration, from which he retired in 1952. He was apparently also responsible for the design of a number of school buildings in Prince George's and Montgomery counties as well as Falls Church, Virginia, but none of them have been identified.[68]

See Continuation Sheet 8.28

Mitchell's design for the Mount Rainier Methodist Church exhibits many of the most important characteristics of the Beaux Arts design tradition that inspired it. The monumental scale, volumetric massing, symmetrically organized facades and classically referenced details typical of the style are all well represented. The architect combined grand scale and imposing massing with a commonly found wall material, effectively blending the high style with the vernacular. The result is a religious building that is imposing but not overpowering within its residentially scaled surroundings.

In 1955, the Church was expanded with a three-story addition south of and perpendicular to the main block. Designed in the Colonial Revival style, the addition houses educational, office and meeting space and replaces the early Sunday school. The revivalist design of the addition, in particular the tall brick bell tower that unites the old and new sections of the building, add to the striking character and picturesque quality of the church.

St. James Roman Catholic Church

Organized local worship by Mount Rainier's Catholic residents began around 1906. Prior to that, interested families in the area attended services at St. Jerome's Church in Hyattsville. The first local masses were held at the Old Fireman's Hall at 37th and Tilden streets in Brentwood as a mission from St. Francis de Sales Church at 22nd Street and Rhode Island Avenue, N.E. Apparently not long after local services began, a meeting was held in Mount Rainier for the purpose of erecting a church. In May 1908, under the leadership of Rev. Augustus M. Mark, local worshipers purchased four lots on the west side of 36th Street north of Bunker Hill Road (Lots 60-63, Rhode Island Avenue 2nd Addition to Mount Rainier). By 1910 the congregation had erected a one-story frame front-gabled building with a rectangular plan on Lot 63.[69]

See Continuation Sheet 8.29

In November 1923, the Archdiocese of Baltimore (of which St. James was then a part) purchased five lots on the north side of Rhode Island Avenue at the southeast corner of Yost's Addition to Mount Rainier as the site for a new church. By 1926, a new building in the Romanesque Revival style was completed at 3700 Rhode Island Avenue from designs by the Washington, DC, architectural firm of Murphy & Olmsted. Prominently sited, the high-style church was the largest religious building erected in the city and has been a community landmark since its completion.[70]

Frederick V. Murphy and Walter B. Olmsted maintained an architectural practice from 1911 to 1937. Their firm had a local and national reputation. The firm was noted for the number of religious and educational buildings they designed, including many buildings on the campus of Catholic University and numerous Roman Catholic parish churches throughout the metropolitan area and elsewhere.[71]

Frederick Vernon Murphy (1879-1958) is significant as the organizer and first head of Catholic University's School of Architecture, established in 1911. Murphy was born in Fond du Lac, Wisconsin, and came to Washington in 1899 to work in the office of the Supervising Architect of the Treasury. Prior to his employment at the Treasury Department, Murphy was educated at North Division High School in Chicago and at Columbian College (now George Washington University). Murphy left Washington in 1906 to augment his architectural training in Paris at the Ecole des Beaux Arts. He completed his training in 1909 and returned to Washington. In 1911 he established the School of Architecture at Catholic University, which he headed until 1949, and began his partnership with Olmsted.[72]

Throughout a long and successful career, Murphy was highly respected and active in local professional affairs. A member of the American Institute of Architects, Murphy also sat on the Fine Arts Commission and the Board of Registrars for Architects in the District of Columbia. Among the most important buildings he designed are the Shrine of the Sacred Heart at 16th Street and Columbia Road (1922) and the Apostolic Delegation on Massachusetts Avenue(1939), for which Pope Pius XI made him a Knight Commander of the Order of St. Gregory.

See Continuation Sheet 8.30

Walter B. Olmsted (c.1873-1937) was a native of Spring Mills; New York. A graduate of Alfred College, Olmsted also came to Washington to work in the Office of the Supervising Architect. His private practice as an architect was his partnership with Frederick Murphy and lasted until Olmsted's death. Little else is known about Olmsted; he appears to have been the managing partner of the firm who administered the offices at 1213 H Street, while Murphy seems to have been in charge of the partnership's design work.[73]

St. James Church remained a mission of St. Francis de Sales until 1946. In December 1948 title to the church was transferred from the Archbishop of Baltimore to Patrick A. O'Boyle, Archbishop of the Archdiocese of Washington, which had been created in late 1947. By the early 1950s the growing St. James congregation found that the grade school facilities designed by Murphy & Olmsted were no longer adequate. In 1951, the Prince George's County architectural firm of Walton & Madden, then located in Mount Rainier, designed the large two-story, flat-roofed addition to the east of the school.

In 1954 the partnership of John Walton, Sr. and Dennis Madden designed two other buildings that complete the St. James complex; the Rectory (3628 Rhode Island Avenue) and the Sisters of the Holy Cross Convent (3706 Rhode Island Avenue). Although at this time these buildings do not contribute to the historic district by virtue of their dates of construction, the materials and massing chosen by Walton & Madden complement the existing church and school. The siting of the rectory immediately to the west of the church and the convent to the east of the school wing and its addition, create a balanced and unified composition out of a group of buildings erected almost thirty years apart.[74]

St. John's Episcopal Church

St. John's Episcopal Church had its beginnings in October 1909 when a group of worshipers met at Pott's Hall on Rhode Island Avenue under the guidance of Rev. Henry Thomas of Pinkney Memorial Church (St. Matthew's Parish), Hyattsville. By November 1911, a permanent home for the congregation was sought and to that end a lot was purchased on the west side of 34th Street at Rainier Avenue (Block 5, Lot 4).[75]

See Continuation Sheet 8.31

By the spring of 1912, the congregation had completed and dedicated a small gable roofed brick chapel. The chapel's design was a straightforward rendition of a small country church in the Gothic Revival style. With only a few modest details, the little rectangular-plan chapel evoked grander stylistic models. Throughout the 1920s St. John's grew steadily and its small chapel was modified with a board-and-batten Gothic style frame addition to the main (34th Street) facade. In 1930, the church erected a large shingled parish hall immediately to the south of and perpendicular to the chapel. The parish hall, considerably larger than even the expanded chapel, was also designed in the Gothic Revival style and was the work of Washington, DC, architect Howard W. Cutler.[76]

Soon after the completion of the new parish hall and in anticipation of future growth, St. John's set out to erect a new chapel. Under the leadership of Rev. Walter P. Plumley, Jr., who joined St. John's in 1932, plans were initiated to replace the old chapel with a larger building better suited to the needs of the burgeoning congregation. The old chapel was demolished and on March 25, 1934, a ground breaking ceremony was held. On September 23, Bishop James E. Freeman dedicated the congregation's new brick and stone chapel.[77]

St. John's was erected by the local construction firm of Martin Brothers, from plans drawn up in consultation with the congregation. Martin Brothers designed and constructed St. John's as an interpretation of the "English Country Gothic" style. The picturesque informality typical of churches in this style is evident in the simplicity of the plan and ornament and the walls constructed of locally found rubble stone. With a seating capacity of 300, the new church suited the needs of a congregation that continued to grow throughout the decade and at the end of Rev. Plumley's tenure in 1938 had a membership of 375.[78]

Martin Brothers was a Washington, DC, construction firm active from 1923 until 1979. Five brothers, originally from Watertown, New York, were responsible for the construction of a large number of buildings throughout the Washington metropolitan area in a range of types over their firm's long history. Of particular note are the more than seventy churches Martin Brothers built

See Continuation Sheet 8.32

an active member of St. John's in the early 1930s and a resident of nearby Cottage City. Martin worked closely with Rev. Plumley and the congregation and erected the new church at a cost of about $20,000.

In 1968 St. John's rehabilitated the church building, demolished the parish hall by Howard Cutler and replaced it with the present one designed by Washington, DC, architects Duane & Duane. The present parish hall is attached to the south facade of the church and partially occupies the site of the 1930 structure, the remainder of which is now a parking lot.

Trinity Lutheran Church

The Trinity Evangelical Lutheran Church-Missouri Synod had its beginnings in a service held on October 11, 1931, at the Oddfellows Hall at 3321 Bunker Hill Road. Initiated as Trinity Mission of Trinity Lutheran Church of Washington, DC, the first service was attended by nineteen local residents. After a modest beginning, the congregation grew and was incorporated in 1935. In September 1936, the Church acquired two lots at the northwest corner of 30th Street and Bunker Hill Road (Block 11, Lots 11 and 12, Mount Rainier) as a site for their first permanent home.[80] Trinity engaged the services of architect Howard W. Cutler to design its new building. His was undoubtedly a familiar name in the community, as he had designed St. John's new parish hall in 1930.

Howard Wright Cutler (1883-1948) was a native of Ouray, Colorado. He graduated from Rochester Athenaeum and Mechanics Institute (Rochester Institute of Technology) in Rochester, New York with a degree in architecture and engineering in 1904. He began the practice of architecture in Rochester and after three years in the employ of others, opened an office of his own which he maintained until the beginning of World War I. With the outbreak of the war, Cutler moved to Washington, DC, where he joined the staff of the Surgeon General of the Army as a major and was responsible for the design of a number of Army hospitals around the country.

See Continuation Sheet 8.33

At the end of World War I, Cutler remained in Washington and resumed a private practice that lasted until shortly before his death. He was responsible for the design of a number of important buildings in Washington and the surrounding suburbs throughout his local career. Cutler designed a variety of building types in the wide range of styles typical of the eclecticism of the period, for both public and private sector clients.[81]

The building Cutler designed for Trinity Evangelical Lutheran Church in the Tudor Gothic Revival was completed and dedicated on February 7, 1937. Immediately to the south, and attached to Cutler's church, is a parish hall addition constructed in 1964 and designed in the International style.

Star/Potts' Hall

The building known as Star/Potts' Hall, located at 3405 Rhode Island Avenue (Lot 4, Block 2, Rhode Island Avenue Addition) is significant as the site of numerous social, political and religious events important to the development of Mount Rainier throughout the early years of the 20th century. The hall is one of the oldest surviving buildings in the community's downtown area and was in use by the fall of 1909. The building's name is derived in part from its use as the lodge hall of the ADAH Chapter #25, Order of the Eastern Star, owners of the building since 1921. Founded on April 28, 1915 in a ceremony at the hall, the fraternal group is one of the community's oldest and most enduring social organizations.[85]

Prior to becoming a lodge hall in 1921, Star/Potts' Hall was owned by Robert E. Potts, a local resident who operated the building as a local movie theater, community hall and public meeting site. The hall served as the initial meeting place for at least two of the community's early churches. In the fall of 1909, St. John's Episcopal Church was organized in a meeting held in the recently completed hall. In the spring of 1921, after its purchase by ADAH Chapter #25, the hall was the site of the early worship services of the First Baptist Church. Upon the completion of the extension and paving of Rhode Island Avenue from the District line to Hyattsville in the 1932, the hall served as headquarters for an area-wide celebration which included a parade and dinner.[86]

See Continuation Sheet 8.34

Prince George's Bank Building

The Prince George's Bank Building, at the northwest corner of 34th Street, Rhode Island Avenue and Perry Street, is significant for both the architectural and historical contribution it makes to the historic district and, in particular, the community's downtown commercial area. The prominently sited building erected in 1922 is significant as the only building in the commercial area, other than the nearby churches, known to have been designed by an architect. It is also important to the history of local banking as the first branch of the Prince George's Bank.[82]

Prince George's Bank was founded in Hyattsville by a group of local businessmen in 1915. By 1922, the bank was successful enough to expand its presence in the county. As a testament to the importance and potential of Mount Rainier, a prominent corner site in the burgeoning community was chosen for the bank's first branch. The bank retained the services of Washington, DC, architect Frederick E. Hill. Very little is known about Hill except that in 1922 he maintained an office at 734 15th Street, N.W. Although he is known to have resided in Washington through the mid 1920s, the Prince George's Bank is the only building known to have been designed by Hill.[83]
Hill's building, an excellent example of neo-classically inspired 1920s commercial architecture, was completed at a cost of $15,000. The building's opening on September 9, 1922, was noted by both The Evening Star and The Washington Post with a story and photograph. Prince George's Bank and its successor, Suburban Trust Company, operated from the building until 1949.[84]

RESOURCE ANALYSIS

As a early 20th century middle-class suburb, the Mount Rainier Historic District is significant to an understanding of the evolving character of Prince George's County and Maryland in the late 19th and early 20th centuries. Throughout the period, the character of both the county and state shifted from the largely rural context of the Civil War period to the industrial and urban dominance of the years before the Depression, by which time residential densities and the commercial and industrial components of the economy had substantially increased.

See Continuation Sheet 8.35

Although suburbanization had been attempted in Prince George's County with varying degrees of success as early as the 1870s, it was not until the 1890s that any substantial level of development occurred. By virtue of its proximity to Washington, D.C., Mount Rainier's establishment around 1900 signaled the beginning of the the intensive development of the western portion of the county. One of Washington's important boulevards, Rhode Island Avenue was extended through Mount Rainier and the important transportation route enabled the community to become a commercial and cultural focus for the smaller neighboring suburbs like Cottage City, Brentwood and Colmar Manor also developing in the early 20th century.

From its founding to the eve of World War II, the community that developed in Mount Rainier had a singular character. It was a quiet middle-class suburb whose shady streets were filled with modest single-family detached homes. The community was largely filled with houses in the vernacular styles popular throughout the early 20th century, designed and built by local contractors without the assistance of architects. There are also a number of fully designed, mail-order houses in the community, all products of the "Honor-Bilt Modern Homes" program operated by Sears, Roebuck & Co.[87] Collectively, the buildings in the historic district serve as an important and instructive collection of vernacular buildings. The work of architects and other design professionals is limited to a small group of non-residential buildings in the town, specifically five churches and a bank, all executed in popular revival styles of the period.

World War II brought substantial changes to Washington and the surrounding suburbs. Because of its proximity to downtown Washington, Mount Rainier was affected by these changes, and from that time on, the nature of development within the city was radically altered. Although in the 1930s there were minor changes in the character and density of the building fabric in the historic district, a substantial shift in focus was not felt until the end of the decade. As a direct result of growth of Washington during and after World War II, a number of large garden apartment complexes were erected within the city limits at the edges of the early suburb, particularly to the west and north. These complexes introduced modern construction techniques and a substantially increased residential density which stand in stark contrast to the character of the early suburb, while they also help to define it.

See Continuation Sheet 8.36

NOTES: SECTION 8

[1]Emphasis original, "Rogers' Addition to Mount Rainier," Sale Circular (c. 1905) courtesy of James W. Rogers III, Bladensburg, Maryland.

[2]On early maps, Bunker Hill Road appears as "Old Road" and "North Bladensburg Road." Later the road was renamed Bunker Hill Road, after the Civil War fortification in Washington County. See "Map of Part of Granby," DC Land Records, JAS 84:286, 28 August 1854, and Topographical Map, USGS, "Washington Sheet," 1885-1886, Library of Congress.

[3]Alan Virta, Prince George's County, A Pictorial History, p. 87.

[4]District of Columbia Land Records, WB 56:63, 15 May 1835.

[5]"Death of Francis Dodge, Esq.," Georgetown Advocate, 11 October 1851, p. 2.

[6]Prince George's County Land Records, JBB 3:334; Prince George's County Orphans' Court Records, Will WAJ 1:314, 16 October 1882.

[7]Title to the tract was not conveyed to Clemson until three years after the sale. See Prince George's County Land Records, CSM 1:343, 18 September 1856.

[8]"Correspondence from Bladensburg Area," Local and Personal Column, Planters' Advocate, 15 June 1853.

[9]See "Letter from Anna Calhoun Clemson to daughter Floride," 19 October 1856, Clemson Family Papers, Clemson University Library Archives, Clemson, South Carolina.

[10]Thomas Clemson and his son Calhoun both returned to South Carolina by 1862; his wife and daughter followed in 1864. A Rebel Came Home, The Diary of Floride Clemson, pp. 1-24.

[11]Maryland Patented Certificate #974, 9 July 1808; District of Columbia Land Records, WB 54:P22, 25 April 1835.

See Continuation Sheet 8.37

[12] Prince George's County Land Records, ON 2:103, 18 April 1854.

[13] John Kibbey's grocery was located on the north side of Louisiana Avenue between 7th and 8th Street, N.W. Washington and Georgetown Directory, Kirkwood & McGill, 1853; John Clagett Proctor, Washington Past and Present, A History, Vol. III, 1930, pp. 130-133.

[14] See "Map of part of Granby Subdivided into Lots As Surveyed for John B. Kibbey, Esq.," District of Columbia Land Records, JAS 84:286, 28 August 1854.

[15] Prince George's County Land Records, FS 3:452, 31 January 1866;
JWB 1:333, 24 October 1882; JWB 10:629, 1 February 1889.

[16] Prince George's County Land Records, JBB 7:129, 18 April 1851; CSM 1:22, 18 December 1855; CSM 1:614, 12 June 1857.

[17] See Virta, pp. 190-191.

[18] Prince George's County Land Records, JWB 19: 769, 1 December 1891; "Thomas Henry Carter," Dictionary of American Biography, 1957, vol. II, pp.544-545.

[19] "Map of Washington, D.C.," published by Griffith M. Hopkins, C.E., 302 Walnut Street, Philadelphia, 1894 (Washingtoniana Division, Martin Luther King Library, District of Columbia Public Library).

[20] "Mount Rainier, Md.: The Town That Has Annexed Washington, D.C.
as a Suburb: Historical Notes by D.M. Nesbit," Mount Rainier Carnival News, 7 September 1914, p. 1. (Prince George's County Historical Society Library, Marietta).

[21] "Gen. James E. Sawyer Dead," New York Times, 30 May 1914, p. 11; "James Estcourt Sawyer," Who Was Who in American History-The Military, 1975, p. 506.

[22] Leroy O. King, 100 Years of Capital Traction, The Story of Streetcars in the Nation's Capital, 1972, p.52-55.

See Continuation Sheet 8.38

[23]During this period, two additional plats were registered, reorganizing lot or block patterns within already platted areas. Two of the eight subdivisions also contained small portions of land, totaling about 10 acres, in the District of Columbia.

[24]An early plat (c. 1907) for "Rogers' Second Addition" (Edgemont) indicates the price range of unsold lots. Courtesy James W. Rogers III, Bladensburg, Maryland.

[25]All but five of the town's residents in 1910 were white and the vast majority of these were native-born. Of the five, non-whites included in the Census, there were three black female domestics, one black male farm laborer, and one Chinese launderer. Thirteenth Census of the United States: 1910, Population, vol. 53, Prince George's County.

[26] Equity records indicate the bank administered the subdivision for a group of eight investors known as the Granby Syndicate. The syndicate's investors were: A. R. Couden, Isaac S. Filbert, W.B. Matthews, John Warner, Wm. U. Folger, Franklin Drake, John. T. Ballenger and Philomen H. Tuck. See Prince George's County Equity Records, #3400, 26 November 1907.

[27]According to David M. Nesbit's brief history of the community's founding, the bank had registered a subdivision plat for Granby as early as 1897, although no record of it has been found. See Nesbit; Prince George's County Land Records, JB 10:258, 20 March 1900; 2:458, 15 August 1901.

[28]See Nesbit.

[29]Prince George's County Land Records, 13:350, 25 March 1903; Plat of Subdivision, JWB 5: 658, 30 June 1903.

[30]For biographical information on the principals of the Mount Rainier Company, see the following obituaries in the Evening Star: 2 March 1918, p. 7; 26 May 1908, p.2; 1 August 1928, p.2; 5 March 1924, p.12; 6 March 1939, p.6.

[31]Prince George's County Land Records, 14:95, 14 November 1903; Plat of Subdivision, JWB 5:670, 9 February 1904.

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[32]For biographical information on J. Harris Rogers, see "Dr. J. H. Rogers, Inventor, Expires", Evening Star, 12 December 1929, p.1; "James Harris Rogers", National Cyclopedia of American Biography, 1931, vol. XXI, pp. 464-465.

[33]"James C. Rogers, 76, Retired Attorney, Dies at Hyattsville," Evening Star, 1 September 1941, p.8.

[34]Until about 1911, Pickford maintained an office in the Colorado Building at 14th & G Streets, N.W. See Boyd's Directory of the District of Columbia, 1901-1911; Prince George's County Land Records, 19:368, 29 July 1904; Plat of Subdivision, JWB 5:681.

[35]Prince George's County Land Records, 24:100, 8 March 1905; Plat of Subdivision, JWB 5:695.

[36]For the last twenty years of his life, Yost was president of East Capital Savings Bank. See obituary, "J. C. Yost, Banker, Dies at Residence," Evening Star, 11 March 1935, p.3.

[37]"Edwin W. Spaulding, 40 Years a Lawyer Here, Dies at 81," Evening Star, 1 August 1948, p.24.

[38]Prince George's County Land Records, 28:253, 7 February 1906.

[39]"Rites for the Dead, Funeral of Gustave Lansburgh Tomorrow Afternoon," Evening Star, 24 April 1911, p.8; Prince George's County Land Records, 37:346, 1 April 1907.

[40]See Deed of Partition, Prince George's County Land Records, 27:346, 2 August 1906.

[41]Prince George's County Land Records, 41:460, 6 December 1907.

[42]Funkhouser, a local builder, is listed as residing at Bunker Hill Road and 35th Street. See Nelson's Suburban Directory, 1912- 1913, p. 117; Prince George's County Land Records, 50:447, 1 February 1909; Plat of Subdivision, 1:80, March 1909.

[43]Charles Lightbown was later responsible for developing much of neighboring Cottage City. See Raleigh A. Donley, Jr., ed., A History of the Town of Cottage City Maryland, Donley Printing Co., Cottage City, Maryland, 1976, p.31.

See Continuation Sheet 8.40

[44]Population statistics throughout are derived from Table 4--Population by Minor Civil Divisions, U.S. Department of Commerce, Fifteenth Census of the United States:1930, vol. 1, Population, p.490, or Sixteenth Census of the United States:1940, Vol. 1, Population, p.466.

[44A]See Nelson's Suburban Directory of Maryland and Virginia Towns Adjacent to the District of Columbia, 1912-1913, pp. 113-128; see Main Street to Miracle Mile-American Roadside Architecture by Chester Liebs, pp.3-39.

[45]One such well, located at the southwestern edge of the town near the railroad tracks, was described in an early sanitary survey conducted by the State. See Annual Report of the State Board of Health of Maryland for the Year Ending December 31, 1910, p. 136.

[46]According to Norman Venning, a lifelong Mount Rainier resident who grew up in the house at 4015 33rd Street, the link with the Clemsons was confirmed to him by Walter R. Wilson, builder of six houses around the spring including the Venning house. Venning's conversation with Wilson took place in the late 1920s. Oral interview with Norman Venning, Mount Rainier, Maryland, 1 July 1989. Photographs and documents courtesy of Norman Venning. See Prince George's County Land Records, 27:346, 2 August 1906.

[47]The area to be incorporated originally included neighboring Brentwood. Apparently there was some disagreement and as a compromise, the City of Mount Rainier was incorporated without Block 21, Mount Rainier, which was ceded to Brentwood. See City of Mt. Rainier, Golden Anniversary Book, p. 2.

[48]Developmental history derived from City of Mt. Rainier Golden Anniversary Book, 1960, pp.3-5.

[49]Prince George's County Land Records, 2:50, 27 July 1920.

[50]Henry Smith and his brother Clifford inherited Hariclif from their brother Thomas, upon his death in 1919. In January 1921 Clifford sold his half-interest to Henry. See Prince George's County Land Records, 148: 292 20 April 1920, 170:252, 11 January 1921 and Plat of Subdivision, 2:63, July 1922.

[51]Prince George's County Board of County Commissioners, Assessment Records, E.D. #2, 1900, 1901.

[52]Prince George's County Land Records, 189:379, 17 January 1924; Plat of Subdivision, 2:67, 17 April 1923.

See Continuation Sheet 8.41

[53]Prince George's County Land Records, 190:476, 12 March 1923; Plat of Subdivision, 2:75, 25 January 1924.

[54]Oral interview with Robert M. Dolby, formerly of Mount Rainier. Interview conducted, Lanham, Maryland, September 1988.

[55]"Program for the Celebration of the Completion of Rhode Island Avenue, Mt. Rainier, Md., October 15, 1932," pp. 6-10, 28.

[56]Prince George's County Land Records, 4:41, 9 November 1935; 6:44, 9 June 1938.

[57]Katherine Cole Stevenson, and H. Ward Jandl, Houses by Mail, A Guide to Houses from Sears, Roebuck and Company, 1986, pp. 19-35.

[58]The company's Honor-bilt showrooms predate the first retail department store in the area, opened in 1930. See Boyd's Directories of the District of Columbia,c.1923-1940.

[59]Of this group, eight houses were identified in a county-wide survey conducted by the Prince George's County Historic Preservation Commission staff from October 1, 1986, to September 30, 1987. Four additional houses were discovered while researching this nomination in the fall of 1988.

[60]See Ralph Adams Cram, American Church Building of Today, New York: Architectural Book Publishing Company, Inc., 1929, pp. v-viii.

[61]"Historical Sketch of the Mt. Rainier Christian Church and its Service to the Community During the Past Fifty Years," published as the program for the Golden Anniversary Service, January 3, 1954, courtesy Mount Rainier Christian Church.

[62]Sanborn Map Company, "Washington Suburban, Volume 2, Prince George's County, Maryland, 1939", p. 204.

[63]"Church to be Dedicated, Exercises Tomorrow to Consecrate Mt. Rainier Edifice," Evening Star, 26 May 1923, p. 12.

[64]"Walter R. Metz Dies; Former VA Engineer, 94," Evening Star, 8 November 1968, p.C-4.

See Continuation Sheet 8.42

[65]10th Anniversary Book, Mt. Rainier Methodist Episcopal Church, 16 April 1926. Available at the church.

[66]Prince George's County Land Records, 138:114, 3 February 1919.

[67]See Norfolk and Portsmouth Directory, Hill Directory Company, Norfolk, VA, 1904-1920. Known buildings by Mitchell during his Norfolk years are a Y.M.C.A. building in Norfolk, 1909, and the National Bank of Suffolk building in Suffolk, 1916. Both buildings are interpretations of the Italian Renaissance Revival style and demonstrate a skilled understanding of the Beaux Arts inspired revival styles popular during the period. See American Architect v. 101, no. 1888, Feb. 28, 1912 and v. 110, no. 2130, October 18, 1916.

[68]"Rossel Edward Mitchell, Retired Architect Here," Evening Star, 20 November 1959, p.B-4.

[69]See Prince George's County Land Records, 49:8, 15 May 1908; City of Mt. Rainier 75th Anniversary Book, 1910-1985, pp. 31, 118.

[70]Prince George's County Land Records, 207:36, 12 November 1923.

[71]For a more complete list of buildings, see "A Preliminary Listing Of The Work Of The Following Architectural Firms,...Murphy and Olmsted...." Prince George's County Historic Preservation Commission staff, Upper Marlboro, MD.

[72]"F.V. Murphy; Noted Architect," Washington Post, 5 May 1958, p. B-5.

[73]"Olmsted Funeral To Be Tomorrow," Evening Star, 11 December 1937, p.A-12.

[74]Interview with Dennis Madden, principal, Walton, Madden & Cooper, Architects, Landover, Maryland, 18 December 1987.

[75]See City of Mt. Rainier 75th Anniversary Book, 1910-1985, p. 116. The church did not gain title to its first site until several years after its building was constructed. See Prince George's County Records, 2 November 1915, 108:248.

See Continuation Sheet 8.43

[76]See "Specifications Contract--Parish Hall for Mt. Rainier, Maryland", 15 February 1930. Archives of the Episcopal Diocese of Washington.

[77]See Washington Diocese, "Corner-stone of St. John's, Mt. Rainier is Laid," May 1934, p. 21; "Bishop Freeman Will Open St. John's Church, Mt. Rainier, September 23rd," September 1934, p. 25; "St. John's Opens Tomorrow," Evening Star, 22 September 1934, p. A-8.

[78]Interview with Rev. Walter Plumley, South Pasadena, Florida, 21 February 1989.

[79]The firm was also responsible for numerous residential, commercial and educational buildings. For a more complete list of buildings see Martin Brothers, General Contractors and Builders, Washington, DC, Fortieth Anniversary, 1923-1963, Prince George's County Historic Preservation Section, Upper Marlboro, MD.

[80]See Prince George's County Land Records, 451:269, 271, 14 September 1936; City of Mt. Rainier 75th Anniversary Book, p. 114.

[81]Some of Cutler's noteworthy buildings are Church of the Ascension, Silver Spring, 1930; St. Andrew's Episcopal Church, College Park, 1930, the office building of the Washington Suburban Sanitary Commission, Hyattsville, 1944; numerous educational buildings in Montgomery County and on the campus of the University of Maryland at College Park; and numerous private residences. See obituary, "Howard W. Cutler, 65, Retired D.C. Architect, Dies of Long Illness," Evening Star, 20 December 1948,p.A-14.

[82]William G. Dooly Jr.,Fifty Years of Suburban Banking, A History of Suburban Trust Company, 1915-1965, pp.5-22.

[83]Hill disappears from the city directory after 1924. Boyd's Directory of the District of Columbia, 1918-1930.

[84]See Evening Star, 9 September 1922, p. 24; Washington Post, 10 September 1922, p.3.

See Continuation Sheet 8.44

[85]Prince George's County Assessment Records, E. D. #17, 1910, p. 164; Program for the Celebration of the Completion of Rhode Island Avenue, Mt. Rainier, Maryland, October 15, 1932, p. 31.

[86]Prince George's County Land Records, 16 August 1909, 51:367; 14 July 1916, 171:180; See City of Mt. Rainier 75th Anniversary Book, pp. 114, 116.

[87]There may be additional mail order houses in the district. A survey based on a number of available catalogs from Montgomery Ward and Aladdin Homes, two of the country's largest producers of mail order houses, did not lead to the positive identification of other examples.

Beginning at the point of intersection of the east side of Eastern Avenue (which is the boundary of the District of Columbia and Prince George's County, Maryland) with the southernmost point of Lot 44, Robert E. Funkhouser's Re-subdivision of Hariclif in Mount Rainier, proceed in a northwesterly direction along the east side of Eastern Avenue (following the corporate boundary of the City of Mount Rainier) to the westernmost boundary line of Rogers' Addition to Mount Rainier, thence in a northeasterly direction along said line to the northwest corner of Lot 39, Block 2, Rogers' Addition, thence north and east to the northeast corner of Lot 7, Block 2 in said subdivision.

From the northeast corner of Lot 7, Block 2, Rogers' Addition proceed east across 30th Street and north to the northwest corner of Lot 5, Block 1, Rogers' Addition, thence south and east along the north line of Lot 20, Block 1 to the northeast corner of said lot. From the northeast corner of Lot 20, Block 1, proceed east across 31st Street, thence north along the west line of Lot 9, Block 20, Mount Rainier to the northwest corner of said lot. From the northwest corner of Lot 9, Block 20, proceed east along the north lines of lots 9, 8, 7, 6, and 5 in Block 20 to the point of intersection with the west line of Lot 18 in Block 20, thence north to the south side of Arundel Road, thence east on Arundel Road across 32nd Street to the corporate boundary at 34th Street.

From the point of intersection of Arundel Road, 34th Street and the corporate boundary, proceed in a southerly direction following the corporate boundary across Rhode Island Avenue to the intersection of said boundary with the southeast corner of Lot 26, Block 3, Rhode Island Avenue Addition to Mount Rainier, thence in a southwesterly direction across Wells Avenue to the southeast corner of Block 9 in said subdivision. From the southeast corner of Block 9, proceed in a southwesterly direction along the north side of Otis Street to the northernmost point of intersection of Lots 11 and 12 in Block 5 of said subdivision. From the said point of intersection, proceed in a southeasterly direction to the northeast corner of Lot 13 in Block 5, thence southwest along the east line to the southeast corner of said lot. From the southeast corner of Lot 13, proceed south and east to the northeast corner of Lot 32, Block B, Robert E. Funkhouser's Re-subdivision of Hariclif. From the northeast corner of Lot 32, proceed south and west along the eastern lines of Lots 32-44 in Block B, to the place of beginning.

BOUNDARY JUSTIFICATION:

The boundaries of the Mount Rainier Historic District are drawn to include that portion of the present City of Mount Rainier that represents the community's growth and development as a streetcar suburb from its founding around 1900 to the eve of World War II. The historic district's boundaries are drawn to exclude those areas developed as a result of war-time expansion and the concentrated presence of post-war construction and design techniques,

The district's boundaries are defined by both the corporate boundaries of the City of Mount Rainier and where necessary, the boundaries of relevant subdivisions, major streets or lots, identified by Lot, Block and Subdivision.

Mount Rainier
Historic District

PG: 68-74

Prince George's Co.

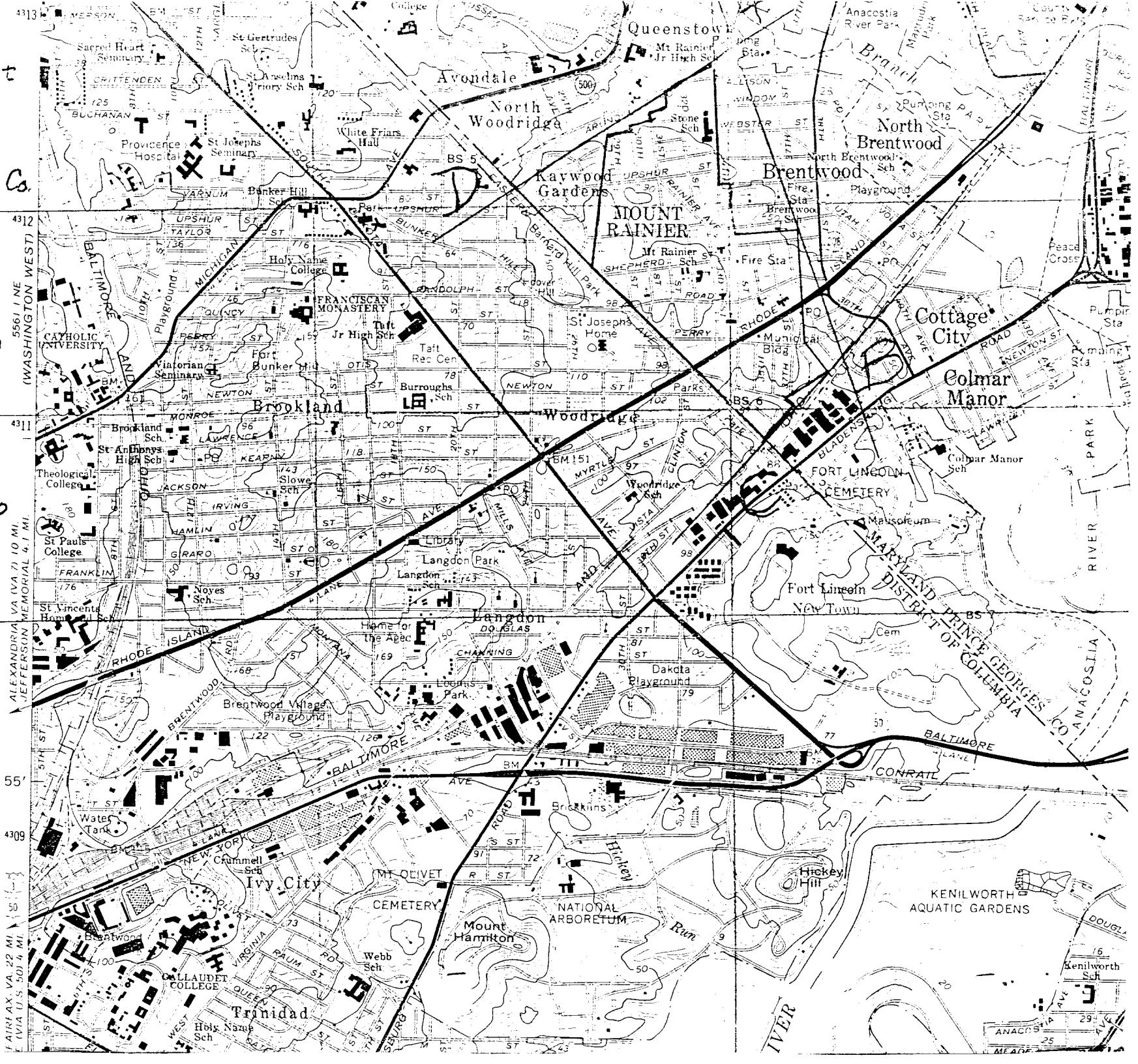
Maryland

A 18/330030/4312760

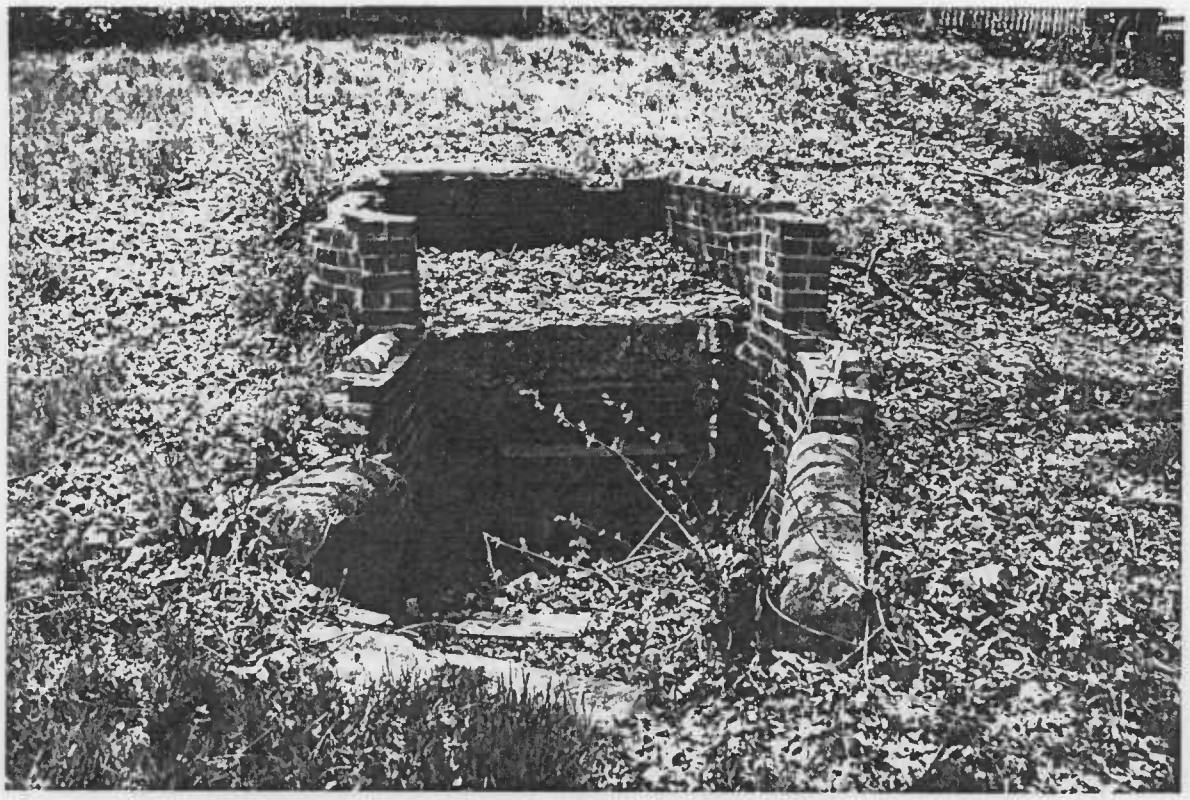
B 18/330550/4313370

C 18/330860/4310160

D 18/328970/4312090



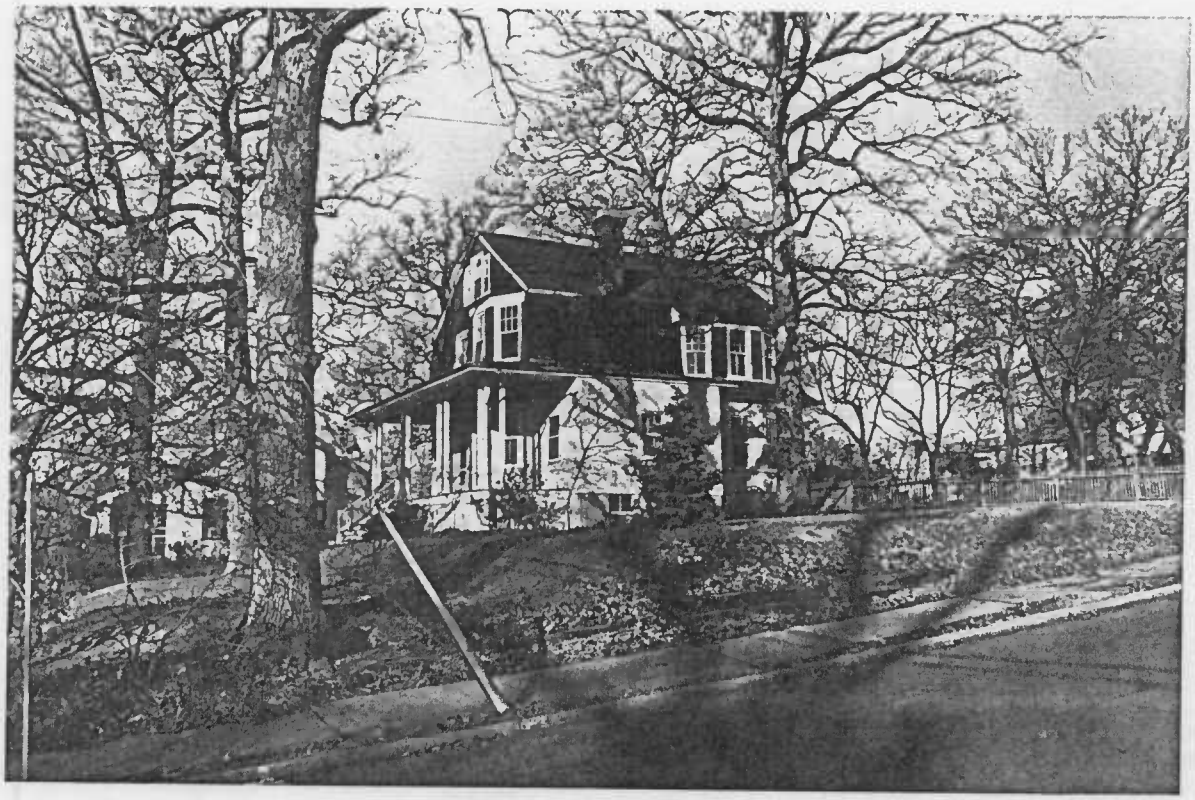
PG: 68-74



Mount Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
February 1989
Negative: Maryland SHPO
Old Spring at SW corner
33rd and Shepherd Sts.
From NE
1 of 89

Mount Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
February 1989
Negative: Maryland SHPO
Old Spring at SW
corner 33rd and Shepherd Sts.
Detail: wellhead
From NE
2 of 89

PG:68-74



Mount Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
March 1979
Negative: Maryland SHPO
3406 - 32nd Street From: SE
3 of 89

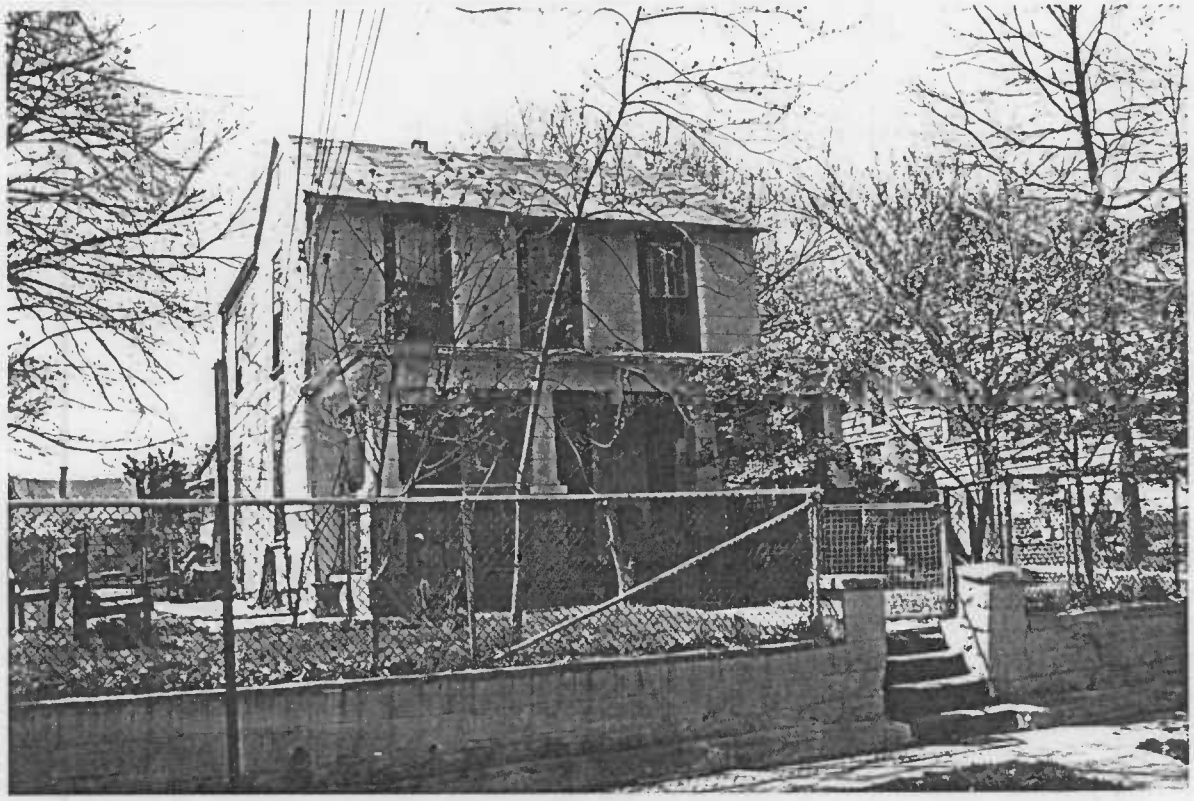
Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
March 1979
Negative: Maryland SHPO
4103 - 30th St. From: SW
4 of 89

PG:68-74

Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
February 1989
Negative: Maryland SHPO
4012 - 33rd Street From: E
5 of 89

Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
February 1989
Negative: Maryland SHPO
3607 Perry St. From: N.W.
6 of 89

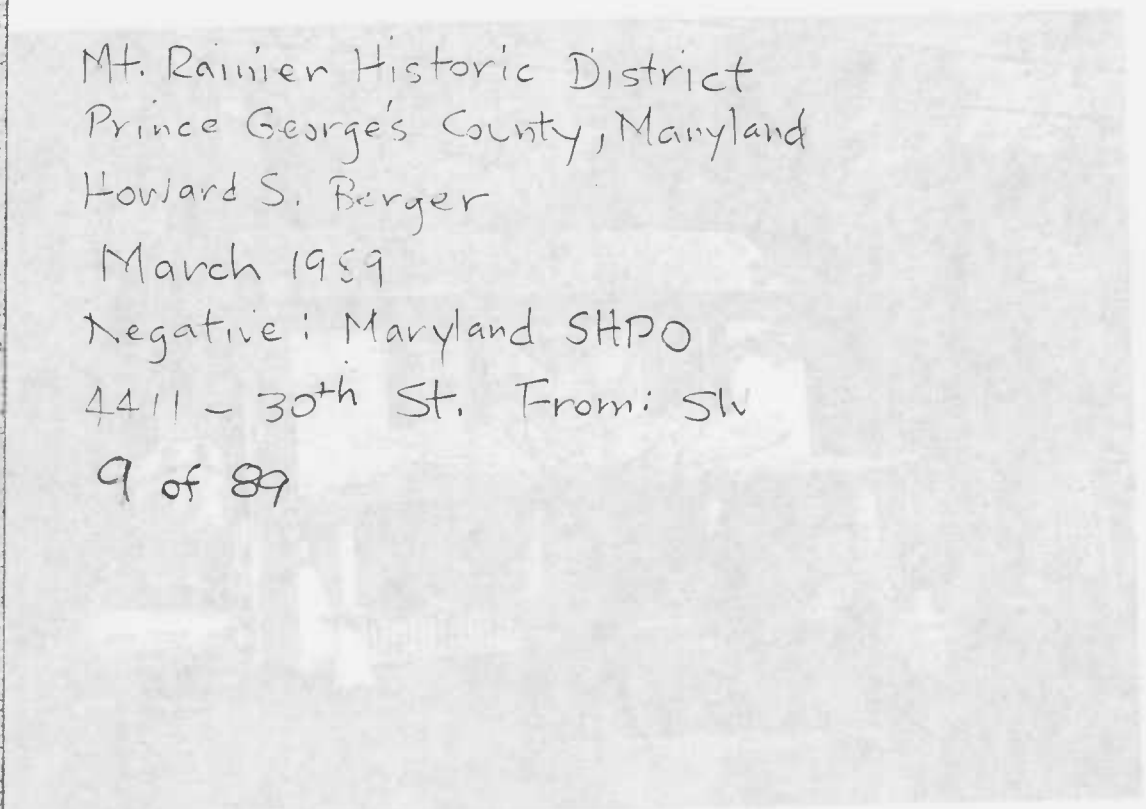
PG:68-74



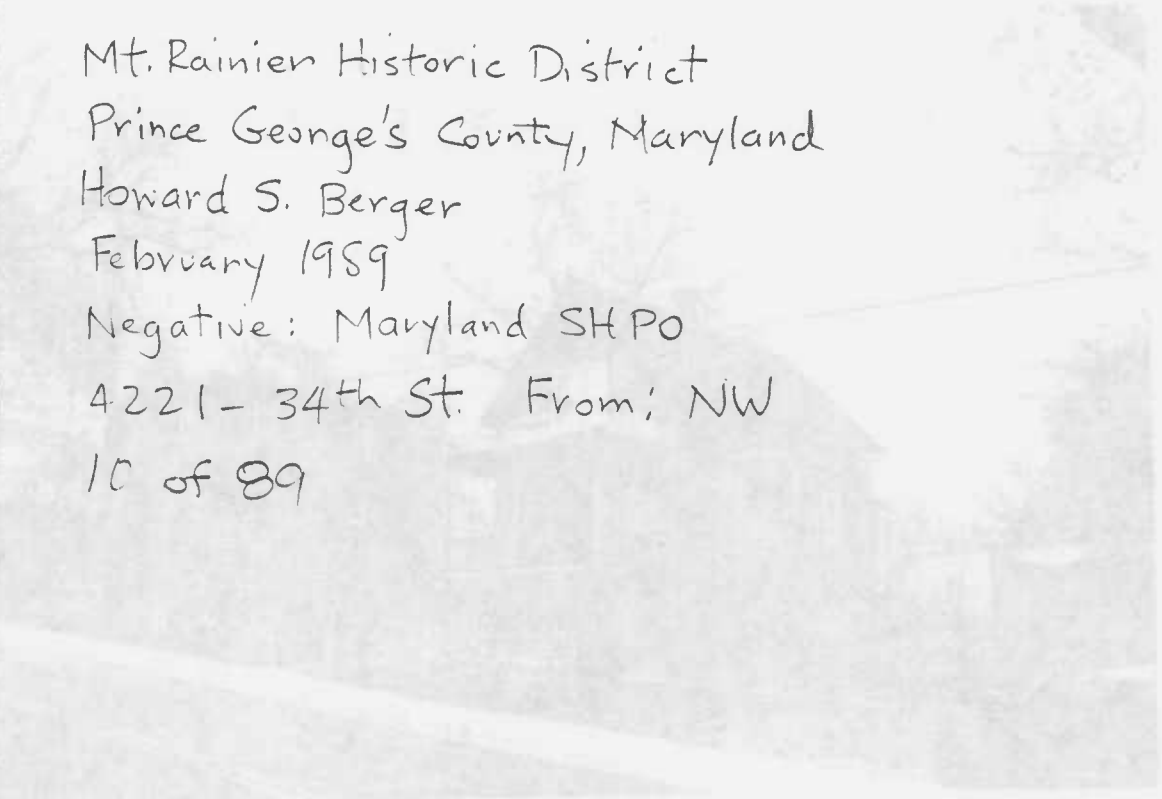
Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
March 1959
Negative: Maryland SHPO
4202- 29th St. From: NE
7 of 89

Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
March 1959
Negative: Maryland SHPO
4206- 29th St. From: SE
8 of 89

PG: 68-74

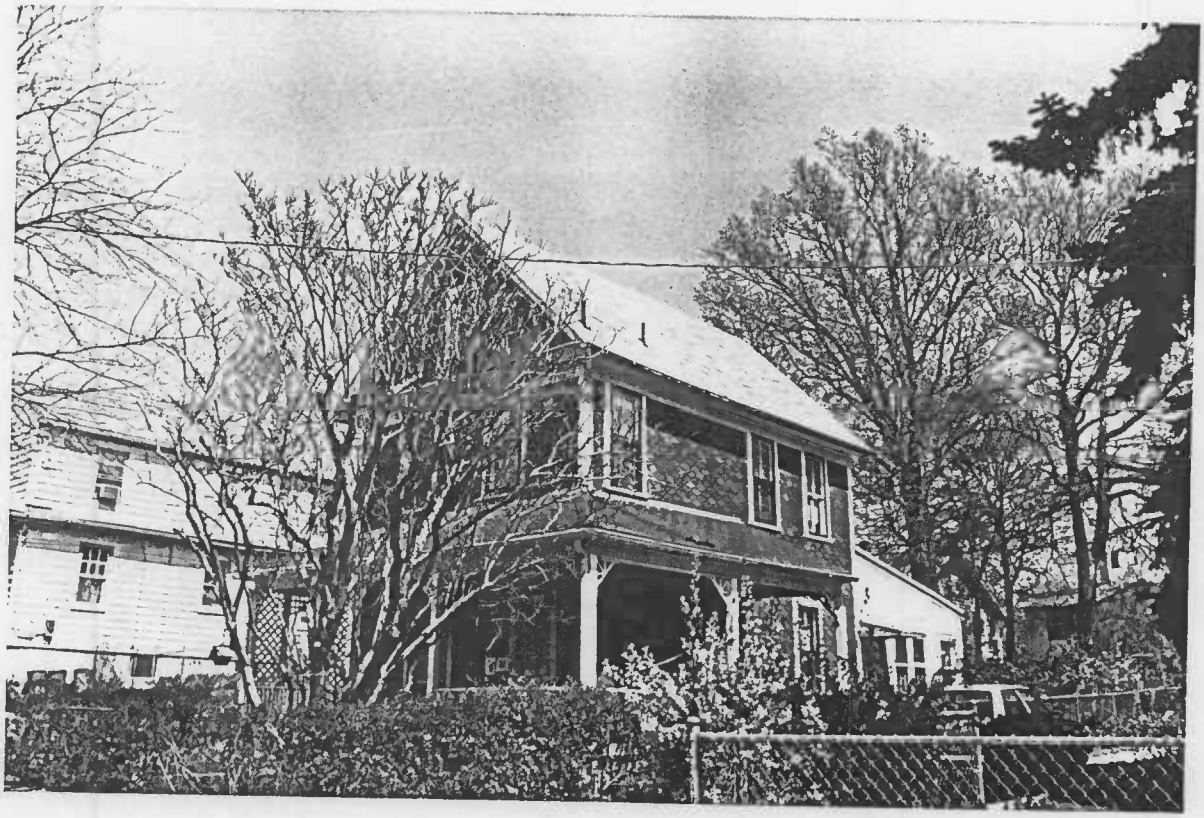


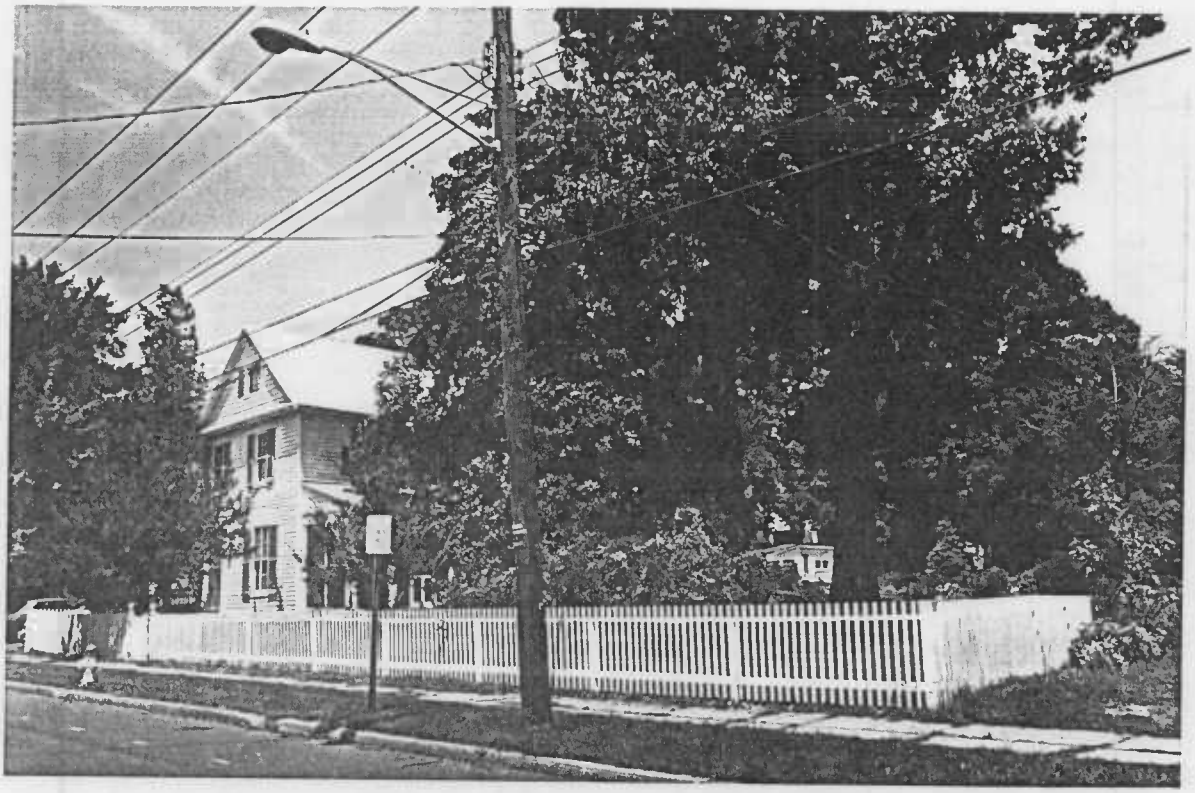
Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
March 1959
Negative: Maryland SHPO
4411 - 30th St. From: SW
9 of 89



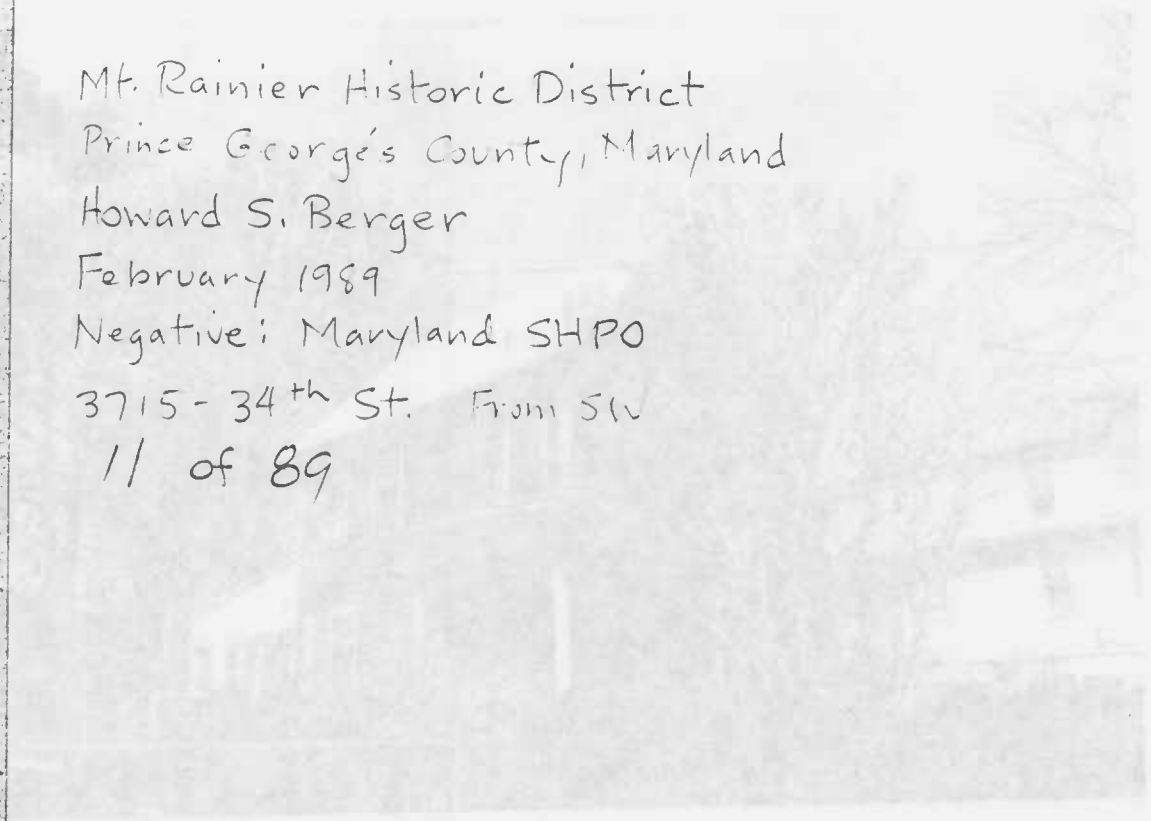
Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
February 1959
Negative: Maryland SHPO
4221 - 34th St. From: NW
10 of 89

PG: 68-74

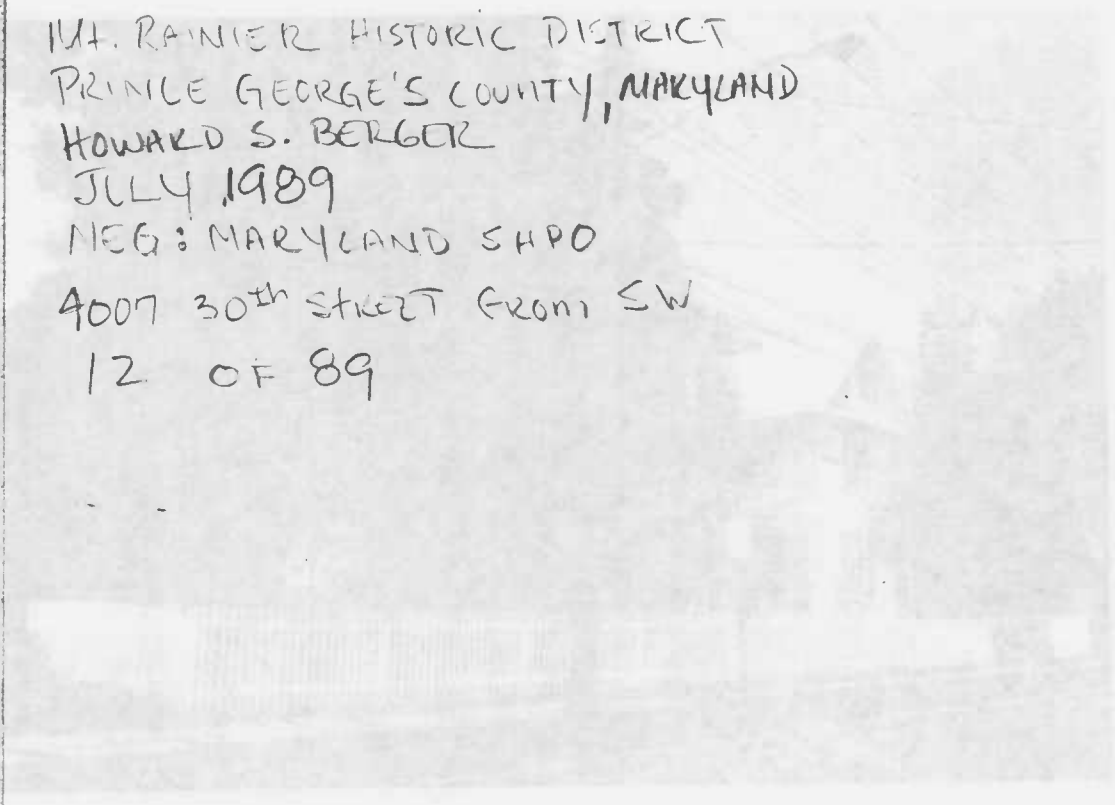




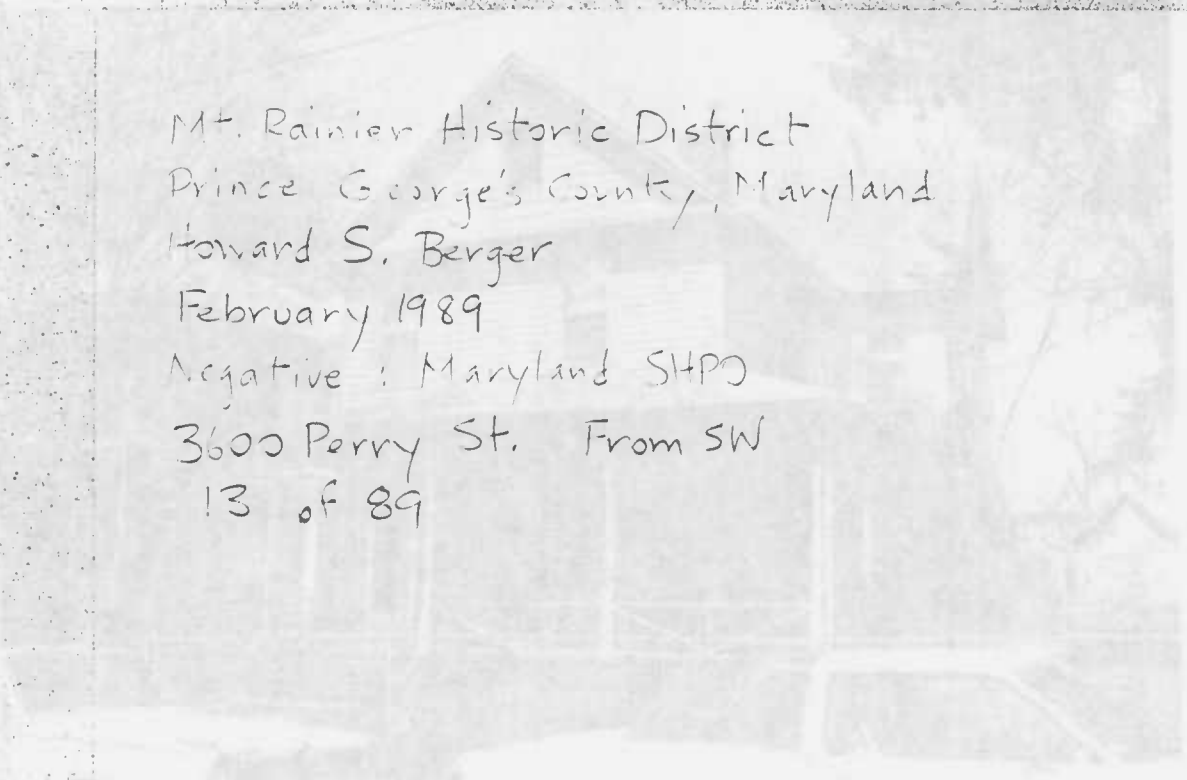
Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
February 1989
Negative: Maryland SHPO
3715 - 34th St. From SW
11 of 89



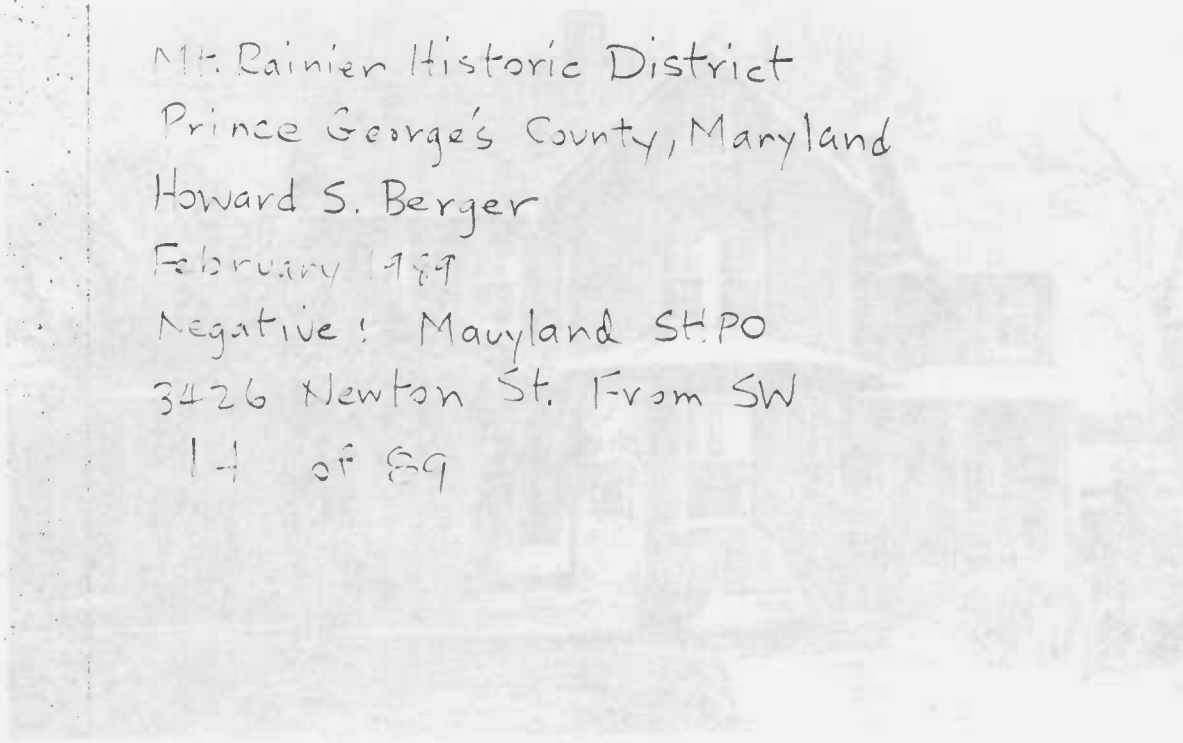
MT. RAINIER HISTORIC DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
HOWARD S. BERGER
JULY 1989
NEG: MARYLAND SHPO
4007 30th STREET FROM SW
12 OF 89



PG:68-74



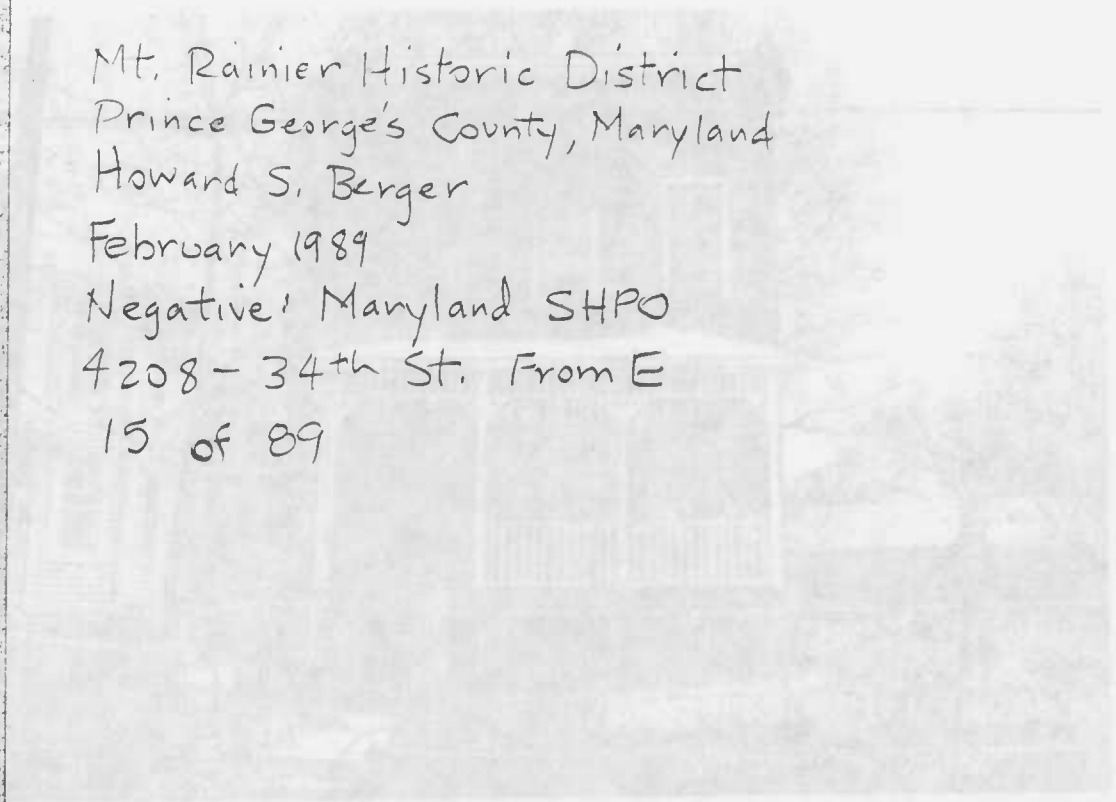
Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
February 1989
Negative : Maryland SHPO
3600 Perry St. From SW
13 of 89



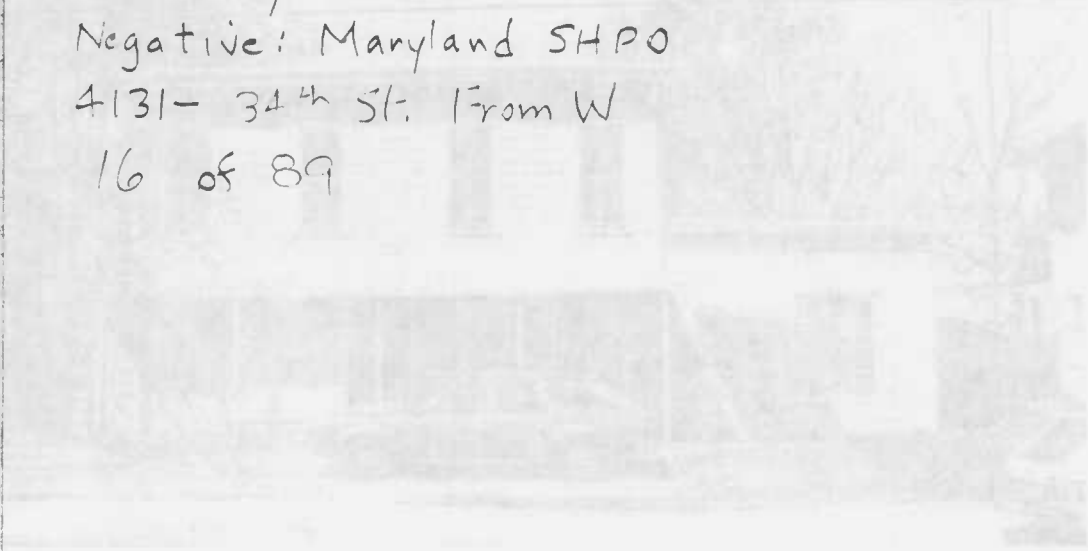
Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
February 1989
Negative : Maryland SHPO
3426 Newton St. From SW
14 of 89

PG:68-74

Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
February 1989
Negative: Maryland SHPO
4208 - 34th St. From E
15 of 89



Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
February 1989
Negative: Maryland SHPO
4131 - 34th St. From W
16 of 89



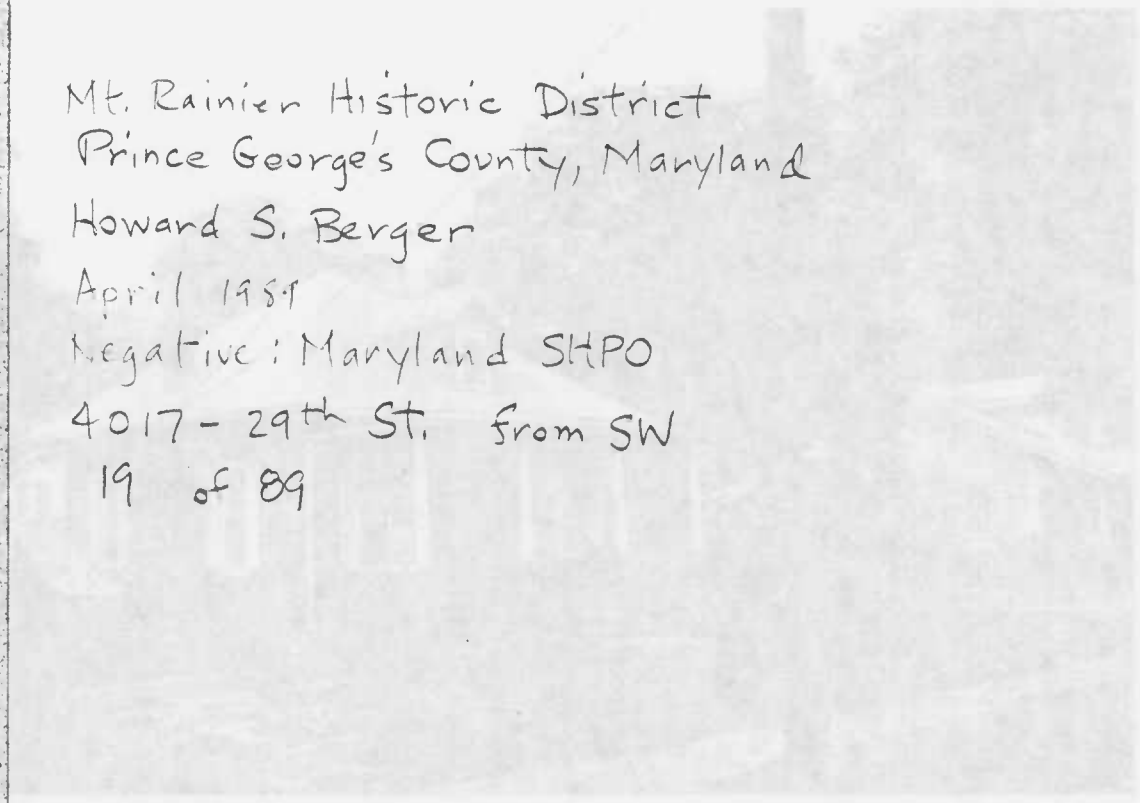
PG: 68-74

PG 68-74

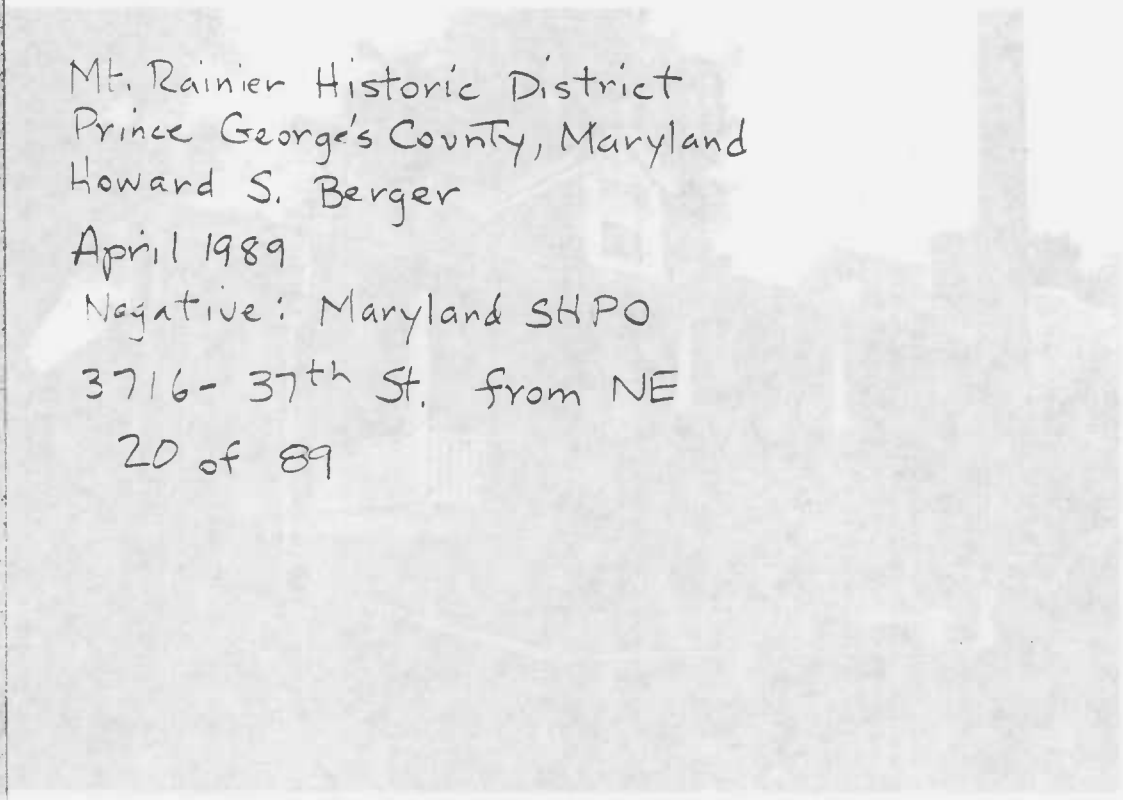
Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
February 1989
Negative: Maryland SHPO
4207 - 30th St. from SW
17 of 89

Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
February 1989
Negative: Maryland SHPO
4121 - 29th St. from SW
18 of 89

PG: 68-74

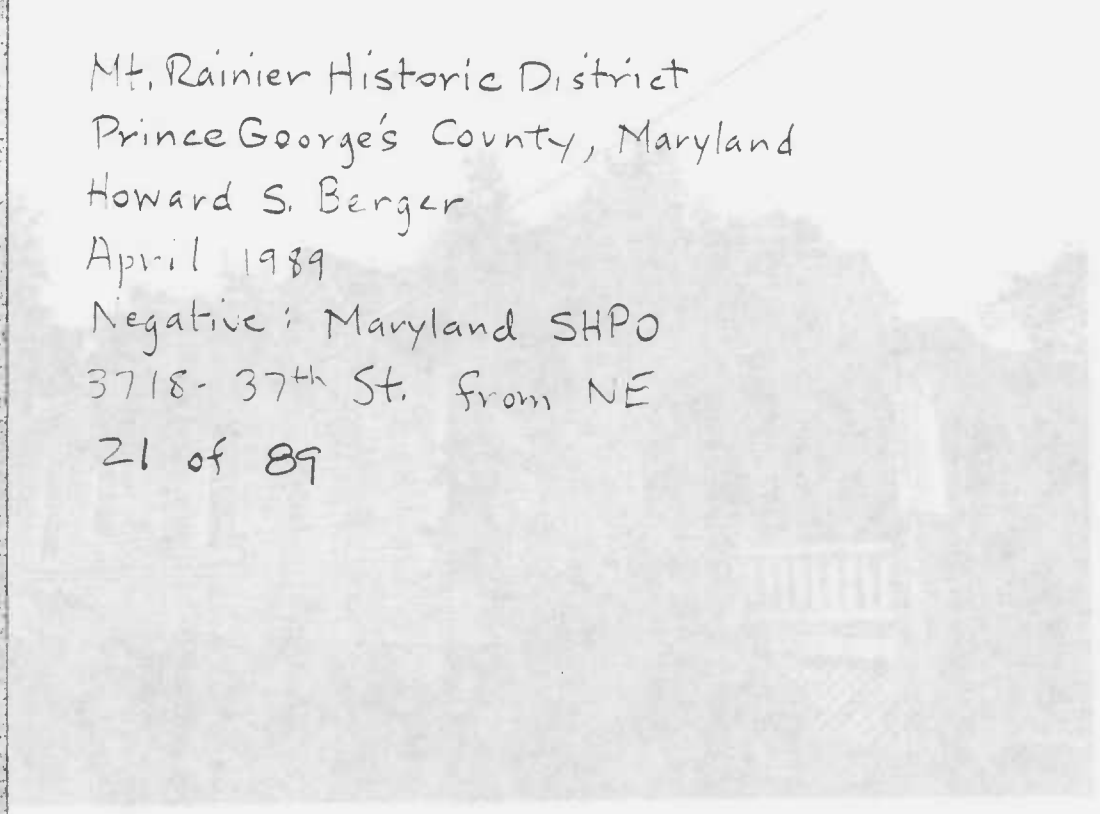


Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
April 1989
Negative: Maryland SHPO
4017 - 29th St. from SW
19 of 89

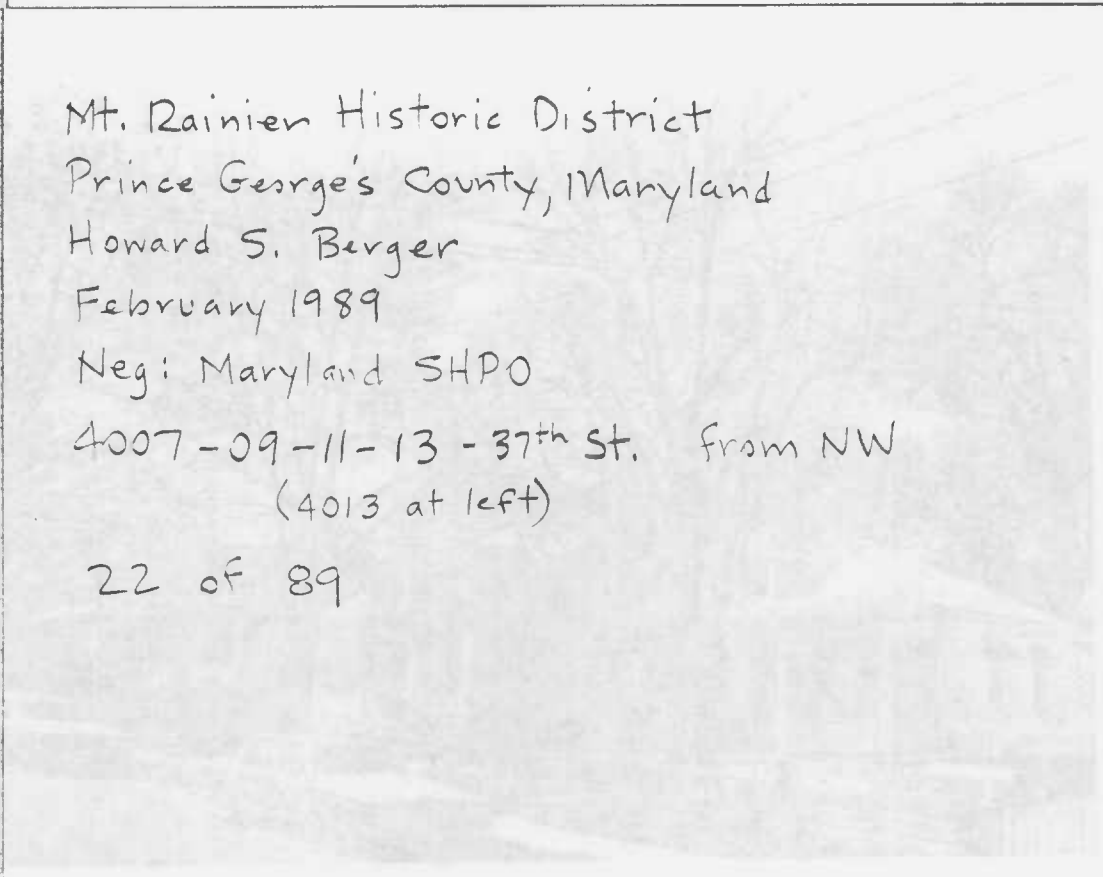


Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
April 1989
Negative: Maryland SHPO
3716 - 37th St. from NE
20 of 89

PG: 68 - 74

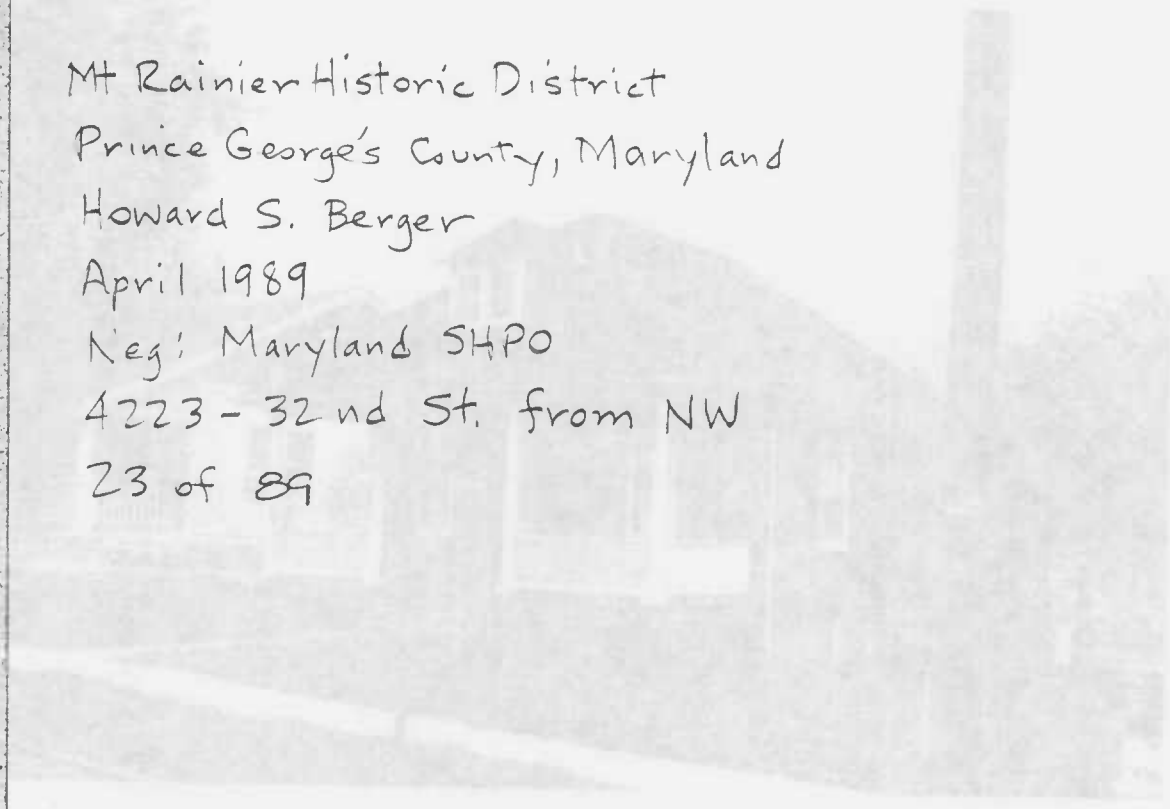


Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
April 1989
Negative: Maryland SHPO
3718-37th St. from NE
21 of 89

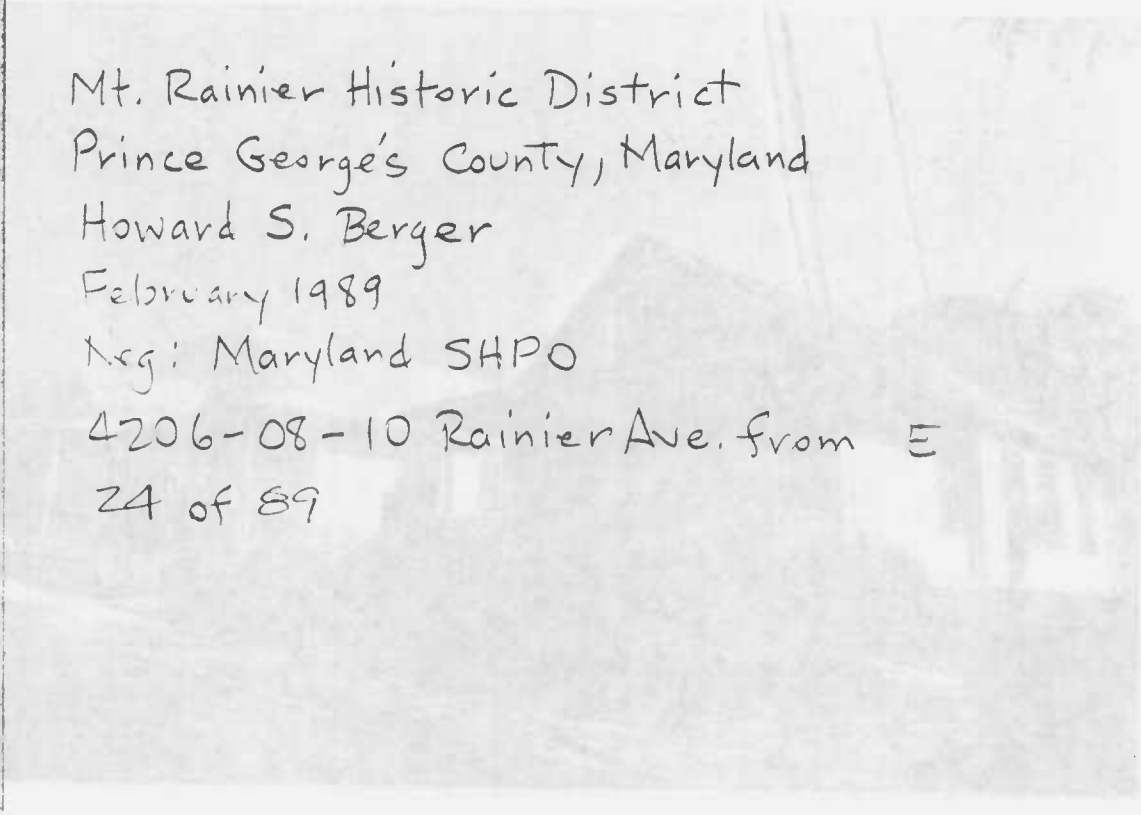


Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
February 1989
Neg: Maryland SHPO
4007-09-11-13-37th St. from NW
(4013 at left)
22 of 89

PG: 68-74



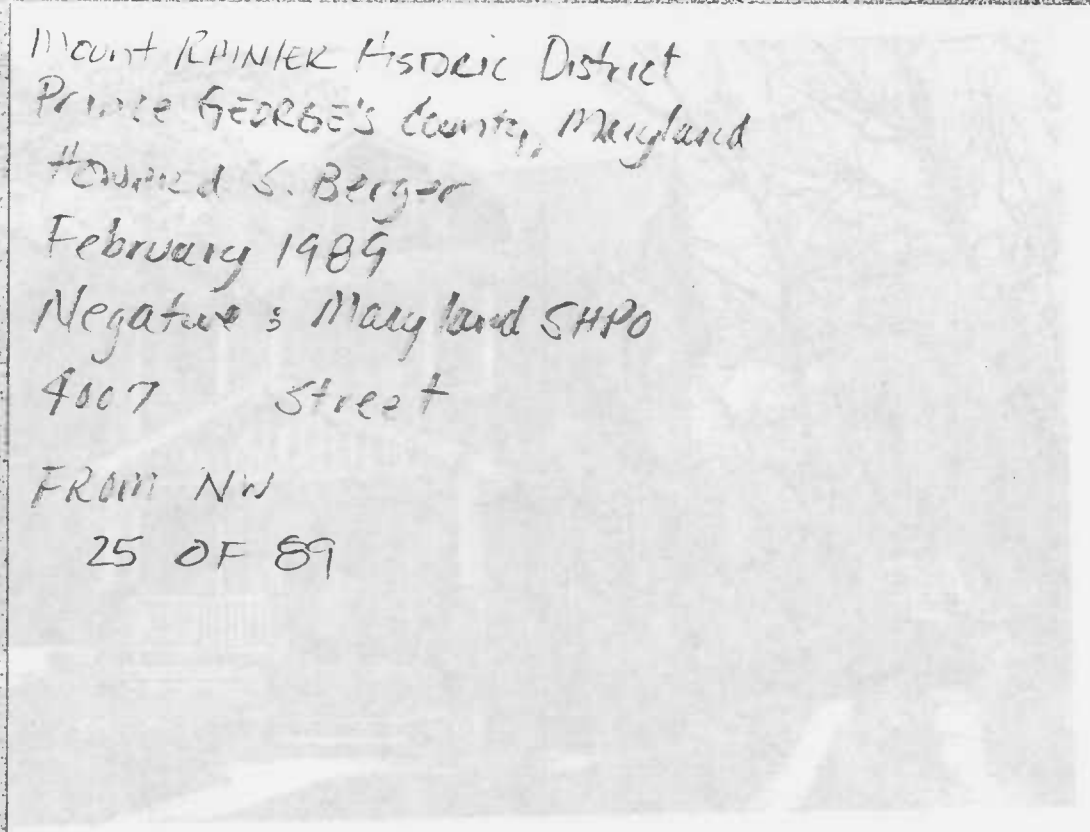
Mt Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
April 1989
Neg: Maryland SHPO
4223 - 32nd St. from NW
23 of 89



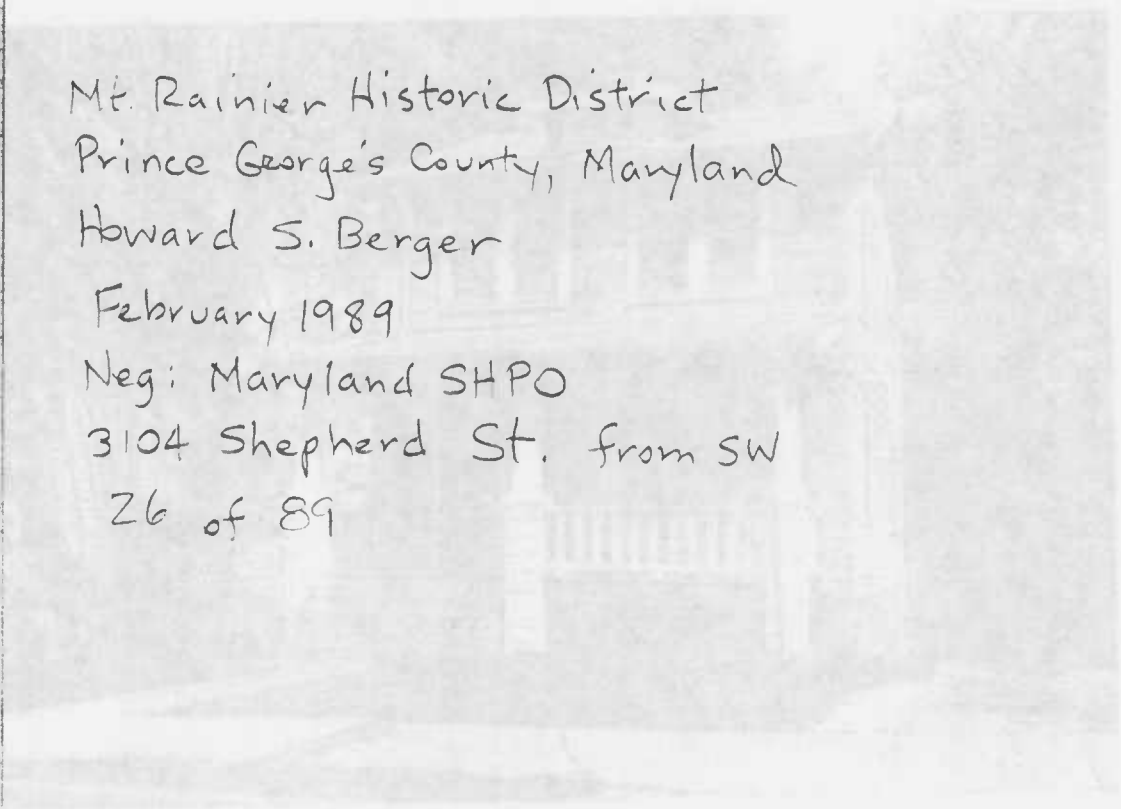
Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
February 1989
Neg: Maryland SHPO
4206-08-10 Rainier Ave. from E
24 of 89

PG: 68-74

PG 68-74



Mount RAINIER Historic District
Prince GEORGE'S County, Maryland
Howard S. Berger
February 1989
Negative: Maryland SHPO
4007 Street
FROM NW
25 OF 89



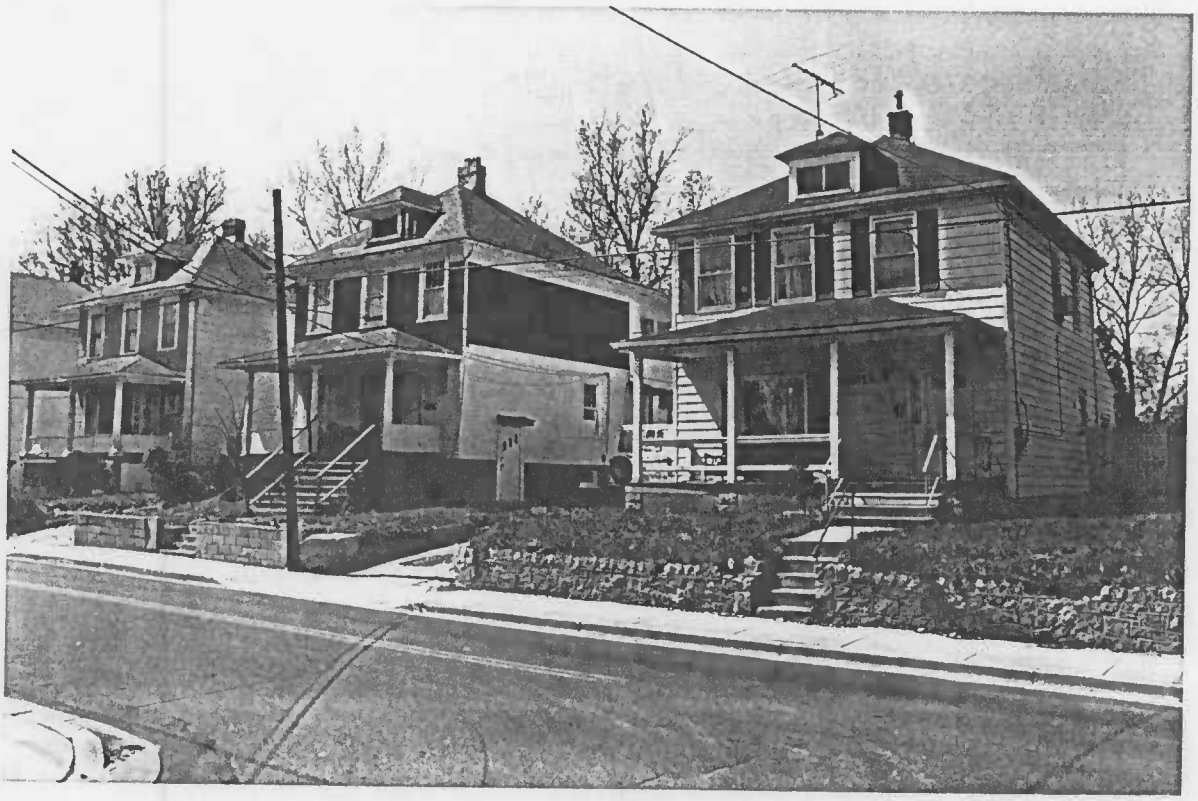
Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
February 1989
Neg: Maryland SHPO
3104 Shepherd St. from SW
26 of 89

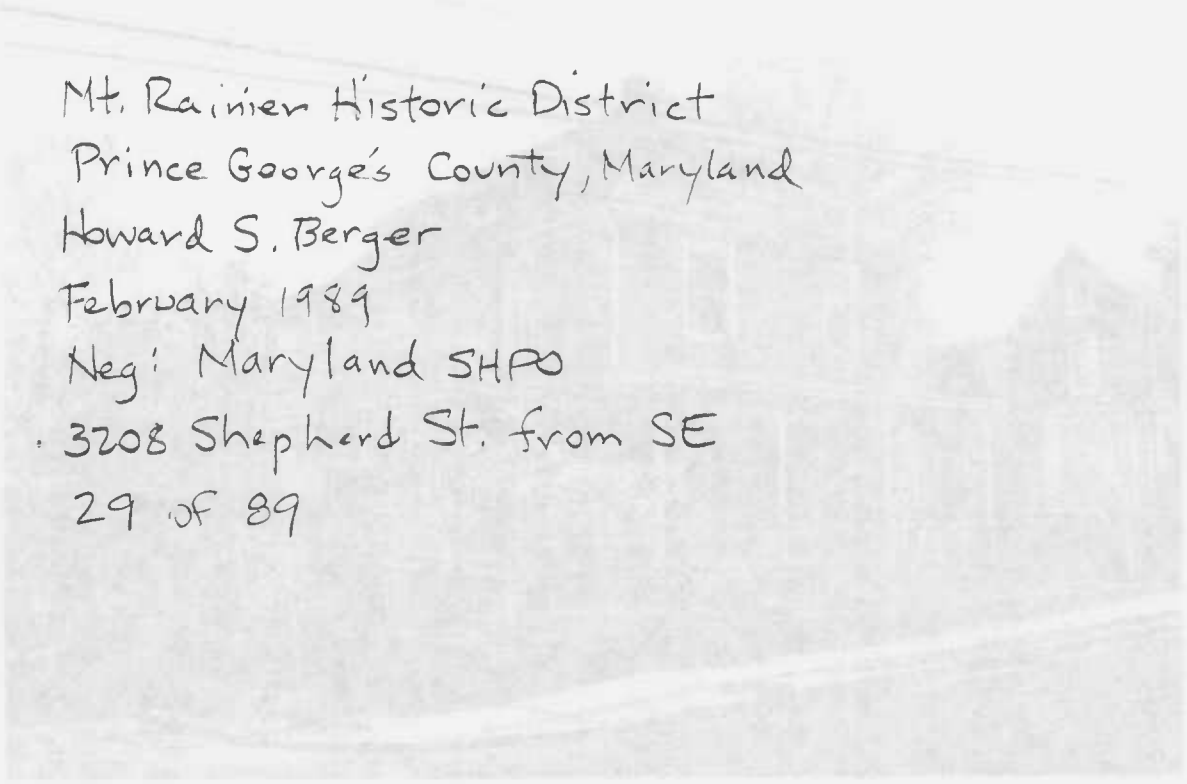
Pg: 68-74

Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
March 1989
Neg: Maryland SHPO
3103 Windom Rd. from NW
27 of 89

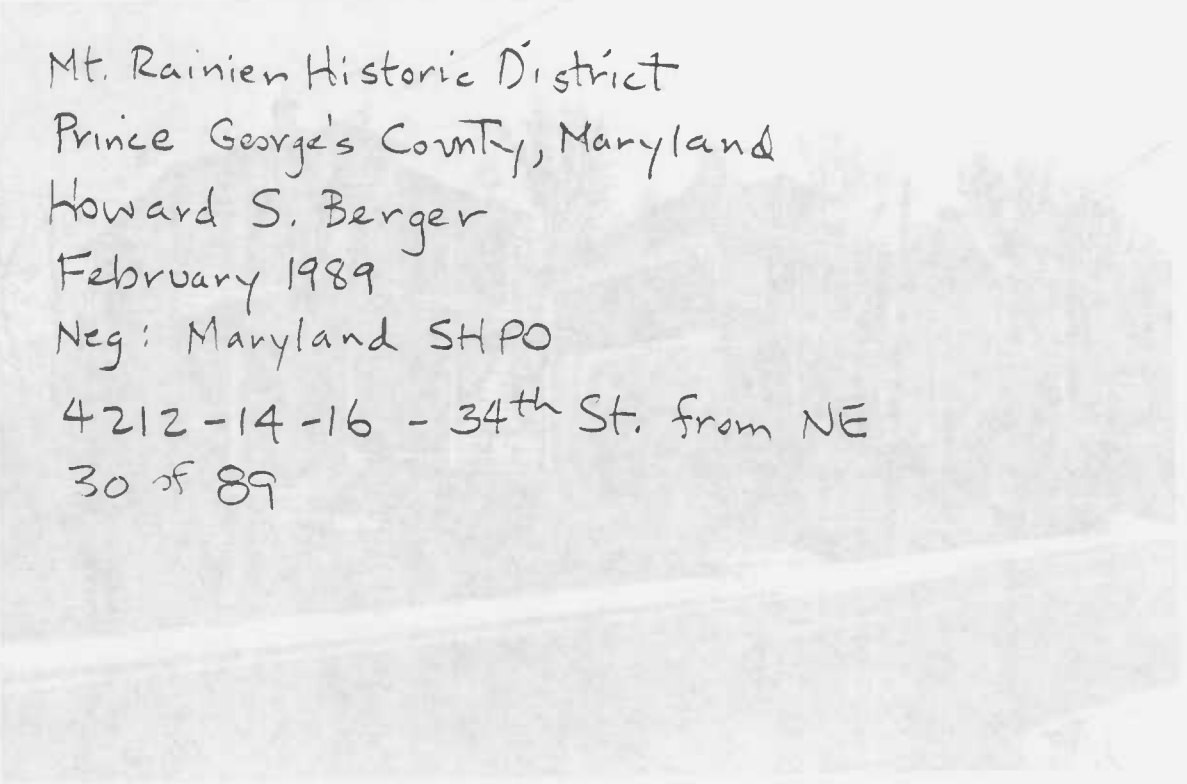
Mt Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
February 1989
Neg: Maryland SHPO
4116 - 30th St. from NE
28 of 89

PG:68-74





Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
February 1989
Neg: Maryland SHPO
3208 Shepherd St. from SE
29 of 89



Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
February 1989
Neg: Maryland SHPO
4212-14-16 - 34th St. from NE
30 of 89

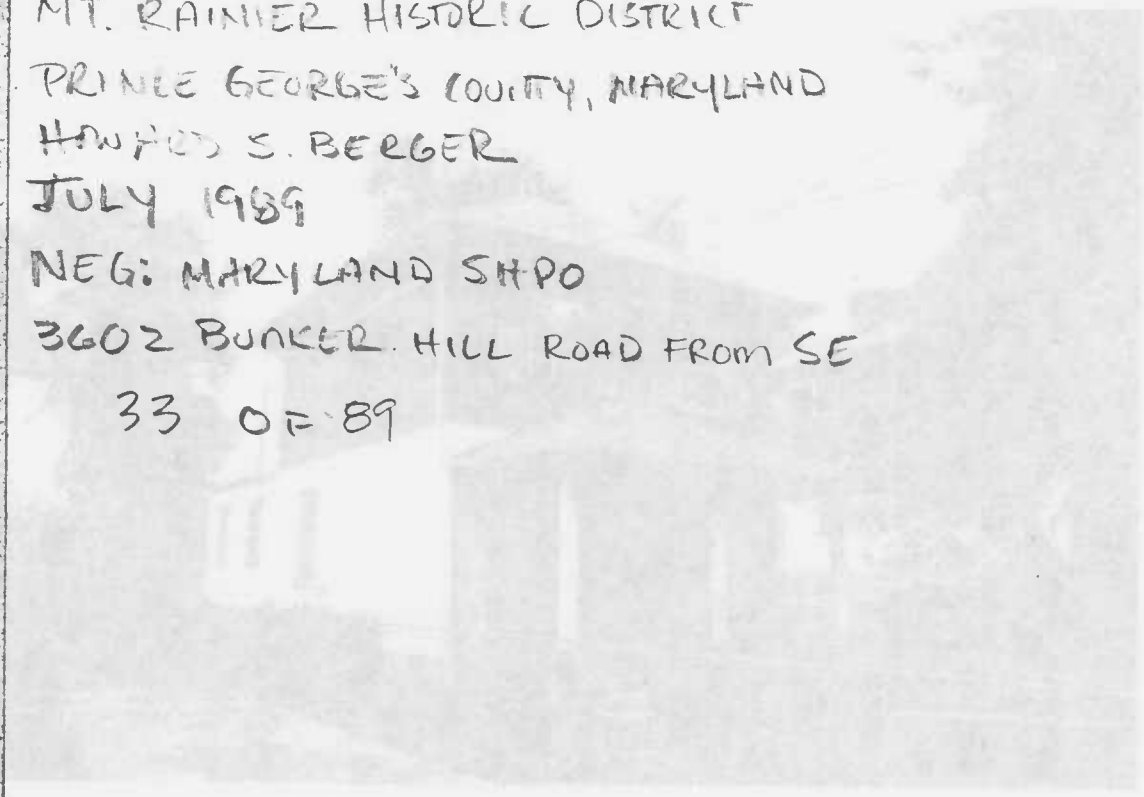
PG:68-74

Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
February 1989
Neg: Maryland SHPO
3100-02 Perry St. From SW
31 of 89

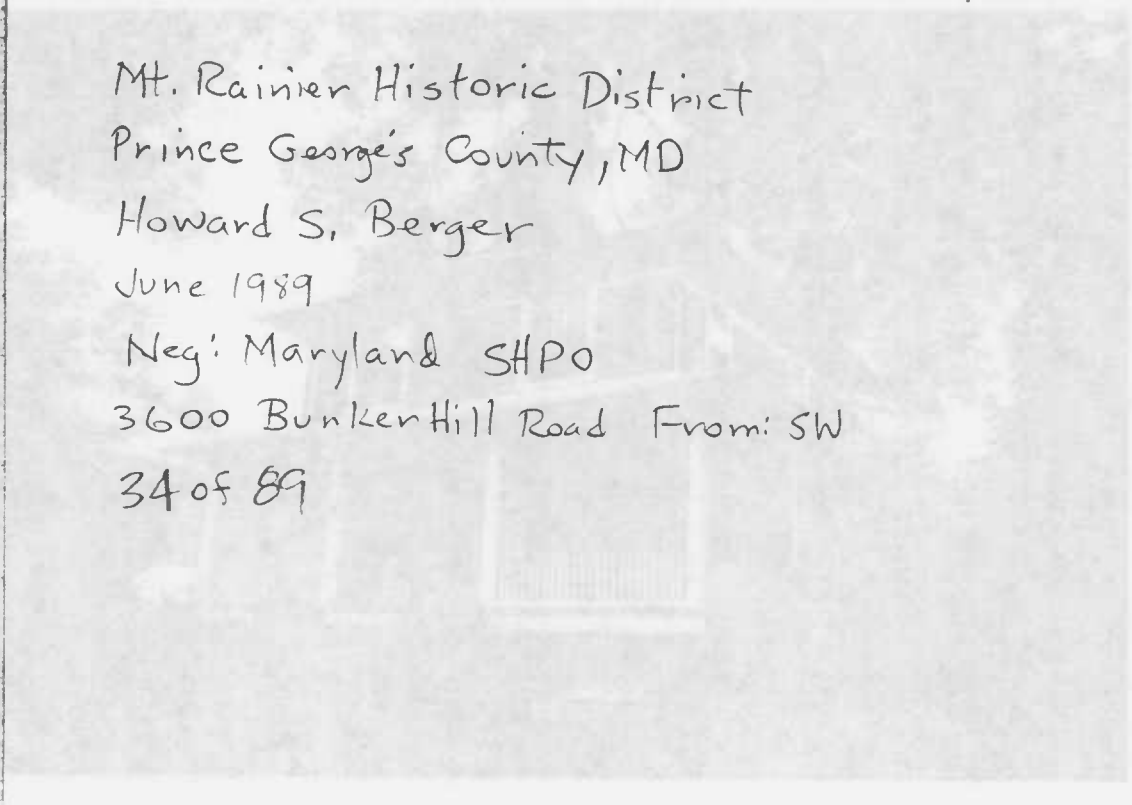
Mt. Rainier Historic District
Prince George's County, MD
Howard S. Berger
June 1989
Neg: Maryland SHPO
4116 - 31st St. From: NE
32 of 89

Pg: 68-74

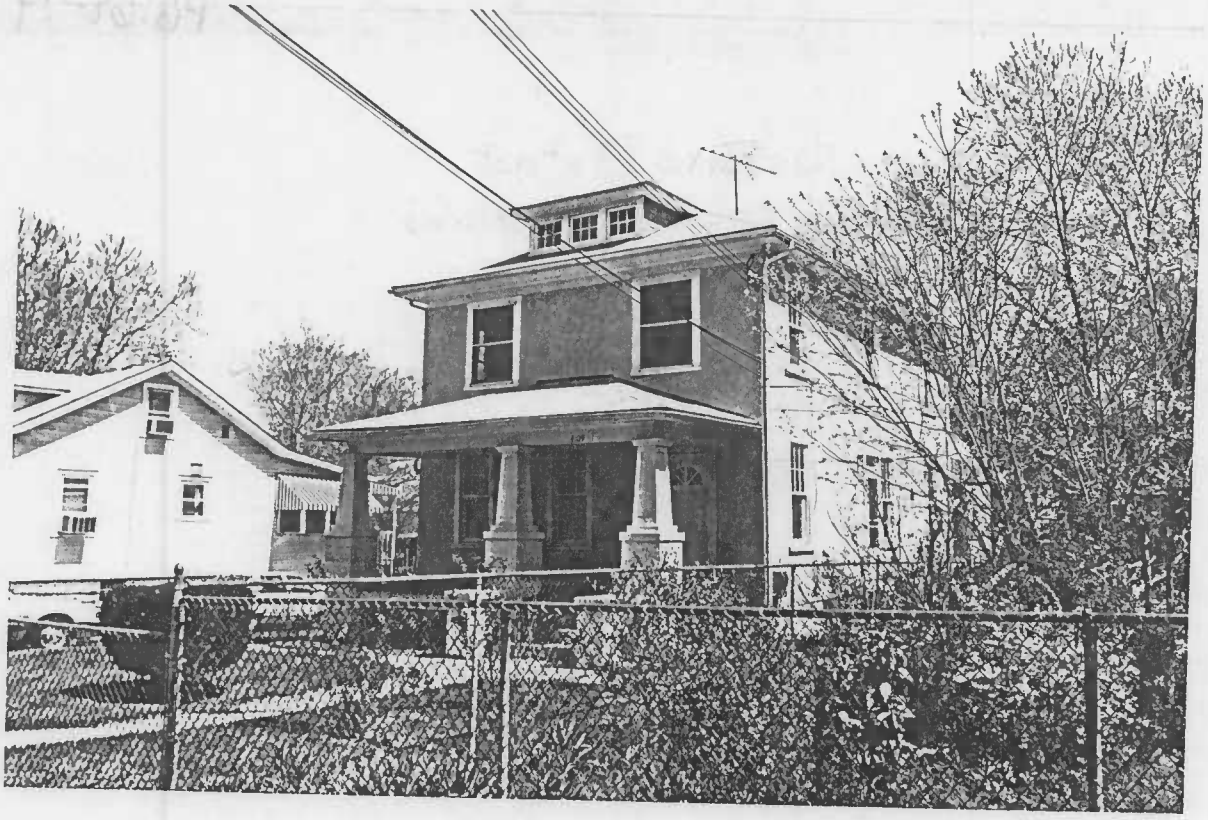
MT. RAINIER HISTORIC DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
HOWARD S. BERGER
JULY 1989
NEG: MARYLAND SHPO
3602 BUNKER HILL ROAD FROM SE
33 OF 89

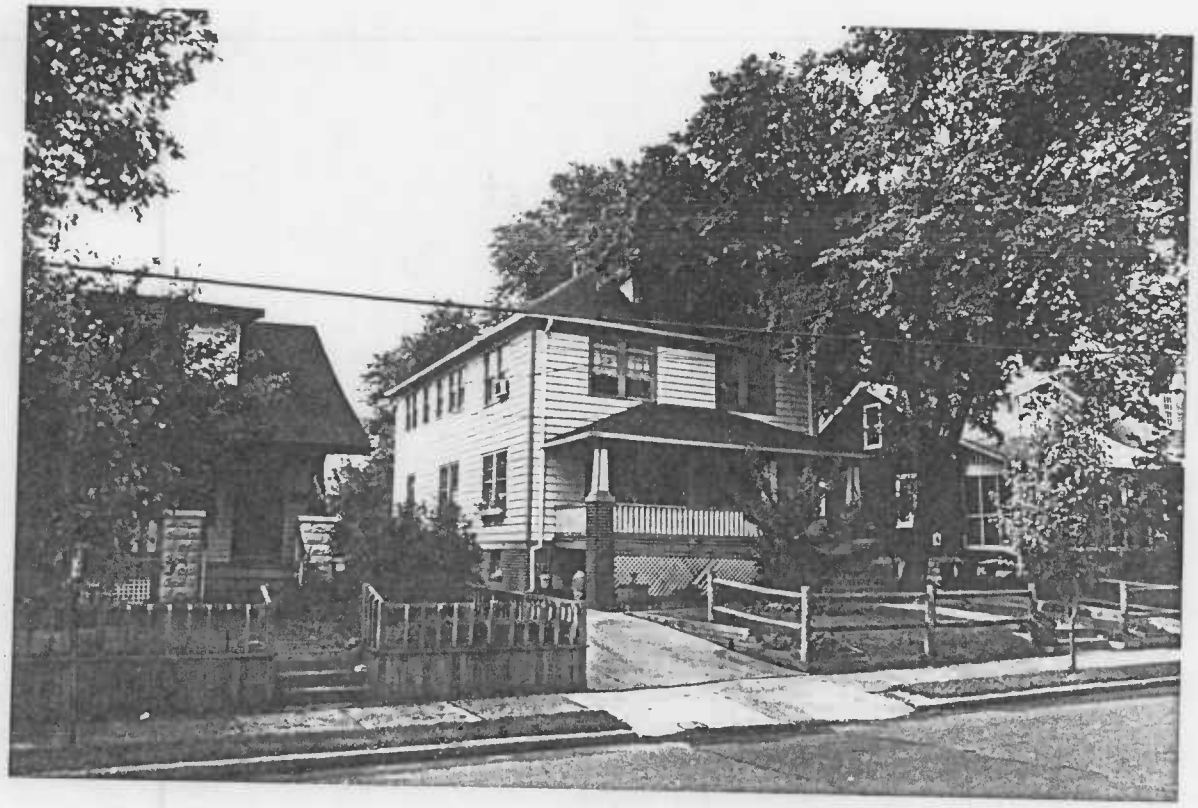


Mt. Rainier Historic District
Prince George's County, MD
Howard S. Berger
June 1989
Neg: Maryland SHPO
3600 Bunker Hill Road From: SW
34 of 89

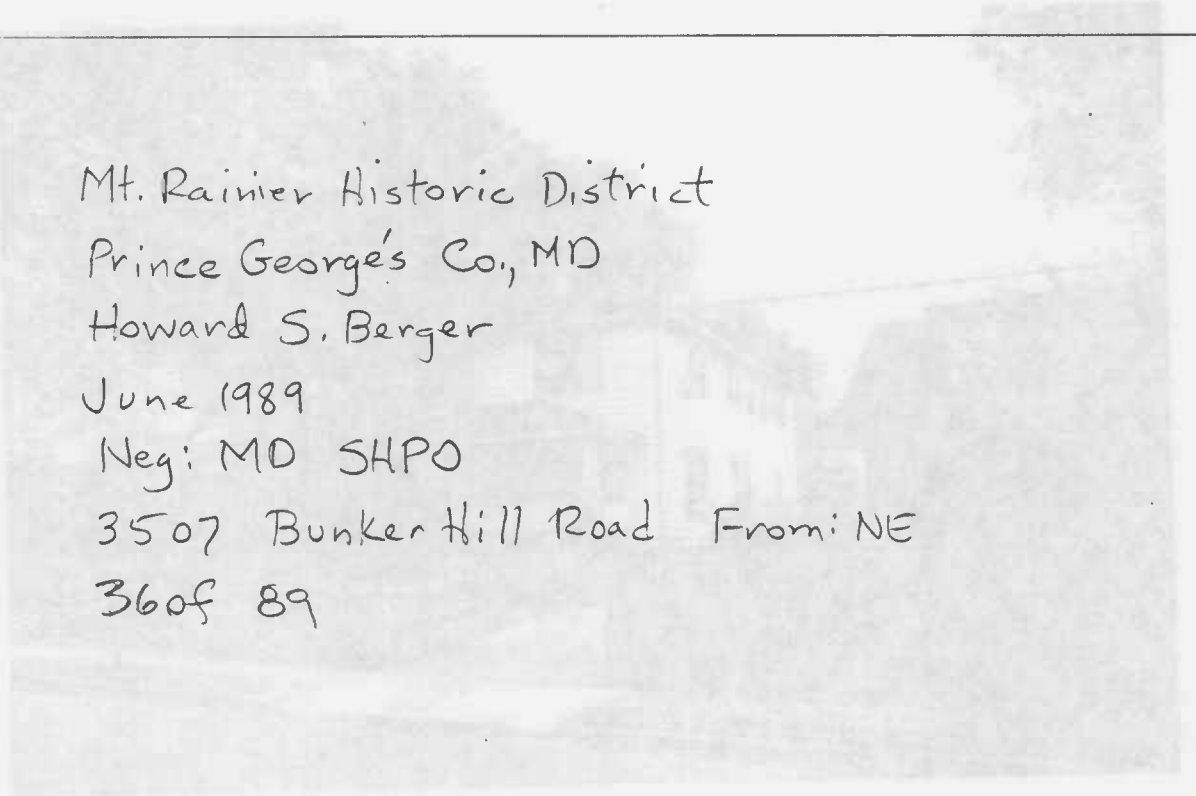


PG: 68-74





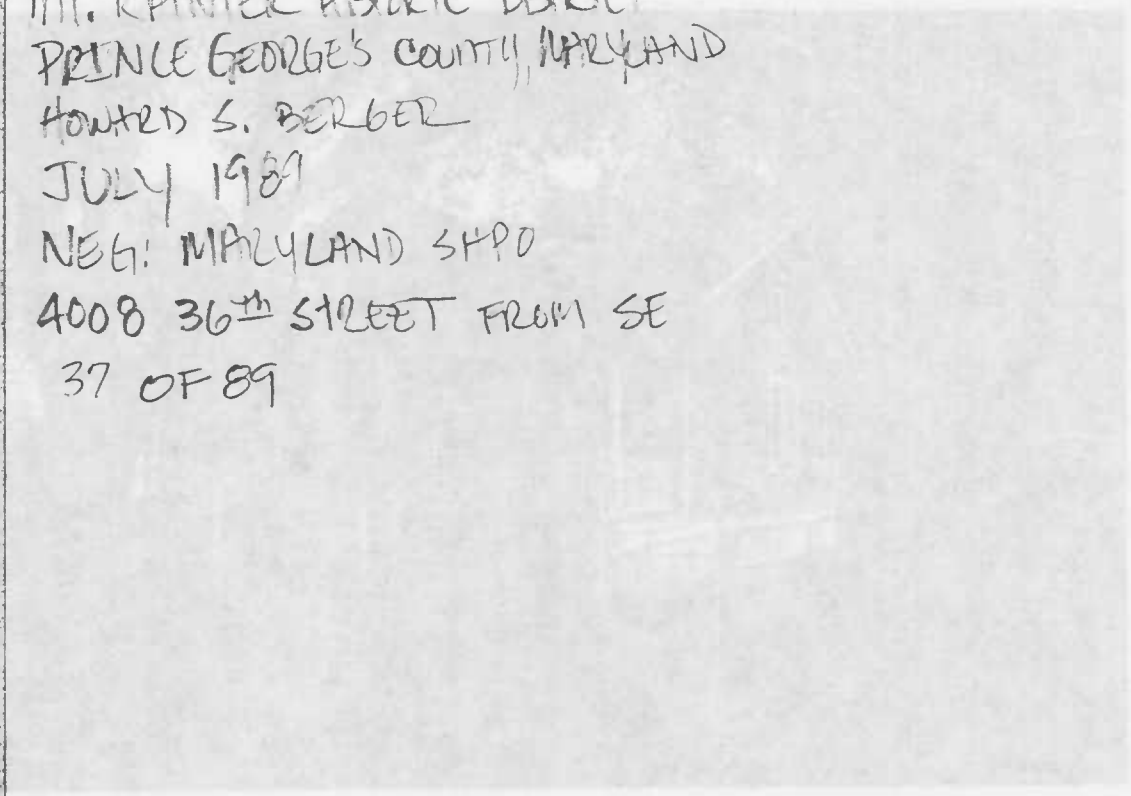
Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
February 1989
Neg: Maryland SHPO
4109 – 29th St. from SW
35 of 89



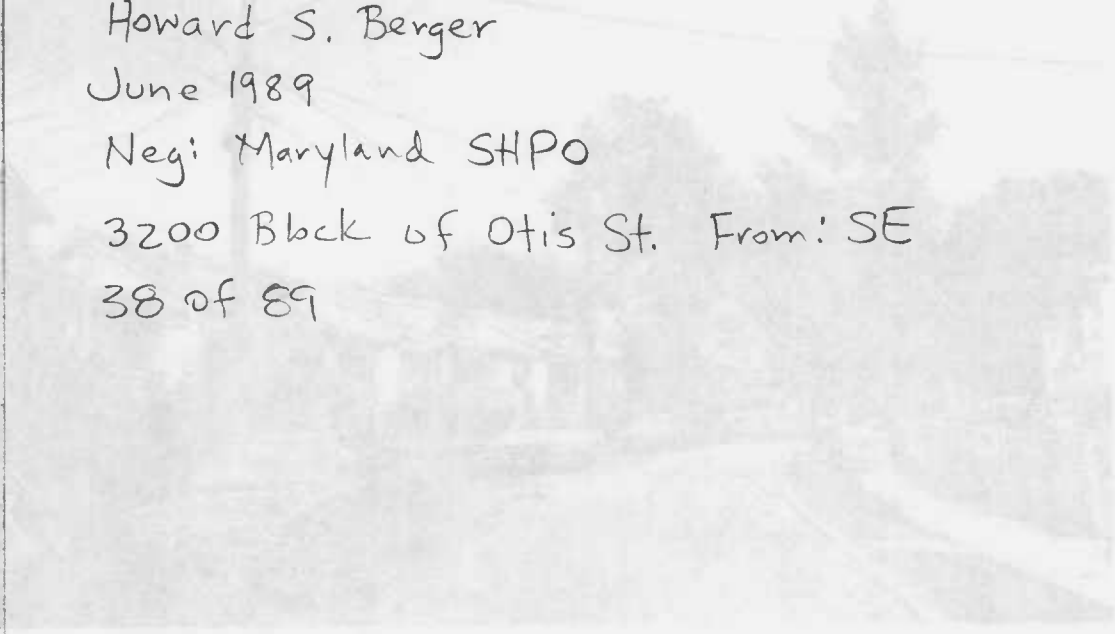
Mt. Rainier Historic District
Prince George's Co., MD
Howard S. Berger
June 1989
Neg: MD SHPO
3507 Bunker Hill Road From: NE
36of 89

PG: 68-74

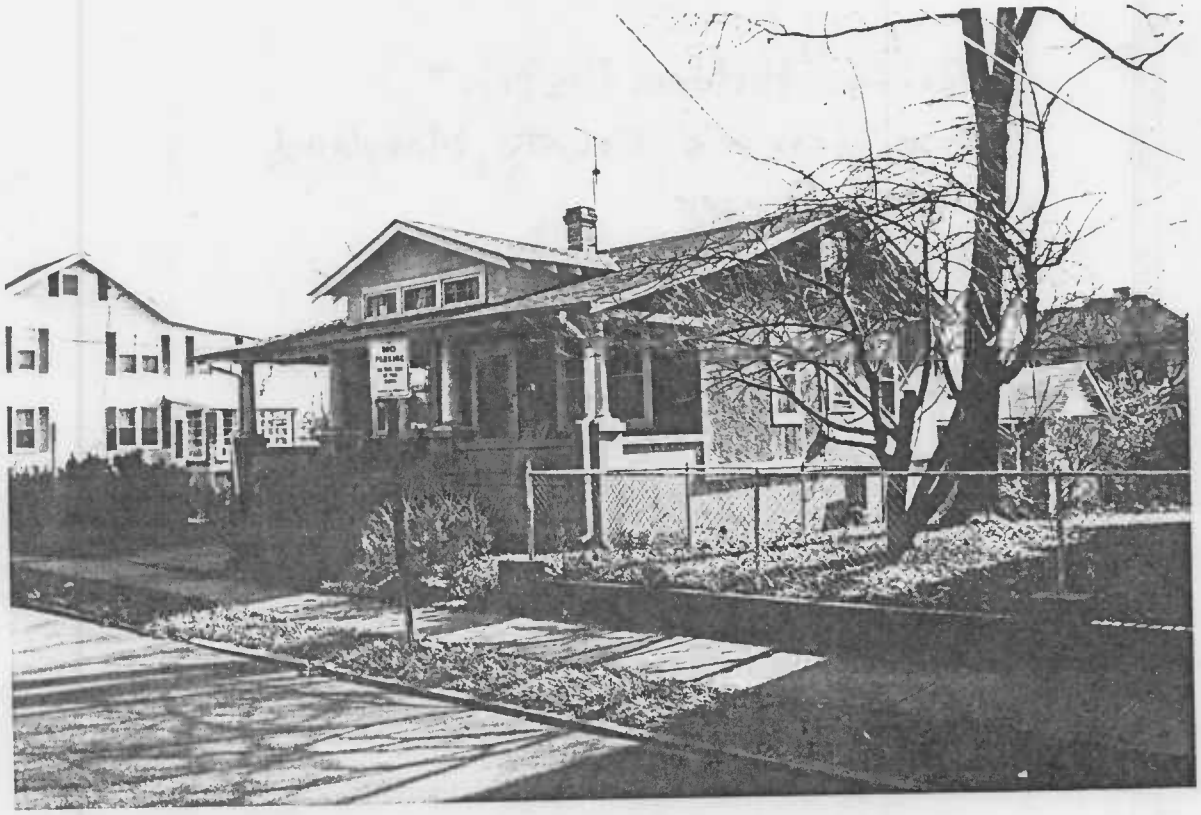
MT. RAINIER HISTORIC DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
HOWARD S. BERGER
JULY 1989
NEG: MARYLAND SHPO
4008 36TH STREET FROM SE
37 OF 89

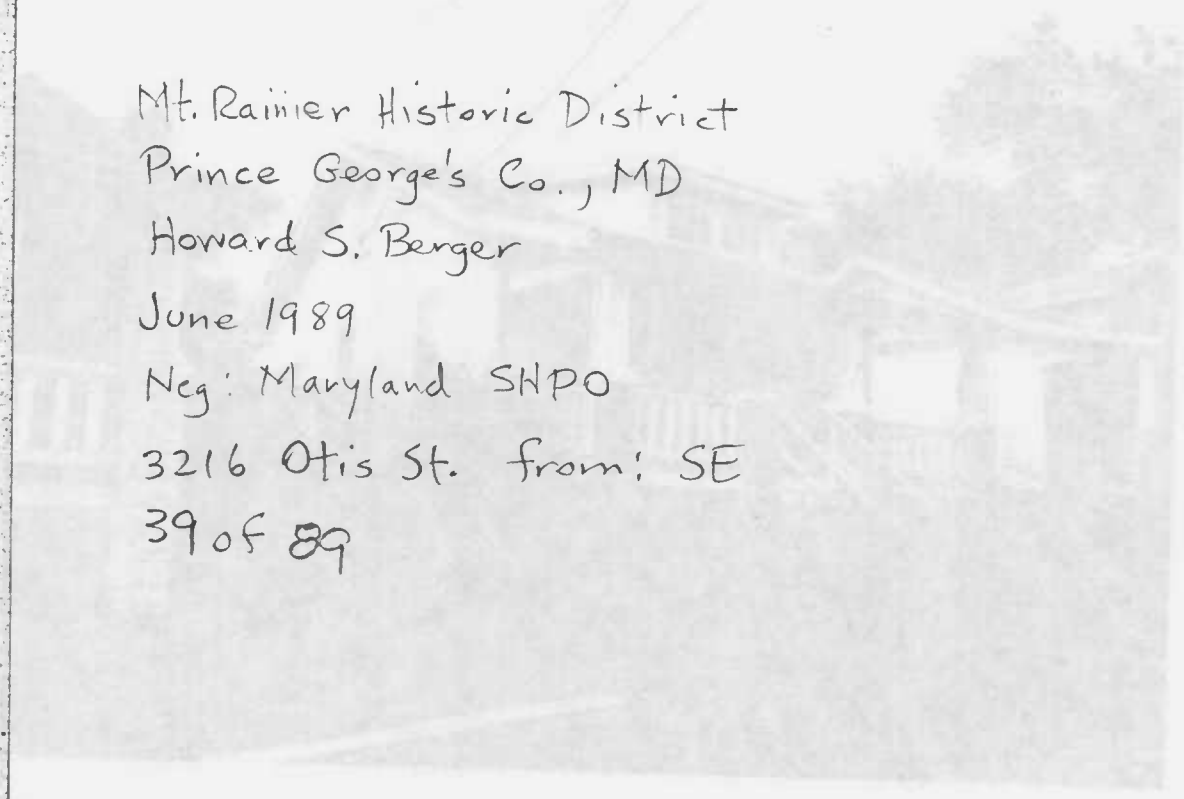


Mt. Rainier Historic District
Prince Georges Co. MD
Howard S. Berger
June 1989
Neg: Maryland SHPO
3200 Block of Otis St. From: SE
38 of 89

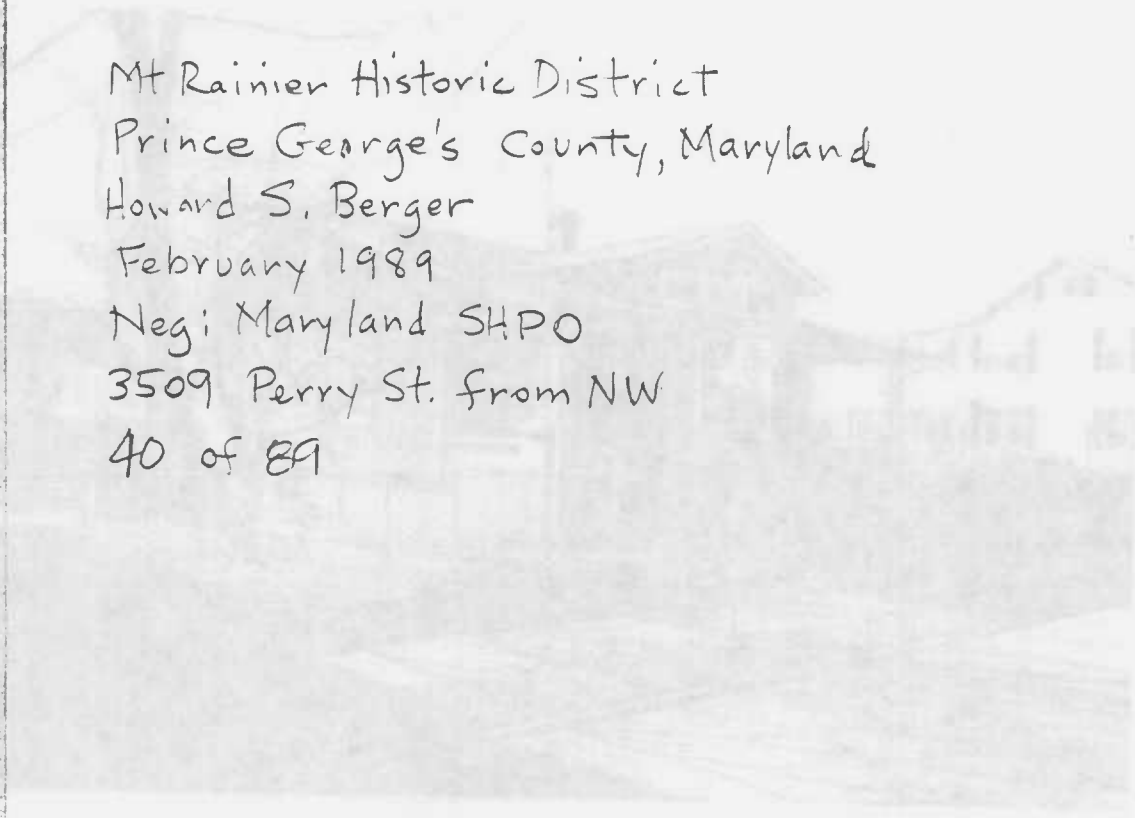


PG: 68-74





Mt. Rainier Historic District
Prince George's Co., MD
Howard S. Berger
June 1989
Neg: Maryland SHPO
3216 Otis St. from: SE
39 of 89



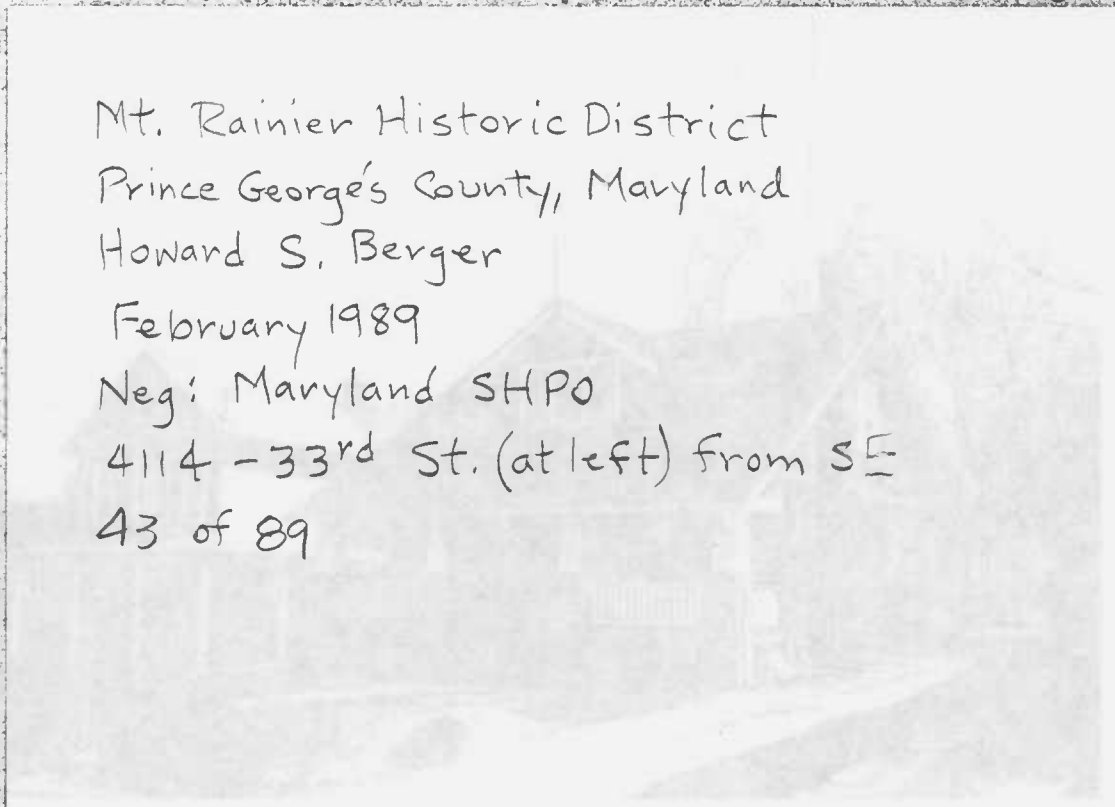
Mt Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
February 1989
Neg: Maryland SHPO
3509 Perry St. from NW
40 of 89

PG: 68-74

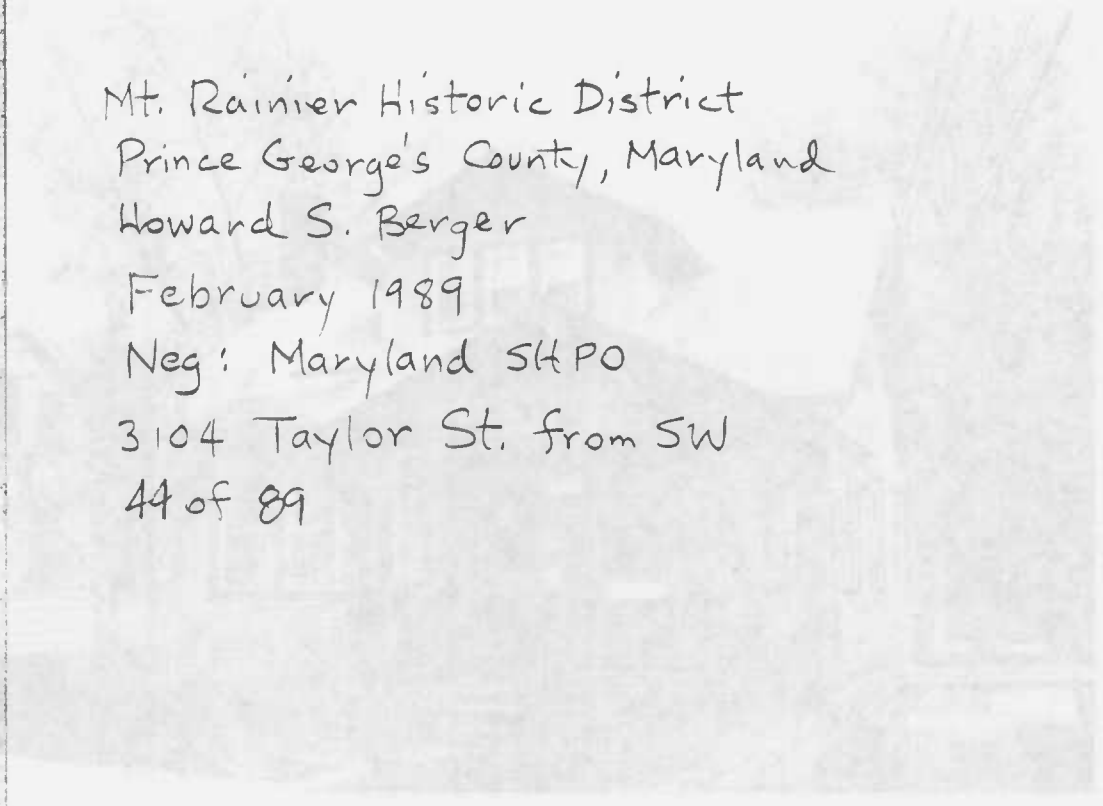
Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
February 1989
Neg: Maryland SHPO
4236-38 - 34th Street (4238 at right)
from NE
41 of 89

Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
February 1989
Neg: Maryland SHPO
3403 Eastern Avenue from SW
42 of 89

Pg: 68-74



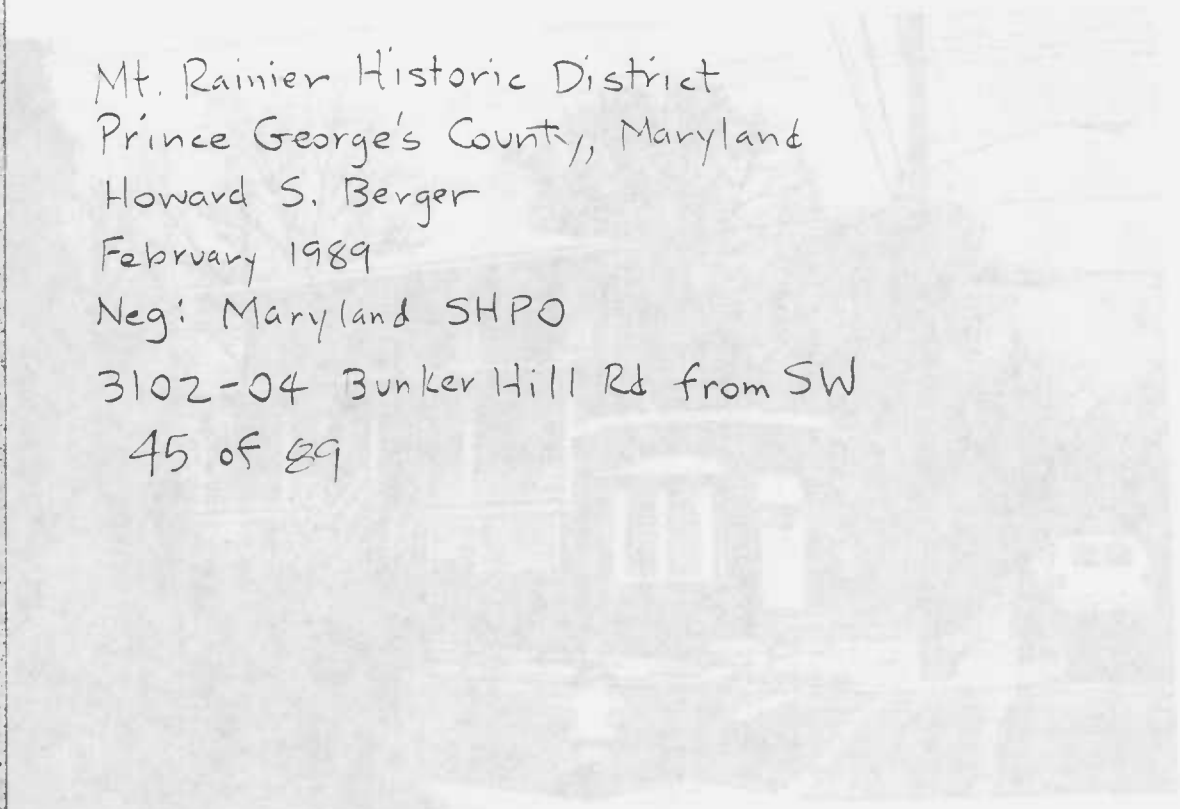
Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
February 1989
Neg: Maryland SHPO
4114 - 33rd St. (at left) from SE
43 of 89



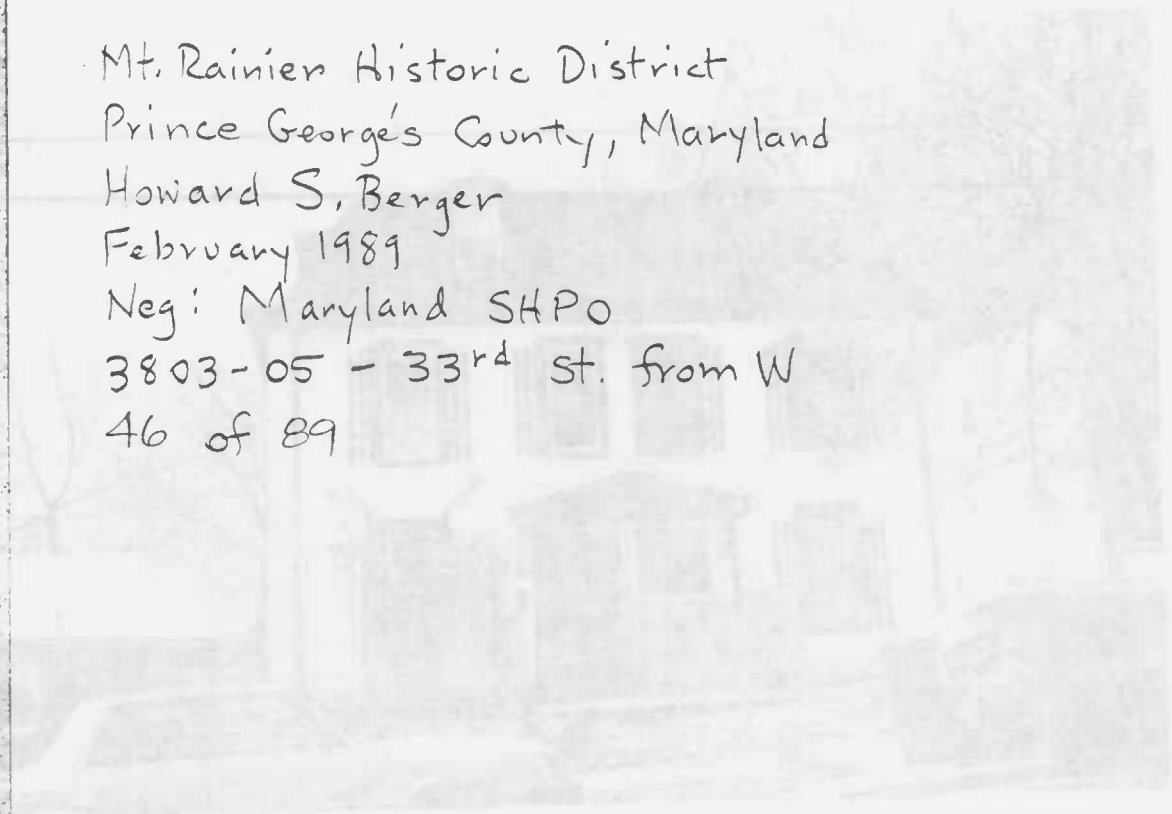
Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
February 1989
Neg: Maryland SHPO
3104 Taylor St. from SW
44 of 89

PG: 68-74

Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
February 1989
Neg: Maryland SHPO
3102-04 Bunker Hill Rd from SW
45 of 89



Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
February 1989
Neg: Maryland SHPO
3803-05 - 33rd St. from W
46 of 89



PG: 68-74

PG:68-74

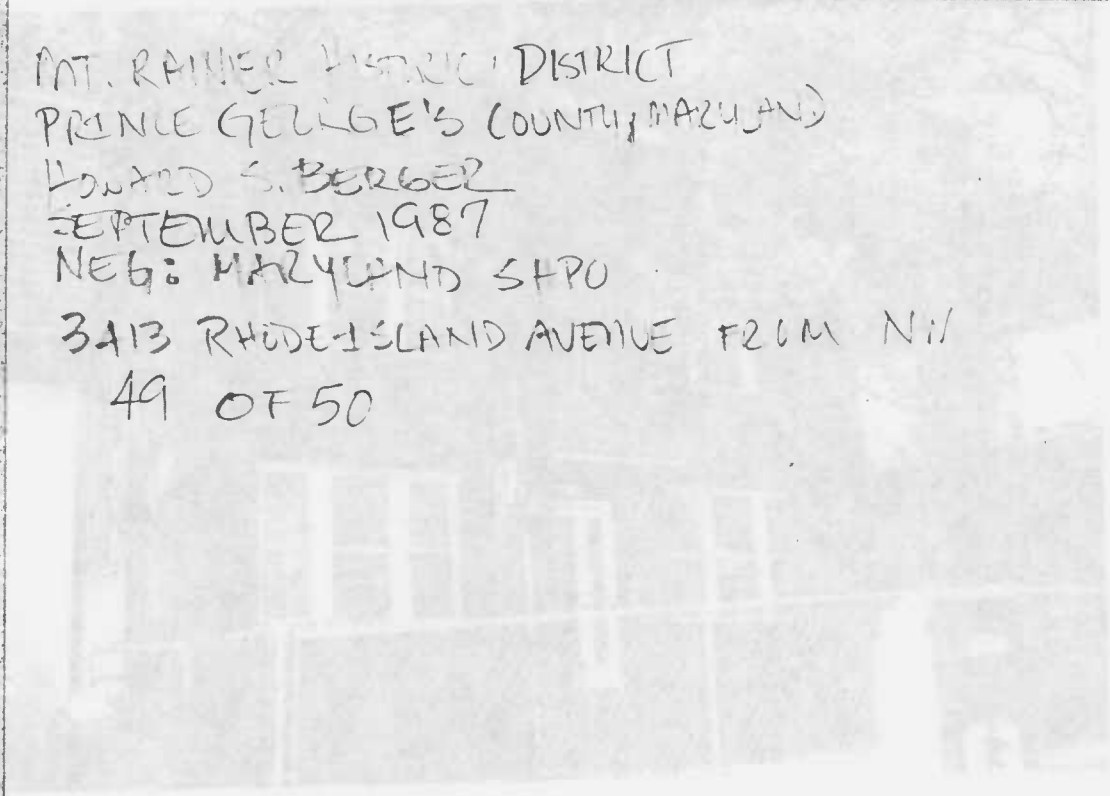
Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
February 1989
Neg: Maryland SHPO
4217-19- 32nd St. from NW
47 of 89

Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
March 1989
Neg: Maryland SHPO
3108 Varnum St. from SE
48 of 89

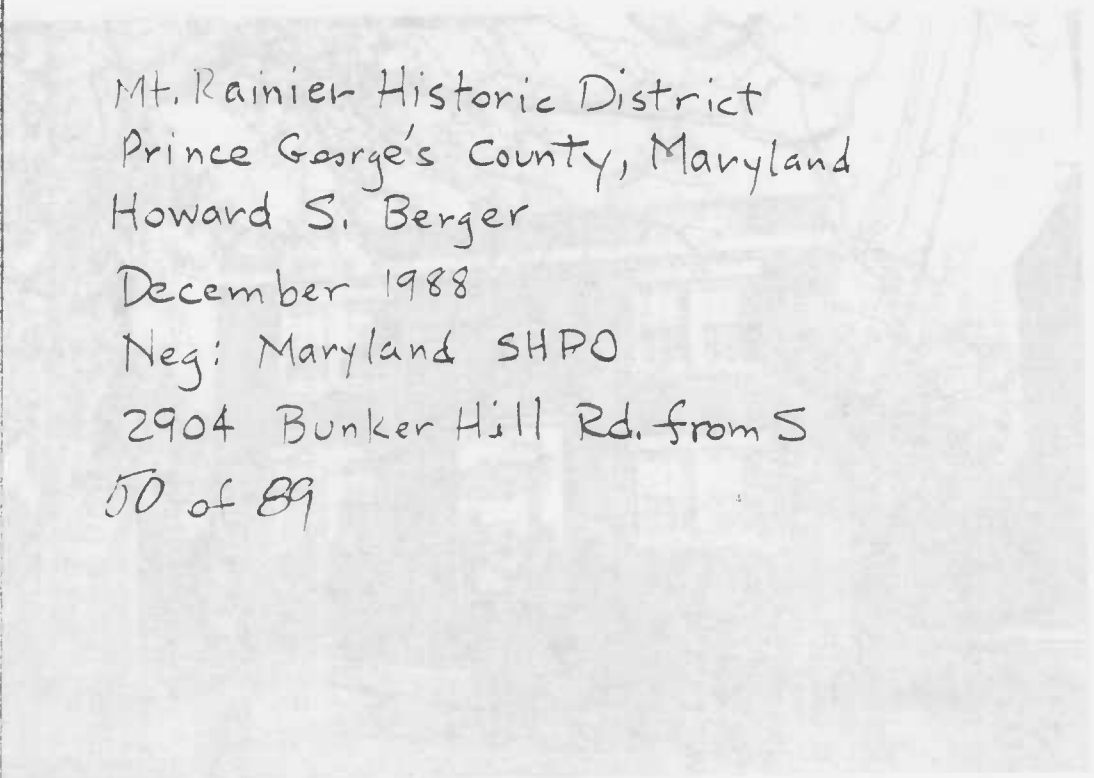
PG:68-74

PG. 68-74

MT. RAINIER HISTORIC DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
HOWARD S. BERGER
SEPTEMBER 1987
NEG: MARYLAND SHPO
3413 RHODE ISLAND AVENUE FROM NW
49 OF 50



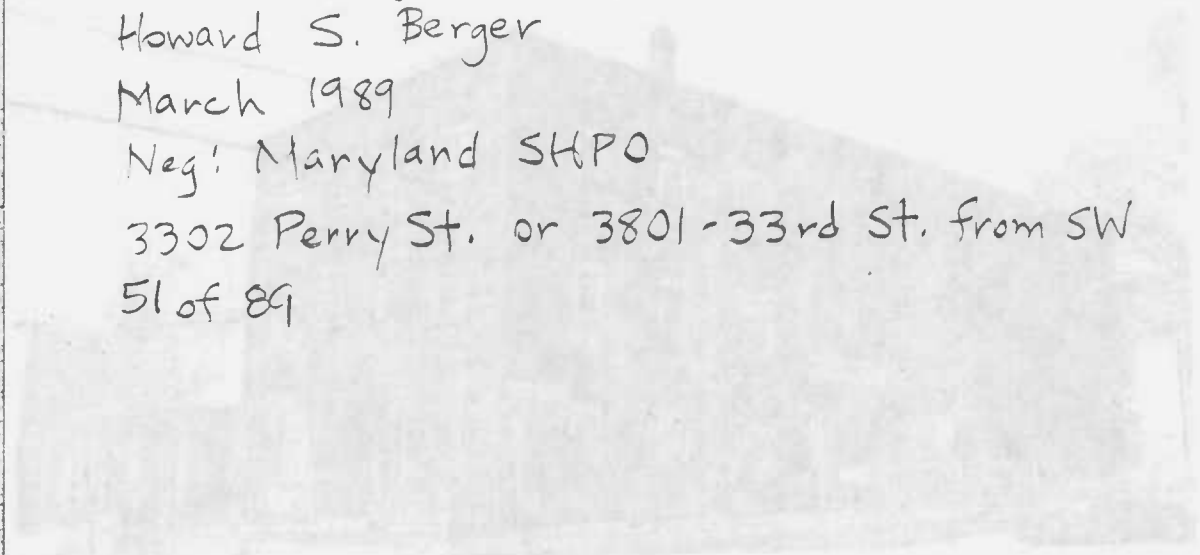
Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
December 1988
Neg: Maryland SHPO
2904 Bunker Hill Rd. from S
50 of 89



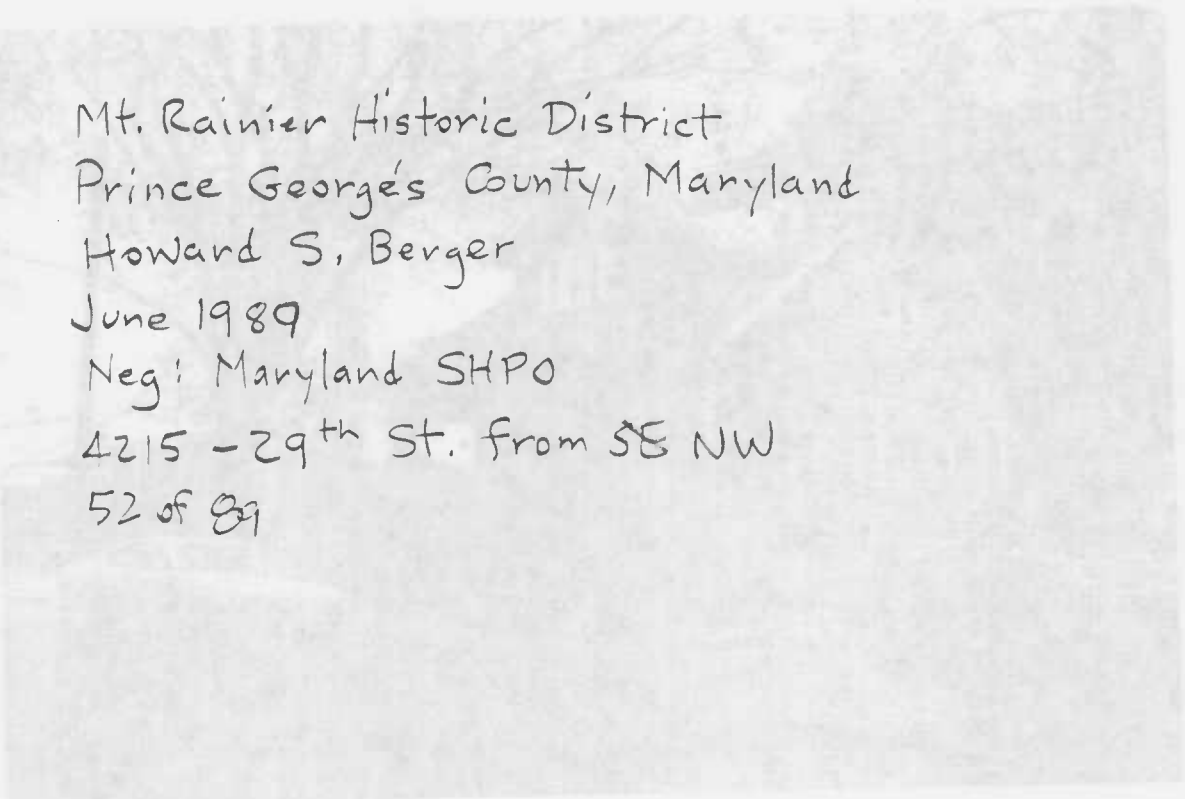
PG: 68-74

P6:68-74

Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
March 1989
Neg: Maryland SHPO
3302 Perry St. or 3801-33rd St. from SW
51 of 89



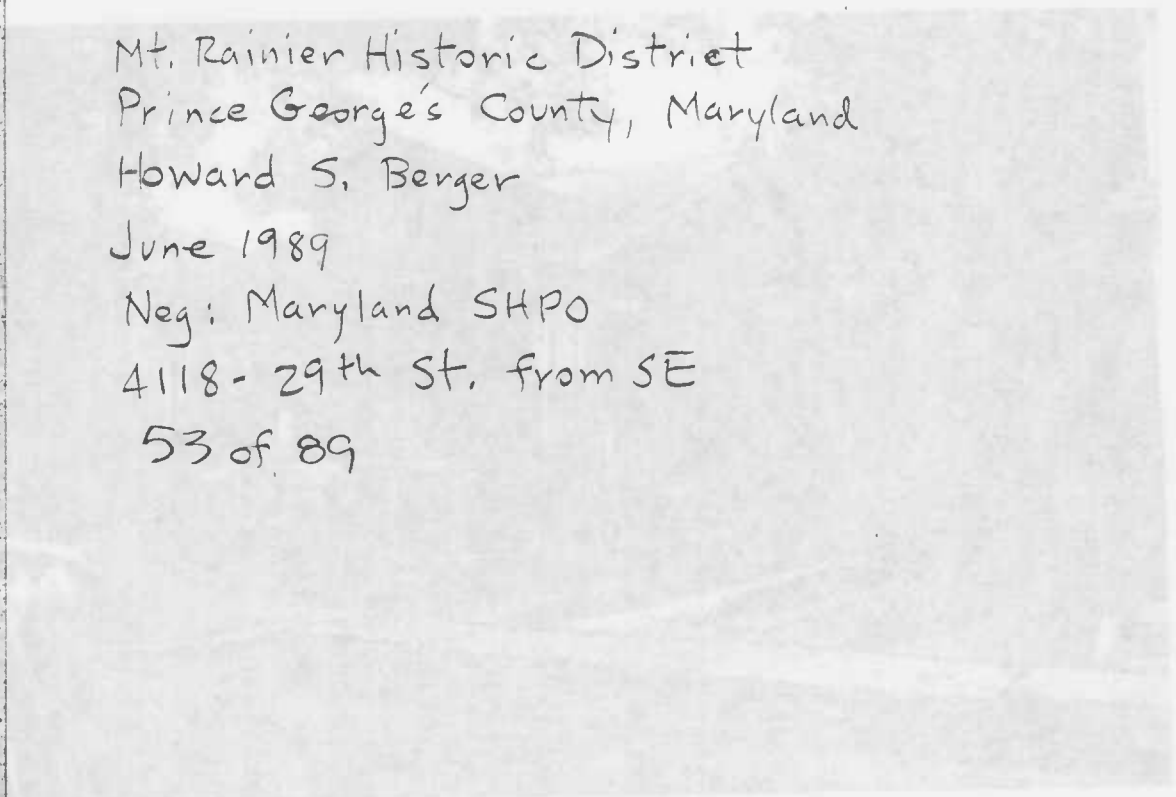
Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
June 1989
Neg: Maryland SHPO
4215 - 29th St. from SE NW
52 of 89



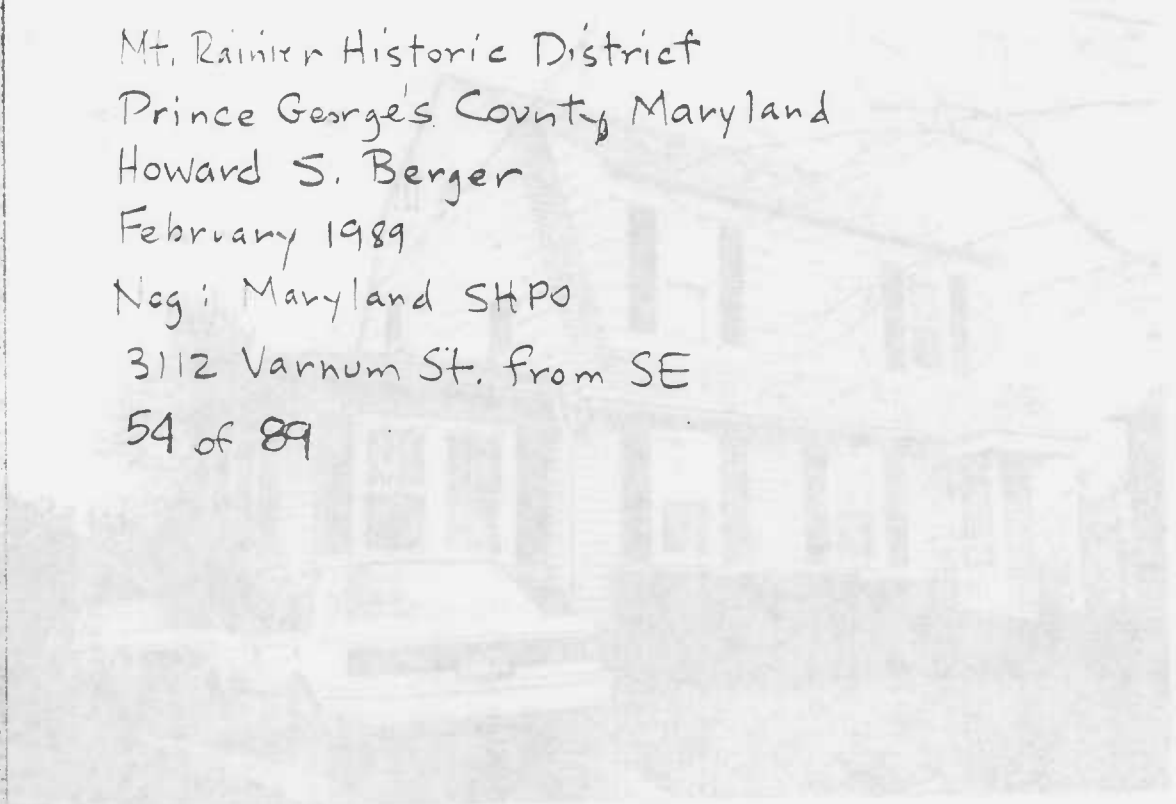
PG: 68-74

PG:68-74

Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
June 1989
Neg: Maryland SHPO
4118 - 29th St. from SE
53 of 89



Mt. Rainier Historic District
Prince George's County Maryland
Howard S. Berger
February 1989
Neg: Maryland SHPO
3112 Varnum St. from SE
54 of 89

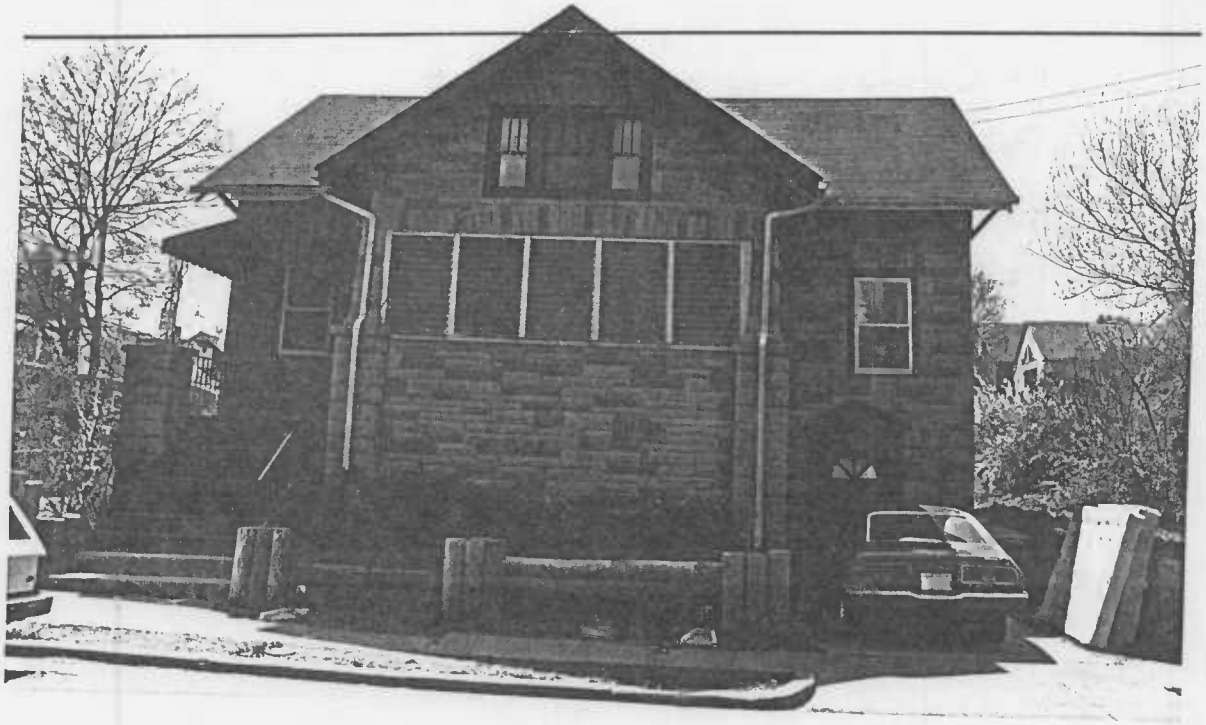


PG: 68-74

Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
June 1989
Neg: Maryland SHPO
3004 Upshur St. from SE
55 of 89

Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
July 1989
Neg: Maryland SHPO
3114 Upshur St. from SE
56 of 89

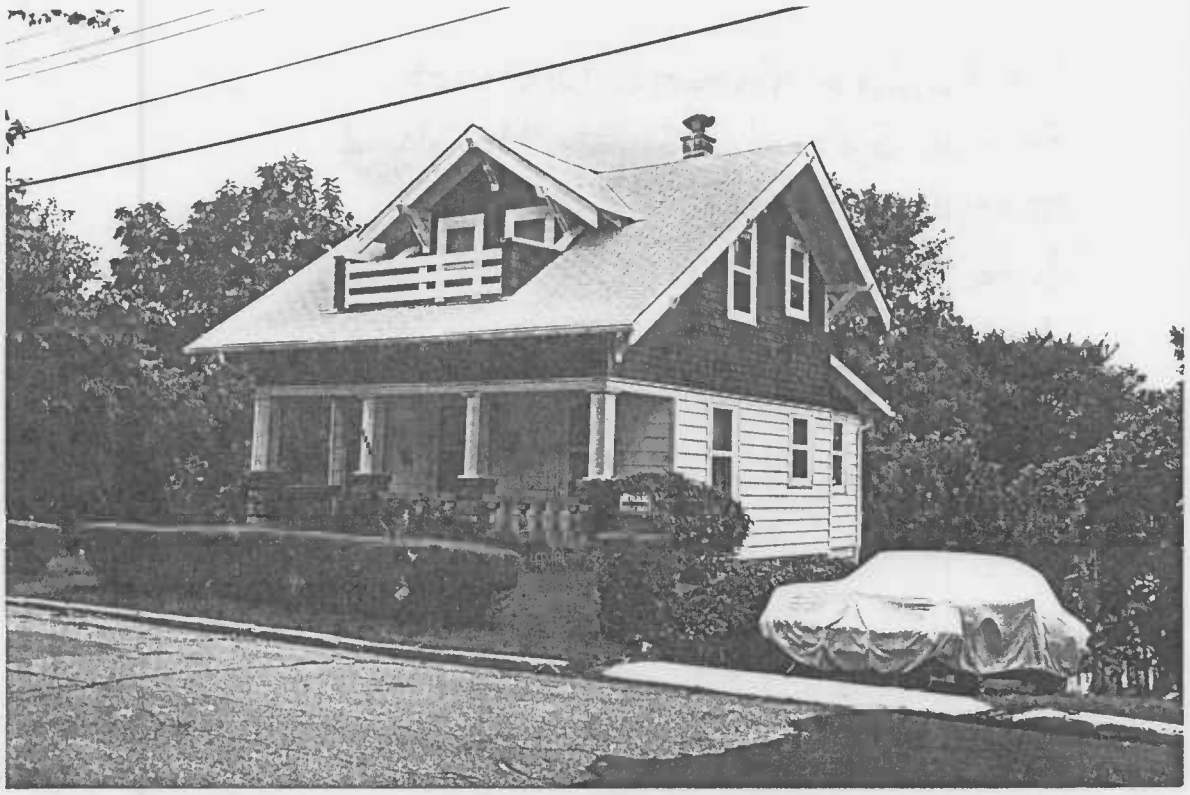
PG:68-74



Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
February 1989
Neg: Maryland SHPO
3007 Upshur St. from N
57 of 89

Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
June 1989
Neg: Maryland SHPO
4203 - 28th St. from NW
58 of 89

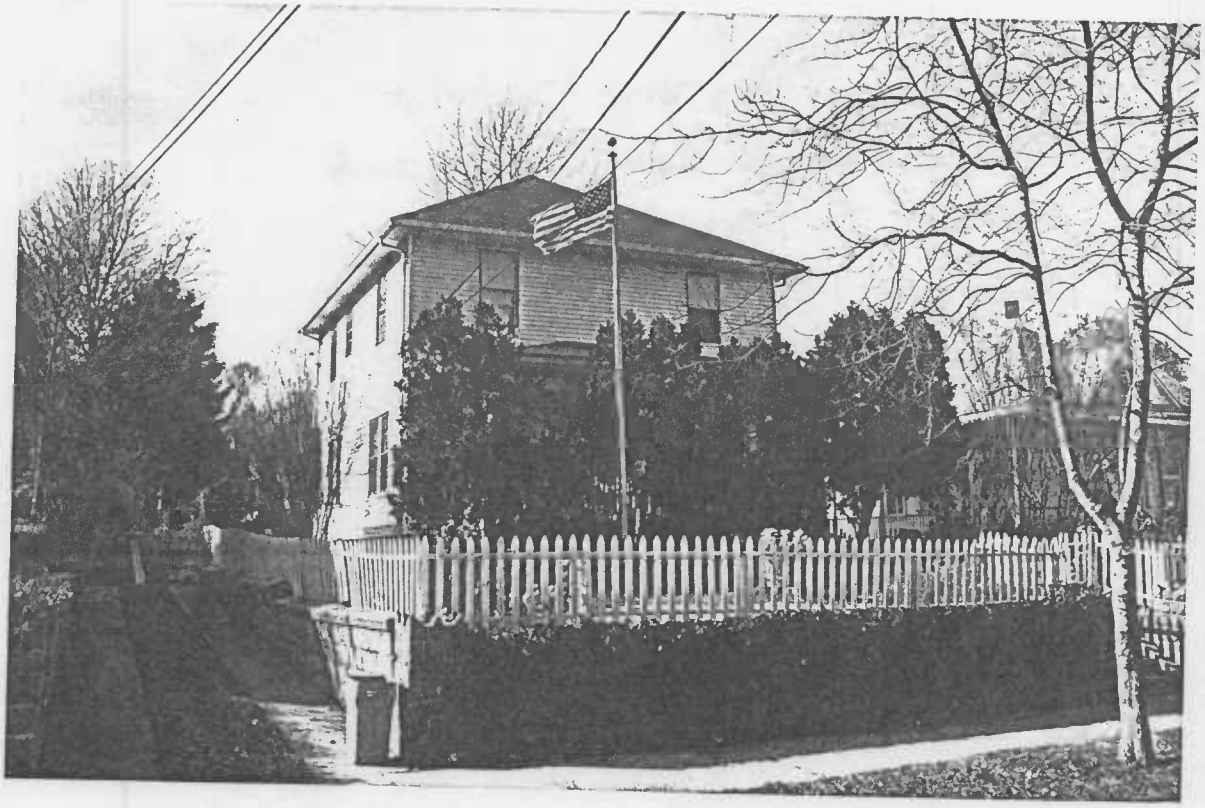
PG: 68-74

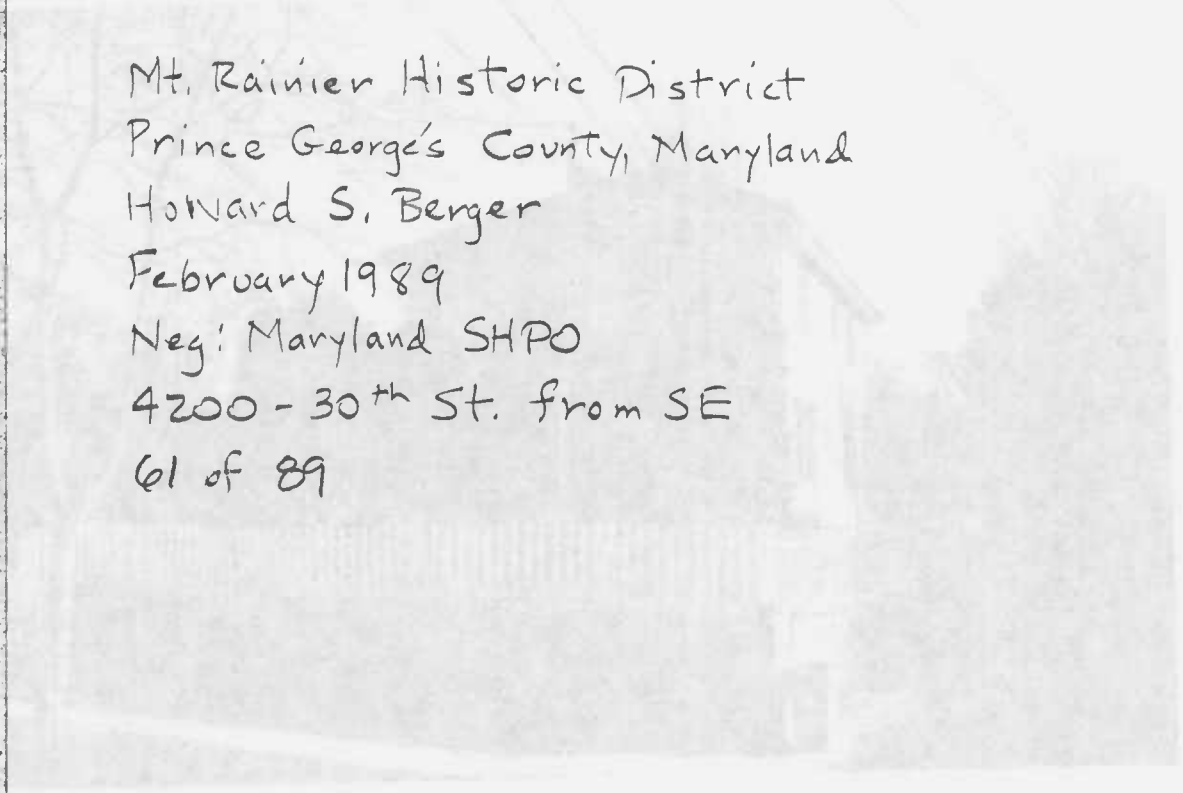


Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
June 1989
Neg: Maryland SHPO
3207 Upshur St. from NW
59 of 89

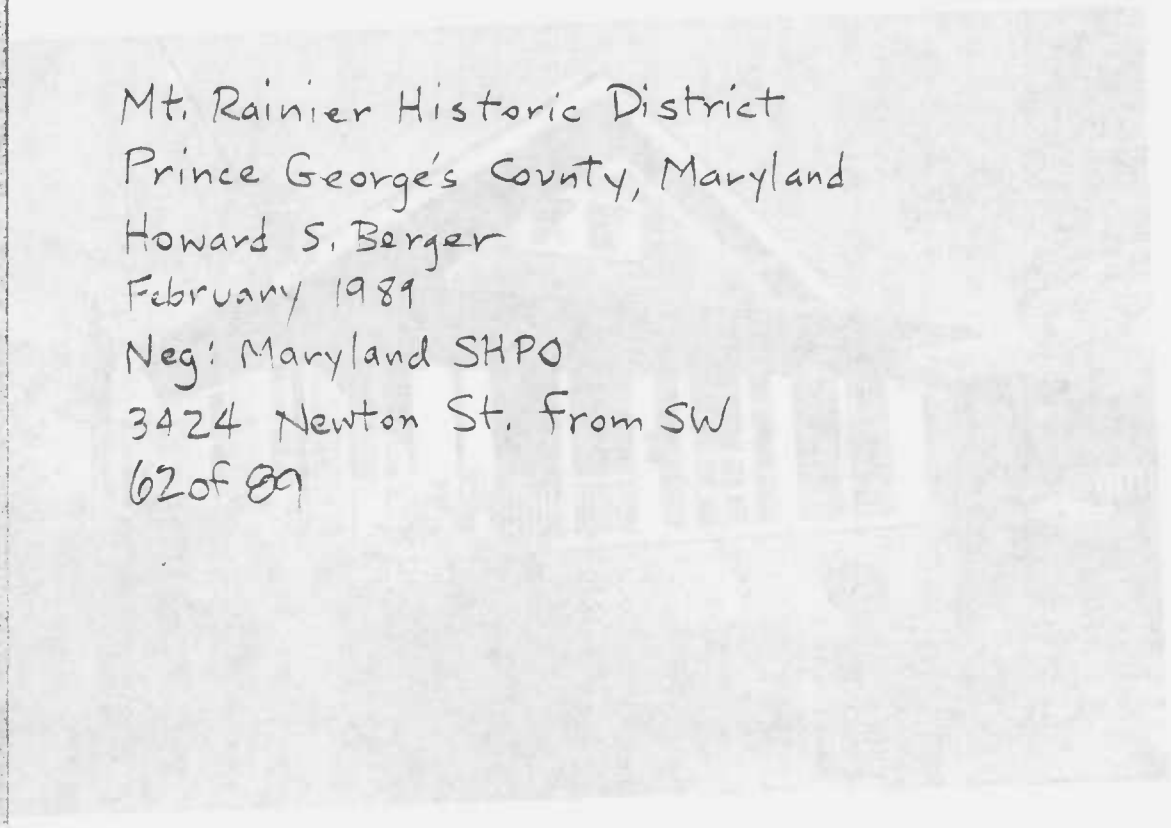
Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
June 1989
Neg: Maryland SHPO
4507 - 29th St. from SW
60 of 89

PG:68-74





Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
February 1989
Neg: Maryland SHPO
4200 - 30th St. from SE
61 of 89



Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
February 1989
Neg: Maryland SHPO
3424 Newton St. from SW
62 of 89

PG: 68-74

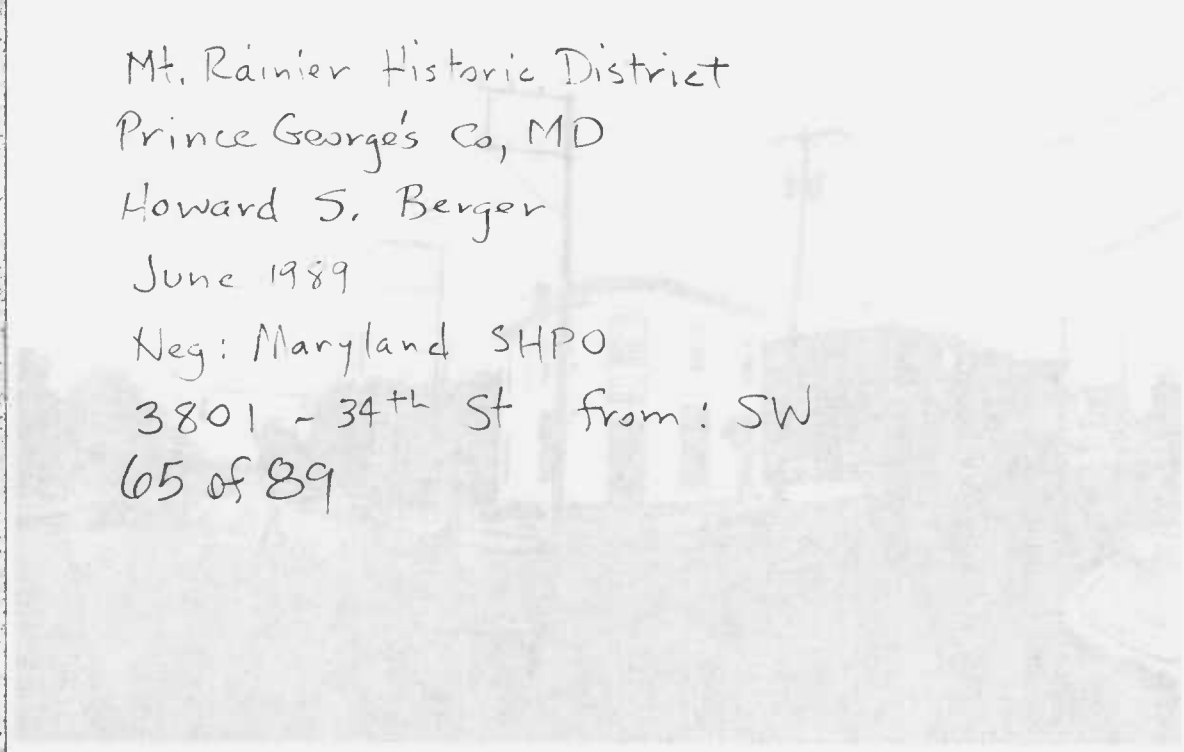
pg. 68-74

Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
June 1989
Neg: Maryland SHPO
4115 - 28th St. from SW
63 of 89

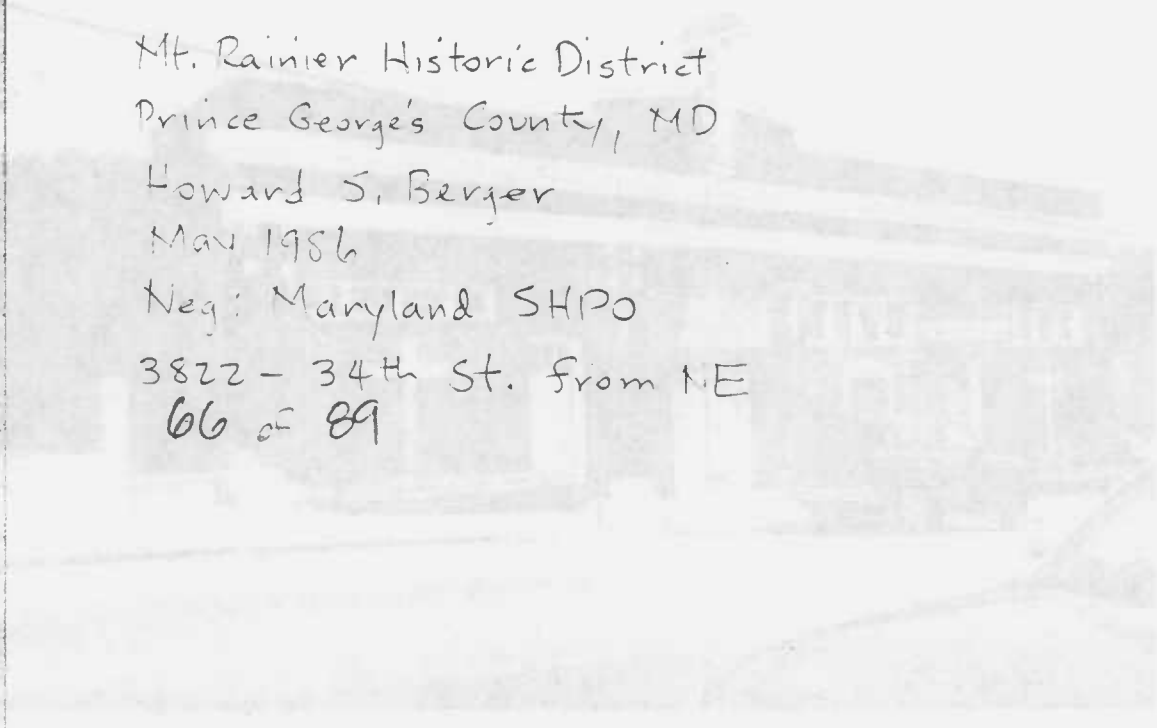
Mt. Rainier Historic District
Prince George's Co. MD
Howard S. Berger
July 1989
Neg: Maryland SHPO
3807 - 17 34th Street from SW
64 of 89

PG: 68-74

P6:68-74



Mt. Rainier Historic District
Prince George's Co, MD
Howard S. Berger
June 1989
Neg: Maryland SHPO
3801 - 34th St from: SW
65 of 89



Mt. Rainier Historic District
Prince George's County, MD
Howard S. Berger
May 1986
Neg: Maryland SHPO
3822 - 34th St. from NE
66 of 89

PG: 68-74

MARGIES PLACE
CARRY OUT

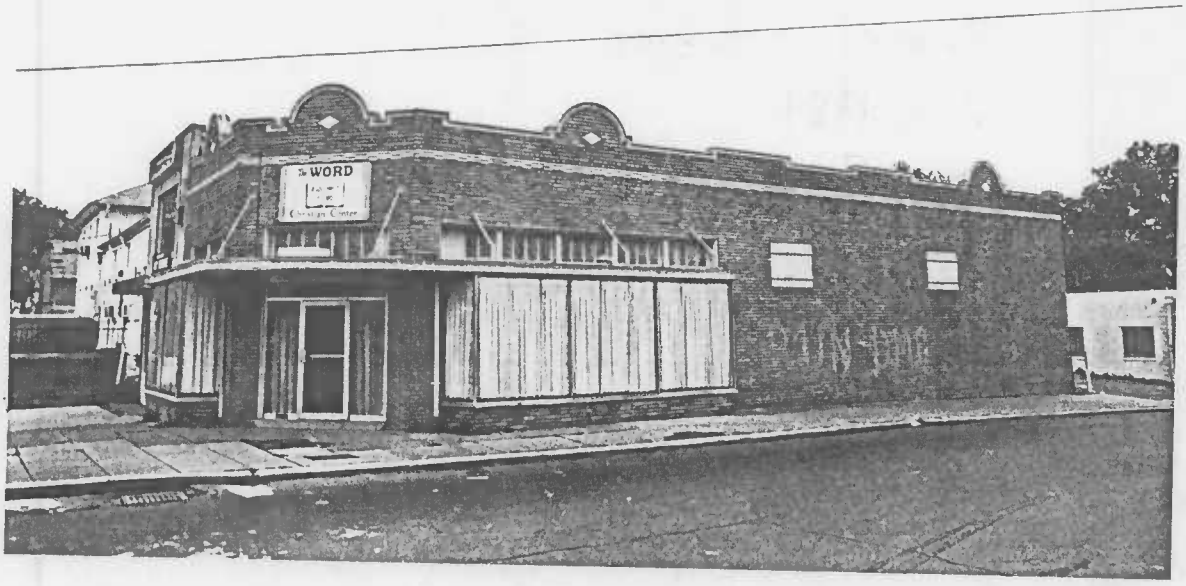
PAWN
BUY • SELL • LOANS
PAWN
BUY • SELL • LOANS
VIDEO
BLANK TAPES 3.99
NUMBERS GAME
BREAKFAST

PG: 68-74

Mt. Rainier Historic District
Prince George's County, MD
Howard S. Berger
May 1956
Neg: Maryland SHPO
3842-56 34th St. from NE
67 of 89

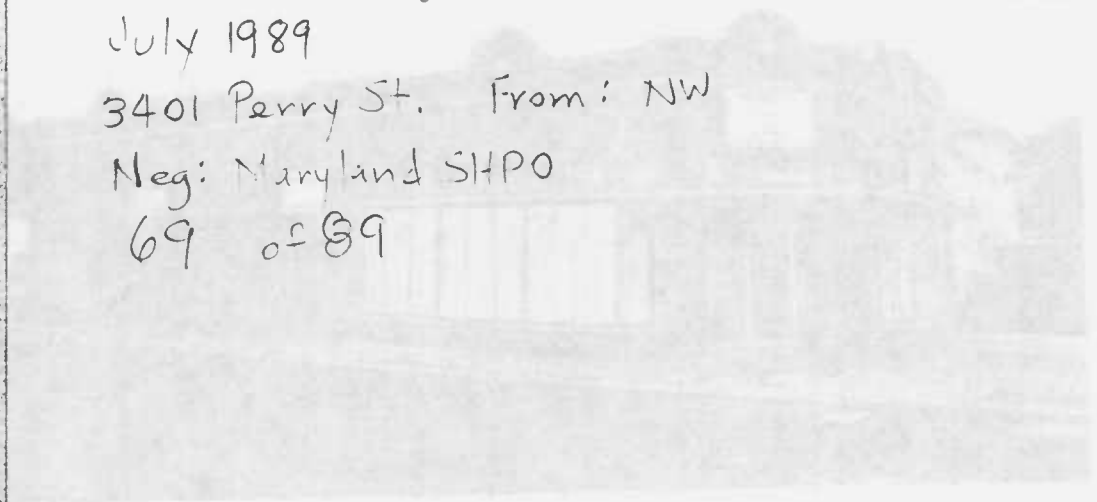
MOUNT RAINIER HISTORIC DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
HOWARD S. BERGER
FEBRUARY 1989
NEG: MARYLAND SHPO
3308-3310 RHODE ISLAND AVENUE
FROM S
68 OF 89

PG: 68-74

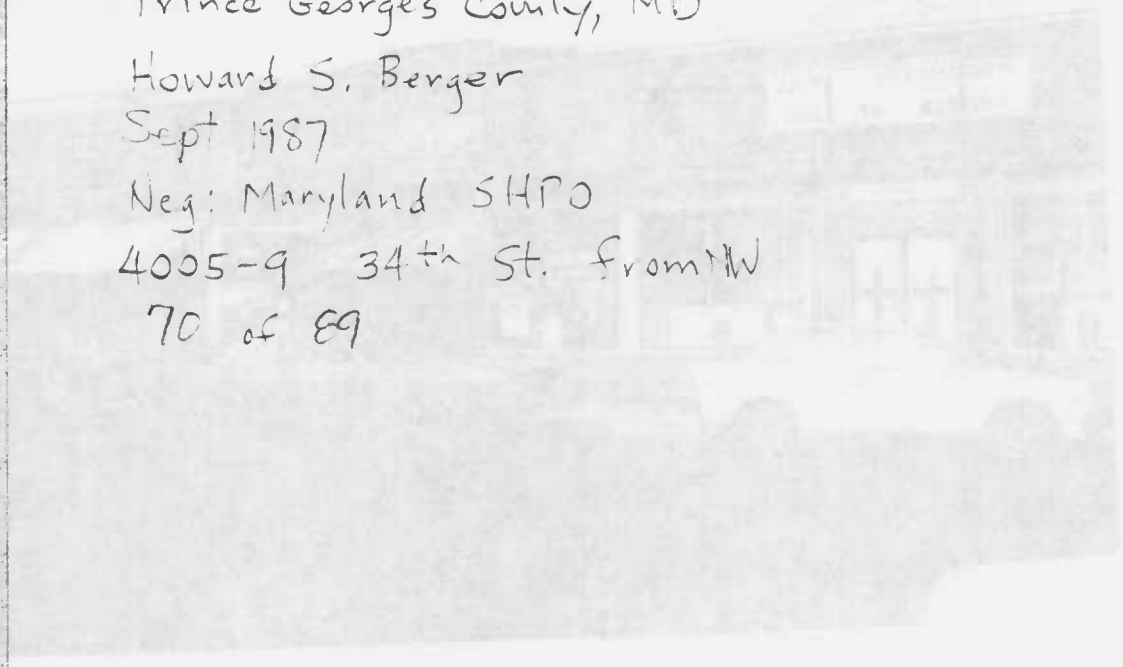


PG 68-74

Mt. Rainier Historic District
Prince George's Co. Maryland
Howard S. Berger
July 1989
3401 Perry St. From: NW
Neg: Maryland SHPO
69 of 89



Mt. Rainier Historic District
Prince George's County, MD
Howard S. Berger
Sept 1987
Neg: Maryland SHPO
4005-9 34th St. from NW
70 of 89



PG: 68-74

Ione's
House of Style
ROD & REEL
REPAIR
779-0674
OPEN
RED
14.99
6.99

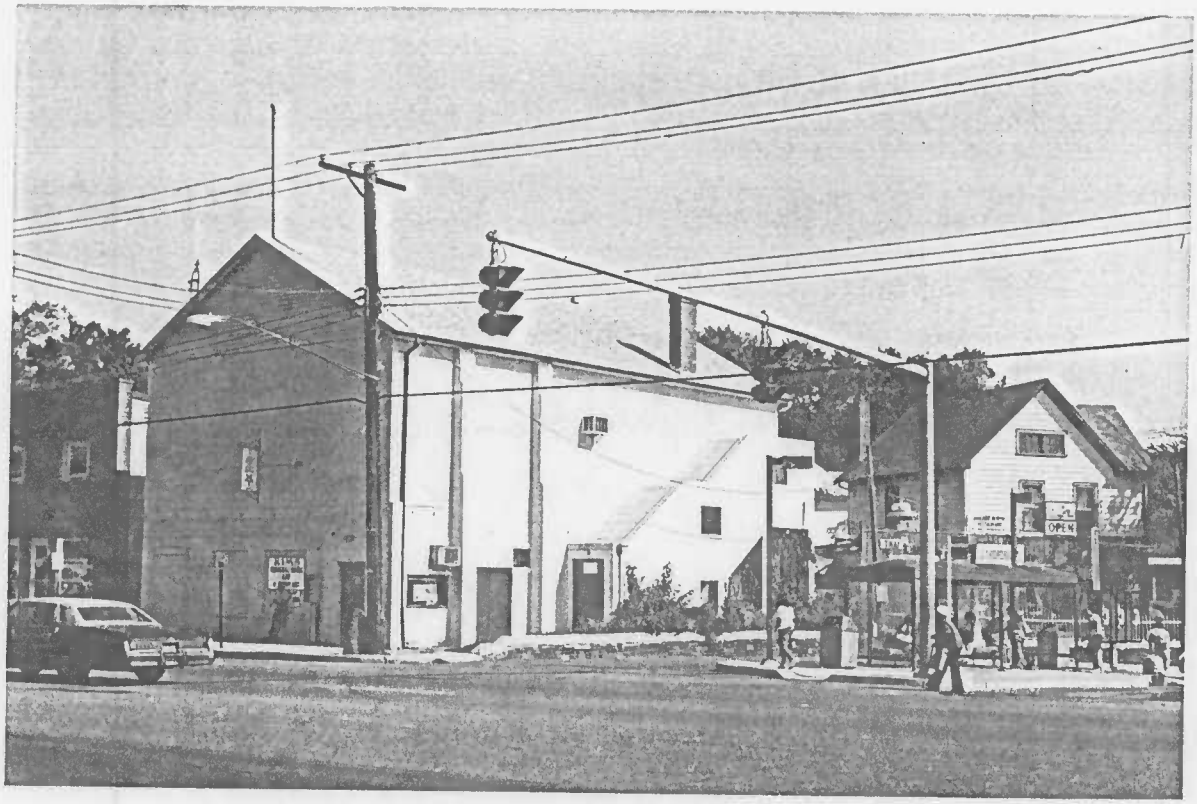
RYDER
RYDER
RYDER

PG:68-74

MT. RAINIER HISTORIC DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
HOWARD S. BERGER
JULY 1989
NEG: MARYLAND SHPO
3311-3315 Rhode Island Avenue
FROM NW
71 OF 89

Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
Sept 1987
Neg: Maryland SHPO
3220 Rhode Island Avenue from SW
72 of 89

PG:68-74



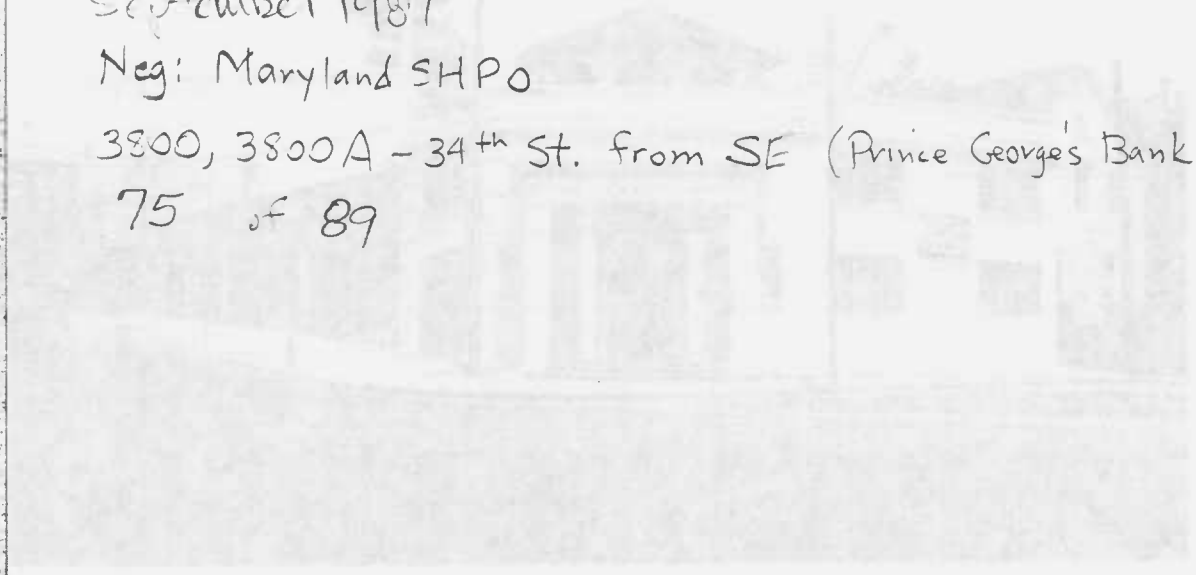
Mt. Rainier Historic District
Prince Georges County, Md.
Howard S. Berger
Sept 1987
Neg: Maryland SHPO
3300-6 Rhode Island Avenue from South
73 of 89

Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
Sept 1987
Neg: Maryland SHPO
3405 Rhode Island Ave from: NW (STAR/POTTS HALL)
74 of 89

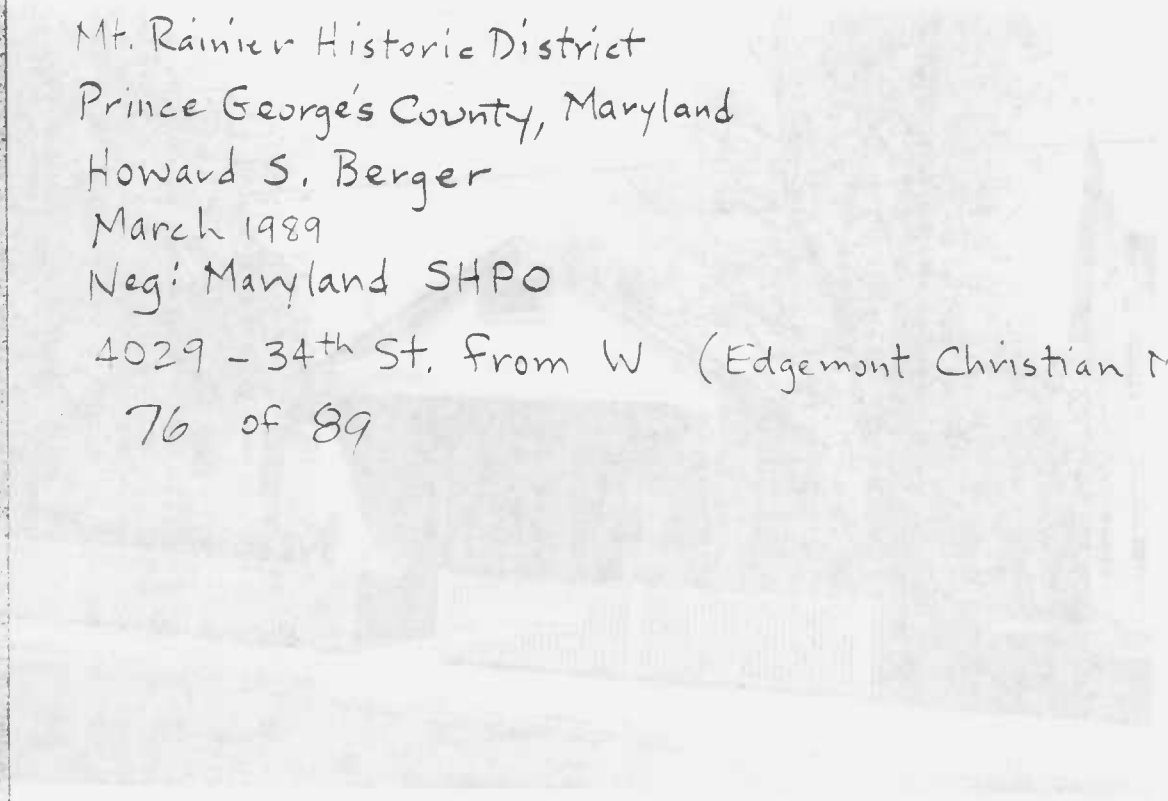
PG: 68-74

PG:68-74

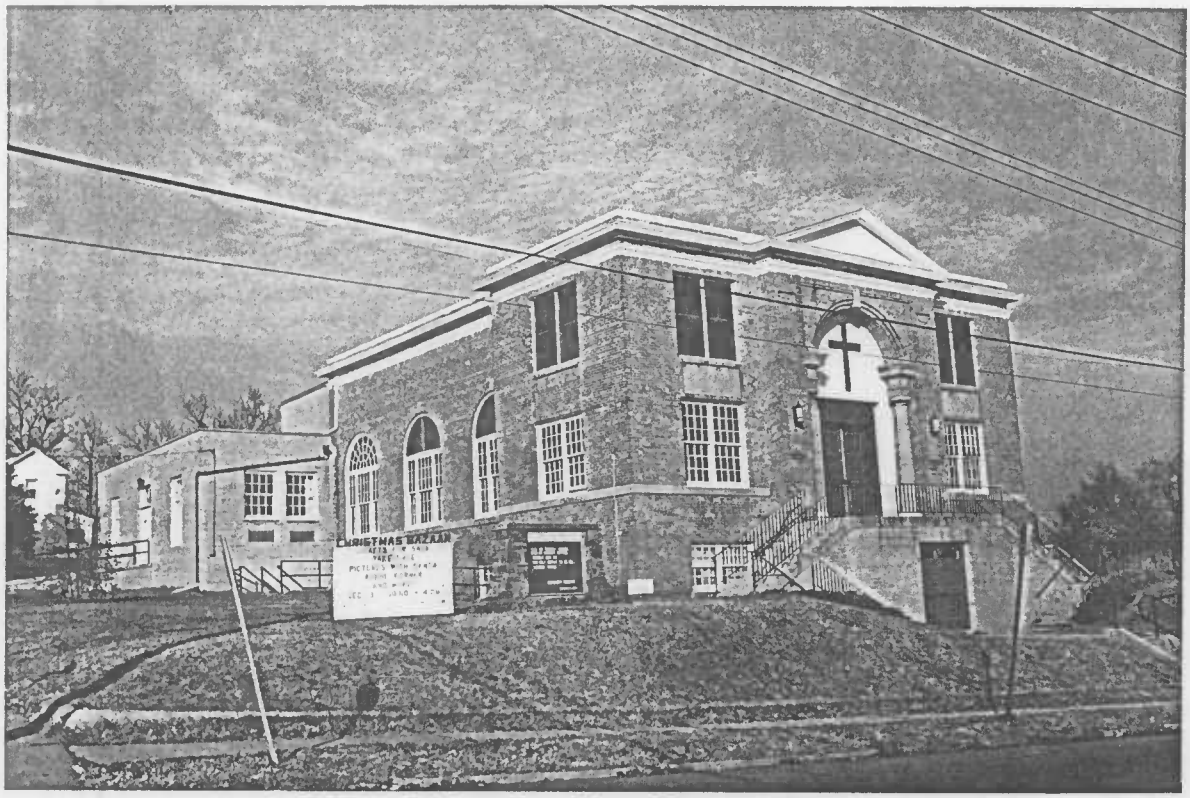
Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
September 1987
Neg: Maryland SHPO
3800, 3800A - 34th St. from SE (Prince George's Bank Buildin
75 of 89



Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
March 1989
Neg: Maryland SHPO
4029 - 34th St. from W (Edgemont Christian Mission)
76 of 89



PG: 68-74

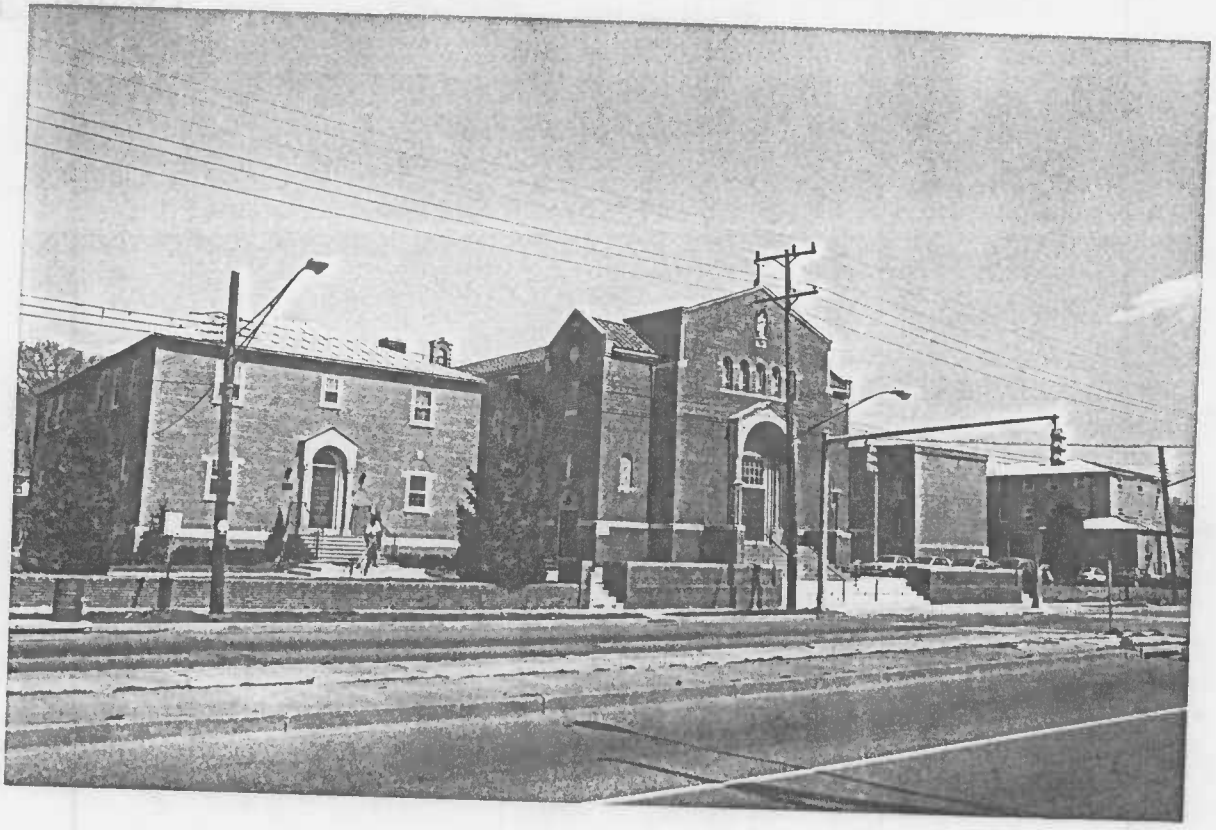


PG:68-74

Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
March 1989
Neg: Maryland SHPO
33rd St. & Bunker Hill Rd. From: SW
77 of 89
(Mt. Rainier Christian Church)

Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
March 1989
Neg: Maryland SHPO
35th St. & Bunker Hill Rd From: NE (Mt. Rainier U.M. Church
78 of 89

PG:68-74

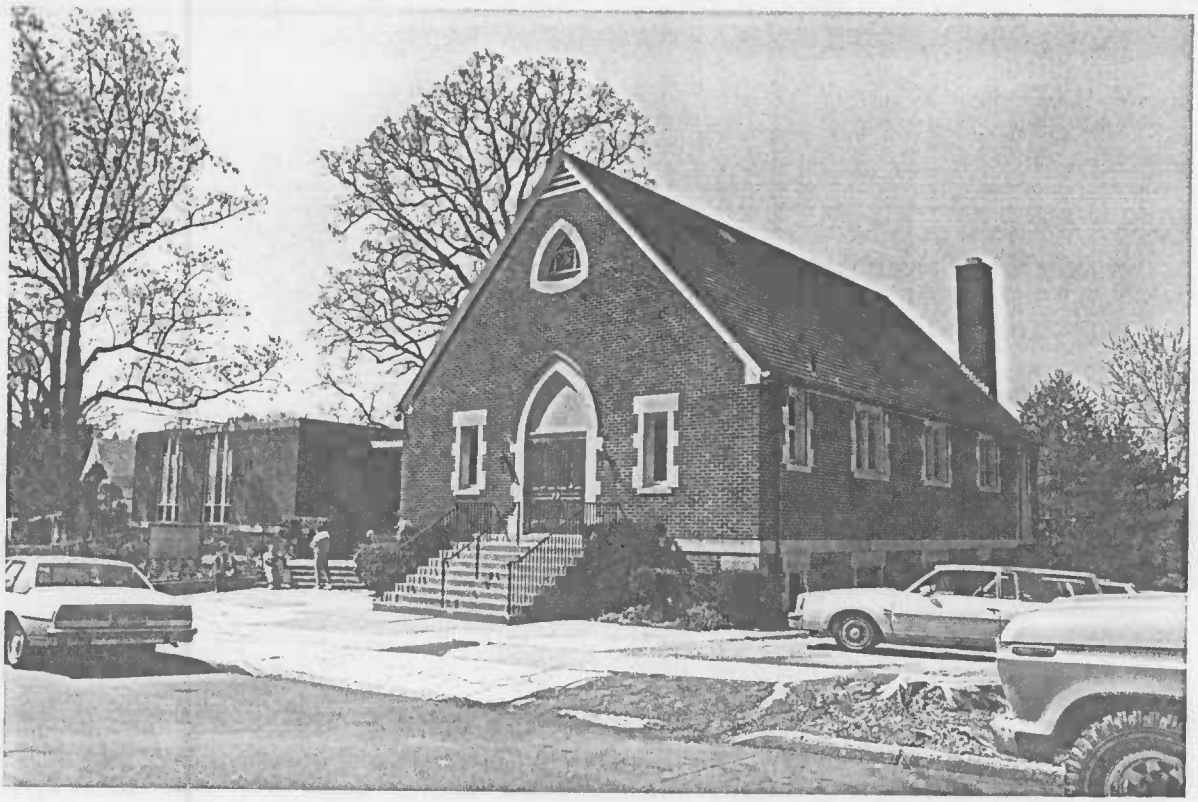


Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
March 1989
Neg: Maryland SHPO
3700 Rhode Island Ave From: SE
79 of 89

(St. James Roman Catholic Church)

MT. RAINIER HISTRIC DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
HOWARD S. BERGER
MARCH 1989
NEG: MARYLAND SHPO
DETAIL: ST. JAMES ROMAN CATHOLIC CHURCH 3700 RHODE ISLAND AVENUE FROM SW
80 OF 89

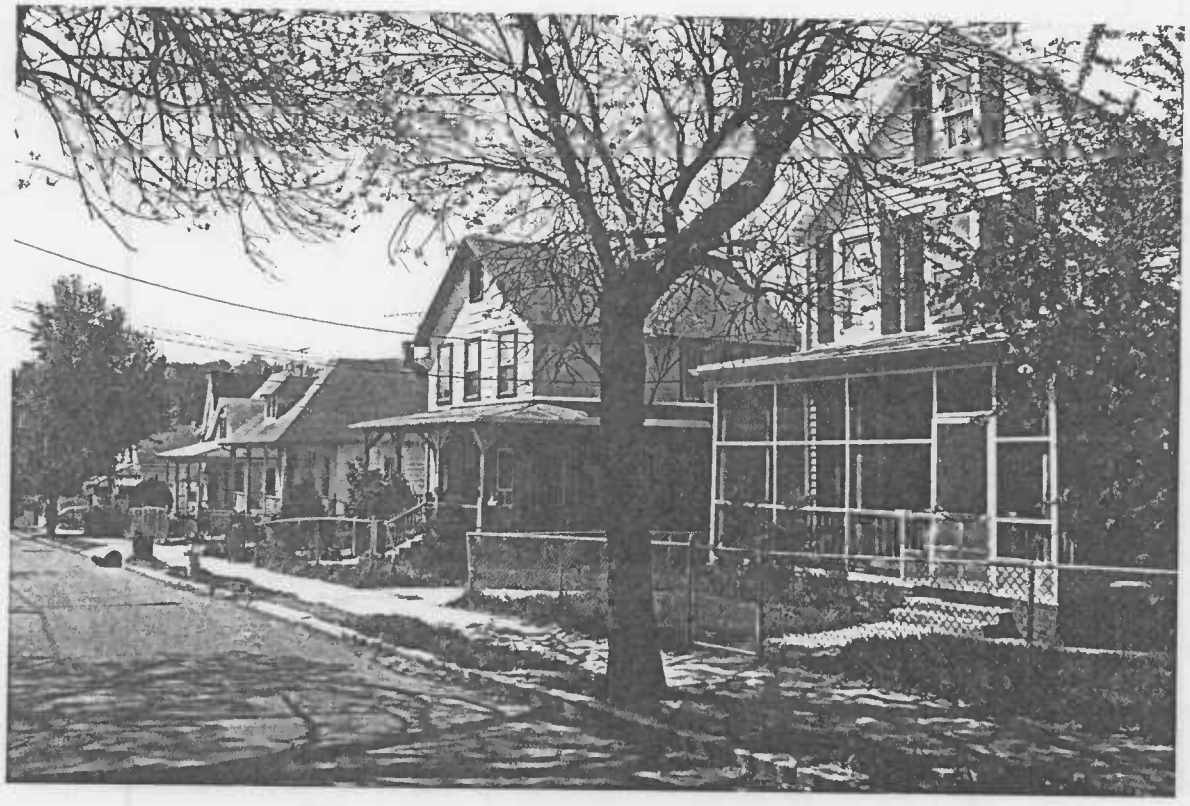
PG:68-74



Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
March 1989
Neg: Maryland SHPO
34th St. & Rainier Ave. From: NE (St. John's Episcopal
81 of 89

Mt. Rainier Historic District
Prince George's County, Maryland
Howard S. Berger
February 1989
Neg: Maryland SHPO
30th St. & Bunker Hill Rd From: NE
82 of 89
(Trinity Lutheran Church)

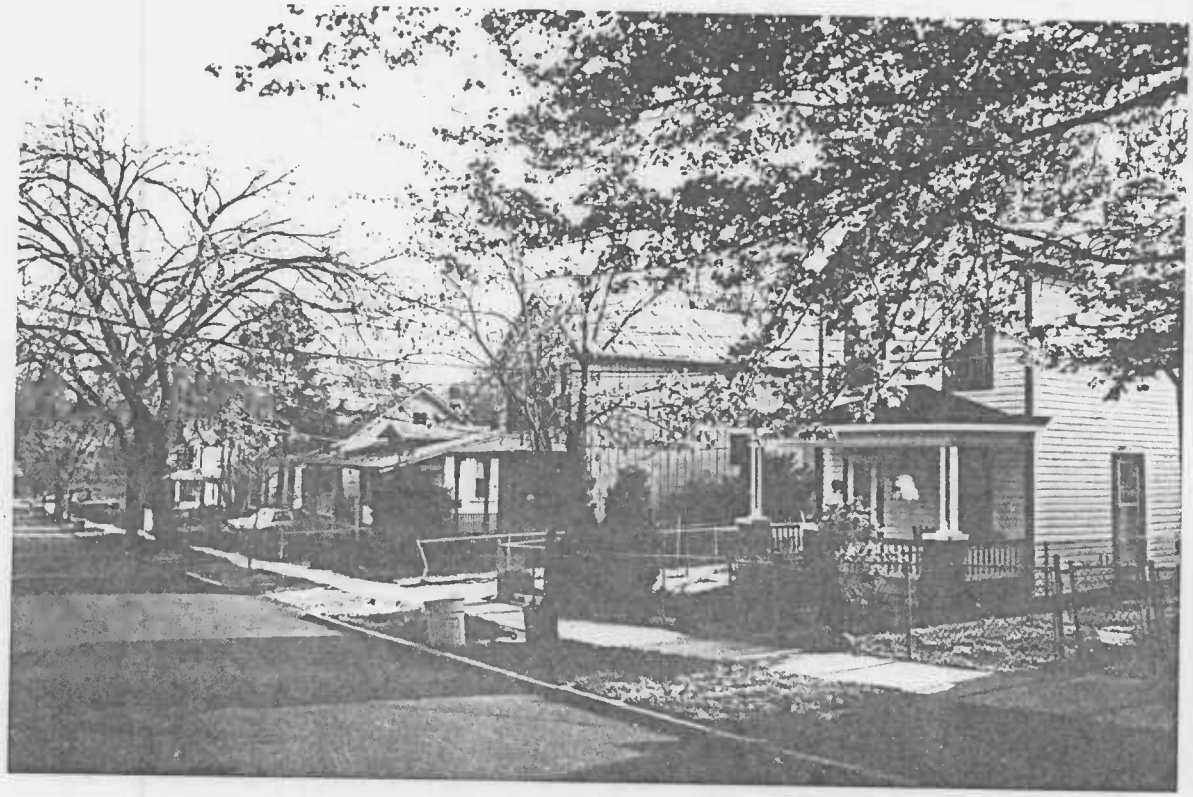
PG:68-74



MT. RAINIER HISTORIC DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
HOWARD S. BERGER
MARCH 1989
NEG: MARYLAND SHPO
STREETSCAPE: WEST SIDE
3700 BLOCK 36TH STREET FROM NE
83 OF 89

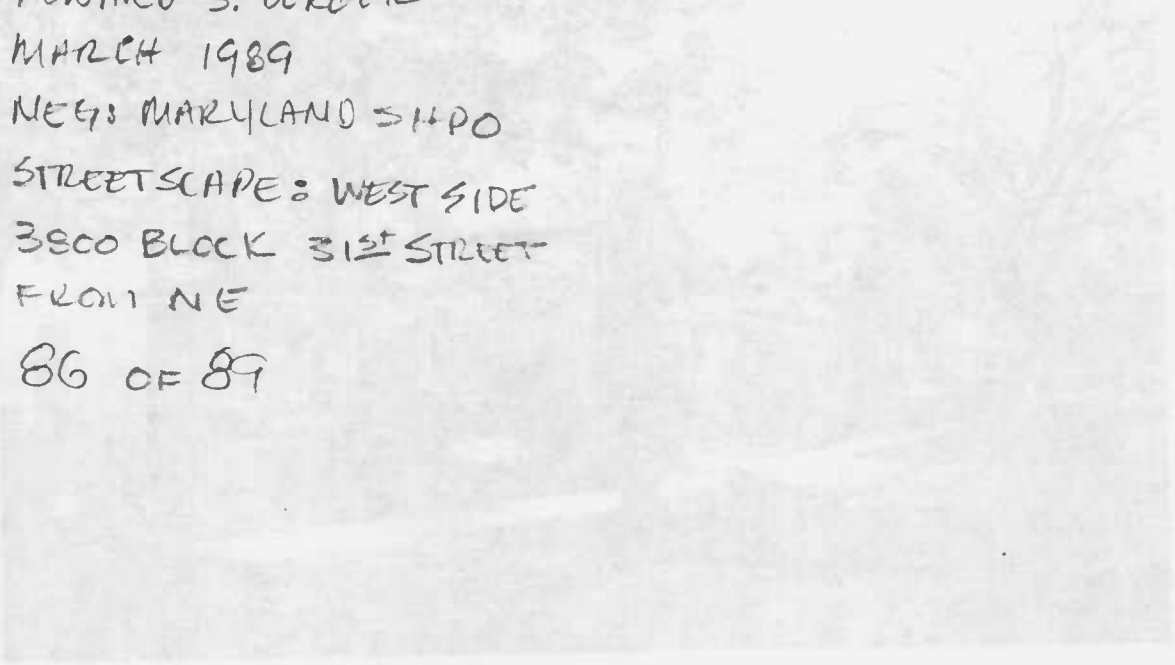
MT. RAINIER HISTORIC DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
HOWARD S. BERGER
MARCH 1989
NEG: MARYLAND SHPO
STREETSCAPE: EAST SIDE
4100 BLOCK 29TH STREET FROM SW
84 OF 89

PG:68-74

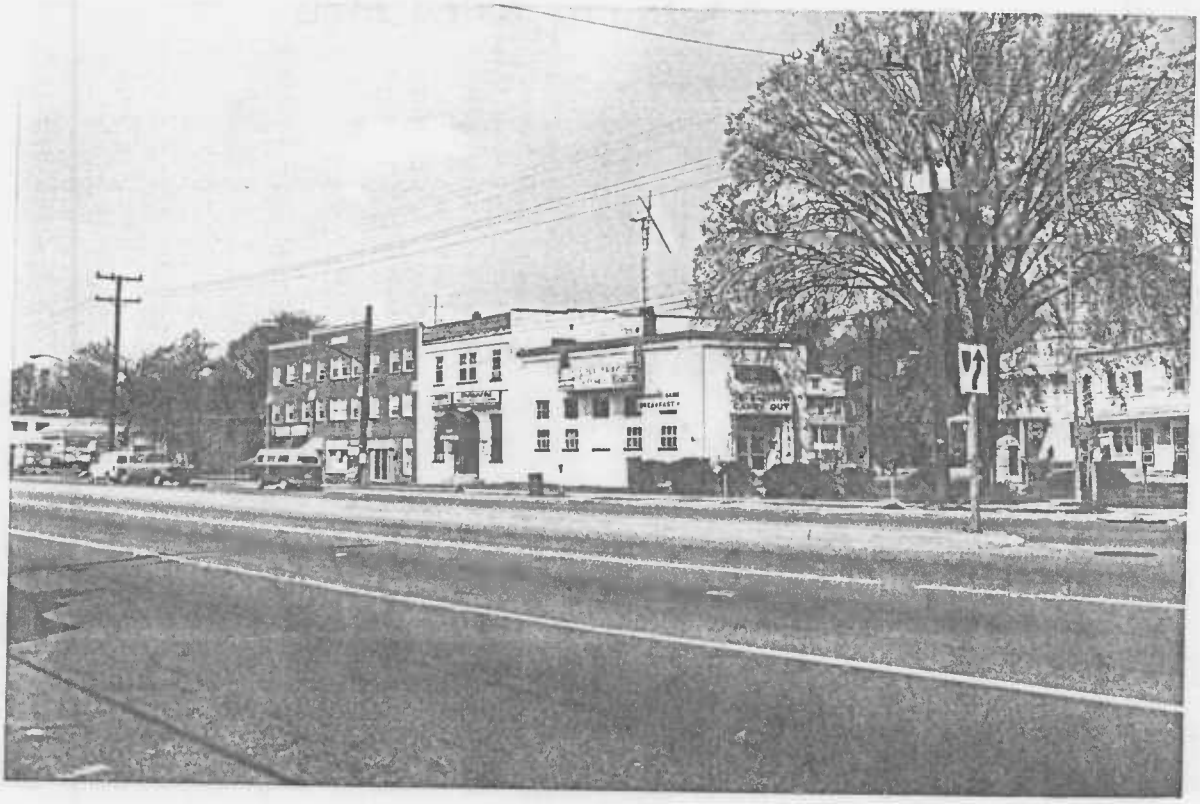


MT. RAINIER HISTORIC DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
HOWARD S. BERGER
MARCH 1989
NEG: MARYLAND SHPO
STREETSCAPE: EAST SIDE
4000 BLOCK 33rd STREET FROM SW
85 OF 89

MT. RAINIER HISTORIC DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
HOWARD S. BERGER
MARCH 1989
NEG: MARYLAND SHPO
STREETSCAPE: WEST SIDE
3800 BLOCK 31st STREET
FROM NE
86 OF 89



PG: 68-74



PG:68-74

MT. RAINIER HISTORIC DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
HOWARD S. BERGER
MARCH 1989
NEG: MARYLAND SHPO
STREETSCAPE: EAST SIDE
4000 BLOCK 29TH STREET FROM SW
87 OF 89

MT. RAINIER HISTORIC DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
HOWARD S. BERGER
MARCH 1989
NEG: MARYLAND SHPO
STREETSCAPE: NORTH SIDE
3300 BLOCK RHODE ISLAND
AVENUE FROM SE
88 OF 89

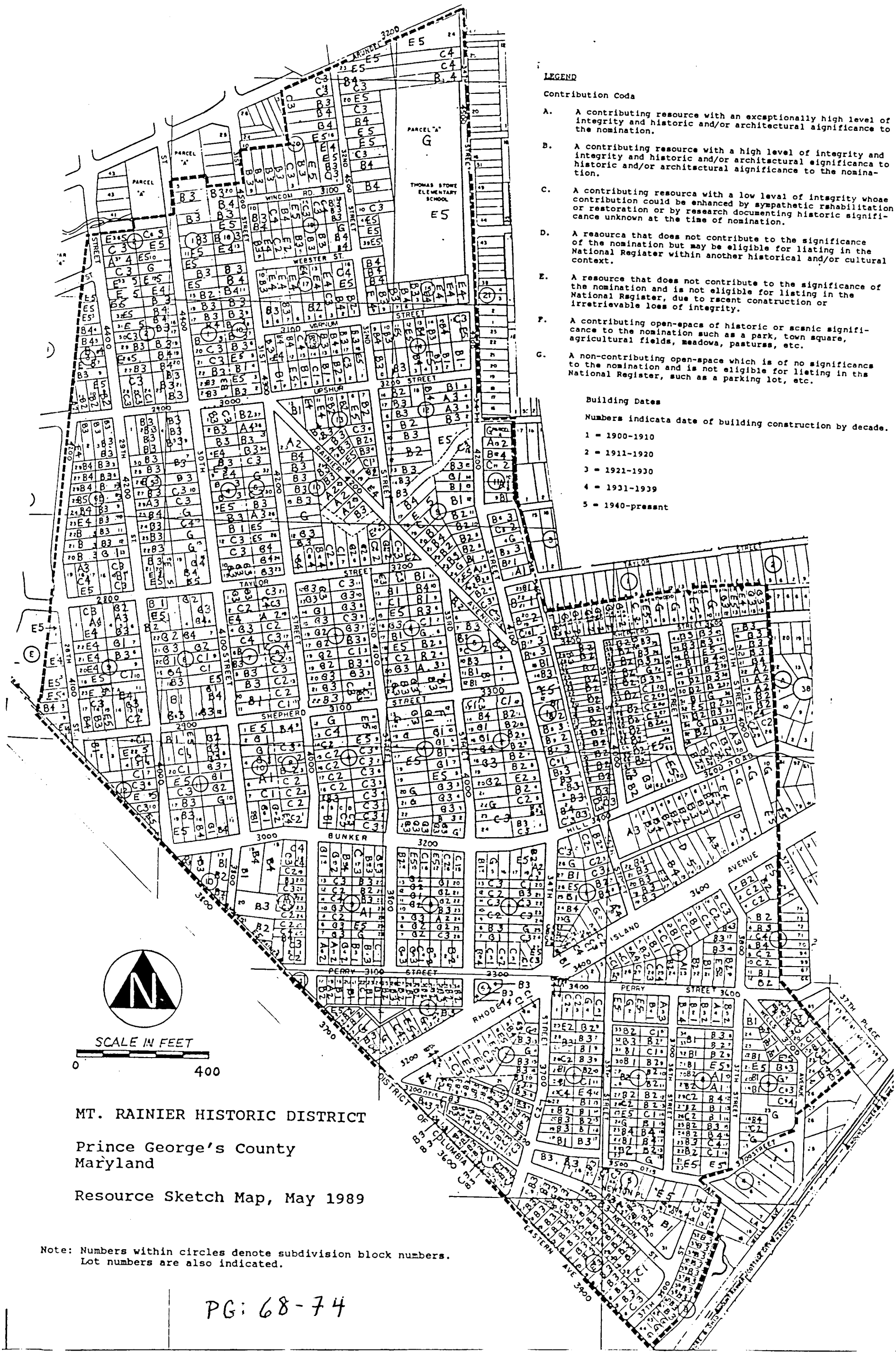
PG: 68-74

PG. 68-74

MT. RAINIER HISTORIC DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
HOWARD S. BERGER
MARCH 1989
NEG: MARYLAND SHPO
STREETSCAPE: NORTH SIDE
1 INTERSECTION OF RHODE ISLAND
AVENUE AND 34TH STREET FROM SW
89 OF 89

PG: 68-74

Chillum
Chillum Gardens
Chillum Heights
Terra Cotta
Michigan Park Hills
Green Meadows
Brookside Manor
Radio Towers (WRC)
Kirkwood
Queens Chapel Manor
Castle Manor
Avondale Terrace
Avondale
Queenstown
North Woodridge
Kaywood Gardens
MOUNT RAINIER
Brentwood
North Brentwood
Anacostia River Park
Providence Hospital
St Josephs Seminary
Sacred Heart Seminary
De La Salle College
De Sales Hall
St Anselms Priory Sch
White Friars Hall
Holy Name College
FRANCISCAN MONASTERY
Taft Jr High Sch
Taft Rec Cen
CATHOLIC UNIVERSITY
Fort Bunker Hill
Brookland
Burroughs Sch
Woodridge
Theological College
St Pauls College
Noyes Sch
St Vincents Home and Sch
Langdon Park
Langdon
Home for the Aged
Brentwood Village Playground
FORT LINCOLN CEMETERY
Fort Lincoln New Town
Dakota Playground
Brickkilns
Ivy City
MT OLIVET CEMETERY
NATIONAL ARBORETUM
Hickey Hill
Municipal Bldg
St Josephs Home
Drive-in Theater
Gaging Station
RHODE ISLAND AVE
BALTIMORE AVE
NEW YORK AVE
BLADENSBURG RD
Northwest
ALEXANDRIA, VA (VA 7) 10 MI.
JEFFERSON MEMORIAL 4.1 MI.
5561 I NE (WASHINGTON WEST)
57'30"
55'



LEGEND

Contribution Coda

A. A contributing resource with an excsptionally high level of integrity and historic and/or architectural aignificance to the nomination.

B. A contributing resource with a high level of integrity and integrity and historic and/or architsctural aignificanca to historic and/or architsctural aignificance to the nomination.

C. A contributing resourca with a low leval of intsgrity whoae contribution could be enhanced by sympathetic rshabilitation or restoration or by research documenting historic signifi-cance unknown at the time of nomination.

D. A reaourca that does not contribute to the significance of the nomination but may be eligible for liating in the National Regiater within another historical and/or cultural context.

E. A resource that does not contribute to the significance of the nomination and is not eligible for listing in the National Rsgister, due to rscent conatruction or irretrievable loes of integrity.

F. A contributing open-spacs of historic or scsnic signifi-cance to the nomination such as a park, town square, agricultural fields, meadowa, pasturss, etc.

G. A non-contributing open-space which is of no significancs to the nomination and is not eligible for lieting in ths National Register, such as a parking lot, etc.

Building Dates

Numbers indicata date of building construction by decade.

1 = 1900-1910

2 = 1911-1920

3 = 1921-1930

4 = 1931-1939

5 = 1940-pressnt

MT. RAINIER HISTORIC DISTRICT

Prince George's County
Maryland

Resource Sketch Map, May 1989

Note: Numbers within circles denote subdivision block numbers.
Lot numbers are also indicated.

PG: 68-74

in Mt. Rainier HD
(PG: 68-74)

CONTRIBUTING RESOURCE
MARYLAND HISTORICAL TRUST
INTERNAL NR-ELIGIBILITY REVIEW FORM

Property Name: 4203 30th Street Survey Number: PG-

Property Address: 4203 30th Street, Mount Rainier

Project: CDBG Agency: DHCD

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

District Name: Mount Rainier Historic District Survey Number: PG-68-74

__X__ Listed _____ Eligible _____ Comment

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

The resource __X__ contributes/___ does not contribute to the historic significance of this historic district in:

__X___ Location __X___ Design ___X__ Setting ___X__ Materials

__X___ Workmanship __X___ Feeling ___X__ Association

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

The dwelling at 4203 30th Street is located within the boundaries of the National Register-listed Mount Rainier Historic District and, according to the National Register nomination (1990), is considered a contributing resource to the historic district. Despite significant alterations, the modest, 1-1/2-story frame house is representative of the early to mid-20th-entury domestic buildings of the district and contributes to the essentially intact and cohesive nature of the early 20th-century streetcar suburb of Washington, D.C.

Documentation on the property is presented in: Review and Compliance Files

Prepared by: Mr. Kenneth Collins, Division of Community Planning and Development, P.G. County

Kim Williams and Beth Hannold — 2/2/96
Reviewer, Office of Preservation Services — Date

NR program concurrence: ✓ yes ___ no ___ not applicable

[signature] — rec'd 2/8/96; reviewed 2/13/96
Reviewer, NR program — Date

in Mt Rainier HD (PG:63-74)
4203 30th St.

Survey No. PG-_____

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
_____	Modern Period	A.D. 1930-Present
_____	Unknown Period (___ prehistoric	____ historic)

III. Prehistoric Period Themes:

____	Subsistence
____	Settlement
_____	Political
_____	Demographic
_____	Religion
_____	Technology
_____	Environmental Adaption

IV. Historic Period Themes:

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

V. Resource Type:

Category: Building

Historic Environment: Suburban

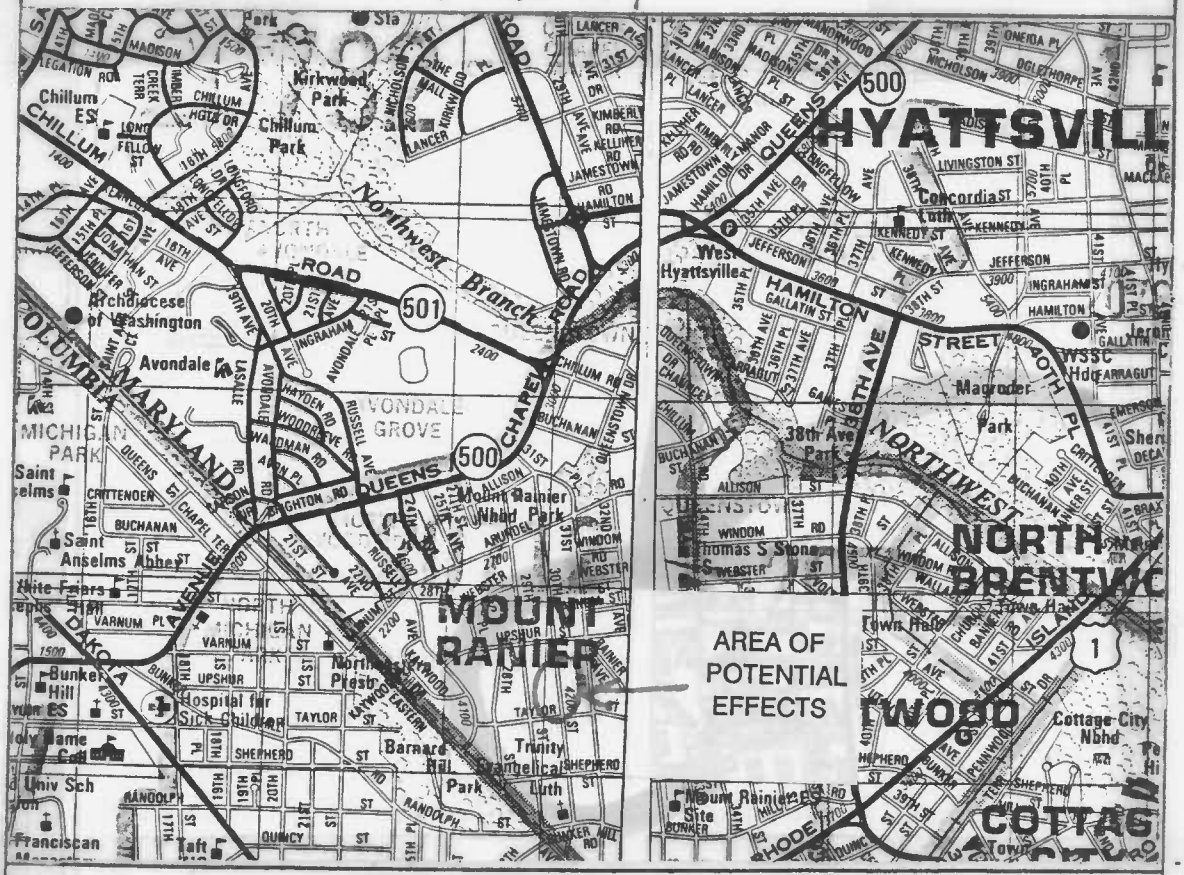
Historic Function(s) and Use(s): Domestic/Single Dwelling

Known Design Source: _____

in Mt Rainier HD
(PG:68-74)

ENVIRONMENTAL REVIEW CLEARANCE

FRONT



PROPERTY ADDRESS: 4203 30th St., Mt. Rainier, Maryland

SITE: MOUNT RAINIER HISTORIC DISTRICT

SHPO #: PG: 68-74

MICHAEL BYRD

VIEW LOOKING SOUTHWEST ON 34th STREET FROM RHODE ISLAND AVENUE

3339 Rhode Island Avenue
Prince George's County, MD
October 2002
MD SHPO
1 of 10

SITE: MOUNT RAINIER HISTORIC DISTRICT

SHPO #: PG: 68-74

MICHAEL BYRD

EAST ELEVATION OF 3718 34th STREET NEAR RHODE ISLAND AVENUE

Prince George's County MD

October 2002

MD SHPO

2 of 10

SITE: MOUNT RAINIER HISTORIC DISTRICT

SHPO #: PG:68-74

MICHAEL BYRD

SOUTH ELEVATION OF 3335 RHODE ISLAND AVENUE AS SEEN FROM 34th STREET

Prince Georges County, MD

October 2002

MD SHPO

1 of 10

SITE: MOUNT RAINIER HISTORIC DISTRICT

SHPO #: PG: 68-74

MICHAEL BYRD

EAST ELEVATION OF 3335 RHODE ISLAND AVE. AS SEEN FROM 34TH STREET

Prince Georges County, MD

October 2002

MD SHPO

1 of 10

3315
ALTERATIONS
19.95

SITE: MOUNT RAINIER HISTORIC DISTRICT

SHPO #: PG: 68-74

MICHAEL BYRD

NORTH ELEVATION OF 3311-3315 RHODE ISLAND AVE.

Prince George's County MD

October 2012

MD SHPO

5 of 10

AMIN REFRIGERA AND A/C
SALES AND
301-277-3
AMIN REFRIGERATION SALES/SERVIC 277-3330
3315

SITE: MOUNT RAINIER HISTORIC DISTRICT

SHPO#: PG: 68-74

MICHAEL BYRD

NORTH ELEVATION OF 3317 RHODE ISLAND AVE.

Prince George's County, MD

October 2012

6 of 10

Gary's EXTRA BIG, TALL & SMALL
Clothing 30% 699-8565
3331

SITE: MOUNT RAINIER HISTORIC DISTRICT

SHPO #: PG: 68-74

MICHAEL BYRD

NORTH ELEVATION OF 3331-3333 RHODE ISLAND AVENUE

Prince George County, MD

October 2002

MD SHPO

9 of 10

SITE : MOUNT RAINIER HISTORIC DISTRICT

SHPO#: PG: 68-74

MICHAEL BYRD

NORTH ELEVATION OF 3335 RHODE ISLAND AVENUE

AT 34th STREET

Prince George's County, MD

October 2002

MD SHPO

8 of 10

ONE WAY
SOUTH

SITE: MOUNT RAINIER HISTORIC DISTRICT

SHPO #: PG: 68-74

MICHAEL BYRD

VIEW LOOKING SOUTHWEST ON RHODE ISLAND AVENUE FROM 34th STREET.

Prince Georges County, MD

October 2002

MD SHPO

9 of 10

SITE : MOUNT RAINIER HISTORIC DISTRICT

SHPO # : PG : 68 - 74

MICHAEL BYRD

VIEW OF RHODE ISLAND AVENUE LOOKING SOUTH WEST

FROM 34TH STREET

Prince Georges County, MD

October 2002

MD SHPO

10 of 10