CAPSULE SUMMARY SHEET

Survey No.: PG: 76A-36 **Construction Date:** 1941-1955

Name: Forest Heights

Location: Talbert Dr., North Huron Dr., Seneca Dr., Mohican Dr., Woodland Dr., Fox Way, Iroquois Way, Rolph Dr., South Huron Dr., Onondaga Dr., Cree Dr., Tecumseh Dr., Black Hawk Ln., Black Hawk Dr., Sachem Ln., Sachem Dr., Delaware Dr., Arapahoe Dr., Ottawa St., Alden Way, Shawnee Dr., Miles Dr., Modoc Ln., Pitt Ln., Arapahoe Terr., Sumner Ln., Terrell Ave., Quade St., Spokane Dr., Comanche Dr., Choctaw Dr., Shoshone Dr.; Forest Heights; Prince George's County

Private and Public Ownership / Occupied / Condition: Good / Unrestricted Access
Present Use: Commercial, Educational, Govemment, Park, Private Residences

Description:

Forest Heights is a Planned Suburban Neighborhood located on either side of Indian Head Highway, immediately north of Capital Beltway Exit 3 in Prince George's County. The neighborhood consists of approximately 1000 Colonial Revival, Cape Cod, Minimal Traditional, Ranch and duplex houses constructed between 1941 and circa 1955. Forest Heights is an incorporated town and includes a municipal building and two elementary schools. Commercial development is located outside the municipal boundaries to the north as well as along Indian Head Highway.

Significance:

Forest Heights developed as a Planned Suburban Neighborhood during the 1940s and 1950s. Located immediately southeast of the District of Columbia, the neighborhood reflected the post-World War II suburban housing boom. In 1940, the Washington Heights Realty Company platted Forest Heights along both sides of Livingston Road. The plat for the town contained several hundred lots and provided for a commercial center along Livingston Road. The first houses were constructed in 1941, though the start of World War II postponed construction. During the war, the Federal government constructed the Indian Head Highway (MD 210) through Forest Heights on the right-of-way of Livingston Avenue. This highway and the construction of the South Capitol Street Bridge provided easy access into the city and created a building boom in Forest Heights. Several developers and construction companies took part in building up the subdivision. By 1949 when Forest Heights was incorporated, about 300 homes had been built. In the 1950s the number of residential units rose to 905. A police force was created in 1952, and a town hall/community center was constructed in 1954. The Eastover Shopping Center was constructed on the north end of Forest Heights in 1955. The Flintstone and Forest Heights Schools had been constructed by 1965.

The houses found in Forest Heights (Colonial Revival, Cape Cod, Minimal Traditional, Ranch and duplex) are typical suburban types of mid-twentieth century suburban Washington, D.C. Similar houses occur by the thousands throughout the region. The houses are modest and incorporate only minimal Colonial Revival architectural detail, such as entry ornamentation or shutters. Most of the houses have been altered with modern exterior materials. Because Forest Heights is like so many other suburbs throughout the region, and because most of the buildings have compromised integrity, the neighborhood is not eligible for the National Register of Historic Places.

Preparer
KCI Technologies, Inc.
January 2000

Survey No. PG: 76A-36

Maryland Historical Trust
Maryland Inventory of Historic Properties

DOE ☐ yes ☐ no

1. Name (indicate preferred name)

historic Forest Heights (preferred)

and/or common

2. Location

street & number: Livingston Rd., Talbert Dr., North Huron Dr., Seneca Dr., Mohican Dr., Woodland Dr., Fox Way, Iroquois Way, Rolph Dr., South Huron Dr., Onondaga Dr., Cree Dr., Tecumseh Dr., Black Hawk Ln., Black Hawk Dr., Sachem Ln., Sachem Dr., Delaware Dr., Arapahoe Dr., Ottawa St., Alden Way, Shawnee Dr., Miles Dr., Modoc Ln., Pitt Ln., Arapahoe Terr., Sumner Ln., Terrell Ave., Quade St., Spokane Dr., Comanche Dr., Choctaw Dr., Shoshone Dr. ☐ not for publication

city, town Forest Heights congressional district

state Maryland county Prince George's

3. Classification

Category	Ownership	Status	Present Use	
☒ district	☐ public	☒ occupied	☐ agriculture	☐ museum
☐ building(s)	☐ private	☐ unoccupied	☒ commercial	☒ park
☐ structure	☒ both	☐ work in progress	☒ educational	☒ private residence
☐ site	**Public Acquisition**	**Accessible**	☐ entertainment	☐ religious
☐ object	☐ in process	☐ yes: restricted	☒ government	☐ scientific
	☐ being considered	☒ yes: unrestricted	☐ industrial	☐ transportation
	☒ not applicable	☐ no	☐ military	☐ other:

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

name Multiple Owners

street & number: telephone no.:

city, town state and zip code:

5. Location of Legal Description

courthouse, registry of deeds, etc. Land Records of Prince George's County; Prince George's County Judicial Center liber:

street & number 14741 Governor Oden Bowie Drive folio:

city, town Upper Marlboro state Maryland

6. Representation in Existing Historical Surveys

title

date ☐ federal ☐ state ☐ county ☐ local

depository for survey records

city, town state

7. Description

Survey No. PG:76A-36

Condition		Check one	Check one	
☐ excellent	☐ deteriorated	☐ unaltered	☒ original site	
☒ good	☐ ruins	☒ altered	☐ moved	date of move

Resource Count: approximately 1000

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

Forest Heights is a Planned Suburban Neighborhood located on either side of Indian Head Highway, immediately north of Capital Beltway Exit 3 in Prince George's County. The neighborhood consists of approximately 1000 single and duplex houses constructed between 1941 and circa 1955, as well as community amenities.

Forest Heights is bounded on the northeast by adjacent suburban development, on the southeast by the Capital Beltway, on the southwest by Mt. Welby/Oxon Hill Children's Farm (PG:76A-13), and on the northwest by commercial development. Indian Head Highway bisects the neighborhood and is lined with commercial development. The neighborhood is made up of curving, loosely-gridded streets with Native-American names. The streets on the east side of Indian Head Highway have sidewalks and curbs; those on the west have curbs only. Deciduous trees are planted in an irregular pattern throughout the neighborhood. The lots are moderately-sized, averaging around 7000 square feet. Most of the houses sit a short distance from the street and have concrete walks and steps. Forest Heights is an incorporated town and includes a municipal building and two elementary schools. Commercial development is located outside the municipal boundaries to the north as well as along Indian Head Highway.

Dwelling Types: Forest Heights includes five major building types: Colonial Revival, Cape Cod, Minimal Traditional, Ranch and duplex.

Colonial Revival: Colonial Revival houses constructed during the 1940s are scattered throughout Forest Heights. They are 2-stories tall and 3-bays wide with side-gable roofs and center entries. They can be constructed of wood-frame or brick. Architectural detail on these houses is generally confined to a simple portico or some other ornamentation around the entry. Example: 133 Seneca Dr., owners: Joann Holder and Jonathan Lee (See Photo 1 of 18).

Cape Cod: Cape Cod houses constructed during the 1940s and early-1950s are the most common dwelling type on the west side of Forest Heights. The Cape Cod houses are 1 ½-stories tall and 3-bays wide with side-gable roofs and center entries. The earlier Cape Cod houses in the northwest part of the neighborhood are generally constructed of wood-frame and have no dormer windows. The later examples to the south can be constructed of wood-frame or brick and have two dormer windows. The later houses also frequently have paired or picture windows rather than the single 6/6 windows found on early examples. Examples: 204 Mohican Dr., owner: Cassandra Brown; 130 Onondaga Dr., owner: Alfreda Gallop (See Photos 2, 3 of 18).

Minimal Traditional: Minimal Traditional houses in Forest Heights were predominantly constructed during the 1940s in the western section of the neighborhood. These houses are 1- or 1 ½-stories tall and 3-bays wide with side-gable roofs and projecting front-gables. They can be constructed of wood-frame or brick and generally have minimal architectural detail. Example: 18 N. Huron Dr., owners: John and Dorothy Beamon (See Photo 4 of 18).

Ranch: Constructed during the early 1950s, Ranch houses are clustered in the southern end of Forest Heights. Three models predominate. In the southwest part of the neighborhood, along Cree Drive, is a 1-story, 3-bay model with a low-pitched hipped roof. This model is constructed of brick and has deep eaves, a center entry, and a large picture window. Example: 108 Cree Dr., owners: Burton and Ann Sherman (See Photo 5 of 18).

In the southeast part of the neighborhood, along Quade Street, Terrell Avenue, Sumner Lane and Arapahoe Terrace, is a 1-story, 5-bay model with a side-gable roof. This model is also constructed of brick and has overhanging eaves, a picture window and small, sliding windows. Example: 602 Quade St., owner: John C. Morrison (See Photo 6 of 18).

On the southeast end of Seneca Drive is a cluster of approximately 10 examples of a 1-story, 3-bay model with a shallow, side-gable roof. This model is constructed of wood-frame and is covered in vertical-board siding. It features overhanging eaves, large tripled windows, and a shed-roof carport. Example: 229 Seneca Dr., owners: Joshi and Smita Bhagwan (See Photo 7 of 18).

Later ranch houses from the late-1950s and early-1960s were constructed as infill throughout the neighborhood.

7. Description (continued)

Duplex: Duplex houses were constructed in the southeast section of Forest Heights during the mid-1950s. They each consist of two 2-story, 2-bay units with side-gable roofs. The lower stories are constructed of brick, while the upper stories are constructed of wood-frame. The duplexes have entries in the inside bays with small, shed-roof porticos. The windows have louvered shutters. Example: 5805-5807 Choctaw Dr., owners: Crawford and Marveen Henderson, Diana Moorer (See Photo 8 of 18).

An unusual house is located at 5618 Woodland Drive. Constructed in 1948, the 1-story, 2-bay house is covered in prefabricated ceramic panels. The house has a concrete foundation, steel-frame windows and a front-gable roof. It is owned by Carlos and Grossie Trainor (See Photo 9 of 18).

In addition to residential properties, Forest Heights includes a community center, two elementary schools and commercial areas. The community center is located on Modoc Lane. Constructed in 1954, the 2-story, 9-bay building is constructed of brick with a flat roof. The three center bays project slightly and have a stepped, parapet roof. A suspended canopy shelters the center entry (See Photo 14 of 18). The Forest Heights Elementary School, constructed circa 1955, is located in the northwest corner of the neighborhood. The brick building has several 2-story, flat-roof wings. The original windows have been replaced with modern vinyl units (See Photo 15 of 18). The Flintstone Elementary School, constructed circa 1960, is located in the southeast corner of the neighborhood. The rambling, brick building has many 1- and 2-story flat-roof wings with original steel-frame windows (See Photo 16 of 18). The Eastover Shopping Center, located immediately north of the neighborhood, was constructed in 1955 as a major regional shopping center. However, it has been completely modernized and no longer retains its original character (See Photos 17, 18 of 18). Other commercial properties of varying dates line Indian Head Highway.

8. Significance

Survey No. PG:76A-36

Period
- ☐ prehistoric
- ☐ 1400-1499
- ☐ 1500-1599
- ☐ 1600-1699
- ☐ 1700-1799
- ☐ 1800-1899
- ☒ 1900-

Areas of Significance – Check and justify below
- ☐ archaeology-prehistoric
- ☐ archeology-historic
- ☐ agriculture
- ☐ architecture
- ☐ art
- ☐ commerce
- ☐ communications
- ☐ community planning
- ☐ conservation
- ☐ economics
- ☐ education
- ☐ engineering
- ☐ exploration/settlement
- ☐ industry
- ☐ invention
- ☐ landscape architecture
- ☐ law
- ☐ literature
- ☐ military
- ☐ music
- ☐ philosophy
- ☐ politics/government
- ☐ religion
- ☐ science
- ☐ sculpture
- ☐ social/ humanitarian
- ☐ theater
- ☒ transportation
- ☐ other (specify)

Specific Dates 1941- circa 1955

Builder/Architect Multiple

check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D
and/or
Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☐ local

Prepare both a summary paragraph of significance and a general statement of history and support

Forest Heights developed as a Planned Suburban Neighborhood during the 1940s and 1950s. Located immediately southeast of the District of Columbia, the neighborhood reflected the post-World War II suburban housing boom.

In 1940, the Washington Heights Realty Company platted Forest Heights along both sides of Livingston Road. The plat for the town contained several hundred lots along streets with Native American names and provided for a commercial center along Livingston Road. Lots were at least 7000 square feet. The first houses were constructed in 1941, though the start of World War II postponed construction. During the war, the Federal government constructed the Indian Head Highway (MD 210) through Forest Heights on the right-of-way of Livingston Avenue. This highway and the construction of the South Capitol Street Bridge provided easy access into the city and created a building boom in Forest Heights. Several developers and construction companies took part in building up the subdivision. By 1949 when Forest Heights was incorporated, about 300 homes had been built and efforts were directed toward paving streets, collecting trash, and providing for public safety. In the 1950s the number of residential units rose to 905. A police force was created in 1952, and a town hall/community center was constructed in 1954. The Eastover Shopping Center was constructed on the north end of Forest Heights, west of Indian Head Highway. Opened in 1955, the shopping center was one of the six largest shopping facilities in Prince George's and Montgomery Counties when it opened. The Flintstone and Forest Heights Schools had been constructed by 1965. The Clifford Armhold Park, named after a mayor who held his post for 22 years, was opened in 1974.

Although Prince George's County had been suburbanizing since the late-nineteenth century, the pace increased following World War II. In 1946, the Federal government stimulated new home construction by passing the Veterans Emergency Housing Act. The Washington D.C. area in particular was suffering from a housing shortage in the face of an expanding Federal government (KCI Technologies 1999, B-40 – B-41). Prince George's County particularly developed around federal facilities that moved to the suburbs during this time, including Suitland Government Center in Suitland and Andrews Air Force Base in Camp Springs. However, neither of these facilities was in the immediate vicinity of Forest Heights. Forest Heights instead developed due to its proximity to the District of Columbia, particularly following the opening of Indian Head Highway.

The houses found in Forest Heights (Colonial Revival, Cape Cod, Minimal Traditional, Ranch and duplex) are typical suburban types of mid-twentieth century suburban Washington, D.C. Similar houses occur by the thousands throughout the region. The houses are modest and incorporate only minimal Colonial Revival architectural detail, such as entry ornamentation or shutters. Most of the houses have been altered with modern exterior materials.

8. Significance (Continued)

National Register Evaluation:

Character defining elements for Planned Suburban Neighborhoods, as defined in the I-495/I-95 Capital Beltway Corridor Transportation Improvement Study, include 1) grid or curvilinear street pattern; 2) cohesive groupings of buildings by function, date or style; 3) consistent lot size and building set-back; 4) landscape features such as sidewalks, street lighting and tree plantings; 5) community amenities such as social halls, schools, parks or community centers; and 6) association with a major transportation corridor. To be considered eligible for the National Register of Historic Places, Planned Suburban Neighborhoods must possess excellent integrity of all character-defining elements. Forest Heights possesses all of these elements, however, the building stock has compromised integrity.

Forest Heights is not eligible for the National Register of Historic Places. It is not eligible because it is nearly identical to hundreds of other neighborhoods constructed on the peripheries of cities during the early- to mid-twentieth century. The construction of this specific neighborhood was not a major part of any historic trends which were significant in the development of local, state or national history. The neighborhood does not possess distinctive features or innovative concepts that would distinguish it from others, and therefore it is not eligible under Criterion A. Historic research indicates that the neighborhood has no association with persons who have made specific contributions to history, therefore it is not eligible under Criterion B. The neighborhood is not eligible under Criterion C because it does not include significant examples of architecture, landscape architecture, engineering or artwork. Forest Heights is made up of modest houses of the Colonial Revival, Cape Cod, Minimal Traditional, Ranch and duplex types. Because these types of houses have so little detail, integrity is crucial to significance. The examples in Forest Heights nearly always have modern windows, doors, siding and other elements that compromise their integrity. Finally, investigations have not been conducted to determine whether the property has the potential to yield information important to history or pre-history, therefore eligibility under Criterion D cannot be assessed at this time.

MARYLAND HISTORICAL TRUST

Eligibility recommended — Eligibility Not Recommended: XX

Comments: Except for Fraina House (a Lustron)

Reviewer, OPS: [signature] Date: 9/11/00

Reviewer, NR Program: [signature] Date: 10/12/00

9. Major Bibliographical References

Survey No. PG:76A-36

See Continuation Sheet

10. Geographical Data

Acreage of nominated property

Quadrangle name Alexandria, VA-DC-MD and Anacostia, DC-MD

Quadrangle scale 1:24,000

Verbal boundary description and justification
N/A

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

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Julie Darsie	
organization KCI Technologies, Inc.	date January 2000
street & number 10 North Park Drive	telephone 410-316-7800
city or town Hunt Valley	state/zip Maryland, 21030

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

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

Return to:

Maryland Historical Trust
DHCP/DHCD
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

9. Major Bibliographical References (Continued)

Denny, George D., Jr. *Proud Past, Promising Future: Cities and Towns in Prince George's County*. Brentwood, Maryland: Tuxedo Press, 1997.

KCI Technologies, Inc. October 1997. Suburbanization Historic Context and Survey Methodology: I-495/I-95 Capital Beltway Corridor Transportation Study. Rev. November 1999. Vol. 1. Maryland Department of Transportation, State Highway Administration.

The Neighborhoods of Prince George's County. Upper Marlboro: Community Renewal Program, 1974.

United States Geological Survey. *Washington and Vicinity Topographic Map (7.5-minute)*. 1917.

United States Geological Survey. *Map of Prince George's County (7.5-minute)*. 1927.

United States Geological Survey. *Washington East, MD-DC Quadrangle (7.5-minute)*. 1957.

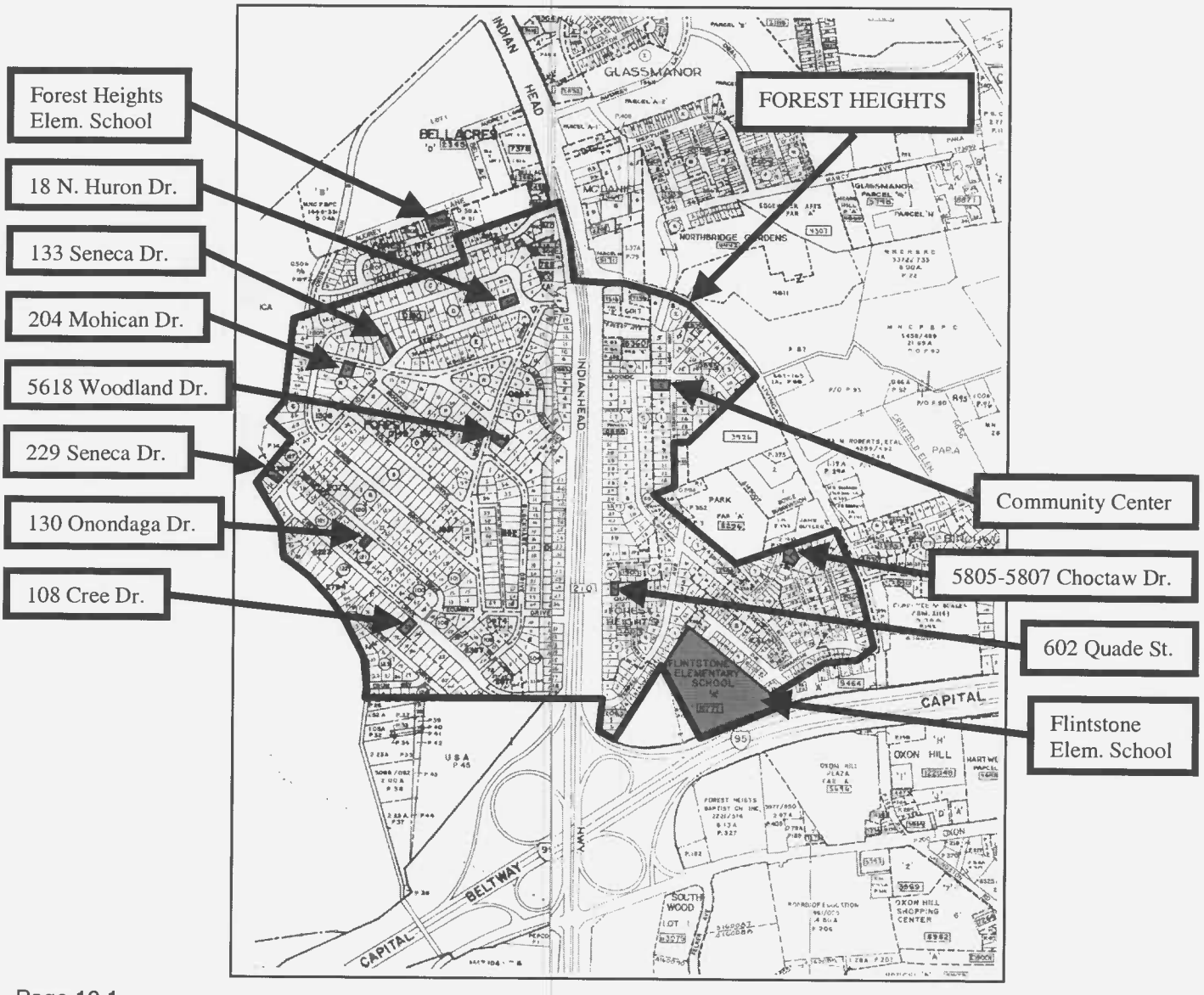
United States Geological Survey. *Washington East, MD-DC Quadrangle (7.5-minute)*. 1965, Photorevised in 1979.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM
RESOURCE NAME: Forest Heights
SURVEY NO.: PG: 76A-36
ADDRESS: Livingston Rd., Talbert Dr., North Huron Dr., Seneca Dr., Mohican Dr., Woodland Dr., Fox Way, Iroquois Way, Rolph Dr., South Huron Dr., Onondaga Dr., Cree Dr., Tecumseh Dr., Black Hawk Ln., Black Hawk Dr., Sachem Ln., Sachem Dr., Delaware Dr., Arapahoe Dr., Ottawa St., Alden Way, Shawnee Dr., Miles Dr., Modoc Ln., Pitt Ln., Arapahoe Terr., Sumner Ln., Terrell Ave., Quade St., Spokane Dr., Comanche Dr., Choctaw Dr., Shoshone Dr.; Forest Heights; Prince George's County

10. Geographical Data (Continued)

Resource Sketch Map:
Prince George's County Tax Maps 95, 96 (Shaded areas represent properties individually mentioned in form)



CONTINUATION SHEET

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM
RESOURCE NAME: Forest Heights
SURVEY NO.: PG: 76A-36
ADDRESS: Livingston Rd., Talbert Dr., North Huron Dr., Seneca Dr., Mohican Dr., Woodland Dr., Fox Way, Iroquois Way, Rolph Dr., South Huron Dr., Onondaga Dr., Cree Dr., Tecumseh Dr., Black Hawk Ln., Black Hawk Dr., Sachem Ln., Sachem Dr., Delaware Dr., Arapahoe Dr., Ottawa St., Alden Way, Shawnee Dr., Miles Dr., Modoc Ln., Pitt Ln., Arapahoe Terr., Sumner Ln., Terrell Ave., Quade St., Spokane Dr., Comanche Dr., Choctaw Dr., Shoshone Dr.; Forest Heights; Prince George's County

Maryland Comprehensive Historic Preservation Plan Data Sheet

Historic Context:

MARYLAND COMPREHENSIVE PRESERVATION DATA

Geographic Organization:

Western Shore

Chronological/Development Period Theme(s):

Modern Period (A.D. 1930-Present)

Prehistoric/Historic Period Theme(s):

Architecture, Community Planning

RESOURCE TYPE:

Category (see Section 3 of survey form):

District

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

Suburban

Historic Function(s) and Use(s):

Commercial, Educational, Government, Park, Private Residences

Known Design Source (write none if unknown):

Multiple

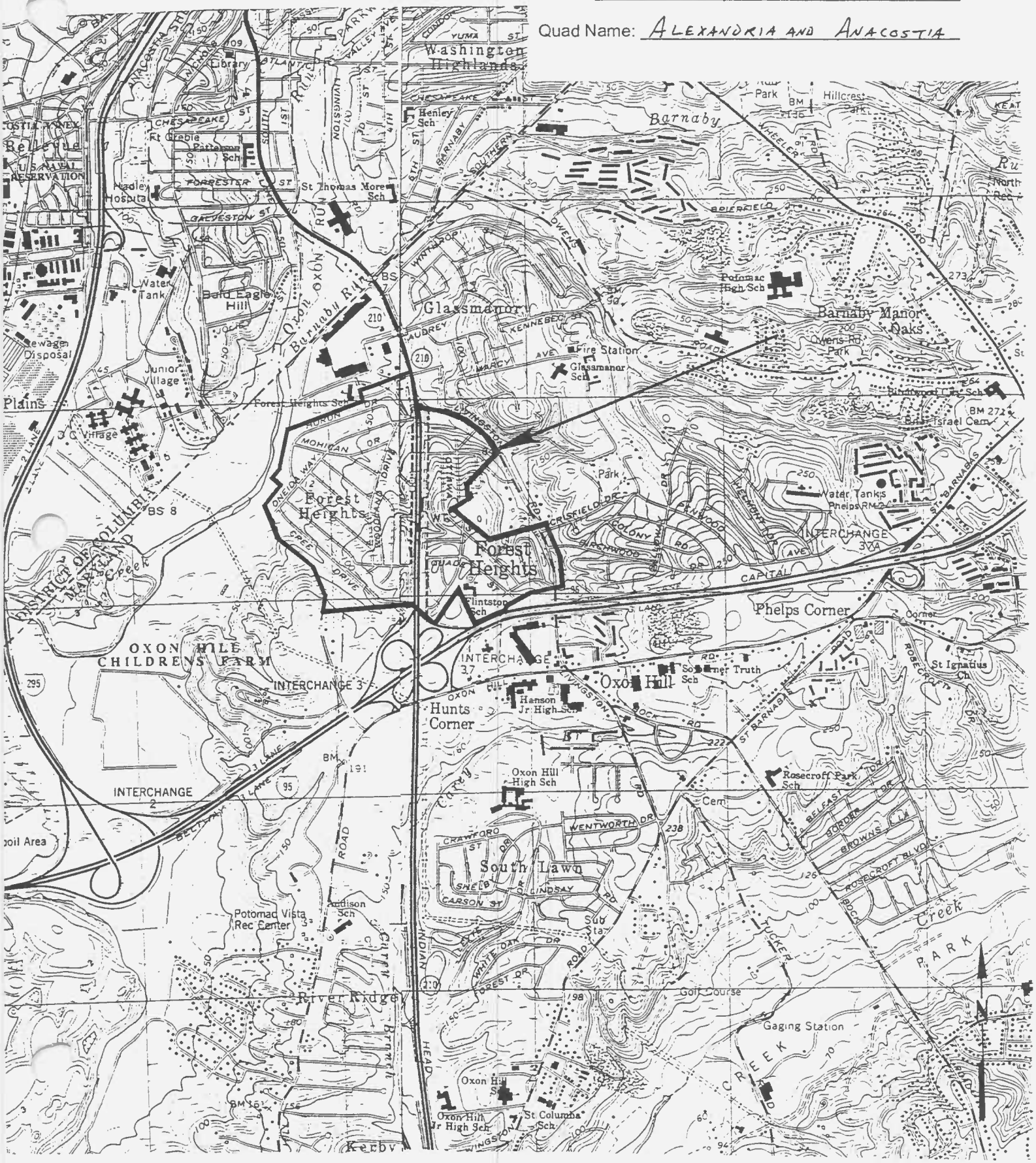
Preparer
KCI Technologies, Inc.
January 2000

I-495/I-95 Capital Beltway Corridor Transportation Improvement Study

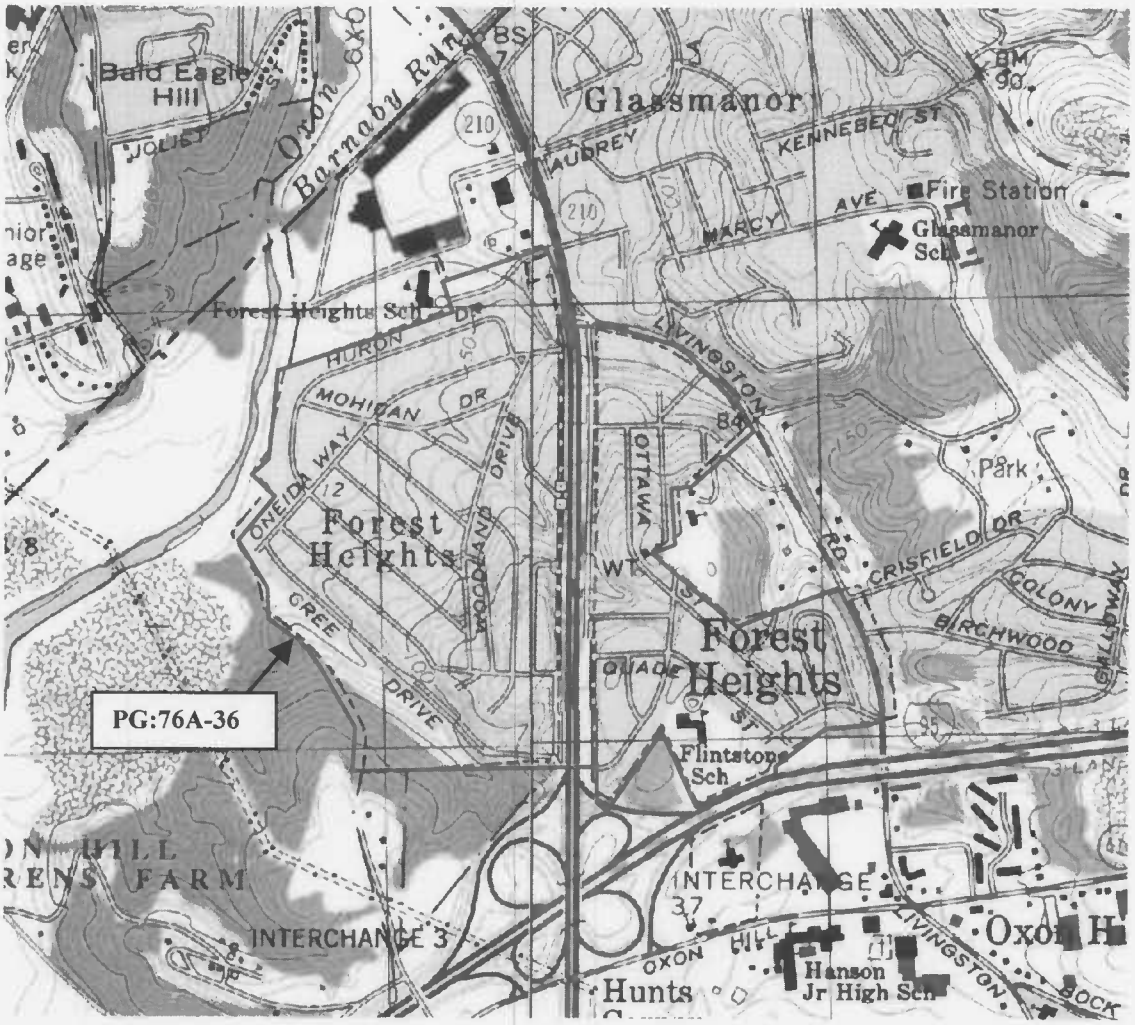
Property Name: FOREST HEIGHTS

MHT#: PG: 76A-36

Quad Name: ALEXANDRIA AND ANACOSTIA



PG:76A-36
Forest Heights Survey District
Oxon Hill
Alexandria and Anacostia Quadrangles



PG-72A-30

FOREST HEIGHTS

PRINCE GEORGES [illegible], MD

JULIE DAVIS

2/00

MD SHPO

133 [illegible]

1 OF 20

005M NNNN--- 12FEB00 FotoImage

PG:74A 36

FOREST HEIGHTS

PRINCE GEORGE'S [illegible]

JULIE DARSIE

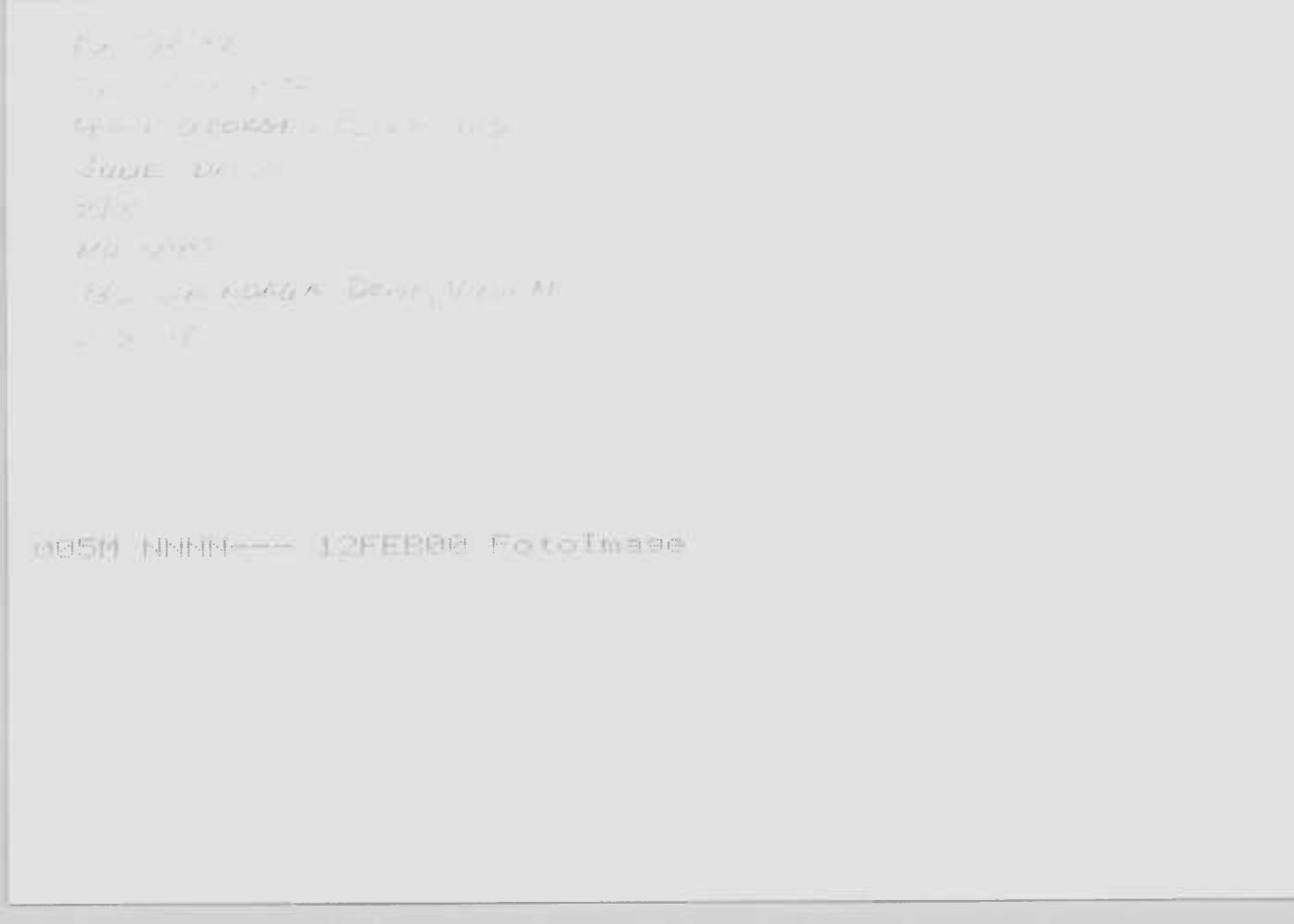
2/90

[illegible]

[illegible] MICHIGAN DR., [illegible]

2 OF 18

005M NNNN--- 12FEB00 FotoImage



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PG:75A-36

FOREST HEIGHTS

PRINCE GEORGE'S COUNTY, MD

JULIE DARSIE

2/00

MD SHPO

108 CREE DR., VIEW SW

5 OF 18

005M NNNN--- 12FEB00 FotoImage

PG:76A-36

FOREST HEIGHTS

PRINCE GEORGE'S COUNTY, MD

JULIE DARSIE

2/00

MD SHPO

602 QUADE ST., VIEW N

6 OF 18

005M NNNN---- 12FEB00 FotoImage

PG:76A-36

FOREST HEIGHTS

PRINCE GEORGE'S COUNTY, MD

JULIE DAVIS

2/00

MD SHPO

229 SENECA D, VIEW NW

7 OF 18

005M NNNN---- 12FEB00 FotoImage

EG:76A:31e

FOREST HEIGHTS

PRINCE GEORGE'S COUNTY, MD.

JUDE DAVIS

2100

MD SHPO

5805-5807 CHICKTAW DRIVE, VIEW NW

8 OF 12

W4SM MNNN---- 12FEB00 FotoImage

PG:76A-36

FOREST HEIGHTS

PRINCE GEORGE'S COUNTY, MD

JULIE DARSIE

2100

MD SHPO

5618 WOODLAND DR, VIEW E

9 OF 18

805M NNNN--- 12FEB00 FotoImage

PG:76A-36
FOREST HEIGHTS
PRINCE GEORGE'S COUNTY, MD
NIKKI DARSIE
2100
MD SHPO
S. HURON DR. BETWEEN WOODLAND & SENECA, VIEW E
10 OF 18

MASM NNNN--- 12FEB00 FotoImage

PG:76A-36

FOREST HEIGHTS

PRINCE GEORGE'S COUNTY, MD

JULIE DARSIE

2100

MD 5490

ONONDAGA DR. BETWEEN WOODLAND AND SENECA, VIEW NW

11 OF 18

405M NNNN---- 12FEB00 FotoImage

PG: 76A-36

FOREST HEIGHTS

PRINCE GEORGE'S COUNTY MD

JULIE DARSIE

2/00

MD SHPO

QUADE ST. AT TERRELL LN., VIEW NW

12 OF 18

005M NNNN---- 12FEB00 FotoImage

PG TWA 36

FOREST HEIGHTS

PRINCE GEORGE'S COUNTY MD

JULIE DARSIE

2/00

MD SHPO

CHOCTAW DRIVE, VIEW S

13 OF 18

005M NNNN--- 12FEB00 FotoImage

PG: 76A-30

FOREST HEIGHTS

PRINCE GEORGE'S COUNTY MD

JUNE DARSIE

2100

MD SHPO

FOREST HEIGHTS COMMUNITY CENTER, VIEW SW

14 OF 18

MMSM NNNN---- 12FEB98 FotoImage

FOREST HEIGHTS ELEMENTARY SCHOOL

PG:76A-26

FOREST HEIGHTS

PRINCE GEORGE'S COUNTY MD

JULIE DAVIS

2100

MD SHPO

FOREST HEIGHTS ELEMENTARY SCHOOL, VIEW NW

15 OF 18

995M NNNN--- 12FEB00 FotoImage

Pg 76A 36

Forest Heights

Prince Georges County, MD

Julie Dabsie

2100

MD SHPO

Fountstone Elementary School, View SW

16 of 18

MASM NNNN--- 12FEB00 FotoImage

PG: 76A-36

FOREST HEIGHTS

PRINCE GEORGE'S COUNTY, MD

JOVE DARSIE

2100

MD SHPO

EASTOVER SHOPPING CENTER, View SW

17 OF 18

MASM MMMM---- 12FEB00 FotoImage

PG:76A-26

FOREST HEIGHTS

PRINCE GEORGE'S COUNTY, MD

JULIE DABSIL

2/00

MD SHPO

EASTOVER SHOPPING CENTER, VIEW NW

12 OF 12

MASM NNNN---- 12FEB00 FotoImage

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

Property Name: Forest Heights Historic District Inventory Number: PG:76A-36

Address: Area roughly bounded byAudrey lane, Livingston Road, I-495, Chippewa Drive, & Oxon Run Drive

Owner: Various owners

Tax Parcel Number: _____ Tax Map Number: 95, 96

Project: Woodrow Wilson Bridge Improvement Project Agency: FWHA

Site visit by WHT Staff: ___ no X yes Name ANNE BOUDREAU Date AUG & SEPT. 1999

Eligibility recommended ____ Eligibility not recommended X

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

Is property located within a historic district? X no ___ yes Name of district _____

Is district listed? ___ no ___ yes

Documentation on the property/district is presented in : *(provide name of report)* _____

Description of Property and Eligibility Determination: (Usecontinuation sheet if necessary and attach map)

Forest Heights is an incorporated town that began as a planned suburban neighborhood in Prince George's County in the early 1940s. In addition to its streets, other landscape features may be found such as traffic islands, sidewalks, and tree plantings. The community also possesses a range of residential building types including both single-family and duplex houses. Residential buildings were built of wood frame or brick veneer construction, and include both one-story and two-story examples. The age of the buildings range from the early 1940s to 1975. *See Continuation Sheet #1.*

Prepared by: Jeffrey L. Durbin, Senior Architectural Historian, URS Greiner Woodward Cyle

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ____ **Eligibility not recommended** X **Criteria:**
___A ___B ___C ___D Considerations: ___A ___B ___C ___D ___E ___F ___G ___None
Comments: _____

_____ 11/29/1999
Reviewer, Office of Preservation Services **Date**

_____ 3/17/00
Reviewer, NR program **Date**

Survey No. PG:76A-36

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA - HISTORIC CONTEXT

I. Geographic Region:

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

II. Chronological/Developmental Periods:

____	Rural Agrarian Intensification	A.D. 1680-1815
____	Agricultural-Industrial Transition	A.D. 1815-1870
____	Industrial/Urban Dominance	A.D. 1870-1930
__X__	Modern Period	A.D. 1930-Present
____	Unknown Period (___ prehistoric ___ historic)	

III. Historic Period Themes:

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

IV. Resource Type:

Category: Standing Structures
Historic Environment: Suburban Residential Development
Historic Function(s) and Use(s): Suburban Residential Development

Known Design Source: Suburban development built according to 1940 and 1942 Plat Maps on file in Prince George's County Department of Planning Office, Upper Marlboro, MD

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. PG:76A-36

1. Name of Property

Forest Heights Historic District

historic same

other

2. Location

street and number Area roughly bounded by Audrey Lane, Livingston Rd., I-495, Chippewa Dr. & Oxon Run Dr. not for publication

city, town Forest Heights vicinity

county Prince George's County

3. Owner of Property

(give names and mailing addresses of all owners)

name various owners (see Section 7 for list of owners of directly affected properties)

street and number telephone

city, town state zip code

4. Location of Legal Description

courthouse, registry of deeds, etc. Prince George's County Govt.' Center tax map and parcel Maps #95 & 96

city, town Upper Marlboro liber folio

5. Primary Location of Additional Data

_____ Contributing Resource in National Register District
_____ Contributing Resource in Local Historic District
_____ Determined Eligible for the National Register/Maryland Register
__X__ Determined Ineligible for the National Register/Maryland Register
_____ Recorded by HABS/HAER
_____ Historic Structure Report or Research Report at MHT
_____ Other:_____

6. Classification

Category	Ownership	Current Function		Resource Count	
__X__ district	_____ public	_____ agriculture	_____ landscape	Contributing	Noncontributing
_____ building(s)	_____ private	_____ commerce/trade	_____ recreation/culture	_____	_____ buildings
_____ structure	__X__ both	_____ defense	_____ religion	_____	_____ sites
_____ site		__X__ domestic	_____ social	_____	_____ structures
_____ object		__X__ education	_____ transportation	_____	_____ objects
		_____ funerary	_____ work in progress	_____	_____ Total
		_____ government	_____ unknown		
		_____ health care	____ vacant/not in use		
		_____ industry	_____ other:		
			____		

Number of Contributing Resources previously listed in the Inventory

__0__

Condition

___ excellent	___ deteriorated
X good	___ ruins
___ fair	___ altered

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

Forest Heights is an incorporated town that began as a suburban residential development in Prince George's County in the early 1940s. In addition to its streets, other landscape features may be found such as traffic islands, sidewalks, and tree plantings. The community also possesses a range of residential building types including both single-family and duplex houses. Residential buildings were built of wood frame or brick veneer construction, and include both one-story and two-story examples. The age of the buildings range from the early 1940s to 1975.

Historic Overview

Originally platted by the Washington Heights Realty Corporation in 1940, the town of Forest Heights began as a suburban community located near the town of Oxon Hill in Prince George's County. The first plats, which were for Sections 1 and 2 of the suburb, were filed on December 27, 1940. This section was to be developed on the west side of Livingston Road, an early transportation route between Oxon Hill, Maryland and Washington, DC. Many of the streets shown on the 1940 plats were named for American Indian tribes: Huron, Delaware, Oneida, Iroquois, and Mohican) purportedly because of the flint rock in the area that Native Americans once used to make stone projectile points.

Despite the disruptions that America's sudden entry into World War II caused, the Washington Heights Realty Corporation filed a third plat, for Section 3, on December 10, 1942. While several extant buildings situated on Sections 2 and 3 appear to date from the World War II era, it is unclear how many residences were built on the three original sections of the suburban residential development. Also, it is unknown if any houses were built on the lots of Section 1 before the war's end because much of this section has been destroyed by the initial construction and subsequent improvements to Indian Head Highway. Also known as MD 210, Indian Head Highway runs in a north to south direction and currently bisects the Town of Forest Heights in roughly two equal halves.

Today, Indian Head Highway is a four-lane divided highway but may have had more modest beginnings as a two-lane route. The first record found for the highway's existence is the May 1945 plat for Section 4 of Forest Heights, which the Washington Heights Real Estate Corporation filed on June 5, 1945. The highway is shown in this plat as the "Indian Head Naval Reservation Access Road." Unfortunately, for the developers of Forest Heights, the centerline for this new north-south highway would pass through the center of Section One, rendering many lots in the Section unusable and either eliminating certain streets altogether (LaSalle and Champlain) or shortening other neighborhood streets (Delaware Drive). Perhaps construction of the Indian Head Naval Reservation Access Road necessitated the plat for Section 4.

Ironically, the same impetus for the construction of the Indian Head Naval Reservation Access Road—the expansion of defense-related facilities in suburban Washington, DC during and after World War II—would also be directly related to the housing boom that took place in Prince George's County after the war. According to the Maryland-National Park and Planning Commission's 1999 *Preliminary Master Plan and Proposed Sectional Map Amendment for the Heights and Vicinity*, "this area began to develop in the late 1940s to accommodate the explosive growth that occurred in the region during and after World War II. It contains a variety of housing types ranging from duplexes, triplexes, garden apartments and single-family detached housing developments from that time. The Town of Forest Heights, an incorporated municipality, has the ambiance of a village of single-family detached homes, many of which have been expanded and added onto over the years (p. 67)."

Physical Description

In terms of its residential architecture, several house types were identified in Forest Heights including Cape Cod, English Vernacular Cottage, and Minimal Traditional (an early prototype of the Ranch House). Two Lustron houses were also identified at 5618 Woodland Drive and in the 5600 block of Black Hawk Lane. Houses are of wood frame or brick veneer construction and may be one, one and a half, or two stories in height Several other generalizations may be made about residential buildings in the town of Forest Heights:

- Houses on the west side of Indian Head Highway, especially near the location of the earliest plat sections, appear to be on average, 10 to 15 years older than residences found on the east side of the highway, where newer plats were established.
- Houses examined during this survey fit into one of several basic house type categories (English Vernacular cottage, Cape Cod cottage, and Minimal Traditional, which was one of the precursors of the more ubiquitous Ranch house).
- Houses on both sides of the community are primarily one or one-and-half stories in height. Few two story building were found, and all of these were either townhouse duplexes or modest single-family houses that resembled a modified hall and parlor plan.

Alterations to these houses include application of vinyl siding over original wood horizontal and asbestos shingle siding; replacement of windows and changes in window configuration, such as the truncating of windows with infill panels; replacement of original wood entry doors with insulated metal doors; and additions to the original building envelope including dormer windows, shed additions to gable ends, and rear additions or porch modifications.

In addition to residential buildings, Forest Heights does have other types of buildings and structures. For example, near the intersection of Livingston Road and Indian Head Highway is the Forest Heights Community Center, which was built in 1954 according to a design by Zeb T. Hamilton, and currently serves as the Town Hall. On the east side of Indian Head Highway located near the road's intersection with the Beltway is the Flintstone Elementary School, which was also named for the prehistoric source of flint rock[1], and was built in three stages beginning in 1957, ca. 1975, and 1992.[2] Other buildings in Forest Heights are commercial, and date from between 1950 and 1975. All of the commercial buildings lie in a zone along the town's southern boundary and are largely incompatible in that they post-date the earliest construction dates of the residential buildings.

In terms of its landscape features, Forest Heights retains many of its sidewalks, tree plantings, and traffic islands. However, these features have also been altered; for example, the traffic island bordered by Woodland Drive, Seneca Road, and Huron Drive has been refaced with new brick. Much more devastating to the character of Forest Heights was the construction of Indian Head Highway, which not only bisected the neighborhood to the point that it virtually has become two separate residential areas, it also obliterated the street plan of Section One, the original plat filed in 1940.

Of the hundreds of individual properties in Forest Heights that currently exist, five of these will be directly affected by the proposed Woodrow Wilson Bridge Improvement Project, through the demolition of four Minimal Traditional plan houses, and the taking of a portion of the Flintstone Elementary School playground. The following is a description of each the five properties:

- 6102 Arapahoe Terrace, where a brick, single-story, Minimal Traditional plan house currently stands. The residence is built upon a poured concrete foundation and has a gable roof, steel casement windows, a picture window in the façade's left-hand bay, a small stoop or landing outside the building's central entry, and a chimney flue located along the gable roof's ridge line toward the south end of the building. Asbestos shingles cover the wall area beneath the roof. This building, which was severely damaged in a recent fire. Donald E. Bertman currently owns the property.
- 6016 Terrell Avenue, where a building similar to the house at 6102 Arapahoe Terrace currently exists. Unlike the first house, the second residence has a cross gable above the rectangular window that replaced the building's original square, picture window. Other alterations to this building include the addition of aluminum awnings over some of the windows, non-functioning shutters

[1] On-site interview with Kenneth Hoskins, Forest Heights resident, October 6, 1999.
[2] Telephone conversation with Charlene Bernsen, Flintstone School Secretary, November 8, 1999.

around the picture window, and a heavy security type storm door over the front entry. Patricia J. Covington is the owner of this property.

- 6014 Terrell Avenue, which has a house nearly identical to 6016. The only major differences with the previous building is that 6014 has a continuous awning aluminum placed above the three, small, casement windows on the façade's right-hand bay, and it retains its original square, picture window. John H. Kingsberry owns this house.
- 6012 Terrell Avenue, where a residence similar to the building at 6103 Arapahoe Terrace is now situated. One important difference between the first building and 6012 is that it originally had a square picture window, which has since been replaced with rectangular window and a wood panel beneath the window. Other changes include the addition of an aluminum awning over the rectangular window, non-functioning shutters around this window, and a storm door over the front entry. Ernest M. Bailey is the present owner of this property.
- Flintstone Elementary School, which is located at the end of Spokane Drive. Constructed in 1957, the initial section of the school is a brick building with both one and two-story sections. The building has elements of the International style including unadorned flat surfaces, a flat roof behind a parapet wall, and large expanses of glass windows. Two additions have been made to the original school building including a one-story addition in 1992. The Prince George's County Board of Education is the owner of the school property.

8. Significance

Inventory No. PG:76A-36

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

Significance dates 1940-1950 **Architect** Unknown

Specific dates **Builder** Unknown

Evaluation for:

__X__ National Register _____Maryland Register _____not evaluated

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

Forest Heights is representative of many World War II-era and Post War-era suburbs in the greater Washington, DC and Suburban Maryland region. One important facet of mid-20th century Suburbanization is the development of communities that possessed buildings that housed the multiple services necessary for life in the new developments. Hence, they were often planned as a set piece, although they could be built in phases. According to Paula Spero's draft 1997 "Suburbanization Historic Context and Survey Methodology," which was developed to assist in the evaluation of automobile-age historic properties in Montgomery and Prince George's Counties, planned suburban developments often included a series of character-defining elements, including grid patterns and curvilinear streets; cohesive groupings of buildings by function, construction date and architectural styles; consistent lot sizes and building setbacks; landscape features such as sidewalks, streetlights and tree plantings; community amenities such as social halls, schools, parks and community centers, and proximity to major transportation corridors. In order to be eligible under Criterion C, Spero states in her context that "all character-defining elements must be intact."[3]

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In terms of their historic significance, Spero further states that "the planned neighborhood must illustrate a trend of suburban development outside Washington, DC. Planned neighborhoods played a key role in the standardization of suburban development design and were the first planned communities to offer land to minorities and working classes." Hence, such neighborhoods would have an association with "larger trends such as social development and cultural history." In order to be eligible under Criterion A, these neighborhoods "must retain integrity of setting, design, material and association."[5]

Planned suburban neighborhoods may also be considered "eligible under Criterion B if the neighborhood possessed a large number of prominent or influential merchants, professionals, civic leaders or politicians. The individuals should have a strong association with

[3] Paula Spero, "Suburbanization Historic Context and Survey Methodology, Montgomery and Prince George's Counties, Maryland" (Prepared for Maryland Department of Transportation, State Highway Administration, Baltimore), 1997, p. D-10.
[4] Paula Spero, "Suburbanization Historic Context and Survey Methodology, Montgomery and Prince George's Counties, Maryland" (Prepared for Maryland Department of Transportation, State Highway Administration, Baltimore), 1997, p. D-10.
[5] Spero, p. D-10.

the suburban context or illustrate the role of the suburbs within the professional or social group. Spero adds that in order to be eligible under Criterion B, "the significance of one or more specific residents must be justified."[6]

Although intact buildings within the Forest Heights neighborhood remain and would likely meet the minimum 50-year age to be considered eligible for listing in the National Register, none of these buildings possess sufficient distinction to be considered individually eligible. Also, the majority of residential buildings date from the mid-1950s to early 1960s. While the community is an example of a planned suburban neighborhood, it has experienced numerous changes such as the elimination or realignment of planned streets and alterations to landscape features like its traffic island in Section 2. However, more disruptive to the integrity of Forest Heights as a historic district than the above alterations is the presence of Indian Head Highway within the boundaries of the community. In what would have been the heart of the suburban community is now a four-lane, divided highway with fast-food restaurants paralleling it. The developers of Forest Heights may have considered or even planned to provide land for each of the necessary services (parks, schools, and small commercial areas), but it is unclear precisely what types of businesses they envisioned. Also, the original 1940 plat maps show a neighborhood that is much different from the type of development that resulted in the wake of the newly constructed Indian Head Highway. This route may have allowed residents to reach their jobs at facilities such as the nearby Naval Reservation, but it also divided the community in half and the road is presently a massive barrier that virtually serves to make Forest Heights two separate communities. More importantly, the highway ruined the plan envisioned by the Washington Heights Real Estate Corporation.

Although integrity is measured at different levels depending upon which of the significance criteria are applied to it, all three (Criteria A, B, and C) require that the integrity test be met in order to be determined eligible. For these reasons, a concentration of buildings possessing the significance (historic or architectural) and integrity necessary for National Register eligibility does not currently exist in Forest Heights.

MARYLAND HISTORICAL TRUST

Eligibility Recommended _____ Eligibility Not Recommended _____

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

Comments:_____

_____

_____

Reviewer, OPS:_____ Date:_____

Reviewer, NR Program:_____ Date:_____

[6] Spero, p. D-10.

HISTORIC CONTEXT:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization: Western Shore

Chronological/Developmental Period(s): Modern Period (1930-present)

Historic Period Theme(s): Architecture, Landscape Architecture, and Community Planning; Transportation

Resource Type:

Category: Standing Structures

Historic Environment: Suburban Residential Development

Historic Function(s) and Use(s): Suburban Residential Developement

Known Design Source: Suburban development built according to 1940 and 1942 Plat Maps on File in Prince George's County Department of Planning Office, Upper Marlboro, MD.

PG:76A-36

9. Major Bibliographical References

10. Geographical Data

Acreage of project area
Acreage surveyed
Quadrangle name Anacostia Quadrangle scale 1:24,000

Verbal boundary description and justification
The boundaries of the Forest Heights Historic District correspond to the current legal limits of the incorporated Town of Forest Heights and lies within the area roughly counded by the following streets or highways: Audrey Lane on the North, Livingston Road on the East, Interstate 495 on the South, and Chippewa Drive and Oxon Run Drive on the West. This area was selected because it contains the extant street patterns planned for the community through plats filed in Prince George's County records beginning in 1940.

11. Form Prepared by

name/title Jeffrey L. Durbin, Senior Architectural Historian

organization URS Greiner Woodward Clyde Federal Services

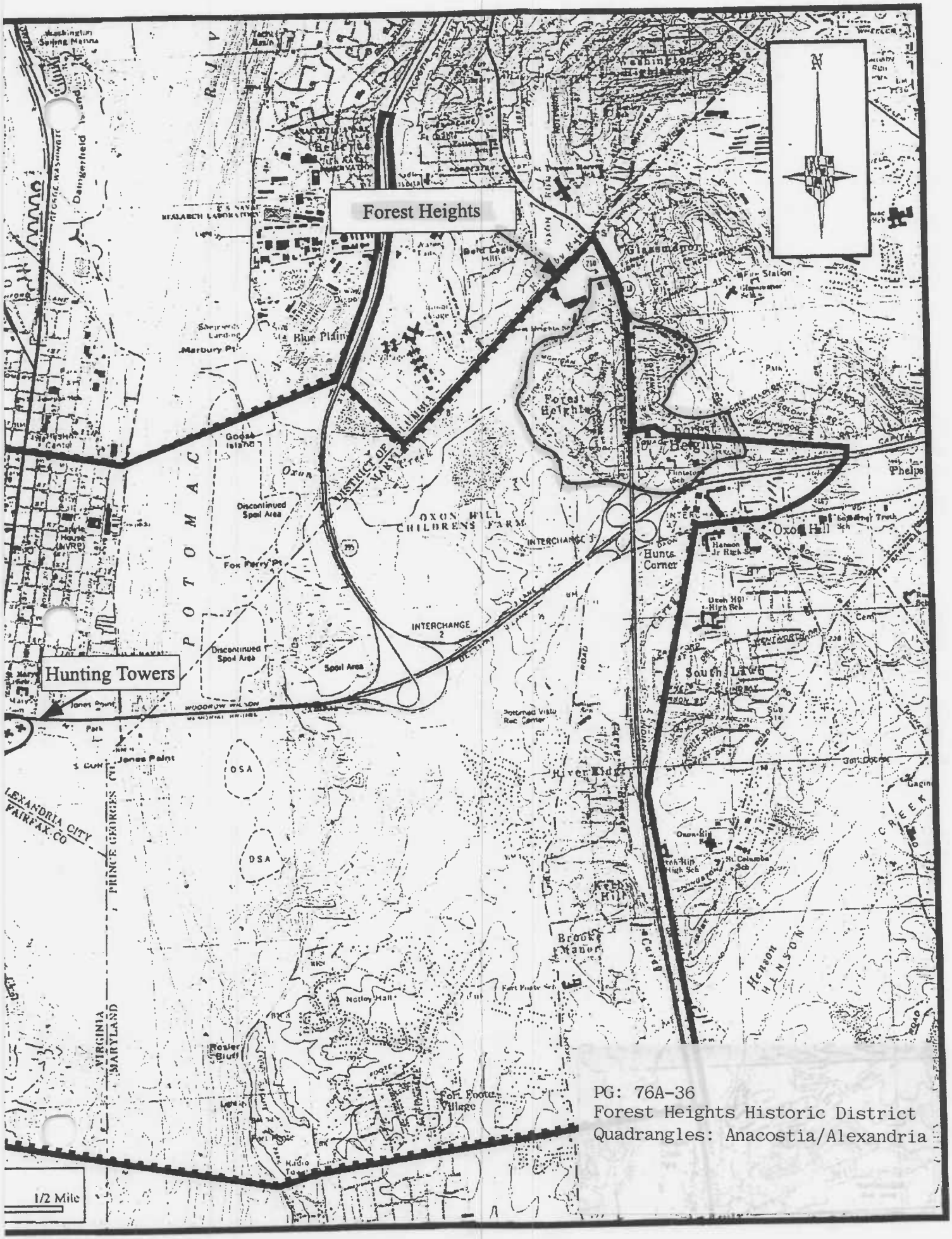
street & number 200 Orchard Ridge Drive, Suite 101

city or town Gaithersburg, MD 20878

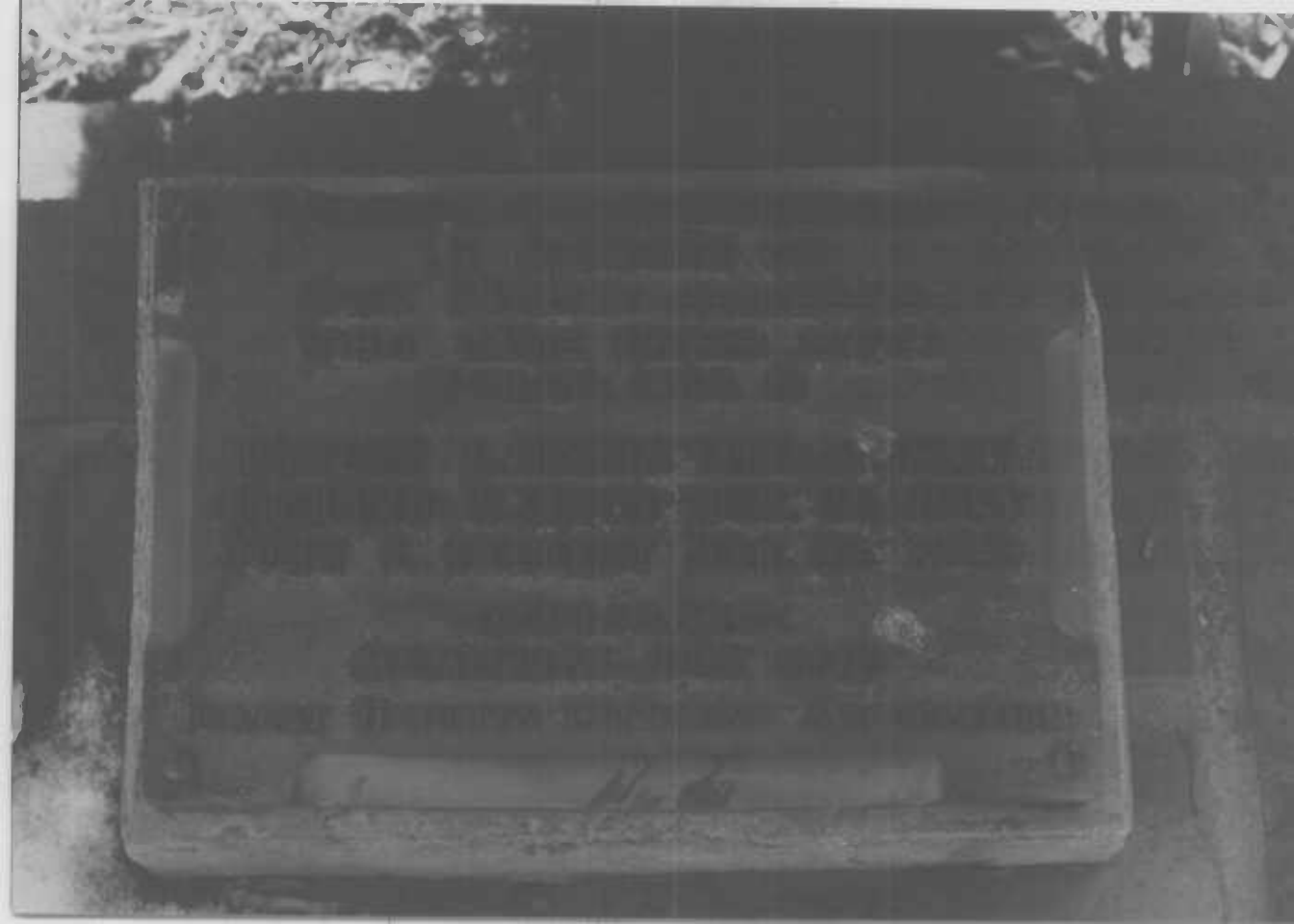
The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

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

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



PG: 76A-36
Forest Heights Historic District
Quadrangles: Anacostia/Alexandria



STOP
GOODYEAR

FOREST HEIGHTS
COMMUNITY CENTER
1954

50
FOREST
HEIGHTS