

# JOINT PUBLIC HEARING

PRINCE GEORGE'S COUNTY PLANNING BOARD

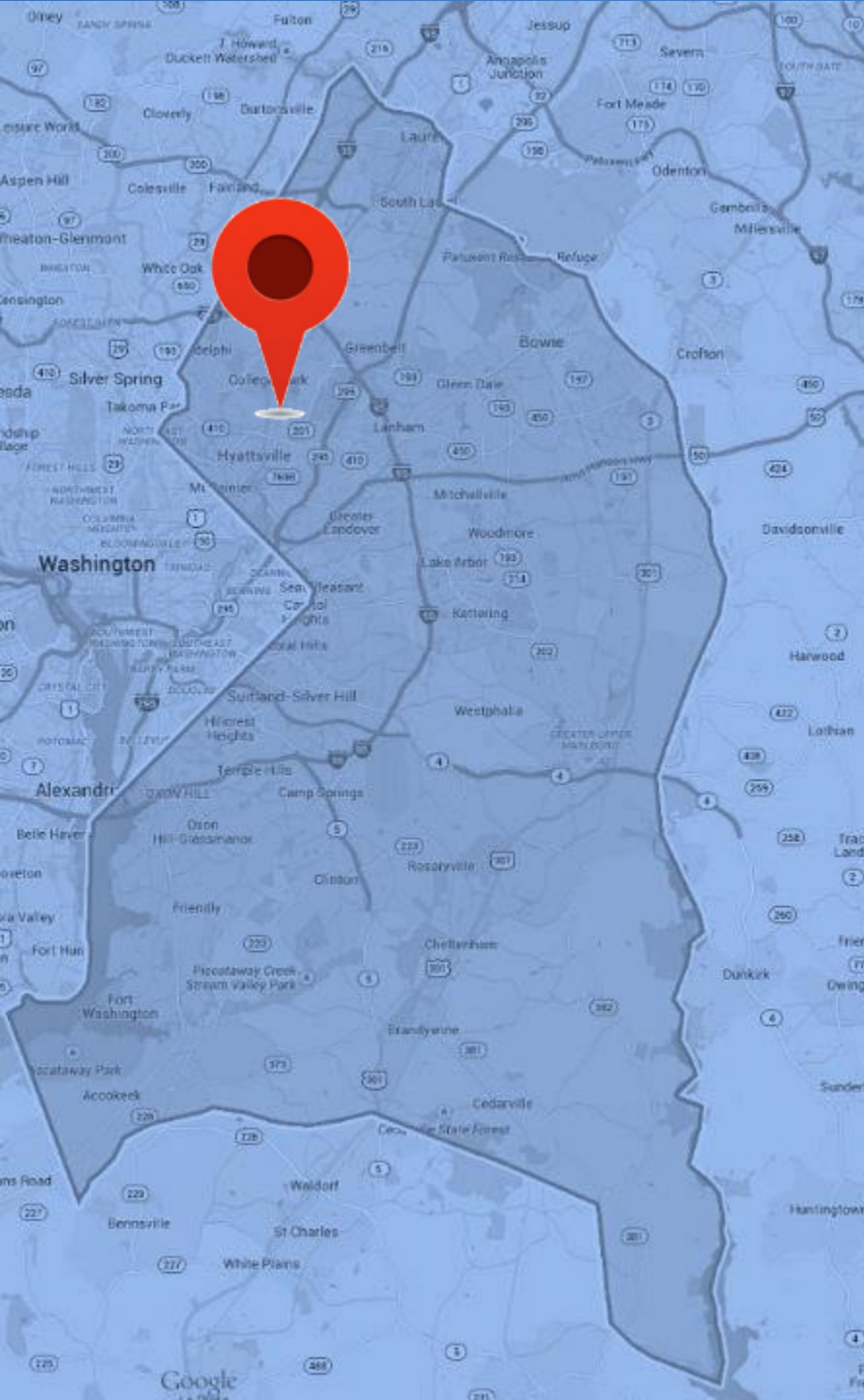
PRINCE GEORGE'S COUNTY COUNCIL



January 16, 2024

# Evaluation for Historic Site Designation

Yates and Mary Boswell House  
6500 40<sup>th</sup> Avenue, University Park  
(Documented Property 66-029-09)





Southeast corner and front elevation, April 2023.



Southeast corner, April 2023.



Partial north elevation showing fenestration of the main block, April 2023.



Partial north elevation, April 2023.



Partial north elevation and northwest corner, April 2023.



West (rear) elevation, April 2023.

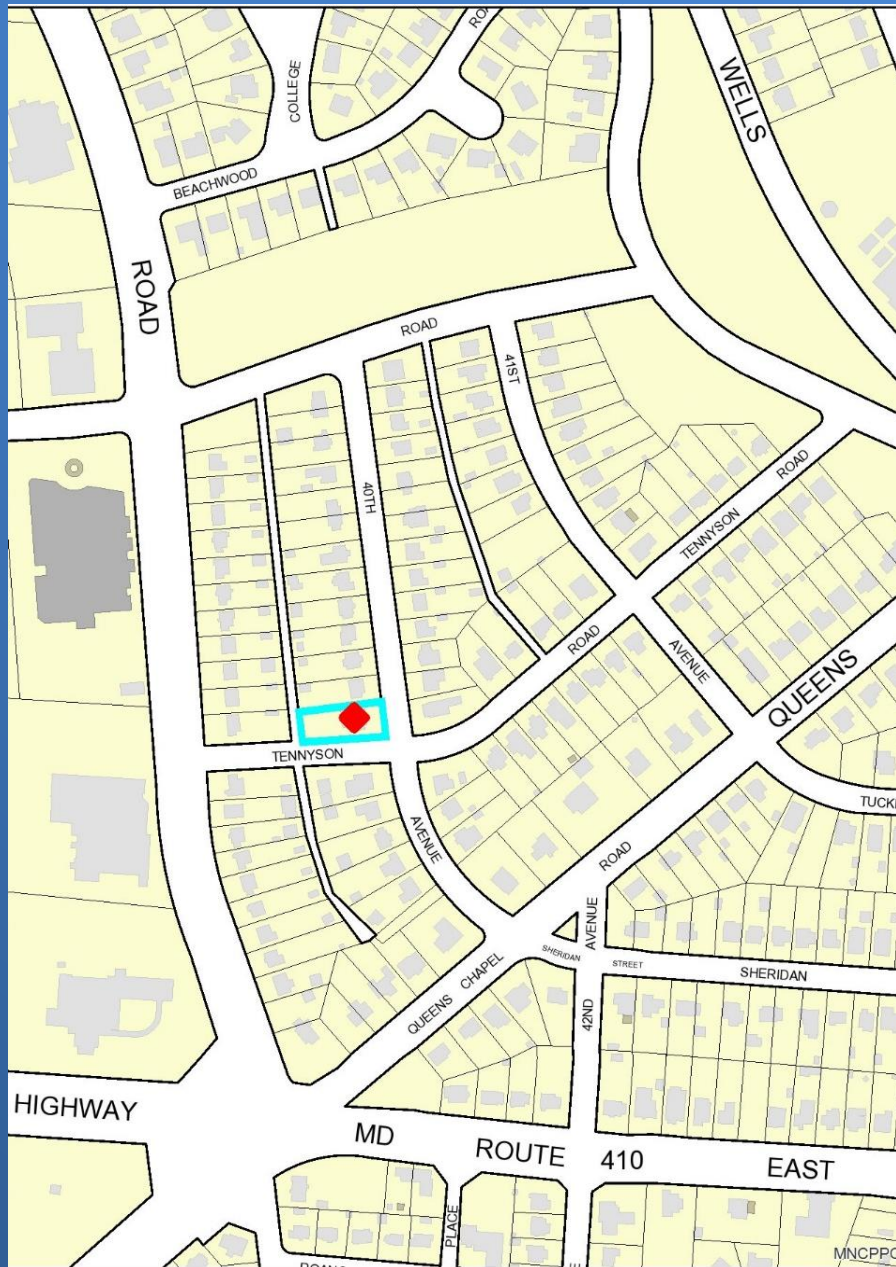




Boswell House partial south elevation, April 2023.



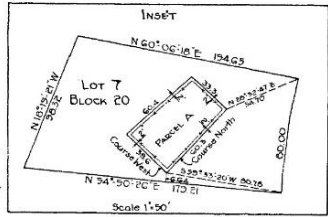
Boswell House partial south elevation, April 2023.



6500 40<sup>th</sup> Avenue, University Park (Source: PGAtlas)

CURVE DATA						
NO.	RADIUS	RADIAL BEARING	CENTER ANGLE	TANGENT	ARC	LONG CHORD BEARING
1	441.69	N 37°04'00"E N 08°32'10"E	43°46'16"	186.60	39.11	343.76 N 30°01'51"W
2	391.63	N 31°42'11"E N 02°32'10"E	91°10'01"	107.59	340.79	330.20 N 32°48'43"W
3	208.62	N 40°09'21"W	37°14'00"	70.28	139.37	133.20 S 48°31'39"W
4	298.62	N 2°31'21"W	104°14'00"	67.12	166.06	165.12 S 48°31'39"W
5	19.54	S 27°04'00"W N 42°05'21"W	102°50'39"	29.21	357.9	316 S 1°30'40"E
6	33.50	N 42°05'21"W N 72°39'34"E	112°49'15"	60.00	76.92	66.45 N 73°42'44"W
7	720.96	N 72°39'34"E	157°11'04"	63.32	125.90	125.33 N 10°44'44"W
8	648.52	N 05°59'56"E	104°20'02"	40.00	92.56	45.00 N 90°19'03"W
9	310.0	N 10°29'04"E N 05°59'56"E	101°21'22"	20.16	29.21	25.94 N 97°46'23"W
10	20.45	S 10°29'04"E S 05°59'56"E	101°21'22"	20.16	29.21	25.94 N 97°46'23"W
11	16.51	N 10°29'04"E N 05°59'56"E	101°21'22"	20.16	29.21	25.94 N 97°46'23"W
12	600.32	N 48°54'39"E	25°05'31"	107.09	305.96	281.82 N 23°35'34"W
13	759.34	N 73°00'10"E	17°29'14"	113.36	227.60	227.45 S 75°19'33"W
14	169.64	S 10°29'04"E	17°29'14"	113.36	227.60	227.45 S 75°19'33"W
15	174.84	S 10°29'04"E	17°29'14"	113.36	227.60	227.45 S 75°19'33"W

WASHINGTON SUBURBAN SANITARY DISTRICT  
 APPROVED MAY 21, 1936  
 AS TO SUITABILITY FOR WATER & SEWER  
Stann R. Hall  
 ACTING CHIEF ENGINEER



ENGINEERS CERTIFICATION

I, the undersigned, CHARLES E. DARNALL, hereby certify to the following:

- That the lots, blocks, public highways, etc., indicated on this plat have been carefully and accurately surveyed and plotted at the request of the UNIVERSITY PARK COMPANY, Inc. the owner and maker of this plat and they are a subdivision of a part of that tract of land acquired by the said UNIVERSITY PARK COMPANY, Inc. from the EVERSOLE REALTY CORPORATION by deed dated April 1, 1923 and recorded among the land records of Prince George County, Maryland, April 4, 1923 in Liber 104 of Folio 64 et seq. and the entire tract as aforementioned is that tract of land conveyed to the EVERSOLE REALTY CORPORATION from J. H. & DEAKINS, widower and ELIZABETH A. DEAKINS, unmarried, by deed dated April 2, 1920 and recorded May 4, 1920 in Liber 150 of Folio 77 et seq., one of the land records of Prince George County, Maryland, being formerly described as part of Edmondson's Pasture survey of Jacksoms Necessity and Smith's Folly and later known as "Bloomfield", and
- That the parcel of land hereinafter designated as "Parcel A", situated on Lot No. 7 of Block No. 20 and the detail location and descriptive data of which is more particularly set forth in the INSET on this plat is that portion save and excepted from the whole tract and reserved as a family burying ground as provided in the heretofore mentioned deed to the EVERSOLE REALTY CORPORATION dated April 2, 1920, and
- That the lines of this subdivision do not conflict with any other subdivision heretofore made and recorded among Prince George County Land Records, and
- That monument stones designated as STONES LETTERED A, B, C, D, E, F, G, H, I, J, K have been accurately set so as to appear on the surface and extend into the ground not less than three (3) feet below the surface and that the said stones are not less than six (6) inches in minimum dimension on top, and
- That the coordinates and bearings, other than deed reference bearings are referred to the true meridian of the Washington Suburban Sanitary District.

May 19, 1936

Charles E. Darnall  
 CHARLES E. DARNALL, ENGINEER

OWNERS DEDICATION

THIS DECLARATION OF DEDICATION made this 22 day of May, in the year Nineteen Hundred and Thirty Six:

WITNESSETH THAT THE UNIVERSITY PARK COMPANY, INC., a corporation organized and existing under the laws of the State of Delaware and having its principal place of business in Prince George County, Maryland, being the owner, has caused to be surveyed the tract of land shown upon this plat and as set forth in the Engineers Certification hereon and by filing this plat and the execution of these presents, it has subdivided the land into lots and blocks, public highways as shown hereon, to be known as UNIVERSITY PARK, Section Five A (5A), and dedicates the said public highways for public use for any lawful purpose whatever;

And do further hereby re-subdivide lots 14, 15, 16, and 17 of Section Four (4), Homestead Block, University Park, Prince George County, Maryland, as indicated hereon.

And do further hereby declare and establish perpetually the building restriction lines as hereon indicated as the lines beyond which the erection of any building, porch, terrace or any structure of a permanent nature exceeding four (4) feet in height, is restricted;

And do hereby further agree to set forth in all conveyances as a covenant running with the land, the building restriction lines as shown and defined hereon;

And do further hereby direct the Clerk of the Circuit Court for Prince George County, Maryland, to file and record this plat after its approval in due form by the Maryland National Capital Park and Planning Commission.

In WITNESS WHEREOF the said University Park Company, Inc. has caused these presents to be signed in its name by George N. Bowen, its President, its corporate seal to be hereunto attached and these presents to be attested by its Secretary, in the day and year first above written.

ATTEST: THE UNIVERSITY PARK COMPANY, INC.  
Therese V. Suttle  
 Secretary

George N. Bowen  
 George N. Bowen, President

SECTION 5A  
 BLOCKS 17-20-21  
 OF  
 UNIVERSITY PARK  
 PRINCE GEORGE'S COUNTY, MARYLAND  
 CHARLES E. DARNALL, ENGINEER - UNIVERSITY PARK, MD.  
 SCALE 1"=100' APRIL 20, 1936

MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION  
 APPROVED MAY 22, 1936  
 DATE  
Charles E. Darnall  
 CHIEF ENGINEER  
 M. N. C. & P. C. RECORD FILE NO. 5238

Section 5A, Blocks 17, 20, 21 (property outlined in red)

*New Residence of Mr. and Mrs. Yates P. Boswell*



Post Staff Photo.

This home of Mr. and Mrs. Yates P. Boswell at 400 Jackson avenue, in University Park, Md., was designed by John M. Walton, architect, and built by the owners

Washington Post photo of recently completed house, May 21, 1939

REGISTRATION CARD—(Men born on or after April 28, 1877 and on or before February 16, 1897)

SERIAL NUMBER U. 03460 1. NAME (Print) Yates Paret Boswell ORDER NUMBER \_\_\_\_\_  
(First) (Middle) (Last)

2. PLACE OF RESIDENCE (Print) 6500 40th Ave. University Pk. Pr. Geo. Md.  
(Number and street) (Town, township, village, or city) (County) (State)

[THE PLACE OF RESIDENCE GIVEN ON THE LINE ABOVE WILL DETERMINE LOCAL BOARD JURISDICTION; LINE 2 OF REGISTRATION CERTIFICATE WILL BE IDENTICAL]

3. MAILING ADDRESS Same  
(Mailing address if other than place indicated on line 2. If same insert word same)

4. TELEPHONE Warfield 3562 5. AGE IN YEARS 55 6. PLACE OF BIRTH Parr ret Charles Co.  
(Exchange) (Number) (Mo.) (Day) (Yr.) (Town or county) (State or country)

7. NAME AND ADDRESS OF PERSON WHO WILL ALWAYS KNOW YOUR ADDRESS Mrs Mary L. Boswell  
(Name and address)

8. EMPLOYER'S NAME AND ADDRESS Home

9. PLACE OF EMPLOYMENT OR BUSINESS 6500 40th Ave. University Pk. Pr. Geo. Co. Md.  
(Number and street or R. F. D. number) (Town) (County) (State)

I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE.

D. S. S. Form 1  
 (Revised 4-1-42)

(over)

16-21630-2

Yates P. Boswell  
(Registrant's signature)

Yates P. Boswell Sr.'s 1942 draft card, showing the Boswell House address







# Conclusions

## I. Staff concluded that the Yates and Mary Boswell House can be found to meet four of the nine designation criteria of Subtitle 29-104(a):

### *Historic and Cultural Significance*

- I.A. (i) has significant character, interest or value as part of the development, heritage or cultural characteristics of the County, State or Nation
- I.A. (ii) is the site of a significant historic event
- I.A. (iii) is identified with a person or a group of persons who influenced society
- I.A. (iv) **X** exemplifies the cultural, economic, industrial, social, political or historical heritage of the County and its urban and rural communities

### *Architectural and Design Significance*

- 2.A. (i) **X** embodies the distinctive characteristics of a type, period or method of construction
- 2.A. (ii) **X** represents the work of a master craftsman, architect or builder
- 2.A. (iii) possesses high artistic values
- 2.A. (iv) represents a significant and distinguishable entity whose components may lack individual distinction
- 2.A. (v) **X** represents an established and familiar visual feature of the neighborhood, community or County due to its singular physical characteristics or landscape

# Conclusions

2. Staff further concluded that, in weighing both the alterations that have been made to the house and the current representation of the resource type within the Inventory of Historic Resources, the Yates and Mary Boswell House can be found to possess sufficient integrity to convey, represent, or contain the values and qualities for which it is judged significant.

# Recommendation

The Historic Preservation Commission recommends to the Planning Board and District Council that the Yates and Mary Boswell House, Documented Property 66-029-09, and its 0.24-acre Environmental Setting (Lot 1 of Block 21, “Section 5A University Park”), be designated a Prince George’s County Historic Site as meeting the following criteria in Subtitle 29-104(a): (1)(A)(iv); (2)(A)(i); (2)(A)(ii); and (2)(A)(v).