

# JOINT PUBLIC HEARING

PRINCE GEORGE'S COUNTY PLANNING BOARD

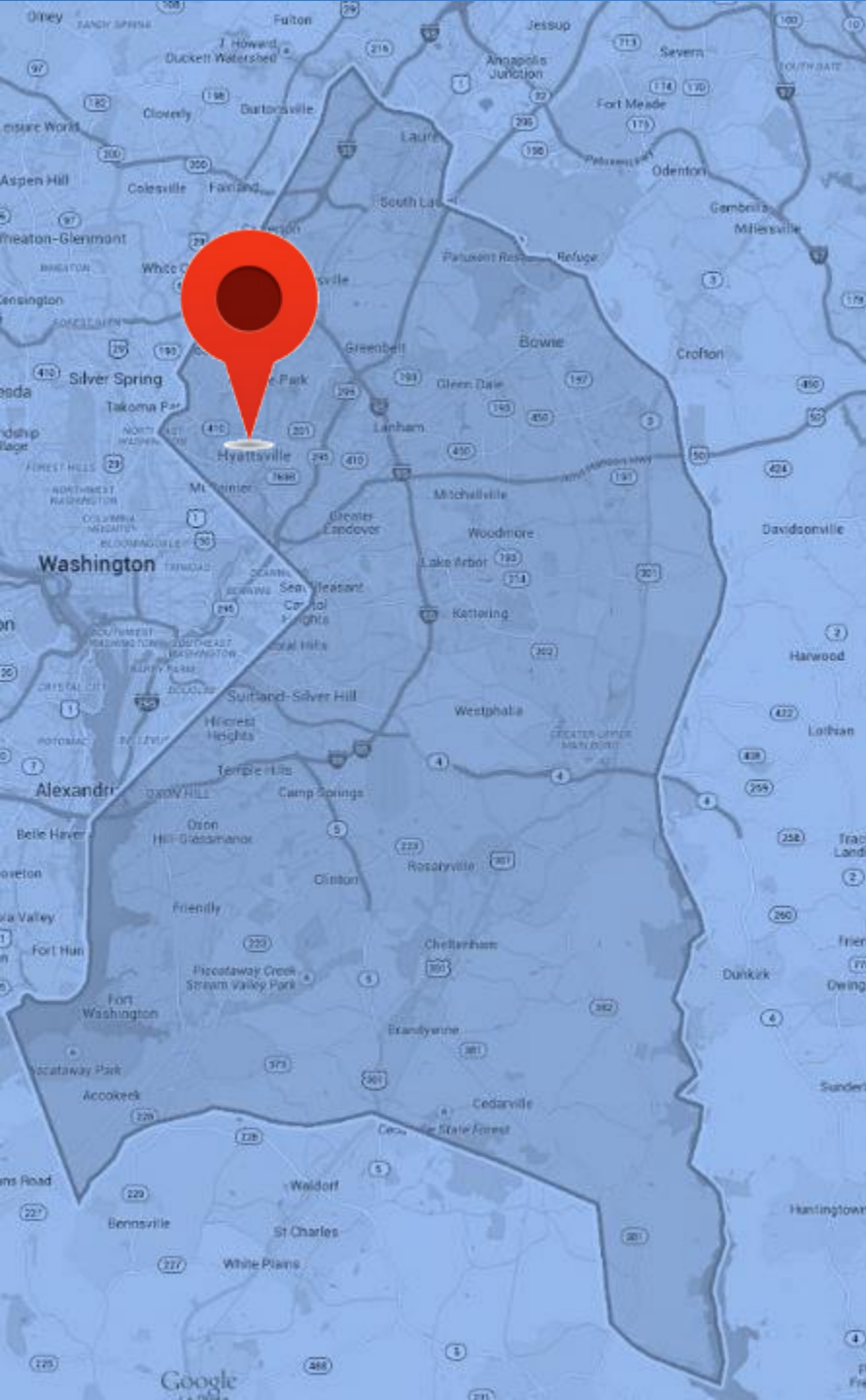
PRINCE GEORGE'S COUNTY COUNCIL



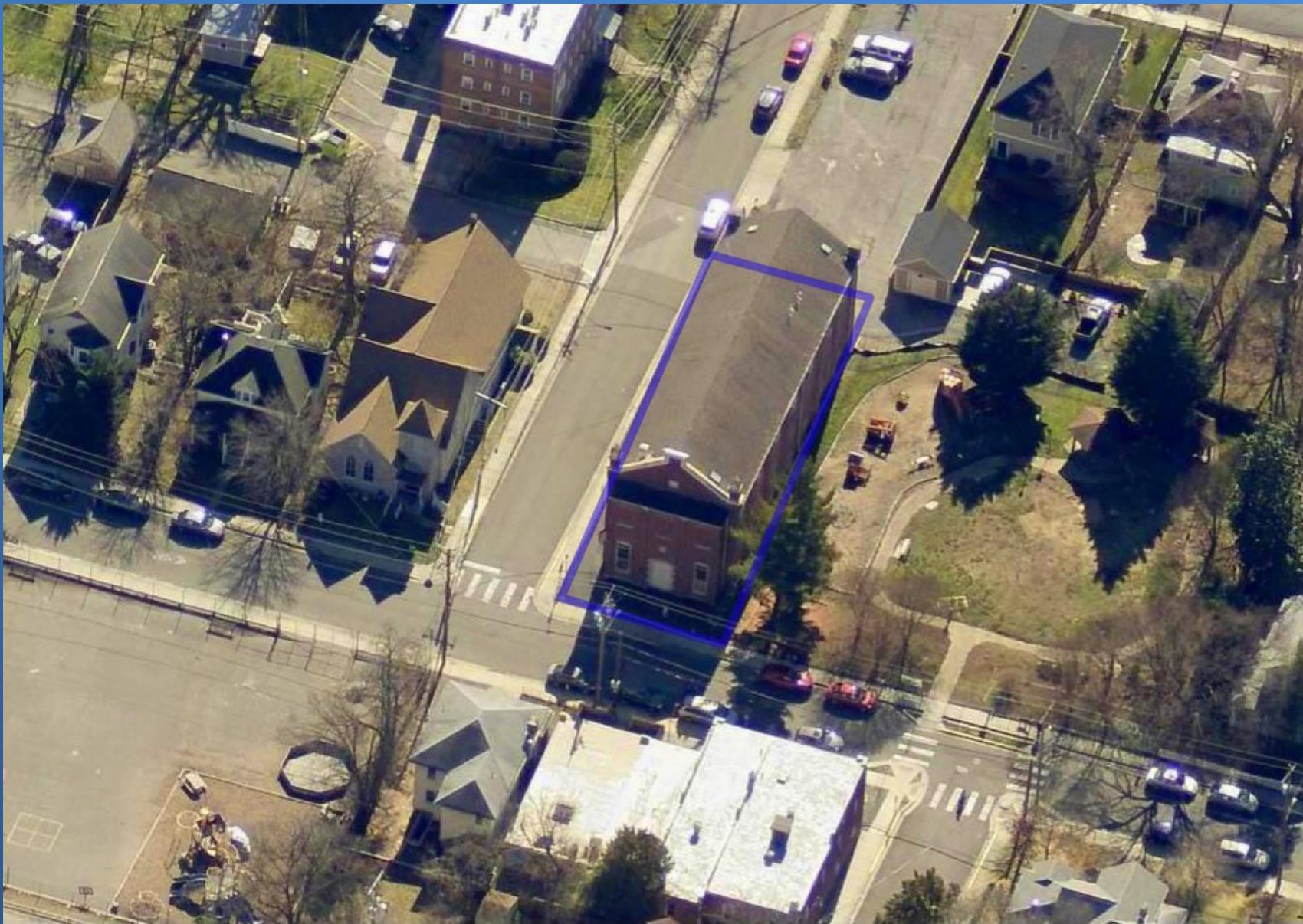
September 10, 2024

# Evaluation for Historic Site Designation

Mount Hermon Masonic Temple  
4207 Gallatin Street, Hyattsville  
(Documented Property 68-010-95)







4207 Gallatin Street,  
Lot 11, Block A  
Wine & Johnson's 2nd Addition to Hyattsville, MD





4207 Gallatin Street,  
Lot 11, Block A  
Wine & Johnson's 2nd Addition to Hyattsville, MD





North elevation, May 11, 2024.





Northwest corner, May 2024.





East elevation, May 2024.





Partial view of west elevation, May 2024.





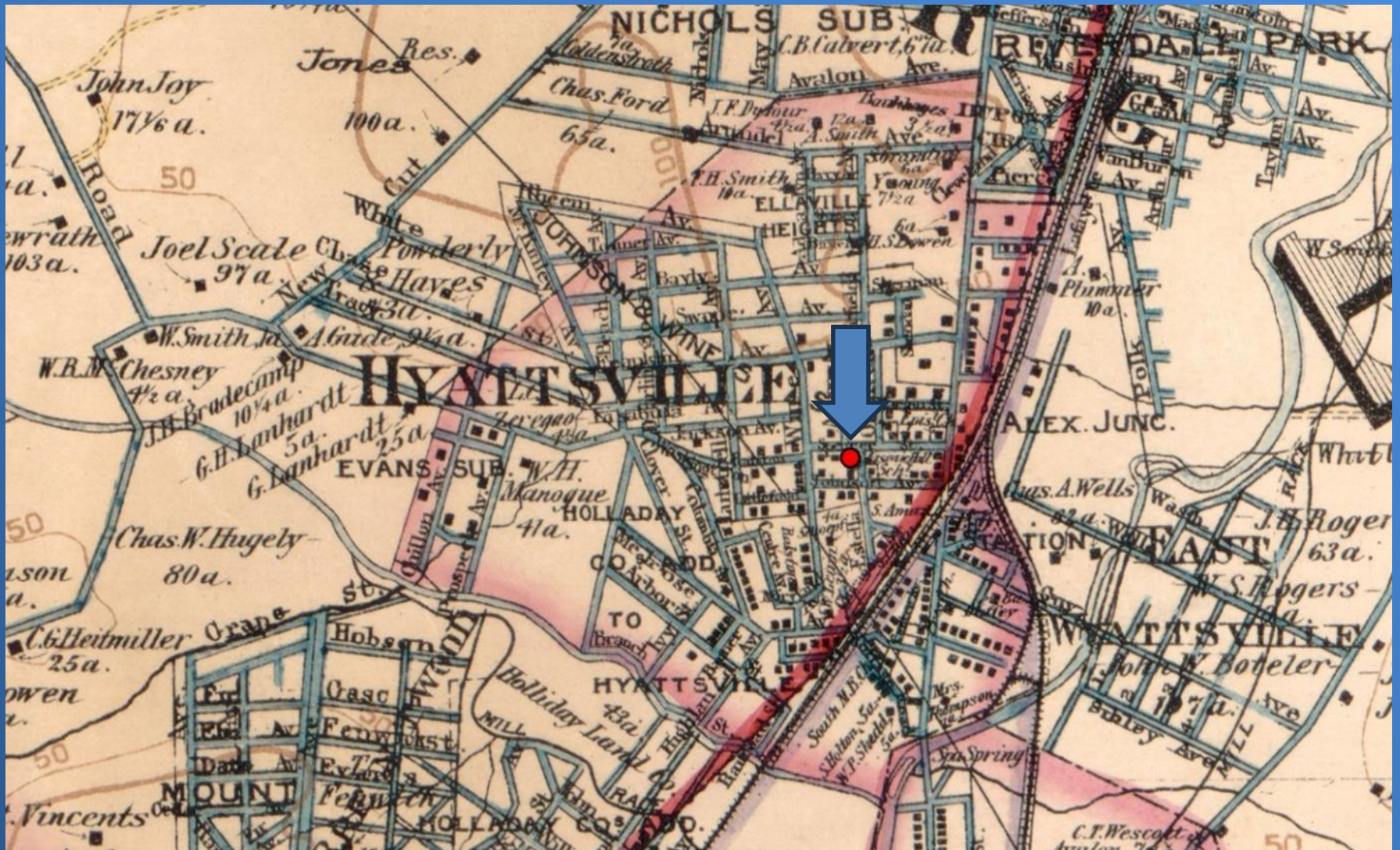
South elevation, July 2024.





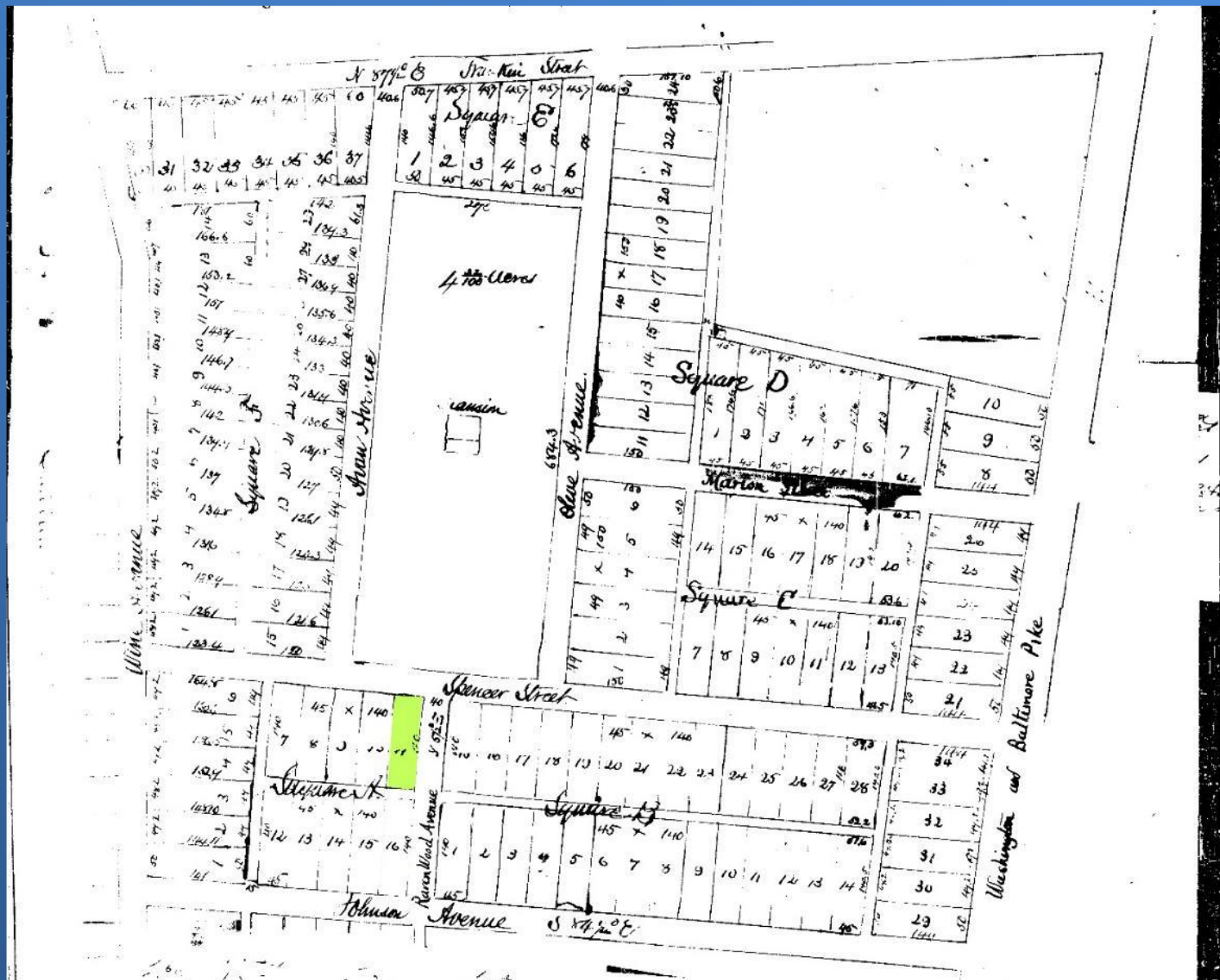
Detail views of front entrance (left) and northeast front window, May 2024.





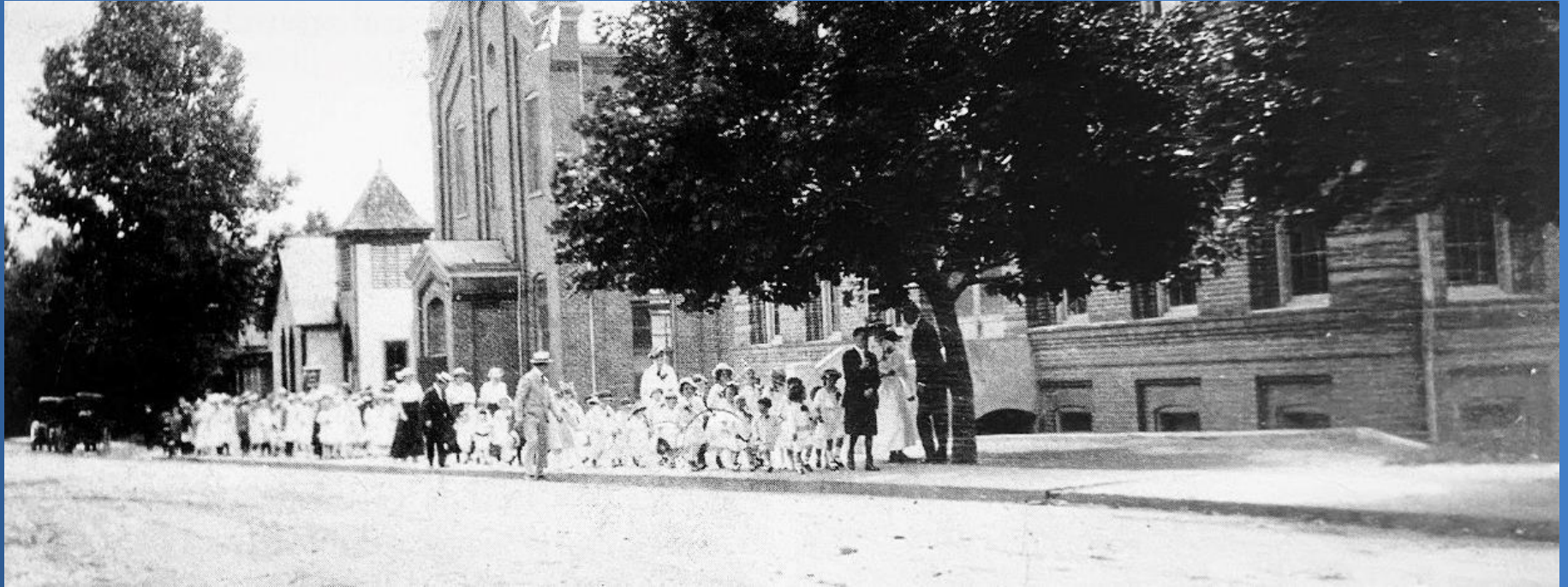
Detail of Hyattsville with subject property highlighted, Wm. Baist's map of the vicinity of Washington D.C., 1904.





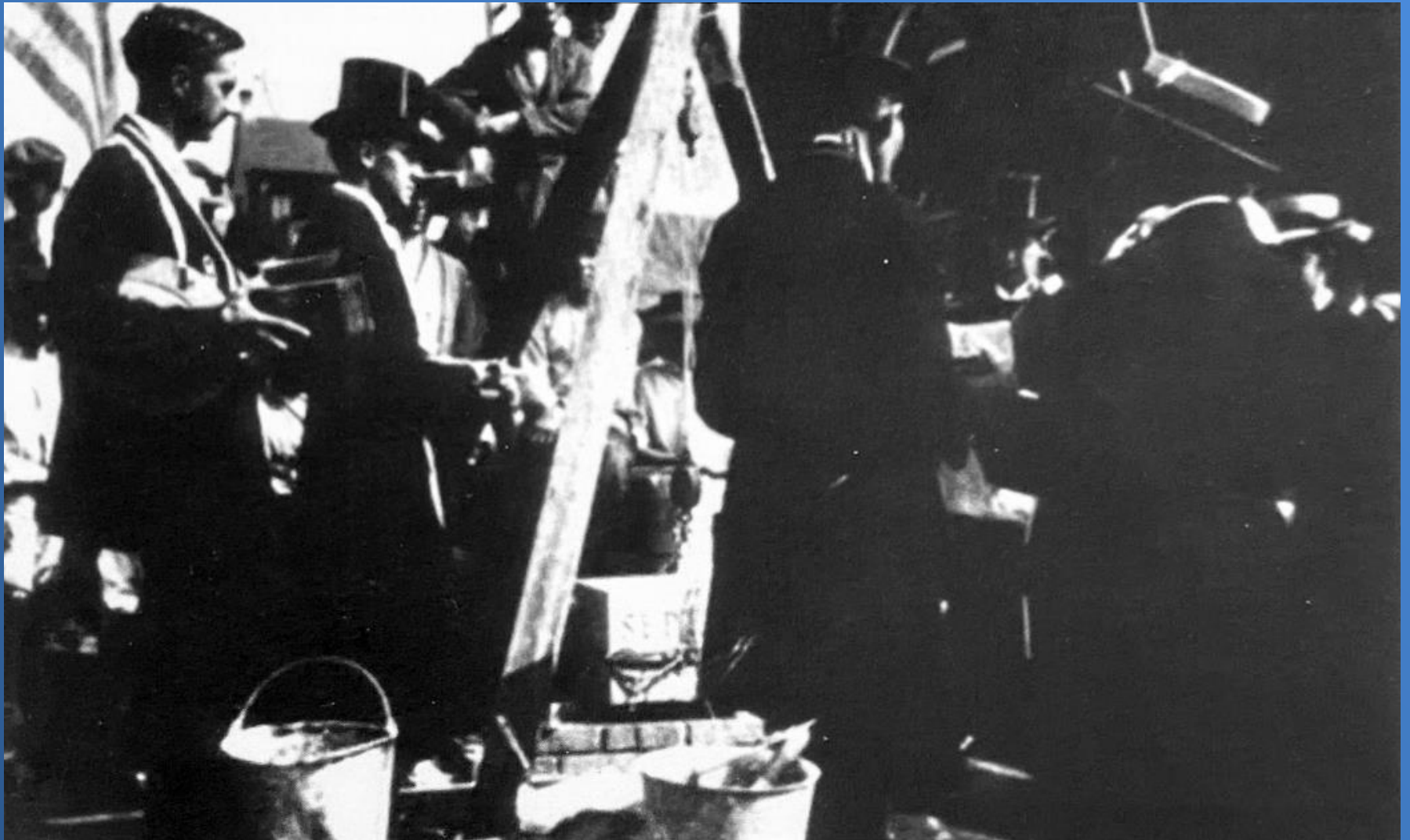
Wine and Johnson's Second Addition to Hyattsville (with subject property highlighted), 1884, Maryland State Archives, Plat Book JWB 2, p.618.





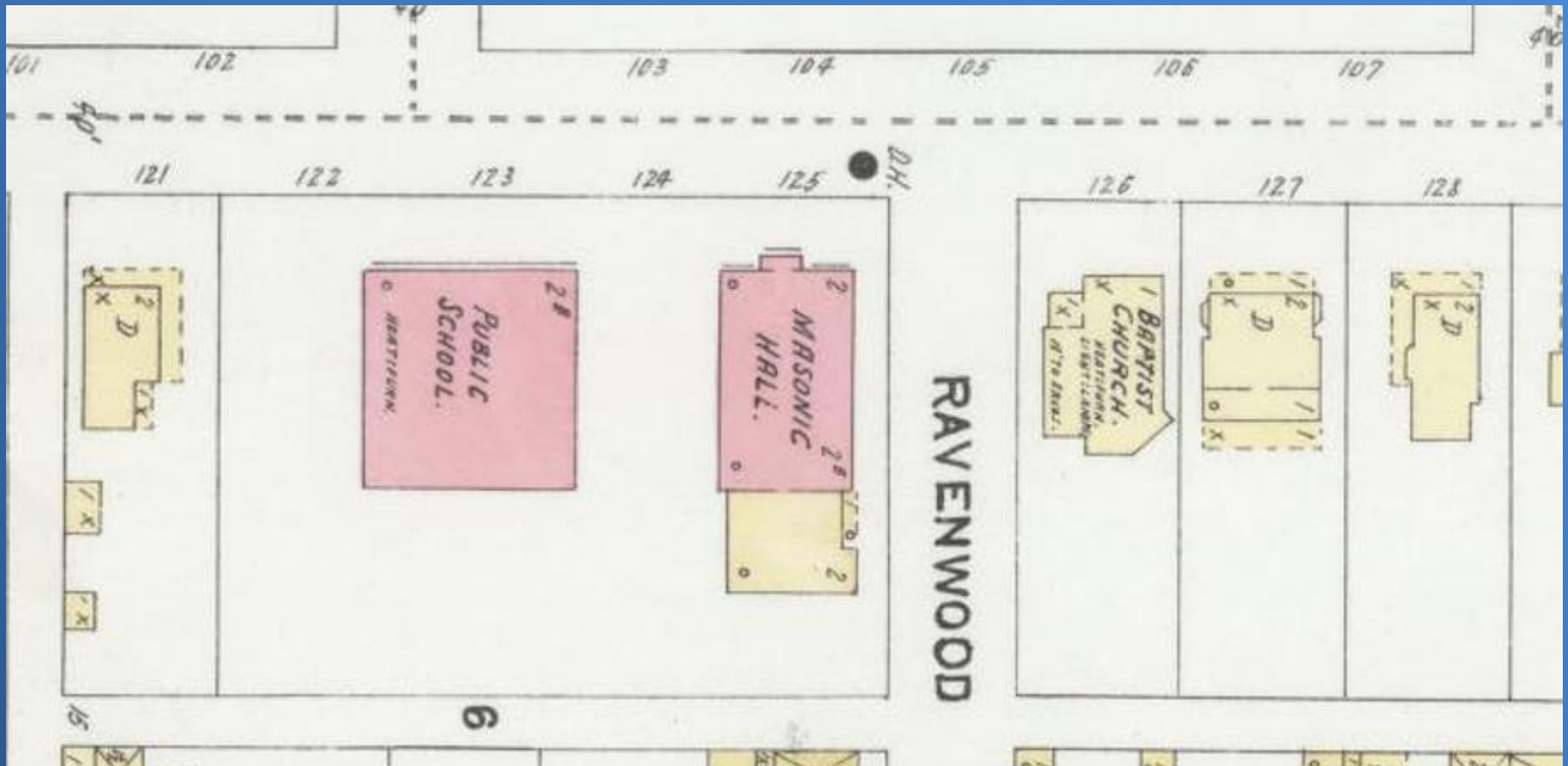
Mount Hermon Masonic Temple, shown in its original form with a small gable-roofed entryway, undated (but prior to 1933), *Images of America: Hyattsville*, 2008.





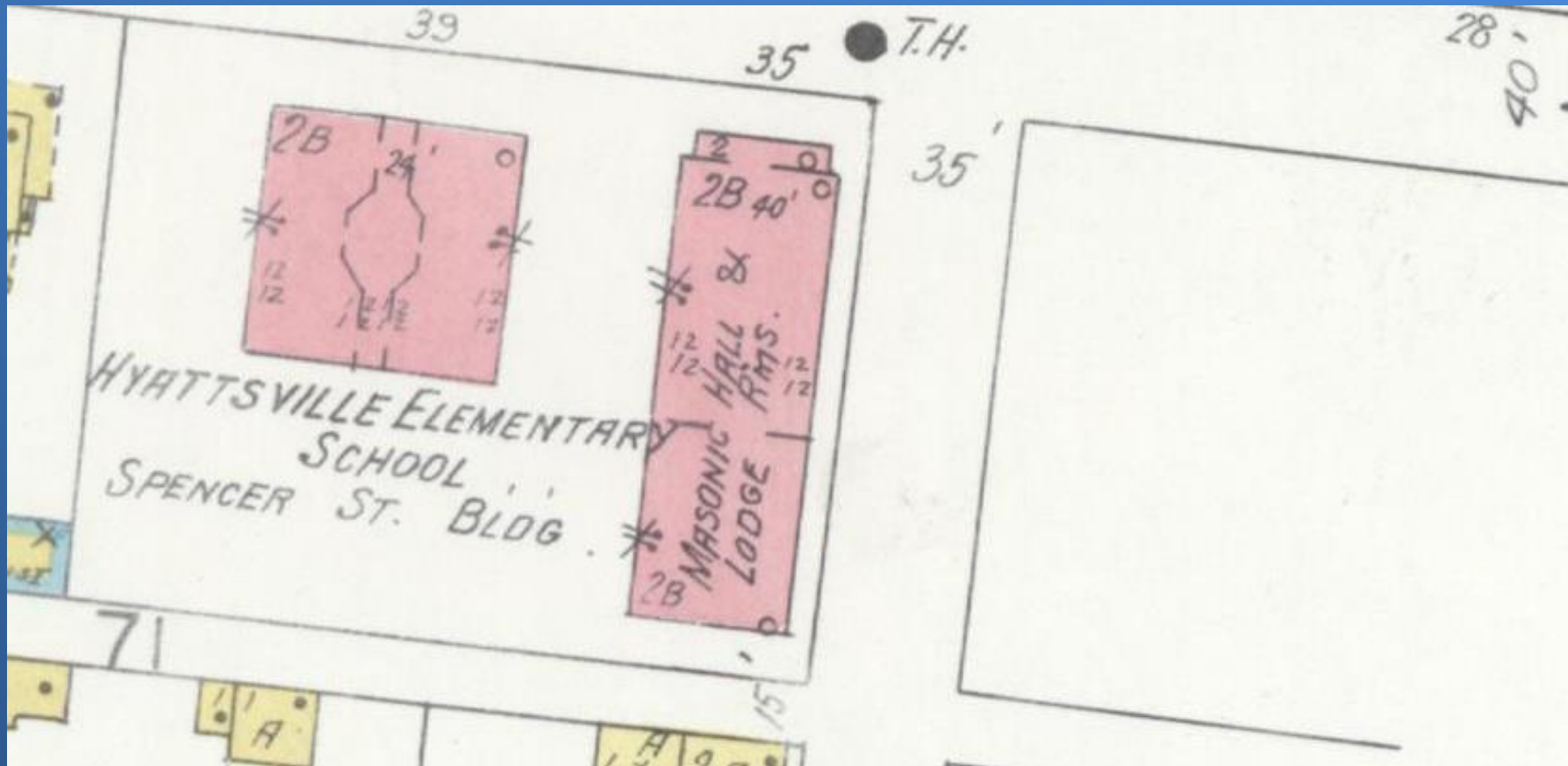
Mount Hermon Lodge members (from left to right: G. Hodges Carr, Elmer Hutchinson, Dr. McMillan, and Herman Burgess) conduct the cornerstone ceremony for the first Hyattsville municipal building in 1912, *Images of America: Hyattsville*, 2008.





Detail of Mount Hermon Masonic Temple, Sanborn Fire Insurance Map from Hyattsville, Prince Georges County, Maryland, Sanborn Map Company, July 1906.





Detail of Mount Hermon Masonic Temple, Sanborn Fire Insurance Map from Hyattsville, Prince Georges County, Maryland, Sanborn Map Company, May 1933.



# Conclusions

I. Staff concluded that the Mount Harmon Masonic Temple 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) **X** 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) 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 (continued)

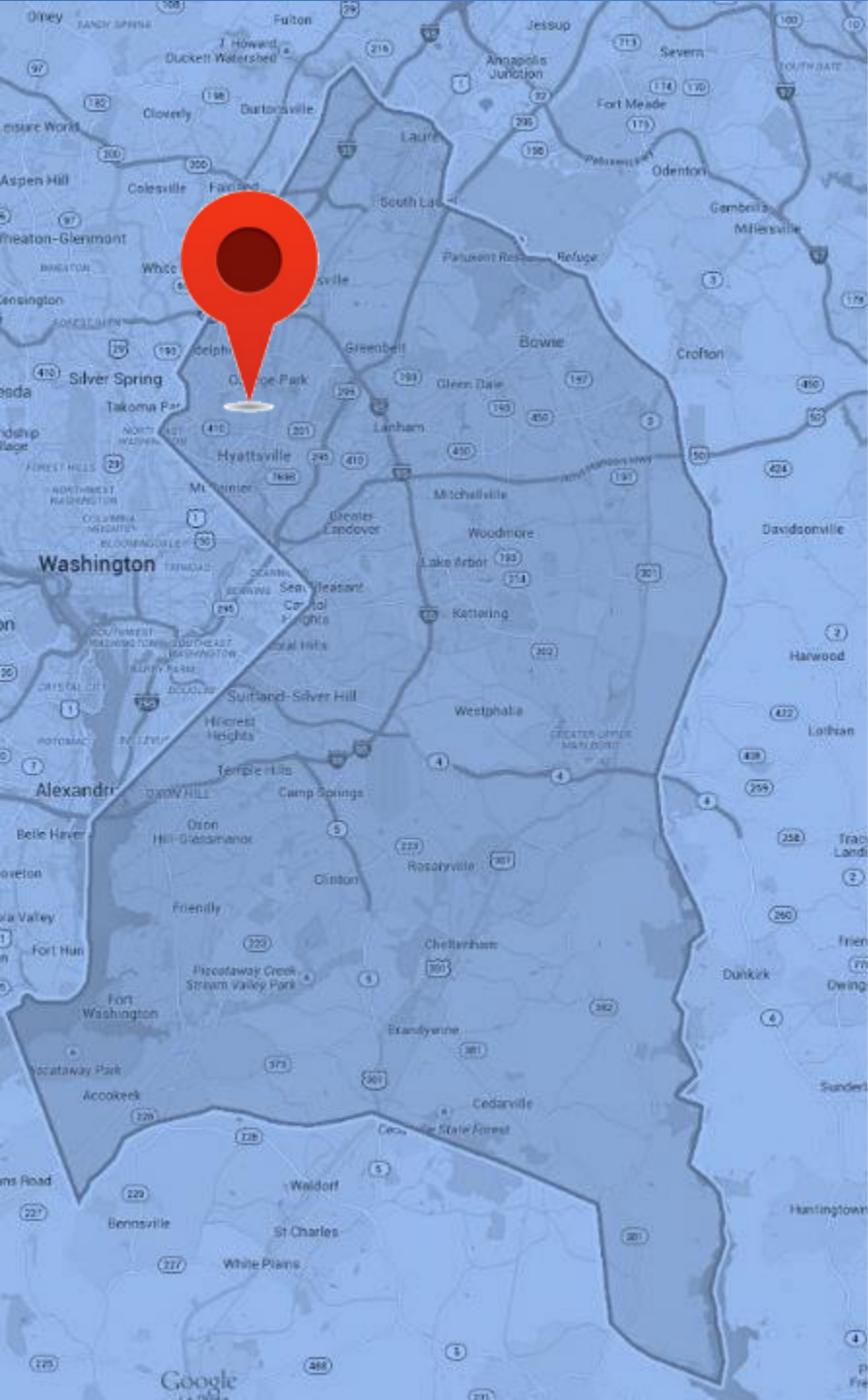
2. Staff further concludes that, in weighing both the alterations that have been made to the building and the current lack of representation of the resource type within the Inventory of Historic Resources, the Mount Hermon Masonic Temple can be found to possess sufficient integrity to convey, represent, 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 Mount Hermon Masonic Temple, Documented Property 68-010-95, and its 0.145-acre Environmental Setting (Lot 11, Block A, “Wine & Johnson’s 2nd Addition to Hyattsville, MD”), be designated a Prince George’s County Historic Site as meeting the following criteria in Subtitle 29-104(a): (1)(A)(iii); (1)(A)(iv); (2)(A)(i); and (2)(A)(v).



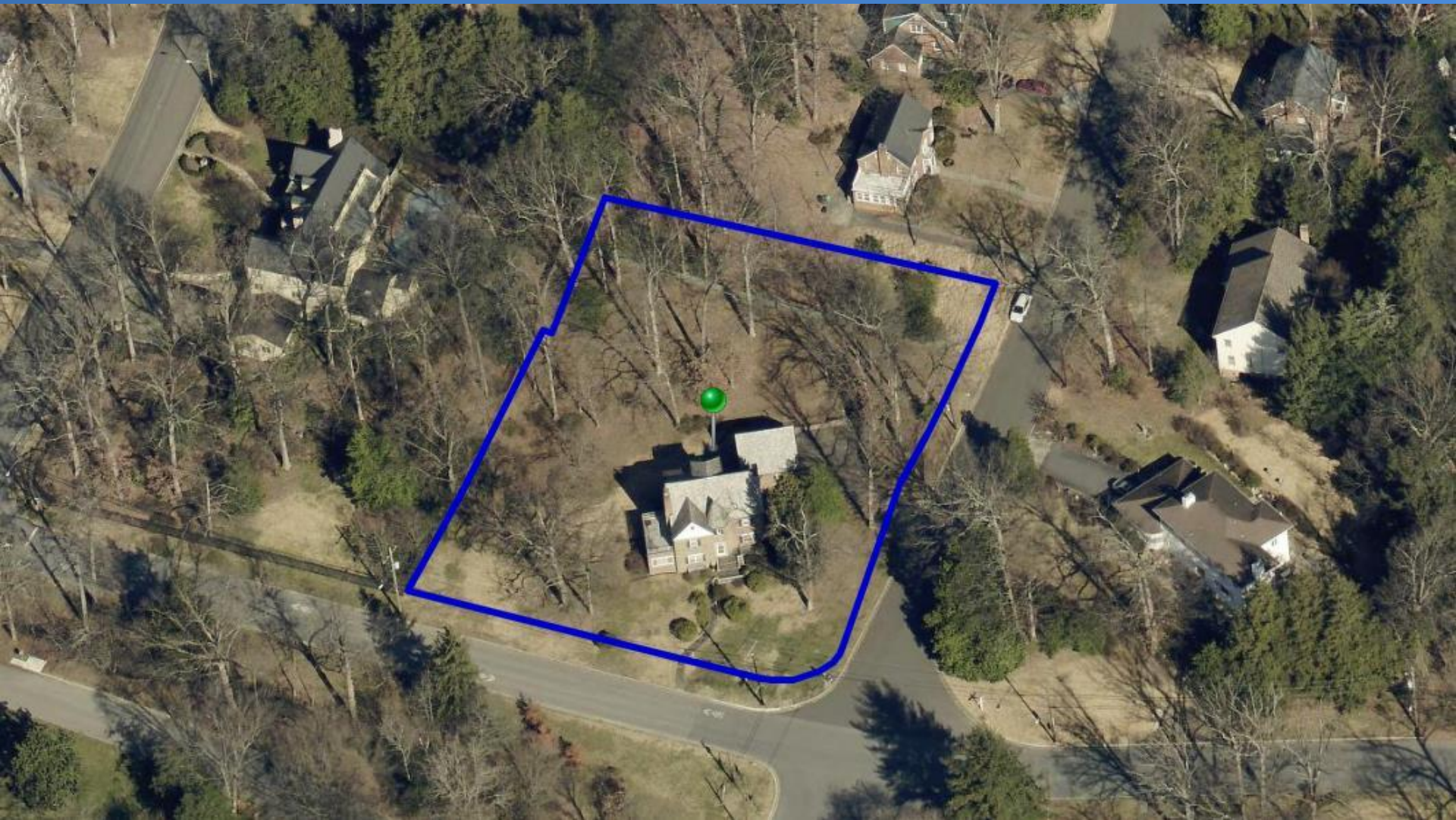


# Evaluation for Historic Site Designation

Maiatico House  
691 I Wells Parkway, Hyattsville  
(Documented Property 66-030-01)







6911 Wells Parkway  
Lots 1, 2, and 13 (partial), Block 6  
College Heights Estates





South Elevation  
July 9, 2024





East Elevation, via Zillow  
c. February 2024





North Elevation  
June 24, 2024





West Elevation  
June 24, 2024











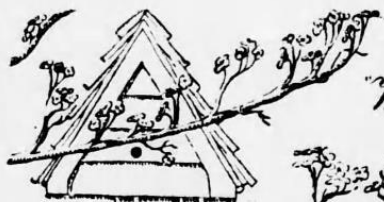


1894 Hopkins Map of the Vicinity of Washington, D.C.  
(property indicated by red diamond)









Where Home Values Endure

# College Heights Estates

Overlooking University of Maryland

## College Heights

We invite your most critical inspection of these two outstanding residential communities. Here amid the green and wooded knolls of nearby Maryland, you will find not speculative developments, but select homes conveniently located, and delightfully secluded among towering oaks, flowering trees and shrubs. There's a place in College Heights and College Heights Estates for you to realize a long-dreamed-of design for living. Come out and consult us about planning, financing and building your home. Properties located just 20 minutes from downtown on west side of Wash.-Balto. Blvd. at University Drive and extending 1 mile west to Colesville Rd.

**Seidenspinner**  
REALTOR

Homesites From  
**\$1,200**  
Street Improvements  
Included

RIVERDALE, MD.  
Hyattsville  
850



J.P. Mallory

TENTH, Easements and right-of-ways are hereby expressly reserved in and over the rear five (5) feet of each lot, shown on said plat, and also in and over the strips of land indicated as reservations on said plat; such easements and right-of-ways shall be for the following purposes: For the installation and maintenance of public utilities, storm water drains, land drains, public and private water, sewer, heat and gas lines, and for other public or quasi-public utility or function conducted, maintained, furnished or performed by or in any method beneath the surface of the ground.

The Company shall have the right to enter upon said reserved strip of land for any of the purposes for which said easements and right-of-ways are reserved.

ELEVENTH, at no time shall the land included in this tract, or any part thereof, or any building erected thereon be used or occupied, by, or sold, traded, donated, demised, transferred, conveyed unto, or in trust for, leased, or rented, or given to negroes, or colored person or persons of negro blood or extraction or to any one of a race that has a higher death rate than that of the white or caucasian race. Except that this paragraph shall not be held to exclude partial occupancy of the premises by domestic servants of the grantee, his or her heirs or assigns.

TWELFTH, The College Heights Estates, Incorporated, may name one or more successors in title, or association of property owners residing within said subdivision, to give the consents provided for in the foregoing covenants in its place and stead, and such substituted party or parties shall have the same legal rights with respect to such consents as were possessed by the company.

THIRTEENTH, the herein enumerated protective covenants shall apply to lots in the above mentioned subdivision and shall run with the land, until the 2nd day of March 1963, in any event: and continuously thereafter, unless and until any proposed change shall have been approved in writing by the owners of the legal title to seventy-five (75) percent of the land on both sides of the street within the block in which is located the property, the use of which is sought to be altered by said proposed change.

FOURTEENTH, If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants or restrictions herein, while they are in force, it shall be lawful for any other person or persons owning any other lot in said subdivision or development to prosecute any proceedings at law or in equity, against the person or persons violating or attempting to violate any such covenant or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any of these covenants by judgment or Court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

WITNESS the corporate signature and seal of the said College Heights Estates, Incorporated.

ATTEST: Margaret S. Conrad, Asst. Sec'y  
(Corporate Seal)

College Heights Estates, Inc.,  
By: Arthur H. Seidenspinner  
President

I hereby certify that the above instrument is in accordance with a Resolution duly adopted at a regularly called meeting of the Board of Directors of College Heights Estates Inc., and that the restrictions thereby imposed are those which by Resolution of said Board were duly and regularly accepted and adopted as those which should be imposed on the whole of the subdivision above referred to, and that all of the same duly appear in the minute book.

(Corporate Seal)

Clara S. Shepherd  
Secretary

PRINCE GEORGES COUNTY CIRCLIFT COPIES and Record 484, 485, 500, MSA\_C284\_344 Date available 07/20/2004 Primary 00000204

Advertisement for College Heights Estates  
The Evening Star  
May 13, 1939

Declaration of Restrictions  
College Heights Estates, Inc.  
March 2, 1938



STATELY HOME WITH A DISTINCTIVE ADDRESS



6911 WELLS PARKWAY, COLLEGE HEIGHTS ESTATES, MD.

Seldom are we privileged to offer such an unusual and aristocratic residence incorporating as many outstanding deluxe features. This home is of the French Provincial or Domestic Gothic type and patterned after the works of nationally known architects. It has been acclaimed by many as the culmination of man's desire for the ultimate in a dignified and distinctive home. This home was custom-built for the present owner. No expense was spared to construct this splendid residence. The meticulous attention given to every detail in building this noteworthy home has produced a residence that is, in our opinion, unsurpassed in this area.

The graceful exterior, imposing and yet inviting, will more than please you. The interior is both inviting and inspiring. It creates an atmosphere of pleasant luxurious living. You will be pleased by the matchless craftsmanship you will find in this home. Located in fashionable College Heights Estates, the most exclusive section in this area, on a corner lot with over 1/2 of an acre. Beautifully landscaped.

The owner is desirous of an immediate sale and has reduced the price from \$75,000 to \$50,000. This price is at least 1/3 below today's replacement cost. Excellent terms are available.

FIRST FLOOR:

- HALL from front to rear, or service entry, includes clothes closet at front entrance and wicker cupboard at service entry.
- SUN PARLOR, almost completely finished. Floor of random width parquetry oak flooring. Door to rear lawn area.
- LIVING ROOM has present exposed aggregate fireplace, random width parquetry oak flooring. Paneled to door height with butternut.
- DINING ROOM has Hignets Parquet block flooring, paneled to chair seat height with attractive plaster cornice at ceiling.
- KITCHEN—rubber tile floor and base; aluminum tile walls to top of range height; ample cabinet cabinets (about 30' square); electric range, refrigerator and dishwasher; chemical sink and broom closet. Access door to laundry chute.
- DEN—paneled full height with built-in book shelves and cabinets. All of butternut. Includes POWDER ROOM completely tiled with ceramic tile and has colored fixtures.

SECOND FLOOR:

- MASTER BEDROOM includes bath with enclosed shower and completely tiled with imported ceramic tile; colored fixtures; two closets, air conditioning unit installed.
- BEDROOM NO. 2 includes tiled powder area with colored fixtures and large closet.
- BEDROOMS NO. 3 and NO. 4 include ample closets and will accommodate twin bed settings.
- HALL includes access door to laundry chute and bath. This bath has all colored fixtures and a HOLLYWOOD TYPE TUB. The imported ceramic, most attractive, marble, chrome cabinet and Hansen cabinet are also included.

THIRD FLOOR:

- Two large bedrooms and complete tiled bath with three of the largest closets imaginable. Bedrooms paneled to crown, floors of beautiful clear oak.
- This makes a total of fifteen rooms, of which only two (laundry and bathroom) are not meant to be lived in.

BASEMENT:

- RECREATION ROOM with stone fireplace with tiled mirror; bar of butternut and walnut with a top of burn and stain proof material. To the rear of the bar there is a portahole opening to the morning glories trellis room. Floor is Hignets Parquet block with trim being of butternut.
- MAID'S ROOM has oak built tile floor, painted walls and ceiling, closet, exterior ventilation.
- HEATER ROOM houses boiler capable of heating house 1/2 larger. Gas hot water heat with ample connections and multi-fan reduction in all rooms. Hot water heater, large closet and work bench space.
- LAUNDRY ROOM, heated, has exterior door, complete laundry tub, ample electrical outlets and floor drain.
- HALL has two large closets and access door to laundry chute receiving area.

GARAGE

- EXTREMELY LARGE with electrically operated doors. Second floor large enough for living quarters.

EXTERIOR FEATURES:

- LAND and LANDSCAPING: Total land area is approximately 1/2 acre of ground, of which 30% is in the native state. Remainder beautifully sodded and landscaped.
- Walks throughout the grounds.
- Exterior garden hose and electrical outlets conveniently located.

OTHER FEATURES:

- All closets finished; those on 2nd and 3rd floors cedar lined.
- Mailed call system to kitchen.
- Most rooms have wiring for air conditioning units and telephone outlets.
- Silent Mercury trap switches.
- Flood lighted grounds.
- All butternut trim in recreation room and first floor is of Old English design and was hand finished and installed by a cabinet maker who stands up all joints. A cabinet maker who stands up all joints. A cabinet maker who stands up all joints.
- Marble tiles in all baths and over kitchen work sink.
- First floor ceiling height 9 ft.
- Vermont slate roof.
- All doors are 1 1/2" thick and interior doors are Federal Colonial design. Front entrance and sun parlor doors specially designed and constructed of butternut.

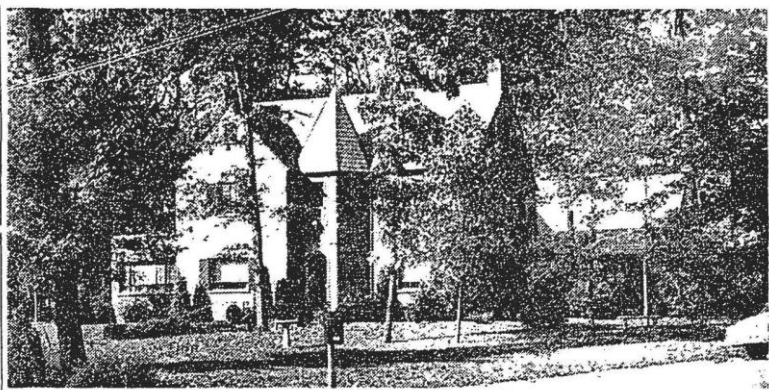
Inspect this home at your convenience Sunday between the hours of 11 and dark, or by appointment. You will be amazed and thrilled at the treasures you will find in this unique home.

Fincham and Co.

Realtors  
6017 Balto. Ave., Riverdale UN. 4-8383

Directions: Out Queens Chapel Rd. to Colverville Rd. left on Colverville Rd. to Wells Pkwy. right on Wells Pkwy. to 6911 Wells Pkwy and "Open" sign. Or, out Baltimore Blvd. Route 1. to Queens Chapel Rd. and Pinerose and Baltimore Blvd. left on Pinerose to Closett Rd. right on Closett Rd. to intersection of Wells Pkwy. Closett Rd. and "Open" sign.

Thomas V. Lake and Associate Suggest that you visit this exclusive College Heights Estate  
**CUSTOM BUILT FOR PRESENT OWNER**



OPEN TODAY, 1 TO 6  
6901 WELLS PARKWAY

This fine English Normandy home is for the discriminating person who will appreciate its random width pegged flooring and perfectly matched butternut panelling throughout. 1st level features solarium, living room, dining room, beautifully equipped kitchen, den and bath. 2nd level contains 4 large bedrooms, and 3 baths. The master bedroom has its own bath and sun deck. 3rd level, 2 bedrooms and bath. Full dry, completely finished basement with maid's quarters and bath. Laundry room, photography room and completely equipped club room.

Directions: Out Balt. Blvd. past traffic light at Queens Chapel Rd., turn left on Wells Parkway to home.

THOMAS V. LAKE & ASSOCIATE

AP. 8400 — Eves. OR. 0250 Riverdale, Md.

"Everyone Should Own a Home"

Advertisement, The Washington Post  
October 5, 1952

Advertisement, The Evening Star  
January 15, 1955



## Jerry Maiatico Starting New Office Building Here

Jerry Maiatico, prominent Washington builder, announced today he is starting work on a new 10-story office building at 1717 H street N.W., to have a frontage of 237 feet on H street and a depth of 150 feet. Permit to go ahead was received early this week. The structure will have three basements.

Completion of the building, start of which was considerably delayed owing to imposition of controls over steel and other materials, is scheduled for about a year-and-a-half hence.

Matthew G. Leply is the architect.

Mr. Maiatico is the owner and builder of the Andrew Jackson Building, northwest corner of Lafayette Park; the State House Apartments, and other apartments and commercial buildings in Washington.



Left: *The Evening Star*, July 5, 1952

Right: The Matomic Building, built by Jerry Maiatico



# Conclusions

I. Staff concluded that the Maiatico 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) **X** 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) 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 (continued)

2. Staff further concluded that, in weighing the alterations that have been made to the structure since its original construction, the Maiatico 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 Maiatico House, Documented Property 66-030-01, and its 0.75-acre Environmental Setting (Lot 1, Lot 2, and the southern half of Lot 13 in Block 6, College Heights Estates), be designated a Prince George's County Historic Site as meeting the following criteria in Subtitle 29-104(a): (1)(A)(iii); (1)(A)(iv); (2)(A)(i); and (2)(A)(v).