



# **PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION**

1616 McCormick Drive, Largo, Maryland 20774 • 301-952-3680 • <http://www.pgplanning.org/469/Historic-Preservation-Commission>

January 2, 2024

## **FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATION ON THE NANCY TABBS HOUSE (DOCUMENTED PROPERTY 66-000-01) AND ITS ENVIRONMENTAL SETTING FOR CLASSIFICATION AS A HISTORIC SITE**

### **Procedural Background**

- |                   |  |
|-------------------|--|
| August 31, 2023   | The owner submitted an application for Historic Site Evaluation in compliance with Section 29-120.01. The property is not listed in the Inventory of Historic Resources.   |
| October 20, 2023  | The property owner and the adjacent property owners were mailed 60-day written notice of the time, date, and location of the public hearing.   |
| December 5, 2023  | The property was posted “at least 14 days in advance,” according to the provisions of the Prince George’s County Historic Preservation Ordinance (Subtitle 29-118) and the Prince George’s County Zoning Ordinance (Subtitle 27-125.03). Evidence of sign posting, and 14-day written notice are attached. |
| December 7, 2023  | The survey and documentation of the property were completed by Janet Adesina.  |
| December 19, 2023 | Date of Historic Preservation Commission public hearing.   |

### **Findings**

#### *Summary Architectural Description*

The c. 1935 house at 5011 Navahoe Street is a Tudor Revival-style, one-and-a-half story, side-gabled brick building on a raised concrete basement, with a non-historic addition built circa 2003. The three-bay north-facing façade is dominated by a single front-facing gable with a steeply pitched, asymmetrical roofline and a simple round-arched doorway accessed by a 4-step circular riser.

The original structure sits on a concrete foundation and is uniformly clad in a running bond brick veneer, apart from a decorative basketweave belt course reflecting the raised basement. Fenestration patterns appear intact, but windows are primarily non-historic one-over-one vinyl sash windows with brick sills and steel lintels. The roof is clad in three-tab asphalt shingles, with a gutter and downspouts on the front façade. The building has an exterior end chimney on the west elevation which projects above the roof’s ridgeline.

#### *Setting*

The Nancy Tabbs House is located at 5011 Navahoe Street in the Lakeland area of College Park. The house retains its historic function as a single-family residence. The 0.266-acre trapezoidal site is relatively flat and surrounded by vegetation, with a gravel driveway and a concrete sidewalk connecting the house’s entry stairs to the public sidewalk and road. The building’s façade is oriented to the north, facing Navahoe Street,

and the surrounding area is characterized by single-family residential development. The house sits near historically prominent community landmarks, including the First Baptist Church of Lakeland and the intersection of Rhode Island Avenue and Lakeland Road, a former streetcar corridor.

### *Historical Overview*

In 1890, Edwin A. Newman subdivided approximately 200 acres of land just north of the Maryland Agricultural College (now the University of Maryland, College Park) and platted the new subdivision of Lakeland. Newman envisioned a resort community anchored by the nearby manmade lake, which he named Lake Artemesia. Despite initial enthusiasm, it quickly became apparent that the low-lying land was highly flood-prone and poorly suited for development.

Beginning in 1900, the demographics of Lakeland began to shift as Black families, previously segregated on the east side of the B&O Railroad tracks, began to move to the west side of Lakeland. As African Americans increasingly settled in western Lakeland, white families departed. By the first quarter of the twentieth century, Lakeland was well established as a thriving Black community with schools, churches, and social and commercial facilities.

Cornelius Tabbs and Nancy Gross were born in Calvert County, Maryland in 1861 and 1870, respectively. They were married in 1896 and moved to Lakeland sometime in the 1900s, making them among the first African Americans to settle in the community. They had two children, though only their daughter, Jane, remained with them. The Tabbs family lived in a rented property in Lakeland in 1920 and then in a house that they owned in 1930. Cornelius Tabbs was the family's primary bread winner and worked as a farm laborer and later as a janitor at the University of Maryland, while his daughter, Jane, worked as a cleaner with the Pullman Company. Cornelius Tabbs purchased Lots 9 and 10 from the Van Valkenburg family in 1918 and transferred the property to Nancy Tabbs between 1930 and 1940. At some point in the 1930s, he disappears from the family's records.

In 1935, Nancy Tabbs contracted with Romulus C. Archer, Jr. for the construction of the house at 5011 Navahoe Street. Archer was an African American architect based in Washington, D.C. He had trained as an architect through the International Correspondence Schools of Scranton, Pennsylvania, and finished his formal education at Columbia University. Archer enlisted in the U.S. Army during World Wars I & II. On January 15, 1926, he was professionally licensed by the D.C. Board of Examiners and Registrars of Architects, making him only the second Black architect to be licensed in the city. He eventually established his own architectural firm and designed several significant buildings in the Washington, D.C. metropolitan area, including two that have been listed in the National Register of Historic Places. Archer was known for his mentorship of younger African American architects and was recognized with the YMCA "Citizen of the Year," award in 1964.

Archer designed Nancy Tabbs's house as a Tudor Revival-style building. Surviving labor and materials specifications for the building detail the specific requirements that he established for its construction. The nine-page document stipulates details of the work to be carried out by the builder, including excavation, masonry, carpentry, joinery, painting, and electrical work.

Given the loss of Cornelius Tabbs's income in the period of this house's construction, Nancy Tabbs may have partly financed the building of the new house through two mortgages taken out against the property in 1936, for a total of \$3,500. Her primary source of income once living in the home came from tenants, who lived in the house and appear on the U.S. census records in 1940 and 1950.

Nancy Tabbs lived at the 5011 Navahoe Street house until her death in 1962, when she left the property to her nieces Viola Gross and Margaret Gray. Following her death, Lot 9 was sold and is no longer in the ownership of the Gross family.

This unique architectural edifice allowed Nancy Tabbs (née Gross) and then her niece, Viola Gross, the ability to remain in the community through the widescale demolitions and displacement brought about by the Lakeland Urban Renewal project of the late 1960s to early 1980s. The home remains in family ownership today.

A detailed architectural description and historic context, including photos and figures, are provided in the attached draft Maryland Inventory of Historic Properties form.

### *Significance*

The Nancy Tabbs House is significant as a reflection of the development of the Lakeland community, the heritage of the Gross and Tabbs families, and the entrepreneurial spirit and innovative mindset of Black women during a period of intense racial segregation. The property is also significant as a representation of the work of Romulus C. Archer, Jr., the second African American to be licensed as an architect in Washington, D.C. Archer was involved in numerous religious and residential projects in the Washington, D.C. metropolitan area, two of which are listed to the National Register of Historic Places. The Nancy Tabbs House reflects a rare instance of Tudor Revival architecture within the African American community of Lakeland, which lost much of its early architectural heritage through the process of urban renewal.

### *Integrity/Degree of Alteration*

The Nancy Tabbs House retains sufficient physical integrity to convey its historical and architectural significance. It sits in its original location on a residential block and therefore retains integrity of location and setting. The resource reflects a moderate degree of integrity of materials, workmanship, and design. Significant exterior changes include the replacement of most original windows and the main entrance door, the reconstruction of the entrance stairs, and the non-historic addition at the rear. Despite these changes, the original form and Tudor Revival style as designed by architect Romulus C. Archer, Jr. remain evident. The rear addition is clearly subordinate to the original structure. The property remains in the Gross family's possession, and the nearby homes built by family relations are extant, granting the property integrity of feeling and association.

Historic Preservation Commission Policy #1-87, "Evaluating Integrity, Degree of Alteration, and Scarcity and Frequency," states that a property's integrity should be considered in the context of the scarcity of the resource type it represents, with a less restrictive standard of integrity applied when few or no other similar properties exist in the Inventory of Historic Resources. The Nancy Tabbs House conveys underrepresented historical themes related to family and community history of Lakeland, African American women's

entrepreneurship, is the work of an early, notable Black architect. These themes are not currently well represented in Prince George's County's Inventory of Historic Resources. Within Lakeland, only the Lakeland High School, an institutional resource, has been designated as a Historic Site.

Despite some changes to its exterior materials and appearance, the subject property retains sufficient integrity to convey its significance as a building designed by a master architect, a reflection of the resilience of the Lakeland community, and Nancy Tabbs's influence as a Black woman in the economy of an African American community.

### **Conclusions and Recommendation**

1. Staff concluded that the Nancy Tabbs House meets five of the nine historic site designation criteria of Subtitle 29-104(a):

#### *Historic and Cultural Significance*

- (1)(A)(i) has significant character, interest or value as part of the development, heritage or cultural characteristics of the County, State or Nation
- (1)(A)(ii) is the site of a significant historic event
- (1)(A)(iii) **X** is identified with a person or a group of persons who influenced society
- (1)(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

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 Nancy Tabbs House can be found to possess sufficient integrity to convey, represent, or contain the values and qualities for which it is judged significant.

### **Staff Recommendation**

Staff recommended that the Historic Preservation Commission recommend to the Planning Board and District Council that the Nancy Tabbs House, Documented Property 66-000-01, and its 0.266-acre Environmental Setting (Lot 10 of Block 13, “Lakeland”), 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), (2)(A)(ii), and (2)(A)(v).

### Historic Preservation Commission Recommendation

Commissioner **Pruden** moved that the Historic Preservation Commission recommend to the Planning Board and the District Council that the **Nancy Tabbs House, Documented Property 66-000-01, and its 0.266-acre Environmental Setting (Lot 10 of Block 13, “Lakeland”), 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), (2)(A)(ii) and (2)(A)(v).** The motion was seconded by Commissioner **Porter**. The motion was approved 6-0-0.



John Peter Thompson, Chairman

#### Attachments:

MIHP Form for 66-000-01 (including maps and photographs)

c:

*Owner:*

Maxine Gross  
5011 Navahoe Street  
College Park MD 20740

*Municipality:*

The Honorable S.M. Fazlul Kabir, Mayor  
City of College Park  
7401 Baltimore Avenue  
College Park MD 20740

*Prince George’s County Council:*

The Honorable Eric Olson, District 3  
Wayne K. Curry Administration Building, 2nd Fl.  
1301 McCormick Drive  
Largo MD 20774

The Honorable Mel Franklin, At-Large  
Wayne K. Curry Administration Building, 2nd Fl.  
1301 McCormick Drive

Largo MD 20774

The Honorable Calvin Hawkins II, At-Large  
Wayne K. Curry Administration Building, 2nd Fl.  
1301 McCormick Drive  
Largo MD 20774

Donna J. Brown, Clerk  
Wayne K. Curry Administration Building, 2nd Fl.  
1301 McCormick Drive  
Largo MD 20774

*Interested Parties:*

Douglas McElrath, Chairman  
Prince George’s Heritage  
4703 Annapolis Road  
Bladensburg MD 20710

Alfonso Narvaez, Chairman  
Prince George's Historical & Cultural Trust  
PO Box 85  
Upper Marlboro MD 20773

Donna Schneider, President  
Prince George's County Historical Society  
PO Box 1513  
Upper Marlboro MD 20773

Elizabeth Hughes, Director  
Maryland Historical Trust  
100 Community Place, 3rd Floor  
Crownsville MD 21032-2023

Meagan Baco, Executive Director  
Anacostia Trails Heritage Area, Inc.  
4318 Gallatin Street  
Hyattsville MD 20781





Figure 1. North elevation (façade), 5011 Navahoe Street, November 2023



Figure 2. West elevation, 5011 Navahoe Street, November 2023





Figure 3. South elevation (rear), non-historic addition, 5011 Navahoe Street, November 2023



Figure 4. Southwest elevation, 5011 Navahoe Street, November 2023





Figure 5. East elevation, 5011 Navahoe Street, November 2023



Figure 6. Nancy Tabbs House, oblique aerial view from north, December 2021.  
Source: Pictometry via PGAtlas.com.

**Capsule Summary**  
**PG 66-000-1**  
**Nancy Tabbs House**  
**5011 Navahoe Street, College Park, Maryland 20740**  
**c. 1935**  
**Private**

The Nancy Tabbs House is a c. 1935, Tudor Revival-style, one-and-a-half story, side-gabled brick building on a raised concrete basement, with a non-historic addition built circa 2003. The three-bay north-facing façade is dominated by a single front-facing gable with a steeply pitched, asymmetrical roofline and a simple round-arched doorway accessed by a 4-step circular riser. The house is situated on a 0.266-acre trapezoidal lot oriented to the north. It is surrounded by single-family residential development and sits near historically prominent community landmarks.

The Nancy Tabbs House is significant as a reflection of the development of the Lakeland community, the heritage of the Gross and Tabbs families, and the innovative mindset of Black women during a period of intense racial segregation. This architect-designed home was commissioned by Nancy Tabbs (née Gross), whose family was one of the earliest to settle in the African American community of Lakeland. She lived in the home with her adult daughter, Jane, and rented rooms to lodgers, her primary source of income and a common entrepreneurial tactic pursued by Black women when other avenues of employment were foreclosed by racial and gender inequality. The house is also significant as a work of Romulus C. Archer, Jr., the second African American to be licensed as an architect in Washington, D.C. Archer designed numerous religious and residential projects in the Washington, D.C. metropolitan area, two of which are listed to the National Register of Historic Places. The Nancy Tabbs House reflects a rare instance of Tudor Revival architecture within Lakeland, which lost much of its early architectural heritage through the process of urban renewal.

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. PG:66-000-1

## 1. Name of Property (indicate preferred name)

historic Nancy Tabbs House

other \_\_\_\_\_

## 2. Location

street and number 5011 Navahoe Street \_\_\_\_\_ not for publication

city, town \_\_\_\_\_ vicinity

county College Park

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

name Maxine Gross

street and number 5011 Navahoe Street telephone \_\_\_\_\_

city, town College Park state MD zip code 20740

## 4. Location of Legal Description

courthouse, registry of deeds, etc. Prince George's County liber 7428 folio 857

city, town Upper Marlboro tax map 33 tax parcel 0000 tax ID number 21-2340354

## 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

\_\_\_\_\_ Determined Ineligible for the National Register/Maryland Register

\_\_\_\_\_ Recorded by HABS/HAER

\_\_\_\_\_ Historic Structure Report or Research Report at MHT

Other: Historic Preservation Section, Prince George's County Planning Department, M-NCPPC

## 6. Classification

Category	Ownership	Current Function		Resource Count	
_____ district	_____ public	_____ agriculture	_____ landscape	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	_____ commerce/trade	_____ recreation/culture	<u>1</u>	<u>0</u> buildings
_____ structure	_____ both	_____ defense	_____ religion	_____	_____ sites
_____ site		<input checked="" type="checkbox"/> domestic	_____ social	_____	_____ structures
_____ object		_____ education	_____ transportation	_____	_____ objects
		_____ funerary	_____ work in progress	<u>1</u>	<u>0</u> Total
		_____ government	_____ unknown		
		_____ health care	_____ vacant/not in use		
		_____ industry	_____ other:		
				<b>Number of Contributing Resources previously listed in the Inventory</b>	
				<u>0</u>	

### Condition

excellent       deteriorated  
 good             ruins  
 fair               altered

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

### Site Description

The Nancy Tabbs House sits on a 0.266-acre lot located at 5011 Navahoe Street in the Lakeland area of College Park. The site is relatively flat and surrounded by vegetation, with a gravel driveway to the west of the building. A concrete sidewalk connects the house's entry stairs to the public sidewalk and road. The surrounding area is characterized by single family residential development. The house sits near historically prominent community landmarks, including the First Baptist Church of Lakeland and the intersection of Rhode Island Avenue and Lakeland Road, a former streetcar corridor and vibrant commercial center vital to the Lakeland community.

### Architectural Description

#### Summary

The c. 1935 Nancy Tabbs House is a Tudor Revival-style, one-and-a-half story, side-gabled brick building on a raised concrete basement, with a non-historic rear addition built circa 2003. The three-bay north-facing façade is dominated by a single front-facing gable with a steeply pitched, asymmetrical roofline and a simple round-arched doorway accessed by a 4-step circular riser.

The original structure sits on a concrete foundation and is uniformly clad in a running bond brick veneer, apart from a decorative basketweave belt course reflecting the raised basement. Fenestration patterns appear intact, but windows are primarily non-historic one-over-one vinyl sash windows with brick sills and steel lintels. The roof is clad in three-tab asphalt shingles, with a gutter and downspouts on the front façade. The building has an exterior end chimney on the west elevation which projects above the roof's ridgeline.

#### North Elevation

The north elevation (façade) of the original building has a raised basement highlighted by a basketweave brick course. A modern steel door sits within a round arch ornamented with brick closers and is placed centrally within the front façade.<sup>1</sup> This is accessed by four rounded brick stairs featuring soldier brick bond on each landing and header bond on the risers. The door, a non-historic replacement, has one large light with a solid panel below, both covered by decorative metal scrollwork. The entrance emphasizes elements of the Tudor Revival style, with the rounded stairs and doorway sheltered by an unevenly sloped cross-gable-roofed bay connected to the main block. To the left and right of the entryway assemblage are a non-historic one-over-one sash window and two paired one-over-one sash windows, respectively, which remain in their original openings.

#### West Elevation

The west elevation of the original structure features three asymmetrically spaced bays. In the left bay at the basement level, to the left of the exterior chimney, there is a small, fixed pane window, which may have replaced an original coal chute. To the right of the chimney, in the central bay, is a non-historic steel door, partially glazed, and in the rightmost bay there is a fixed six-light wood frame window. On the first floor, the leftmost and central bays contain one-over-one double hung vinyl sash windows, while the rightmost bay holds two paired one-over-one vinyl sash windows. On the second floor, centered under the gable, is another paired window matching that

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<sup>1</sup> Historic photos indicate that the original door was wood.



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on the first floor. The asymmetrical exterior end chimney sits between the first and second bays, and tapers at the first floor and second floors before extending above the roof ridge line.

The one-story non-historic rear addition rests on a parged cinder block foundation. It is clad in white aluminum siding and capped with a low-pitched asphalt-shingled gable roof with a wide overhanging eave that runs perpendicular to the original roofline. There are two evenly spaced one-over-one vinyl sash windows.

### South Elevation

The original rear (south) elevation is fully concealed by the modern addition. The two-bay rear addition includes a sliding door accessed by a small wooden deck, and a three-part bay window composed of a central fixed pane flanked by one-over-one vinyl sash windows. At the foot of the deck's wood staircase is a small patio.

### East Elevation

Both the original dwelling and rear addition are visible on the east elevation. The main block features two basement-story windows: a wood frame window with vinyl sliding insert towards the front of the home and a fixed six-light wood frame window towards the rear. The first floor features three evenly-spaced bays containing one-over-one vinyl sash windows, the central of which is slightly smaller in scale. The second floor includes a one-over-one vinyl sash window centered under the gable end. The east elevation of the new addition matches that of the west elevation.

### **Integrity**

The Nancy Tabbs House retains sufficient physical integrity to convey its historical and architectural significance. It sits in its original location on a residential block and therefore retains integrity of location and setting.

It retains a moderate degree of integrity of materials, workmanship, and design. Significant changes to the exterior include replacement of most of the original windows, reconstruction of the front stairs, and the addition to the rear. Despite these changes, the original form and Tudor Revival style as designed by architect Romulus C. Archer, Jr. remain evident. The rear addition is clearly subordinate to the original structure.

The urban renewal plan carried out in Lakeland in the 1970s and 1980s led to the demolition of a significant number of original homes and the commercial center of Lakeland, which formerly stood near the Nancy Tabbs House. Though these changes have altered the neighborhood, the property remains in the original owners' family and sits close to the heart of the surviving Lakeland community, and therefore retains integrity of feeling and association.

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Figure 1: North elevation (façade), 5011 Navahoe Street



Figure 2: West elevation, 5011 Navahoe Street



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Figure 3: South elevation (rear), non-historic addition, 5011 Navahoe Street



Figure 4: Southwest elevation, 5011 Navahoe Street

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Figure 5: East elevation, 5011 Navahoe Street



Figure 6: Southeast elevation, 5011 Navahoe Street



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Figure 7: Back yard, 5011 Navahoe Street



Figure 8: Concrete walkway leading to entrance staircase, 5011 Navahoe Street

# 8. Significance

Inventory No. PG:66-000-1

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

<b>Specific dates</b>	1935-1977	<b>Architect/Builder</b>	Romulus C. Archer Jr.
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<b>Construction dates</b>	c. 1935
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Evaluation for:

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 projects, complete evaluation on a DOE Form – see manual.)

## Summary of Significance

The c. 1935 Nancy Tabbs House was designed by Romulus C. Archer, Jr., the second African American to be licensed as an architect in Washington, D.C.<sup>2</sup> Archer was involved in numerous religious and residential projects in the Washington, D.C. metropolitan area, two of which are listed to the National Register of Historic Places. The Nancy Tabbs House reflects a rare instance of Tudor Revival architecture within the African American community of Lakeland, which lost much of its early architectural heritage through the process of urban renewal. The house reflects the development of the Lakeland community, the heritage of the Gross and Tabbs families, and the entrepreneurial spirit and innovative mindset of Black women during a period of intense racial segregation.

## Narrative<sup>3</sup>

### Early Settlement of Lakeland

The land that became the Lakeland community remained rural through the mid-1870s (Figure 9). Northeast of the growing Maryland Agricultural College, established in 1856, most land was in large, family holdings.<sup>4</sup> Beginning in the 1870s, suburbanization of Prince George’s County began along the Washington Branch of the Baltimore & Ohio Railroad and accelerated with the completion of the electric streetcar line through the area in 1902.<sup>5</sup> This era saw intense real estate speculation and construction along the railroad right-of-way, as speculators planned and marketed suburban havens and recreational destinations easily accessible by rail from Washington, DC.<sup>6</sup>

In 1890, Edwin A. Newman subdivided approximately 200 acres of land along the rail line, just north of the Maryland Agricultural College, and platted the new subdivision of Lakeland (Figure 10).<sup>7</sup> Newman envisioned a resort community anchored by the nearby manmade lake, which he named Lake Artemesia, and promised to

<sup>2</sup> EHT Traceries. “Romulus C. Archer, Jr.” DC Architects Directory, October 2010. <https://documentcloud.adobe.com/spodintegration/index.html?locale=en-us>.

<sup>3</sup> This summary is intended to provide a brief historic context for the subject property and not a comprehensive history of the Lakeland community.

<sup>4</sup> G.M. Hopkins Atlas of Fifteen Miles Around Washington, Including the County of Prince George, Maryland,” Vansville District, 1878.

<sup>5</sup> EHT Traceries, National Register of Historic Places Registration Form: Calvert Hills Historic District. Section 8, page 67.

<https://apps.mht.maryland.gov/medusa/PDF/PrinceGeorges/PG:66-37.pdf>

<sup>6</sup> KCI Technologies, Inc., “Suburbanization Historic Context and Survey Methodology: I-495/I-95 Capital Beltway Corridor Transportation Study – Montgomery and Prince George’s Counties, Maryland, Volume 1,” 1999, D-7.

<sup>7</sup> Prince George’s County Circuit Court, “Map of Lakeland,” Subdivided and Surveyed by Edwin A. Newman, 1890, Plat Book BB 5, P. 51, Maryland State Archives, <https://plats.msa.maryland.gov/>.

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install sidewalks and electric lights, and to implement newspaper and grocery delivery. By 1891, over 70 individuals had bought property or settled in Lakeland.<sup>8</sup> Despite the initial enthusiasm, it quickly became apparent that the low-lying land was highly flood-prone and poorly suited for development.<sup>9</sup> Property owners arrived in Lakeland to find that lots they had purchased were “partly occupied by a creek and lying in a hollow,” rather than the high ground that had been advertised.<sup>10</sup>

In the subdivision’s earliest years, the community was racially segregated with white families living to the west of the railroad tracks and Black families to the east. By 1900, Lakeland’s demographic makeup began to shift as African American families moved from the east to the west side of the B&O Railroad tracks, expanding the footprint of the existing Black community and challenging entrenched residential racial segregation. Early Black residents who settled on Lakeland’s west side included the Brooks, Johnson, and Dory families, who were locally employed as railroad laborers or at the Maryland Agricultural College.<sup>11</sup>

Census records from the early twentieth century show a gradual shift in the racial balance of the community between 1900 and 1930.<sup>12</sup> As more Black families settled in Lakeland, friends and relations from other parts of Maryland and Prince George’s County were drawn to the area, while white residents left.<sup>13</sup> As in many historically Black communities established amid racial segregation, residents built and improved community institutions such as churches, schools, and social halls to serve broad community needs that otherwise would have been unmet. In Lakeland, these included two churches, Embury African Methodist Episcopal (A.M.E.) Church (est. 1903) and the First Baptist Church of Lakeland (est. 1891) and two schools, Lakeland Elementary (1926) and Lakeland High School (1928).<sup>14</sup> Community stores, social halls, and the neighborhood ballfield provided additional social anchors.

### Van Valkenburg Family (1901-1918)

The history of the subject property reflects the early settlement patterns of the Lakeland community. The Van Valkenburg family were among the many white residents who purchased land in Lakeland shortly after it was first platted in 1890.<sup>15</sup> Jay Van Valkenburg purchased the subject property in 1901.<sup>16</sup> The land passed through a series of owners within and outside the family before it was sold to William Van Valkenburg in 1910.<sup>17</sup> William, born c. 1878, had moved with his parents and siblings from New York to Lakeland by 1900.<sup>18</sup> At the time he purchased this property in 1910, he operated a successful general store and lived with his family on

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<sup>8</sup> “Outside of the City Limits: Millions Have Been Invested,” *The Washington Post*, April 19, 1891.

<sup>9</sup> “Suburbanization Historic Context,” 204.

<sup>10</sup> “Think They Have Been Cheated,” *The Washington Post*, December 22, 1892.

<sup>11</sup> 1900 United States Federal Census, Prince George’s County, Vansville District, via Ancestry.

<sup>12</sup> EHT Traceries, Lakeland (66-000), 3.

<sup>13</sup> Oral History of Elwood Gross, 2007.

<sup>14</sup> These schools were built with money from the Rosenwald Fund, which assisted in the construction of schools for Black students in Southern states in the early 20<sup>th</sup> century.

<sup>15</sup> The spelling of the family’s last name varies across early twentieth-century sources.

<sup>16</sup> Prince George’s County Land Records, Liber 6, Folio 185; The property historically included Lots 9 (sold 1963) and 10, Block 13.

<sup>17</sup> Prince George’s County Land Records, August 30, 1910, Liber 67, Folio 200.

<sup>18</sup> 1900 U.S. Federal Census.

# Maryland Historical Trust

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Nancy Tabbs House  
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Lakeland Road.<sup>19</sup> William and Christine Van Valkenburg sold Lots 9 and 10 of Block 13 to Cornelius Tabbs in 1918.<sup>20</sup> By 1920, he had relocated to Florida with his family, as Lakeland transitioned to being a predominantly black neighborhood.<sup>21</sup> His family's short residency, departure, and sale of the property to Black residents illustrates the demographic trajectory of early Lakeland.

### Tabbs Family (1900-1930)

Cornelius and his wife Nancy Tabbs (née Gross) came from families based in Prince Frederick, Calvert County, and may have met there. Cornelius Tabbs was born c. 1861 in Calvert County to Webster and Margaret Tabbs. Webster Tabbs worked as a carpenter and farmer, aided by his children, while Margaret was a housekeeper.<sup>22</sup>

Nancy P. Gross was born to George and Jane Gross in Calvert County c. 1870.<sup>23</sup> Nancy Gross and Cornelius Tabbs were married in 1896, and had a son, William, in 1897 and a daughter, Jane, c. 1903.<sup>24</sup> The family moved to the Lakeland area around 1900, at the same time as two of her siblings. Her brother and his wife, George Henry Gross, Sr. and Rosa Gross, lived in their own home, while Nancy's sister Sarah and her three children lived in the Tabbs home. Their early residency in the community places the family among the first African Americans to settle in Lakeland.

The Tabbs's family's residence in 1910 is uncertain, although census records reflect William Tabbs, 13, living with his paternal grandfather in Calvert County, after which point his whereabouts are unknown.<sup>25</sup> The 1920 Census shows Cornelius, Nancy, and Jane living in a rented house in Lakeland, and then in a house that the family owned by 1930.<sup>26</sup> Cornelius Tabbs was the primary breadwinner for the family through these decades, working as a farm laborer and eventually as a janitor at the University of Maryland. Jane was employed for a time as a cleaner with the Pullman Company.<sup>27</sup> Nancy was not ascribed an occupation outside the home, but her later actions illustrate her entrepreneurial mindset and excellent ability to manage the home and generate income.

### Construction of the Nancy Tabbs House

In 1920, Cornelius Tabbs transferred Lots 9 and 10 in Block 13 of Lakeland to his wife, Nancy Tabbs.<sup>28</sup> At some point thereafter, between 1930 and 1940, he disappears from the family's records.<sup>29</sup> Nancy Tabbs is identified by

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<sup>19</sup> 1910 U.S. Federal Census; land records do not clearly establish whether the Van Valkenburg family lived on the subject property or very close by.

<sup>20</sup> Prince George's County Land Records, Liber 134, Folio 319

<sup>21</sup> 1920 United States Federal Census; 1930 United States Federal Census.

<sup>22</sup> 1870 U.S. Federal Census; 1880 U.S. Federal Census.

<sup>23</sup> 1870 United States Federal Census; some discrepancies exist around Nancy Tabbs' birth year. Her head stone lists the year as 1891, but Census records from 1870-1950 more consistently indicate the year as 1870.; Nancy (Gross) Tabbs was the great-great-aunt of the current property owner.

<sup>24</sup> 1900 U.S. Federal Census.; Jane Tabbs' name is sometimes given as "Janine" or "Janie."

<sup>25</sup> 1910 U.S. Federal Census.

<sup>26</sup> The Tabbs family-owned additional property on the east side of Lakeland at this time. Their place of residence prior to the house at 5011 Navahoe Street has not been determined.

<sup>27</sup> 1930 U.S. Federal Census.

<sup>28</sup> Prince George's County Land Records, May 6, 1920, Liber 158, Folio 167.

<sup>29</sup> Nancy Tabbs is identified in land records as early as 1924 as "widowed," despite Cornelius' presence in the family household at the time of the 1930 census. No death record for Cornelius Tabbs has been identified.



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1940 as a widow.<sup>30</sup>

In 1935, Nancy Tabbs contracted with an architect for the construction of the house at 5011 Navahoe Street (Figures 11-12). Given the loss of Cornelius Tabbs' income in the same period, she may have partly financed the construction of the new house through two mortgages taken out against the property in 1936, for a total of \$3500.<sup>31</sup>

### *Romulus C. Archer, Jr.*

Romulus C. (R.C.) Archer, Jr., an African American architect based in Washington, D.C., was hired to design the new home (Figure 13). Archer was born on March 11, 1891, in Norfolk Virginia, where he went to high school and attended Norfolk Mission College between 1908 and 1910. He studied architecture through the International Correspondence Schools of Scranton, Pennsylvania between 1911 to 1913, a path followed by other African American architects of the early twentieth century and finished his formal education at Columbia University in 1913.<sup>32</sup> Archer enlisted in the U.S. Army in 1918 and was assigned to the band, where he served as a corporal during World War I.<sup>33</sup>

After the war, Archer served briefly in 1921 as a draftsman in the Office of the Supervising Architect within the U.S. Department of the Treasury.<sup>34</sup> On January 15, 1926, he was professionally licensed by the D.C. Board of Examiners and Registrars of Architects, making him only the second Black architect to be licensed in the city, following John Anderson Lankford.<sup>35</sup> Archer established his own architectural firm and was recognized for his commitment to training and apprenticing young African American architects.<sup>36</sup> He practiced primarily in Washington, D.C. and designed several significant buildings, including the St. Paul African Union Methodist Protestant Church (1924) and Humbles Hall (1920-1921) at the Virginia University of Lynchburg, a historically Black college, both of which have been listed in the National Register of Historic Places.<sup>37</sup>

Archer is also known for his residential architecture, particularly in the Brookland and Eastland Gardens neighborhoods of Washington, D.C. Eastland Gardens is an early twentieth century housing development, around the old Benning Racetrack. The neighborhood is significant as having empowered African American architects to design homes owned by Black people. Archer designed and built eight homes within the development.<sup>38</sup> Archer was awarded the Residential Remodeling Certificate of Merit at the Washington Board of Trade's biennial architectural competition in 1955 for his work on a house at 1027 Cecil Place, N.W. The competition was judged

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<sup>30</sup> 1940 United States Federal Census

<sup>31</sup> Prince George's County Land Records, December 1936, Liber 461, Folios 220-225.

<sup>32</sup> A Guide to the African American Heritage of Arlington County, Virginia, Department of Community Planning, Housing and Development. 2016. A-Guide-to-the-African-American-Heritage-of-Arlington-County-Virginia.pdf (arlingtonva.s3.amazonaws.com)

<sup>33</sup> US, Army WWI Transport Service, Passenger Lists, 1918-1919, The National Archives, via Fold3.

<sup>34</sup> "Romulus C. Archer, Jr.," DC Architects Directory, Washington, D.C. Office of Planning.

<sup>35</sup> Dreck Spurlock Wilson, Ed., *African American Architects: A Biographical Dictionary 1865-1945*, Routledge:2004, 19.

<sup>36</sup> *Ibid.*

<sup>37</sup> Saint Paul African Union Methodist Church, National Register of Historic Places Registration Form, 2011.; EHT Traceries. "Romulus C. Archer, Jr." DC Architects Directory, October 2010. <https://documentcloud.adobe.com/spodintegration/index.html?locale=en-us>.

<sup>38</sup> Eastland Gardens Flower Club History Committee. Eastland Gardens Brochure. Design by Megan Gilbert, 2009.

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by renowned and distinguished architects like Charles M. Goodman and Eero Saarinen.<sup>39</sup> He was also bestowed the YMCA “Citizen of the Year,” award in 1964 in recognition of his mentorship efforts towards young African American architects.

On August 21, 1935, Archer issued labor and materials specifications for the construction of Nancy Tabbs’s residence in Lakeland (Figures 14-15). The nine-page document stipulates details of the work to be carried out by the builder, including excavation, masonry, carpentry, joinery, painting, and electrical work.<sup>40</sup>

### Life in Nancy Tabbs’s House

The 1940 U.S. Census, the first recorded after construction of the house was complete, reflects that Nancy soon began having tenants in the building as a source of income after her husband’s departure from the household.

Nancy remodeled the interior layout of the house to accommodate this income-producing use by dividing up rooms to create more private spaces within the home.<sup>41</sup> The proximity of Nancy Tabbs’s house to the streetcar line and the commercial hub of the community, located at the nearby intersection of Rhode Island Avenue and Lakeland Road, boosted the appeal of the house to potential renters.

In 1940, Nancy and her daughter, Jane, 38, lived alongside two lodgers in the home: Ola Dudley, 30, and Loren Boles, 26, who were both African American and employed at the University of Maryland.<sup>42</sup> In 1950, following Jane’s death in 1943, two lodgers lived with her.<sup>43</sup> By this time, Nancy Tabbs was 73 and reported that she was unable to work, making it likely that the rent she received was her sole source of income.<sup>44</sup>

In addition to the main house, Sanborn Fire Insurance maps and aerial photographs reflect a small additional dwelling located at the rear of the property, which was home to additional tenants (Figures 16-18).<sup>45</sup> Lakeland resident Keith Webster recalls a small cottage at the rear of the property, where his parents, John and Ellen Webster, lived in 1941 when their third child was born. Keith Webster, born in 1951, lived in Nancy Tabbs’s house until about 1955.<sup>46</sup> Because this additional dwelling was accessed from Lakeland Road, rather than Navahoe Street, any occupants of this building were likely to have been enumerated separately in the census.<sup>47</sup>

Lodging house keeping was an important source of income for African American women in the early-to-mid twentieth century. It represented an entrepreneurial, income-generating opportunity that operated outside of the

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<sup>39</sup> “Trade board cites outstanding area architecture: Outstanding area buildings cited,” *The Washington Post*, May 15, 1955; “D.C. Architect Cited.” *JET Magazine*, Vol. VIII, No. 6. June 16, 1955. A Johnson Publication, p. 21.

<sup>40</sup> “Specifications for labor and materials to be used in the construction of a residence to be erected at Lakeland, Md. For Mrs. Nancy Tabbs,” R.C. Archer, Jr., August 21, 1925. Collection of Maxine Gross.

<sup>41</sup> Interview with Maxine Gross and Delphine Gross, by Kacy Rohn and Janet Adesina, November 14, 2023.

<sup>42</sup> 1940 U.S. Federal Census.

<sup>43</sup> 1950 U.S. Federal Census; Land Records of Prince George’s County, 1943, Liber 1654, Folio 270.

<sup>44</sup> 1950 U.S. Federal Census.

<sup>45</sup> Digital Sanborn Maps, Washington Suburban 1927-1959 vol. 2, 1939-May 1959, Sheet 264.

<sup>46</sup> Keith Webster, as told to Maxine Gross, November 16, 2023.

<sup>47</sup> This building had an unknown construction date between 1939 and 1959, and had been demolished by 1977, per available aerial photographs.

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formal economy, in which Black women were ‘doubly disadvantaged’ by both racism and sexism in the labor market.<sup>48</sup> Hosting lodgers was an opportunity to take advantage of domestic skills as well as Black women’s central position in the “family- and community-based networks” which underpinned Black communities in the early twentieth century, connections which often put women in contact with newcomers needing housing.<sup>49</sup> Women in Lakeland were at the center of community life, and Nancy Tabbs’s family connections in the neighborhood undoubtedly helped connect her with those in need of the space she offered.<sup>50</sup>

In addition to leasing her home for rent, some of Nancy Tabbs’s family members lived with her intermittently in her later years: her niece, Viola Gross, moved in and cared for Nancy as she aged, and another niece, Margaret Gross Gray, visited Lakeland regularly with her in-laws and children from New York (Figure 19).<sup>51</sup>

Nancy Tabbs lived in the house at 5011 Navahoe Street until her death in 1962. She left the property to her nieces, Viola Gross and Margaret Gray.<sup>52</sup> Following her death, Lot 9, undeveloped land that made up approximately half of the property, was sold.<sup>53</sup> Viola Gross, who already lived in the house, remained until her death in 1977.<sup>54</sup>

### Urban Renewal to Present-Day (1970-2023)

Lakeland experienced significant change in the later years of Nancy Tabbs’s and Viola Gross’s residency at 5011 Navahoe Street. By the second quarter of the twentieth century, Lakeland was firmly established as an African American enclave within the City of College Park, which incorporated in 1945. Residential segregation persisted in the city, county, and Washington metropolitan area well into the 1960s, a result of public policy and private practice that had severely curtailed housing options for Black residents.<sup>55</sup> As a result, neighborhoods such as Lakeland were home to Black families who represented a wide range of income levels.<sup>56</sup> The housing stock in Lakeland reflected this diversity, with a mix of modern and substandard homes.<sup>57</sup>

Some houses had suffered the effects of persistent flooding, which had plagued the Lakeland community since the time of Edwin Newman’s original platting of the subdivision (Figure 20). By the 1960s, the Army Corps of Engineers was studying ways to mitigate the recurrent flooding from the Paint Branch and Indian Creek. Hurricane Agnes, in 1972, was an especially dramatic example of the problem, but nuisance flooding was a regular occurrence. The low-lying area between Rhode Island Avenue and U.S. Route 1/Baltimore Avenue was particularly susceptible.

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<sup>48</sup> “Race, Labor Market Disadvantage, and Survivalist Entrepreneurship: Black Women in the Urban North During the Great Depression,” Robert L. Boyd, *Sociological Forum*, Vol. 15, No. 4, 2000: 649.

<sup>49</sup> Boyd, 651-652.

<sup>50</sup> Interview with Maxine Gross and Delphine Gross, by Kacy Rohn and Janet Adesina, November 14, 2023.

<sup>51</sup> Interview with Maxine Gross and Delphine Gross, by Kacy Rohn and Janet Adesina, November 14, 2023..

<sup>52</sup> Prince George’s County Land Records, September 15, 1989, Liber 7428, Folio 857.

<sup>53</sup> Prince George’s County land Records, November 29, 1963, Liber WWW 2932, Folio 512.

<sup>54</sup> “Nancy P. Tabbs, FindAGrave, <https://www.findagrave.com/memorial/173856466/nancy-p-tabbs/photo#source>.

<sup>55</sup> A Long Day’s Journey Into Light, 57.

<sup>56</sup> The United States Commission on Civil Rights, *Civil Rights USA: Housing in Washington, D.C.*, 1962, 6.

<https://www2.law.umaryland.edu/marshall/usccr/documents/cr12h81.pdf>

<sup>57</sup> Oral History of Elwood Gross, 2007.

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The conditions in Lakeland drew the attention of City and State elected officials. In 1962, the Maryland General Assembly granted urban renewal authority to Prince George's County and the City of College Park.<sup>58</sup> This authorization allowed the City to access federal urban renewal funding intended to reorganize and redevelop American cities for the post-war era. Once a local urban renewal plan was approved by the federal government, municipalities could purchase and redevelop "blighted" areas at greatly subsidized costs.<sup>59</sup>

The urban renewal process in Lakeland stretched over two decades in a complex interplay of federal and local actions and intervening environmental and economic forces. The approved plan was intended to address issues of flooding, housing quality, access, and land use.<sup>60</sup>

The City's urban renewal plan divided Lakeland into three areas: two clearance areas, where existing homes and businesses would be demolished, and one conservation area, where water and housing quality issues were comparatively minor (Figure 21). Nancy Tabbs lived within the central part of Lakeland designated for conservation. Although her home was not slated for demolition, many nearby families lived in the areas to be cleared. The Tabbs home was less than a block from the wholesale demolition of Lakeland's commercial center and the residences that stood along Rhode Island Avenue and in the blocks to the west.

Between 1973 and 1981, at least 82 families in Lakeland were relocated out of the project area (Figure 22).<sup>61</sup> Many of them lived in the flood-prone area between Rhode Island Avenue and Baltimore Avenue. These families left their single-family homes with the belief that the urban renewal program would build modern, single-family homes in their place, to which displaced families would have priority access.<sup>62</sup> The reality of the final redevelopment plan was starkly different from initial expectations, with primarily mid-rise apartment buildings, a small number of townhouses, and only six single-family homes. Officials alleged that costs from the flood mitigation had raised the price of the overall project so much that single-family homes were not considered cost-effective.<sup>63</sup>

### *Aftermath of Urban Renewal*

Lakeland's history mirrors the national experience of urban renewal, in which disproportionately high numbers of minority residents of "blighted" areas were displaced with promises of returning to their communities, which never materialized.<sup>64</sup> In implementing the federal urban renewal program, American municipalities collectively displaced, at minimum, 300,000 families nationwide between 1949 and 1974, with devastating consequences for

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<sup>58</sup> "On Wedges and Corridors: A General Plan for the Maryland-Washington Regional District," The Maryland-National Capital Park and Planning Commission, 1964, 104.

<sup>59</sup> Mindy Thompson Fullilove, MD, *Root Shock: How Tearing Up City Neighborhoods Hurts America, and What We Can Do About It*, New Village Press: 2016, 57-59.

<sup>60</sup> "R-213 Urban Renewal Plan: Lakeland Urban Renewal Area, College Park, MD," Approved by City of College Park Mayor & Council, October 10, 1978, via Lakeland Digital Archive. <https://archive.lakelandchp.com/collection/item/4130>

<sup>61</sup> "Relocated Households from Lakeland Urban Renewal Project Area since 1973," March 20, 1981, Lakeland Digital Archive, <https://archive.lakelandchp.com/collection/item/1879>

<sup>62</sup> Oral History of Elwood Gross, 2013.

<sup>63</sup> *Ibid.*

<sup>64</sup> *Renewing Inequality: Family Displacements through Urban Renewal, 1950-1966*, Digital Scholarship Lab, University of Richmond, <https://dsl.richmond.edu/panorama/renewal/#view=0/0/1&viz=cartogram>.



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intergenerational wealth and social cohesion.<sup>65</sup> Lakeland, the only community within College Park to undergo urban renewal, is a significant local example of this pattern.

Lakeland residents who lived through urban renewal, and their descendants, experienced this transformation as a deep loss of both community history and future opportunity, with negative impacts on the “physical, emotional, and sociological health of generations of Lakelanders.”<sup>66</sup>

The Nancy Tabbs House stands as a reminder of the early years of Lakeland’s emergence as a thriving Black neighborhood and a testament to the resilience of the women at the community’s core. As one of the remaining pre-urban renewal homes in the community, it provides a physical link to the past where much of the landscape has been altered. The home remains in family ownership today.

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<sup>65</sup> Ibid

<sup>66</sup> “Urban Renewal in Lakeland,” Digital Exhibit, Introduction, Lakeland Digital Archive, <https://archive.lakelandchp.com/exhibits/urban-renewal>

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### CHAIN OF TITLE

Liber 7428: 857 September 15, 1989,	Deed: Elwood H. Gross to Maxine Gross Lot numbered ten (10) in block numbered thirteen (13) in tract of land known as "LAKELAND."
Liber 1969: 365 September 15, 1955,	Deed: Louis Freeland, Florence Freeland & John Freeland to Nancy P. Tabbs Lot numbered nine (9) and ten (10) in block numbered thirteen (13) in tract of land known as "LAKELAND"
Liber 1654: 270 July 23, 1953,	Deed: Nancy P. Tabbs to Louis Freeland, Florence Freeland & John Freeland Lot numbered nine (9) and ten (10) in block numbered thirteen (13) in tract of land known as "LAKELAND"
Liber 158: 167 May 6, 1920,	Deed: Cornelius Tabbs to Nancy P. Tabbs Lot numbered nine (9) and ten (10) in block numbered thirteen (13) in tract of land known as "LAKELAND"
Liber 134: 319 August 22, 1918,	Deed: William, Christine and Hettie Van Valkenberg to Cornelius Tabbs Lot numbered nine (9) and ten (10) in block numbered thirteen (13) in tract of land known as "LAKELAND"
Liber 67: 200 August 30, 1910,	Deed: Joseph Bladen and Annie Bladen to William Van Valkenberg The northwest 50 feet of lot nine (9) and lot ten (10) in block numbered thirteen (13) in tract of land known as "LAKELAND."
Liber 41: 242 September 20, 1907,	Deed: Ezra and Hattie Van Valkenberg to Joseph Bladen and Annie Bladen The northwest 50 feet of lot nine (9) in block numbered thirteen (13) in tract of land known as "LAKELAND."
Liber 29: 523 March 15, 1906,	Deed: Edwin and Clara Newman to Ezra and Hattie Van Valkenberg The northwest 50 feet of lot nine (9) in block numbered thirteen (13) in tract of land known as "LAKELAND."
Liber 79: 51 February 12, 1912,	Deed: Peter Hager and Emma A. Hager to William Van Valkenberg The northwest 50 feet of lot nine (9) in block numbered thirteen (13) in tract of land known as "LAKELAND."
Liber 30: 125 April 5, 1906,	Deed: Edwin and Clara Newman to Gesine and Denekas The northwest 50 feet of lot nine (9) in block numbered thirteen (13) in tract of land known as "LAKELAND."

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Liber 48: 227  
April 17, 1908,

Deed: William Van Valkenberg to Joseph Bladen  
Lot numbered ten (10) in block numbered thirteen (13) in tract of land known as  
"LAKELAND"

Liber 34: 138  
March 17, 1906,

Deed: Jay Van Valkenberg to E.P Valkenberg  
Lot numbered ten (10) in block numbered thirteen (13) in tract of land known as  
"LAKELAND"

Liber 6: 185  
March 27, 1901,

Deed: Richard N. Ryon - (Prior Owners - Joseph Geier and Lizzy Huggs) to Jay Van  
Valkenberg  
Lot numbered ten (10) in block numbered thirteen (13) in tract of land known as  
"LAKELAND"

Liber 34: 273  
May 22, 1884,

Deed: Edwin and Clara Newman to Joseph Geier  
Lot numbered ten (10) in block numbered thirteen (13) in tract of land known as  
"LAKELAND"

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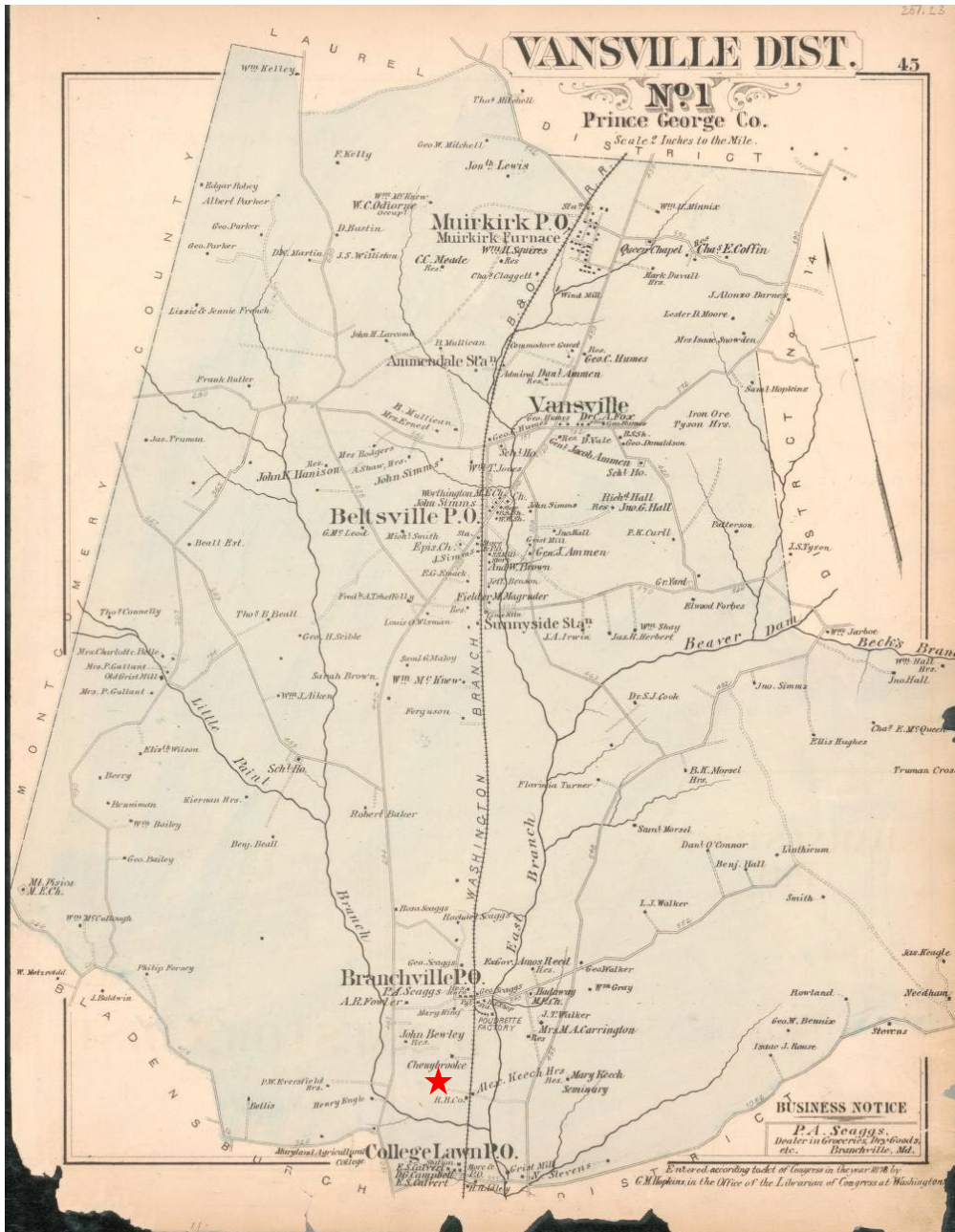


Figure 9: The red star indicates the largely undeveloped land that became the Lakeland subdivision. G.M. Hopkins Atlas of Fifteen Miles around Washington, Including the County of Prince George, Maryland (1878).

<https://www.loc.gov/item/76354156/>

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Figure 10: Plat of Lakeland, 1890. The subject property (5011 Navahoe Street) is indicated by the solid red border. Lot 9, adjacent, with the dashed border was originally part of the property. Maryland State Archives.



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Figure 11: The Nancy Tabbs House in the 1950's. Lakeland Digital Archive.



Figure 12: A young woman (possibly Jane Tabbs) sitting on the stairs at 5011 Navahoe Street, undated. Note the original wood door.  
Photo provided by Maxine Gross.

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■ **D. C. Architect Cited:** Pondering over a slide rule, architect Romulus C. Archer Jr. of Washington, D. C., works on building remodeling plans that won him a certificate of merit from the Washington Board of Trade at its bi-annual architectural awards luncheon. Archer was one of eight cited out of 111 applicants.



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Figure 13: Romulus C. Archer, Jr., c. 1955. "D.C. Architect Cited." JET Magazine, Vol. VIII, No. 6. June 16, 1955.

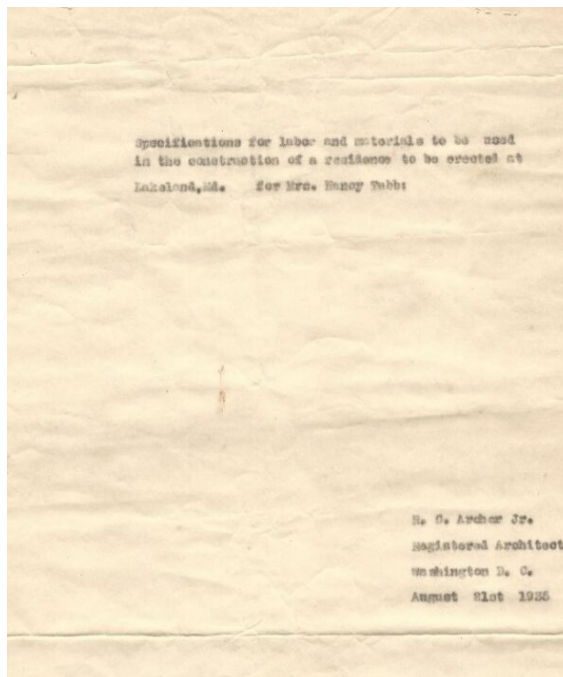


Figure 14: Construction and Material Specification Contract for Nancy Tabbs House by R.C. Archer Jr. August 1935. Lakeland Digital Archive.

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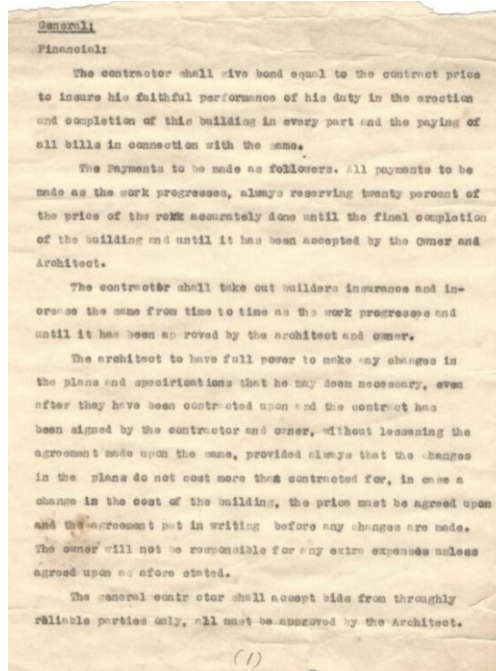


Figure 15: Construction and Material Specification Contract for Nancy Tabbs House by R.C. Archer Jr. August 1935. Lakeland Digital Archive.

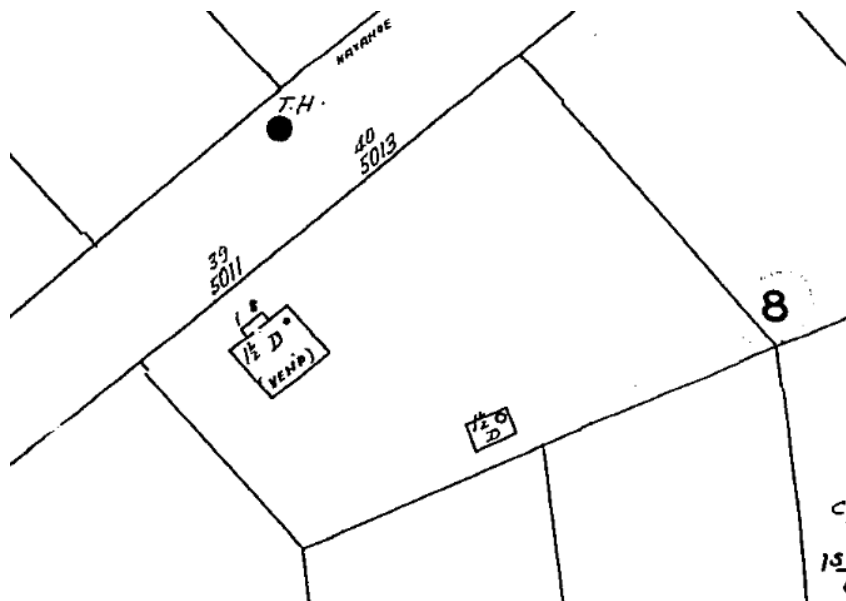


Figure 16: This shows lots 9 & 10 combined, with a separate very small dwelling at the back of the lot.

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Digital Sanborn, Washington Suburban 1927-1959 vol. 2, 1939-May 1959, Sheet 264



Figure 17: 1959 Photograph via HistoricAerials.com. The red arrow indicates Nancy Tabbs's House on Navahoe Street, and the yellow arrow indicates the accessory dwelling at the rear of her lot, accessed from Lakeland Road (formerly Washington Ave).



Figure 18: The red arrow indicates the Nancy Tabbs House. By 1977, the small dwelling at the rear of Lot 10 had been demolished and Lot 9 had been sold and a new house built. Aerial photograph via [www.pgatlas.com](http://www.pgatlas.com)



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Figure 19: Margaret Gross Gray, Viola Gross, and Agnes Gross (L-R) on the beach in New York, undated.



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Lakeland Digital Archive.



Figure 20: Flooding in Lakeland, 1950. Lakeland Digital Archive.

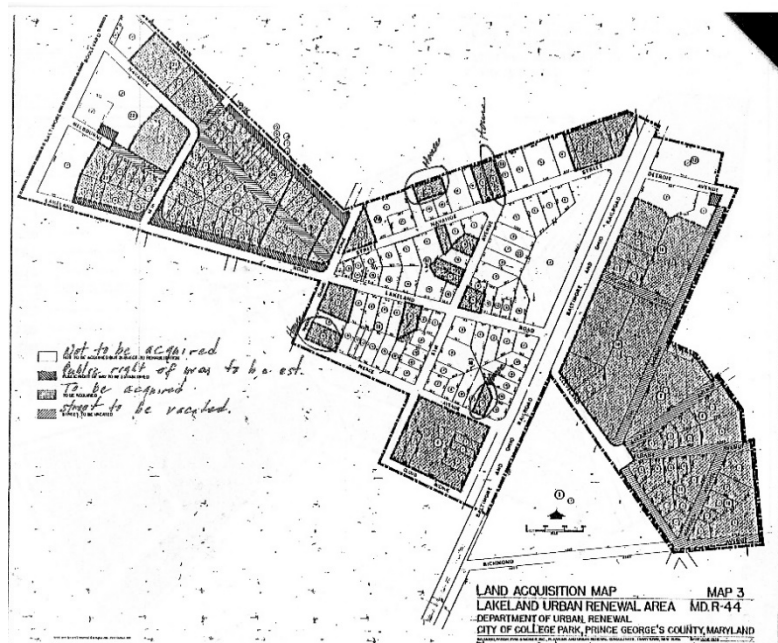


Figure 21: Land Acquisition Map, Lakeland Urban Renewal Plan (1978), p. 213-32. Lakeland Digital Archive.

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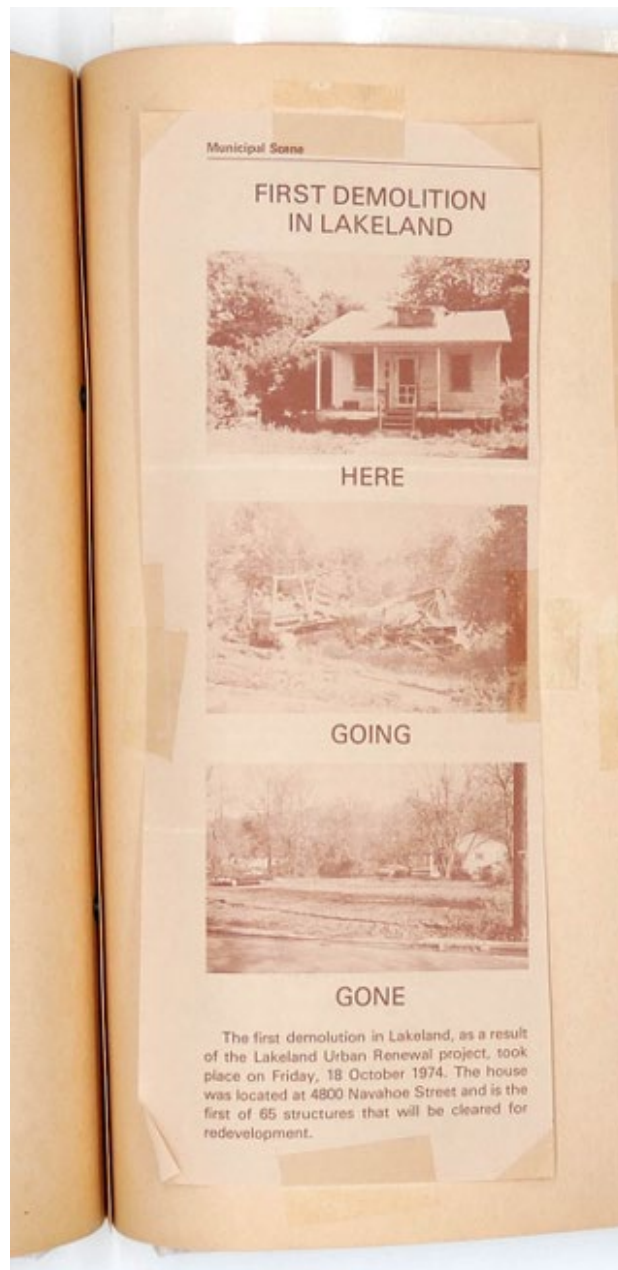


Figure 22: The Lakeland Urban Renewal project began demolitions in 1974. Excerpt, Edwards Scrapbook (1969-1979), Lakeland Digital Archive.

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## 9. Major Bibliographical References

Inventory No. 66-000-1

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Ancestry.com,  
Census Record  
Lakeland Digital Archive, Various.  
Land Records of Prince George's County  
Newspaper.com  
Lakeland Community Heritage Project/UMCP partnership.  
The Washington Post, Various

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## 10. Geographical Data

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Acreage of surveyed property	<u>0.2660</u>	
Acreage of historical setting	<u>0.578</u>	
Quadrangle name	<u>Washington East</u>	Quadrangle scale: <u>1:24,000</u>

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### Verbal boundary description and justification

Lot numbered Ten (10) in Block numbered Thirteen (13) in the subdivision known as "Lakeland" as per plat thereof recorded in Plat Book A at Plat 51, among the Land Records of Prince George's County, Maryland.

Lot numbered nine (9) was historically part of the Nancy Tabbs House's setting but was sold in the 1960s and is no longer part of the property.

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## 11. Form Prepared by

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name/title	Janet T. Adesina, Graduate Assistant, Historic Preservation Section		
organization	Prince George's County Planning Department	date	December 4, 2023
street & number	1616 McCormick Drive	telephone	301-952-3627
city or town	Largo	state	MD

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  
Maryland Department of Planning  
100 Community Place  
Crownsville, MD 21032-2023  
410-697-9591