



PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

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February 18, 2026

FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATION ON THE WEINSTEIN HOUSE/HARRY'S MARKET (DOCUMENTED PROPERTY 68-074-05) AND ITS ENVIRONMENTAL SETTING FOR CLASSIFICATION AS A HISTORIC SITE

Procedural Background

October 22, 2025	The Historic Preservation Section accepted the owner's Application for Historic Site Evaluation, in compliance with Subtitle 29-120.01. The property is not listed in the Inventory of Historic Resources.
December 17, 2026	The property owner and the adjacent property owners were mailed 60-day written notice of the time, date, and location of the public hearing (Subtitle 29-120.01).
February 2026	The survey and documentation of the property were completed by Kacy Rohn.
February 2, 2026	The property was posted "at least 14 days in advance," according to the provisions of the Prince George's County Historic Preservation Ordinance (Subtitle 29-120.01) and the Prince George's County Zoning Ordinance (Subtitle 27-125.03). Evidence of sign posting and written notice to the property owner are attached.
February 17, 2026	Date of HPC public hearing.

Findings

1. The Weinstein House/Harry's Market is a mixed-use complex consisting of a c. 1920 store building attached to a c. 1924 multi-unit dwelling, located on a triangular parcel at the intersection of Rainier Avenue, 31st Street, and Upshur Street in Mount Rainier. The property historically functioned as both a family residence and a neighborhood grocery, reflecting the early development of Mount Rainier as a streetcar suburb and its need for walkable, community retail. The store, known as Harry's Market, operated for approximately 72 years, making it one of the longest-running Jewish-owned mom-and-pop groceries in the Washington metropolitan area.

2. *Summary Architectural Description*

The Weinstein House/Harry's Market consists of two connected early twentieth-century buildings: a one-story, stucco-clad masonry store constructed around 1920 and a two-and-one-half-story, wood-frame multi-unit dwelling added by 1924. The commercial storefront features a saltbox roof and steel-framed display windows framing a historic wood entry door with a surviving interior bell. The interior retains early commercial elements, including a large McCray walk-in refrigerator. The attached vernacular dwelling displays American Foursquare influences, with wood siding and shingles, a full-width porch, and a complex roof form with multiple dormers situated to accommodate three apartment units.

The property remains visually prominent on its triangular lot, defined by historic retaining walls, walkways, and its orientation to the three-way intersection. The spatial relationship between the store and dwelling, including the interior connection opened historically by the

Weinstein family, clearly conveys the site's original mixed-use function.

3. *Summary Historic Context*

Mount Rainier emerged in the early 20th century as a streetcar suburb shaped by the extension of the Maryland & Washington Railway to Rhode Island Avenue in 1897 and the rapid subdivision and residential development that followed in the 1900s and 1910s. By the time of the town's incorporation in 1910, a small commercial center had formed near the streetcar terminus, while the surrounding blocks filled with modest single-family houses serving middle-income commuters traveling daily to Washington, D.C.

The Weinstein House/Harry's Market developed in the early twentieth century as part of Mount Rainier's transformation into a streetcar suburb. The original one-story grocery store was built by 1921, and the two-and-one-half-story, three-unit dwelling was added to the rear by 1924. The store and house were built by the Widenmyer family, who lived in the adjacent house at 4219 31st Street. Harry and Leah Weinstein, Jewish immigrants who had recently arrived in the Washington region, moved into the first-floor apartment and opened Harry's Market in 1924, establishing the site's long-term identity as a neighborhood grocery.

Harry's Market joined the District Grocery Stores (DGS) cooperative in 1928, linking it to a major network of Jewish-owned independent groceries across the Washington metropolitan area. The Weinstains lived and worked in the building for more than seventy years, gradually modifying the dwelling to accommodate their growing family and adapting business practices as the grocery industry evolved. Ruth and Vivian Weinstein took over their parents' store in the mid-1960s. Despite increasing competition from chain supermarkets in the mid-twentieth century, the store continued operating until 1996, making it one of the longest-running Jewish-owned mom-and-pop groceries in the region. Today, the property stands as an unusual and well-preserved example of early suburban mixed-use development and the lived experience of a multi-generational immigrant family business.

4. *Summary Statement of Significance*

Harry's Market is significant for its associations with commerce, community planning and development, ethnic heritage, and architecture. Operating from 1924 to 1996, the store reflects the role of small, family-run retail in the development of early twentieth-century streetcar suburbs. The business served Mount Rainier for more than seven decades, illustrating broad historical patterns in suburban commercial development and the decline of neighborhood groceries with the rise of large supermarket chains. Its membership in the District Grocery Stores (DGS) cooperative connects the property to a major regional network that provided purchasing power, business support, and social cohesion for independent grocers across the metropolitan area.

The site is also significant for its long association with the Weinstein family, Jewish immigrants who lived and worked in the building for more than seventy years. It is a valuable example of Jewish immigrant entrepreneurship and family-operated commercial culture in the Washington region. Architecturally, the property is an intact example of an early mixed-use neighborhood structure, combining a corner store with a purpose-built multi-unit

dwelling in a form characteristic of early suburban patterns. Its vernacular Foursquare-influenced design, combined with the continuity of use and strong integrity, illustrates key aspects of Prince George's County's suburban and social development in the first half of the 20th century.

5. *Integrity*

The Weinstein House/Harry's Market retains a moderately high degree of integrity. Integrity of location remains high, and the setting, including the triangular lot, low retaining walls, and the relationship between store and dwelling, continues to reflect its historic character. The building's overall design is largely intact, with its massing, multi-unit configuration, porches, and cladding pattern still evident. Integrity of materials is moderately reduced by vinyl window replacements, re-cladding of the sleeping porch, and vinyl siding on the dormers. Integrity of workmanship survives in features such as the stucco-clad store and porch piers, tongue-and-groove porch decking, and pressed-tin commercial entry. Integrity of feeling and association remain strong due to the preserved physical connection between the store and dwelling and the surrounding residential context of this streetcar suburb.

Public Hearing Testimony

At the Historic Preservation Commission's February 18, 2026, public hearing, Historic Preservation Section staff presented the historic property evaluation. The property owner, Kayleigh Kulp, spoke in favor of the proposed designation of the subject property as a Historic Site.

Conclusions

1. Staff concluded that the Weinstein House/Harry's Market meets four of the nine 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

The property is associated with the District Grocery Stores cooperative, a group of Jewish immigrant grocers who collectively shaped neighborhood commerce and supported immigrants' economic mobility and social connection in the Washington metropolitan area.

1. A. (iv) **X** exemplifies the cultural, economic, industrial, social, political or historical heritage of the County and its urban and rural communities

The property illustrates immigrant family entrepreneurship, the development of the county's early twentieth-century streetcar suburbs, and the transition from independent groceries to modern supermarkets.

Architectural and Design Significance

- 2. A. (i) 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) **X** represents a significant and distinguishable entity whose components may lack individual distinction

The property represents an early example of a purpose-built mixed-use building. Its complex roof form, porches, stucco cladding, pressed-tin ceiling, and surviving commercial fixtures represent distinctive craftsmanship and retain substantial integrity.

- 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

The property sits on a prominent corner, where it was noted as a community landmark as early as 1960. It operated continuously in this location for 72 years.

- 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 Weinstein House/Harry's Market 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 Weinstein House/Harry's Market, Documented Property 68-074-05, and its 0.196-acre Environmental Setting (Part of Lot numbered Twenty [20] in Block numbered Ten [10] in the subdivision of the tract of land known as "Mt. Rainier"), 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)(iv); 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 Weinstein House/Harry's Market, Documented Property 68-074-05, and its 0.196-acre Environmental Setting (Part of Lot numbered Twenty [20] in Block numbered Ten [10] in the subdivision of the tract of land known as "Mt. Rainier"), 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)(iv); and (2)(A)(v). The motion was seconded by Commissioner **Carpenter-Rock**. The motion was approved 6-0.



John Peter Thompson, Chairman

c:

Inventory File 68-074-05

Korey Arsenault, Community Planner, Planning Area 68

Owner:

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Prince George's County Council:

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Interested Parties:

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