



PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

1616 McCormick Drive, Largo, MD 20774 • www.pgplanning.org/countywide-planning/historic-preservation • 301-952-3680 • historicpreservation@ppd.mnccppc.org

July 24, 2024

FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATION ON THE **MAIATICO HOUSE (DOCUMENTED PROPERTY 66-030-01)** AND ITS ENVIRONMENTAL SETTING FOR CLASSIFICATION AS A HISTORIC SITE

PROCEDURAL BACKGROUND

March 19, 2024	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.
May 21, 2024	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).
July 2024	The survey and documentation of the property were completed by Elizabeth Rekowski and Kacy Rohn.
July 9, 2024	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.
July 23, 2024	Date of HPC public hearing.

FINDINGS

Summary Architectural Description

The Maiatico House at 6911 Wells Parkway, Hyattsville is a two-and-one-half story, three-bay, brick veneered dwelling built c. 1949 in a simplified French Eclectic style. The three-bay main block features a front-facing cross gabled bay and a prominent semi-hexagonal entry tower with a conical roof, both faced in cut stone. French Eclectic-style elements include the mixed cladding materials, the large, corbeled brick chimneys, and the entry tower with its arched, wood-plank door and narrow second-story window. A flat-roofed one-story wing flanks the main block to the west, and a two-car garage is connected to the north (rear) elevation by a one-story hyphen. The dwelling and garage are capped with slate-shingled roofs.

Setting

The Maiatico House is located at 6911 Wells Parkway in an unincorporated area just north of the Town of University Park. The dwelling occupies a 0.75-acre property at the corner of Wells Parkway and Eversfield Drive. The home is surrounded by large evergreen and deciduous trees, shrubbery, and a grassy lawn. A slate walkway leads from Wells Parkway to the front door, and around the side of the house to the semi-attached garage and driveway. An asphalt driveway connects the garage to Eversfield Drive.

History

Eversfield Family Ownership (Pre-Subdivision)

The land that would become College Heights Estates was historically part of "Smith's Folly" and "Eversfield's Necessity," both owned by the Eversfield family in the mid-nineteenth century. John Eversfield

was born August 13, 1790, and died December 18, 1857. John was married to Ann Perrie Eversfield, born May 5, 1796, and died January 24, 1875. The 1850 census identifies John as a planter, and additional census records confirm that the Eversfield family enslaved a significant number of people to maintain their farm and household. Census records from 1810, 1820, and 1840 each note more than twenty enslaved people claimed by John Eversfield. After John's death, Ann P. Eversfield inherited the land and continued to enslave more than twenty individuals. Available records do not indicate exactly where these enslaved people lived or worked on the Eversfield property, which encompassed over 100 acres in the vicinity.

With Ann P. Eversfield's death in 1875, the property passed to her son, Dr. William Octavus (W.O.) Eversfield, born November 4, 1839, and died January 20, 1908. The 1878 and 1894 Hopkins Atlas and 1904 Baist maps indicate that Dr. W.O. Eversfield was the owner of 100 acres, including the lot on which the Maiatico House would eventually be built. Dr. Eversfield studied at the University of Virginia and the University of Pennsylvania. He served as a physician in the United States military during the Civil War, during which he was stationed at Camp Nye in Nevada and Camp Drum in California. He served as the physician for the Maryland Agricultural College, today known as the University of Maryland, College Park, for twenty-five years.

Upon Dr. Eversfield's death, the property passed to his widow, Lillie Eversfield, born April 23, 1853, and died May 21, 1952. The 1918 Baist map notes that the owner of the land is Mrs. Dr. W.O. Eversfield. She sold 42.85 acres, including the land that would become the Maiatico property, to College Heights Estates, Inc. in 1937.

Subdivision of College Heights Estates (1938 – 1970s)

The College Heights Estates Historic District was listed on the National Register of Historic Places in 2012 under Criterion A, Association with events that have made a significant contribution to the broad patterns of our history, and C, Distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction. As noted in the National Register nomination, the subdivision is illustrative of residential automobile neighborhoods in Prince George's County and demonstrates building and architecture trends from the late 1930s to the 1960s.

The subdivision was platted by College Heights Estates, Inc. between 1938 and 1976. It was deliberately designed as an "automobile neighborhood," distinct from its neighboring streetcar suburbs, and incorporated winding roads, dead-end streets, limited throughfares, and large lots to ensure space and privacy for the residents. A 1939 advertisement for College Heights Estates describes the lots as "conveniently located, and delightfully secluded among towering oaks, flowering trees, and shrubs." The neighborhood retains much of this advertised character and still boasts mature trees, flowers, and shrubs throughout the landscape. Throughout College Heights Estates, the large and well-designed houses, many of which were the work of regionally prominent architects, reflect the affluence of the homebuyers who have settled in the subdivision since its inception.

Racially Restrictive Covenant

College Heights Estates, Inc. imposed a Declaration of Restrictions at the time of initial subdivision in 1938. These restrictions conveyed with each subsequent transfer of the property, with the stated intention of maintaining property values and a uniform quality of development. The covenants detailed required home design, construction, and setbacks, as well as who could own and live in the neighborhood. The eleventh restriction was a racially restrictive covenant which specifically excluded African Americans, as well as "any one of a race that has a higher death rate [than] that of the white or Caucasian race." It was prohibited that the

“land 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...” to any member of these targeted groups. An exception was made to accommodate a property owner’s domestic servants.

The covenants employed in College Heights Estates were in keeping with guidance promulgated by the federal government in the 1930s. For instance, the Federal Housing Administration, which publicly insured home mortgages, included language detailing the “[p]rohibition of the occupancy of properties except by the race for which they are intended” in their 1938 Underwriting Manual.

The racially restrictive covenant applied to 6911 Wells Parkway represents a then-legal form of housing discrimination. An array of public and private forms of housing discrimination were widely employed prior to the 1968 adoption of the federal Fair Housing Act. These systems had the cumulative effect of furthering racial segregation and concentrating homeownership, and familial wealth, in the hands of white families.

The Declaration of Restrictions was attached to the 1946 sale of the subject property from College Heights Estates, Inc. to Martin B. Beline and Eleanor B. Beline and recorded in the land records at the time of sale.

Martin and Eleanor Beline (1946-1949) and Louis and Elizabeth Wiest (1948-1952)

Lot 1, on which the home would eventually be built, and the eastern portion of Lot 2 were purchased in February 1946 by Martin B. Beline and Eleanor B. Beline. Martin Beline worked as a purchasing agent for the Army during World War II and held a patent for an automatic closet door light.

Lot 13, which adjoins Lot 1 to the north, was purchased by Louis M. Wiest and Elizabeth W. Wiest in 1948. Louis Wiest worked as a veterinarian in the area.

It does not appear that either the Belines or the Wiests constructed any improvements on the property during their ownership.

Jesse Melvin Lane, Ruth Alice Lane, and Georgia Lane (1949– 1955)

Jesse Melvin Lane and Ruth Lane purchased Lot 1 and part of Lot 2 from Martin and Eleanor Beline in February 1949. They acquired the remainder of Lot 2 in May 1950 from College Heights Estates, Inc. and a portion of Lot 13 from Louis M. Wiest and Elizabeth W. Wiest in January 1952. The home at 6911 Wells Parkway was likely built shortly after their 1949 purchase of the property.

Construction of the House

The dwelling was built in a French Eclectic style and exhibits many of the style’s characteristic features. Most notable of these is the prominent entry tower with its high, pointed roof. Other hallmarks of the style are seen in the massive chimneys, narrow tower window, and the use of mixed materials (stone and brick). The dwelling’s original casement windows, also characteristic of the French Eclectic, have since been replaced by the double-hung sash windows in place today. Unlike most homes in the subdivision, which were speculatively designed by the staff architects of College Heights Estates, Inc., this house was custom-built for J. Melvin and Ruth Lane. J. Melvin Lane was then the president of the Lane Lumber Company of Bladensburg.

The house incorporates unique stylistic elements while adhering to the building covenants established at the time of subdivision. Its core form follows the two-and-one-half story rectangular box typical of the subdivision, while its elaborations reflect the wishes and means of its wealthy first occupants. Exterior and interior features, some of which are still evident today, indicate the Lane family’s status. When the divorcing

couple sold the home in 1955, it was described as “unusual and aristocratic” with a “graceful exterior, imposing and yet inviting...” The home was marketed as luxurious and modern. Many of the interior features mentioned in the advertisement are still intact, including the basement bar with mirror and projector opening, built-in bookcases in the den, and laundry chutes. J. Melvin and Ruth Lane first attempted to sell the home in 1952, before completing a sale in 1955. The couple divorced, and J. Melvin Lane married Georgia Lane in 1955. All three are on the March 1955 deed when the home was sold to Rose C. Maiatico.

Notably, the real estate advertisements for the property in both 1952 and 1955 highlight its location within the “exclusive” College Heights Estates, coded language which signaled the neighborhood’s use of racially restrictive covenants.

Maiatico Family (1955-2024)

The subject property was sold to the Maiatico family in 1955 and remained in their ownership for nearly 70 years. Rose C. Maiatico was born June 21, 1905, in New York. Her husband, Jerry Maiatico, was born July 4, 1890, in Roseto Valfortore, Provincia di Foggia, Puglia, Italy as Michele Angelo Ciriaco Maiatico. The couple married c. 1929 and eventually had four children, Mary Rose Maiatico, Michael Maiatico, Rose Marie Maiatico (Griva), and Ann Theresa Maiatico. Their daughter Mary Rose Maiatico died in 1960.

Jerry Maiatico immigrated from Italy with his parents and siblings c. 1910. In 1917, he registered for the World War I draft while living in Richmond, Virginia and working as a bricklayer. The Maiatico family’s story runs parallel to that of the millions of other Italian immigrants who came to the United States between 1890 and 1920. This wave was driven in part by the violence, poverty, and upheaval experienced in the decades surrounding Italian unification. Italian immigrants of this period were typically laborers and poorer than earlier arrivals. Once in the United States, many faced prejudice and discrimination in all areas of life as a wave of anti-immigrant sentiment culminated in severely curtailed immigration allowances in the 1920s.

Despite likely obstacles, Jerry Maiatico became a prolific builder in the Washington, D.C., metropolitan area. He built, or contributed to the construction of, commercial and residential buildings from the 1920s to the 1960s. His construction projects were frequently the subject of both newspaper coverage and lawsuits as he navigated the complex regulatory environment and resource restrictions of the Great Depression, World War II and early Cold War eras.

Notable Projects

In 1939, Jerry Maiatico built the Maiatico/Andrew Jackson Building at 806 Connecticut Avenue, Washington, D.C. This building was partially financed by the Reconstruction Finance Corporation (RFC), a federal lending agency established to support economic revival during and after the Great Depression. There was controversy around the construction of the building and the RFC was subsequently investigated by a U.S. House subcommittee. This building ultimately housed many government agencies, including the Peace Corps at the beginning of its existence.

In 1956, while living at the subject property House, Jerry Maiatico founded the Matomic Operating Co. and built the Matomic Building at 1717 H Street NW, Washington, D.C. “Matomic” is a play on “Maiatico” and “atomic” because the building was designed to be nuclear bomb-resistant. This was a desirable feature at a time when nuclear proliferation and growing tension with the Soviet Union had left the public fearful. The building was designed by Matthew G. Lepley and was the largest office building in the District when constructed, with underground parking for 450 vehicles. The Matomic Building was the subject of a legal battle between the General Services Administration (GSA), who sought to condemn the building for government use through eminent domain, and Jerry Maiatico, who sought to retain it. A Court of Appeals

decision found that condemning the building was improper because the building was outside the “taking area” defined by the Public Buildings Act of 1959, and because the acquisition was not approved by the standing Committees on Public Works.

Transfer from Maiatico Family Ownership

Jerry Maiatico died in 1989, followed by Rose Maiatico in 1990. After her death, the property at 6911 Wells Parkway passed to the Wells Parkway Corporation, of which Rose Marie Griva was the registered agent. Rose Marie Griva, born March 26, 1933, and died June 10, 2021, was Rose C. Maiatico and Jerry Maiatico’s daughter. After her death in June 2021, the property passed to her estate and then immediately to Rose F. Greathouse and Pietro S. Griva Jr., her children. Pietro S. Griva Jr.’s address is listed as the same as the Wells Parkway Corporation.

After almost 70 years in their possession, the property left the Maiatico family’s ownership in February 2024 and was conveyed to the current owner, Wells Parkway LLC.

Significance

The Maiatico House is significant as a largely intact example of a French Eclectic style home. As a contributing resource to the College Heights Estates National Register Historic District, it reflects the intentional design standards and general affluence of the automobile-oriented, exclusive College Heights Estates suburb. It sits prominently on a corner lot, where it is a visible neighborhood landmark. The Maiatico House draws further significance from its association with Jerry Maiatico, a prolific builder in the Washington, D.C., metropolitan area whose work spanned the early-to-mid twentieth century.

Integrity/Degree of Alteration

The Maiatico House retains its essential form as a mid-twentieth century, French Eclectic-style dwelling, with its distinctive entry tower, arched doorway, prominent chimneys, tower window, and mixed masonry materials. Although the dwelling’s original casement windows have been replaced, and vinyl siding has been installed on some secondary surfaces, the materials remain largely original, and the form and design remain intact. The Maiatico House therefore exhibits a high degree of integrity of workmanship, materials, and design.

The property retains its large corner lot and is surrounded by early-to-mid-twentieth-century single-family homes dating to the subdivision’s original period of development. The house was owned by the Maiatico family from 1955 through 2024 and appears largely as it did during the family’s period of ownership. The property displays a high degree of integrity of location, feeling, setting, 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. Although there have been minor alterations in materials, the Maiatico House represents an architectural style with limited representation in the county’s Inventory of Historic Resources and retains a sufficient degree of integrity to warrant its designation on the basis of the criteria cited below.

CONCLUSIONS

1. Staff concluded that the Maiatico House meets four of the nine designation criteria of Section 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) 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 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.

STAFF RECOMMENDATION

Staff recommended that the Historic Preservation Commission recommend 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).

HISTORIC PRESERVATION COMMISSION RECOMMENDATION

Commissioner **Carpenter-Rock** moved that the Historic Preservation Commission recommend to the Planning Board and the 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). The motion was seconded by Commissioner **Porter**. The motion was approved 5-0.


John Peter Thompson, Chairman

c:
Inventory File 66-030-01
Lynda Ramirez-Blust, Community Planner, Planning Area 66

Owner:

Wells Parkway LLC
4709 40th Avenue
Hyattsville MD 20781

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 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 2077

Interested Parties:

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

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

Jack I. Thompson, Jr., Chairman
Prince George's Historical & Cultural Trust
PO Box 85
Upper Marlboro MD 20773

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

Capsule Summary

PG 66-030-01

Maiatico House

6911 Wells Parkway, Hyattsville, MD 20782

c. 1949

Private

The house at 6911 Wells Parkway is a two-and-one-half story, three-bay, brick veneered dwelling built c. 1949 in a simplified French Eclectic style. The three-bay main block features a front-facing cross gabled bay and a prominent semi-hexagonal entry tower with a conical roof, both faced in cut stone. French Eclectic-style elements include the mixed cladding materials, the large, corbeled brick chimneys, and the entry tower with its arched, wood-plank door and narrow second-story window. A flat-roofed one-story wing flanks the main block to the west, and a two-car garage is connected to the north (rear) elevation by a one-story hyphen. The dwelling and garage are capped with slate-shingled roofs.

The Maiatico House is located in the College Heights Estates subdivision in an unincorporated area of northern Prince George's County. The 0.75-acre property includes the house, with semi-attached garage, mature trees and a grassy lawn. The dwelling occupies a prominent corner lot and faces southeast towards the intersection of Wells Parkway and Eversfield Drive, just north of the Town of University Park.

This property was historically part of lands owned by the Eversfield family. College Heights Estates, Inc. purchased the land in 1937 and began subdividing it in 1938. The subdivision was designed to be an automobile neighborhood and boasted private homes with luxurious modern conveniences. The house was built for J. Melvin Lane and Ruth A. Lane and purchased by Rose C. Maiatico in 1955. Rose's husband, Jerry Maiatico, was a successful builder in the Washington, DC metropolitan area. He built, or contributed to the construction of, commercial and residential buildings from the 1920s to the 1960s. His projects were frequently the subject of both newspaper coverage and lawsuits as he navigated the complex regulatory environment and resource restrictions of the Great Depression, World War II and early Cold War eras. The property remained in the Maiatico family until 2024.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No.PG:66-30-1

1. Name of Property (indicate preferred name)

historic Maiaitico House (preferred)

other _____

2. Location

street and number 6911 Wells Parkway _____ not for publication

city, town University Park _____ vicinity

county Prince George's County

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

name Wells Parkway LLC

street and number 4709 40th Avenue telephone _____

city, town Hyattsville state MD zip code 20781

4. Location of Legal Description

courthouse, registry of deeds, etc. Prince George's County Courthouse liber 49666 folio 14

city, town Upper Marlboro tax map 0033 tax parcel 0000 tax ID number 2360923

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: Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department

6. Classification

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

7. Description

Inventory No. PG:66-30-1

Condition

excellent deteriorated
 good ruins
 fair altered

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

SUMMARY

The Maiatico House is a two-and-a-half story, three-bay, brick veneered dwelling built circa 1949 in a simplified French Eclectic style. The three-bay main block features a front-facing cross gabled bay and a prominent semi-hexagonal entry tower with a conical roof, both faced in cut stone. Elements of the French Eclectic style include the mixed cladding materials, the large, corbeled brick chimneys, and the entry tower with its arched, wood-plank door and narrow second-story window. A flat-roofed one-story wing flanks the main block to the west, and a two-car garage is connected to the north (rear) elevation by a one-story hyphen, a feature common to homes within the College Heights Estates subdivision. The dwelling and garage are capped with slate-shingled roofs featuring half-round copper gutters.

SITE

The Maiatico House is located at 6911 Wells Parkway, in the College Heights Estates subdivision, within an unincorporated area of Prince George's County. The 0.75-acre property includes the house, with semi-attached garage, mature trees and a grassy lawn.

The dwelling occupies a prominent corner lot and faces southeast towards the intersection of Wells Parkway and Eversfield Drive, just north of the Town of University Park.

DWELLING AND GARAGE

South Elevation (Façade)

The south elevation (from west to east) consists of three sections of the building: 1) the one-story, flat-roofed wing; 2) the main block of the dwelling; and 3) the semi-attached garage. The brick-veneered, one-story wing features a multi-part, horizontally sliding window with a precast, exposed aggregate concrete sill and flat-arch wood lintel. Like nearly all of the home's windows, this is a non-historic replacement with vinyl sashes and internal grilles between glass. All windows on the first floor of the primary (south) and east elevations, where one would approach from the garage, feature matching concrete sills and wood lintels. The one-story western wing is capped with a flat roof and low, scrolling wrought-iron handrail.

Adjacent to this bay and projecting slightly forward is the cut stone-faced, front facing gabled bay of the dwelling's main block. The first story features paired single divided light windows with six-over-six grilles between glass, with a single such window on the second story and a small, arched, diamond-paned window in the uppermost half-story's gable end, which is clad in vinyl siding. Windows in the house's main block are flanked by black vinyl shutters. At the basement level, paired horizontally sliding single divided light windows with six simulated lights are sheltered at grade by atrium-style window well covers.

Abutting this bay to the right (east), and slightly set back, is a semi-hexagonal entry tower with a slate-shingled pointed roof that projects above the dwelling's other rooflines. The entry is accessed by a slate walkway, flanked in places by low pre-cast concrete retaining walls and a wrought iron railing, which steps up to a slate entry porch resting on a brick and fieldstone foundation. The primary entrance is composed of a Tudor-arched opening framed by precast, exposed aggregate concrete panels arranged to form decorative quoining and a flat, decorative crown above the arched entry. Behind an aluminum three-

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. PG:66-30-1

Maiatico House
Continuation Sheet

Number 7 Page 1

light storm door, likely a later addition, is an arched wood plank door with strap hinges. The second story features a narrow single-light pivot window with simulated leaded panes.

The eastern bay of the main block is set back from the entry tower and features a single divided light sash window with eight-over-eight grilles between glass on the first story, and another simulated six-over-six sash window on the second story. At the basement level, two awning windows are sheltered by an atrium-style window well cover.

Set back approximately thirty feet from the south wall of the main block is the south wall of the semi-attached garage, which can be accessed by the slate walkway which wraps the south and east elevations. The garage's south elevation features a single, small, centrally located vinyl awning window with the concrete sill, wood lintel, and vinyl shutters seen elsewhere on the first story. The steeply-pitched, slate-covered gable roof of the garage is evident.

East Elevation

The east elevation consists of the dwelling, the garage, and the hyphen which connects the two. The dwelling's east wall features evenly spaced, double-hung sash single-light windows with interior grilles simulating six-over-six divided lights. In the upper half-story, two smaller single-light windows with six simulated lights are centered under an interior brick chimney. All windows on this elevation feature concrete sills, and those on the first floor are surmounted by flat-arched wood lintels. At the basement level, there are two egress windows with awning-style window well covers.

A single-story, gable-roofed hyphen connects the main block to the garage. The hyphen appears to have been enclosed, after its original construction, with a vinyl sliding door and transom window.

The one-and-a-half story, brick veneered garage features two non-historic single-bay garage doors. Centered under the gable on the upper story is a pair of narrow single light casement windows with simulated leaded panes. The window sits above a concrete sill and is flanked by vinyl shutters.

A wide, asphalt driveway connects the driveway to Eversfield Drive to the east. A slate-capped brick retaining wall separates the driveway from the sloped rear yard.

North Elevation

The north elevation consists of (from east to west) the garage, hyphen, four-bay main block of the dwelling, and single-story wing. The north elevation of the garage mirrors the south. Concrete steps and slate pavers, supported by a brick retaining wall, provide access from the driveway to the rear yard and rear entry to the house. A single-story hyphen connects the garage to the main block. As on the east elevation, it has been enclosed with a vinyl sliding door and transom window. Above this, in the second story of the main block, there is a double-hung single-light sash window with six-over-six grilles between glass, concrete sill, and vinyl shutters.

A two-story, three-bay projecting rear wing abuts this hyphen to the east. The first and second stories both include three double-hung sash windows with single divided lights and six-over-six grilles between the glass. All windows feature precast concrete sills and black vinyl shutters. A large, pyramidal-roofed dormer, possibly a later addition, sits above the leftmost two bays. It is clad in vinyl siding and features an off-center window matching those at the first and second stories. At

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

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Maiatico House
Continuation Sheet

Number 7 Page 2

ground level, a concrete staircase, partially enclosed by a low brick retaining wall and wrought iron railing, descends below grade to a basement entrance.

The north wall of the single-story flat-roofed wing sits at the far west of the elevation. It features a vertically-oriented sliding window composed of two single lite sashes with eight simulated lights, sitting above a concrete sill. To the right (west) of the window, a precast concrete aggregate step, matching the window and door sills, provides access to a single-leaf storm door shielding a paneled, two-light rear door.

West Elevation

The west elevation consists of the garage, the two-and-a-half-story main block, and the one-story flat-roofed west wing. The west elevation of the garage includes two evenly-spaced single-lite windows at the first story and a double-hung, single-lite sash window with six-over-six grilles between the glass centered under the gable. Windows feature precast concrete sills and black vinyl shutters.

The west elevation of the dwelling features a dual-pitched gable roof, and a large, external, corbelled brick chimney. The projecting cross-gabled bay, with its cut-stone facing, is apparent at the front of the home. Windows are double-hung sash, single lights with six-over-six grilles between glass. All feature the concrete sills and vinyl shutters seen on other elevations. On the second story, to the left (north) of the chimney, a single-leaf door provides access to the porch atop the single-story west wing.

The wing's west elevation features two horizontally sliding windows with precast, exposed aggregate concrete sills. To the west of this wing, the grassy yard slopes gradually downhill in a series of broad terraces.

INTEGRITY

The Maiatico House retains its essential form as a mid-twentieth century, French Eclectic-style dwelling, with its distinctive entry tower, arched doorway, prominent chimneys, tower window, and mixed masonry materials. Although the dwelling's original casement windows have been replaced, and vinyl siding has been installed on some secondary surfaces, the materials remain largely original, and the form and design remain intact. The Maiatico House therefore exhibits a high degree of integrity of workmanship, materials, and design.

The property retains its large corner lot and is surrounded by early-to-mid-twentieth-century single-family homes dating to the subdivision's original period of development. The house was owned by the Maiatico family from 1955 through 2024 and appears largely as it did during the family's period of ownership. The property displays a high degree of integrity of location, feeling, setting, and association.

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Maiatico House
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Maiatico House, south elevation, July 9, 2024.

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Maiatico House, east elevation, via Zillow, c. February 2024.

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Maiatico House, north elevation, June 24, 2024.

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Maiatico House, west elevation, June 24, 2024.

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Maiatico House, front door surround, June 24, 2024.

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Maiatico House, front door, June 24, 2024.

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Detail, south elevation of garage showing a typical window with wood lintel and concrete aggregate sill, June 24, 2024.

8. Significance

Inventory No. PG:66-30-1

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 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 type="checkbox"/> social history
	<input checked="" 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: _____

Specific dates	1949-2024	Architect/Builder	unknown
Construction dates	c. 1949		

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

The Maiatico House is significant as a largely intact example of a French Eclectic style home. As a contributing resource to the College Heights Estates National Register Historic District, it reflects the intentional design standards and general affluence of the automobile-oriented, exclusive College Heights Estates suburb. It sits prominently on a corner lot, where it is a visible neighborhood landmark. The Maiatico House draws further significance from its association with Jerry Maiatico, a prolific builder in the Washington, D.C. metropolitan area whose work spanned the early-to-mid twentieth century.

HISTORIC CONTEXT

EVERSFIELD FAMILY OWNERSHIP (PRE-SUBDIVISION)

The land that would become College Heights Estates was historically part of “Smith’s Folly” and “Eversfield’s Necessity,” both owned by the Eversfield family in the mid-nineteenth century. John Eversfield was born August 13, 1790, and died December 18, 1857. John was married to Ann Perrie Eversfield, born May 5, 1796, and died January 24, 1875. The 1850 census identifies John as a planter, and additional census records confirm that the Eversfield family enslaved a significant number of people to maintain their farm and household. Census records from 1810, 1820, and 1840 each note more than twenty enslaved people claimed by John Eversfield.¹ After John’s death, Ann P. Eversfield inherited the land and continued to enslave more than twenty individuals. Available records do not indicate exactly where these enslaved people lived or worked on the Eversfield property, which encompassed over 100 acres in the vicinity.²

¹ 1850 United States Census, Prince George’s County, Maryland, “John Eversfield,” *Ancestry.com*; 1810 United States Census, Prince George’s County, Maryland, “John Eversfield,” *Ancestry.com*; 1820 United States Census, Prince George’s County, Maryland, “John Eversfield,” *Ancestry.com*; 1840 United States Census, Prince George’s County, Maryland, “John Eversfield,” *Ancestry.com*.

² 1860 United States Census Slave Schedule, Prince George’s County, Maryland, “Ann P. Eversfield,” *Ancestry.com*.

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Maiatico House
Continuation Sheet

Number 8 Page 1

With Ann P. Eversfield's death in 1875, the property passed to her son, Dr. William Octavus (W.O.) Eversfield, born November 4, 1839 and died January 20, 1908.³ The 1878⁴ and 1894 Hopkins Atlases⁵ and the 1904 Baist map⁶ indicate that Dr. W.O. Eversfield was the owner of 100 acres, including the lot on which the Maiatico House would eventually be built (Figure 1). Dr. Eversfield studied at the University of Virginia and the University of Pennsylvania.⁷ He served as a physician in the United States military during the Civil War, during which he was stationed at Camp Nye in Nevada⁸ and Camp Drum in California.⁹ He served as the physician for the Maryland Agricultural College, today known as the University of Maryland, College Park, for twenty-five years.¹⁰

Upon Dr. Eversfield's death, the property passed to his widow, Lillie Eversfield,¹¹ born April 23, 1853, and died May 21, 1952.¹² The 1918 Baist map notes that the owner of the land is Mrs. Dr. W.O. Eversfield (Figure 2).¹³ She sold 42.85 acres, including the land that would become the Maiatico property, to College Heights Estates, Inc. in 1937.¹⁴

SUBDIVISION OF COLLEGE HEIGHTS ESTATES (1938 – 1970s)

The College Heights Estates Historic District was listed on the National Register of Historic Places in 2012 under Criterion A, Association with events that have made a significant contribution to the broad patterns of our history, and C, Distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction. As noted in the National Register nomination, the subdivision is illustrative of residential automobile neighborhoods in Prince George's County and demonstrates building and architecture trends from the late 1930s to the 1960s.

The subdivision was platted by College Heights Estates, Inc. between 1938 and 1976 (Figure 3). It was deliberately designed as an "automobile neighborhood," distinct from its neighboring streetcar suburbs, and incorporated winding roads, dead-end streets, limited throughfares, and large lots to ensure space and privacy for the residents.¹⁵ A 1939 advertisement for College Heights Estates describes the lots as "conveniently located, and delightfully secluded among towering oaks, flowering trees, and shrubs." (Figure 4)¹⁶ The neighborhood retains much of this advertised character and still boasts mature trees, flowers, and shrubs throughout the landscape. Throughout College Heights Estates, the large and well-designed houses, many of which were the work of regionally prominent architects, reflect the affluence of the homebuyers who have settled in the subdivision since its inception.

³ "Obituary of William O. Eversfield," *The Prince George's Enquirer and Southern Maryland Advertiser*, January 24, 1908.

⁴ G.M. Hopkins, *Hopkin's Atlas of the vicinity of Washington, D.C.*, Philadelphia, PA: G.M. Hopkins 1878.

⁵ G.M. Hopkins, *Hopkin's Atlas of the vicinity of Washington, D.C.*, Philadelphia, PA: G.M. Hopkins 1894.

⁶ Baist, G. Wm. Baist's map of the vicinity of Washington D.C. Philadelphia: G. Wm. Baist, 1904.

⁷ "Catalogue of the Trustees, Officers, and Students of the University of Pennsylvania" (Philadelphia, Pennsylvania: Collins, Printer, 1861).

⁸ U.S., Returns from Military Posts, Camp Nye Nevada, December 1864, *Ancestry.com*.

⁹ U.S., Returns from Military Posts, Camp Drum California, July 1865, *Ancestry.com*.

¹⁰ "Obituary of William O. Eversfield," *The Prince George's Enquirer and Southern Maryland Advertiser*, January 24, 1908.

¹¹ The Will of Dr. W.O. Eversfield, WRS No 1, 680.

¹² "Lillie Eversfield," U.S. Find a Grave Index, *Ancestry.com*.

¹³ Baist, G. Wm. Baist's map of the vicinity of Washington D.C. Philadelphia: G. Wm. Baist, 1918.

¹⁴ Prince George's County, Maryland, Deed Book 472:183.

¹⁵ National Register of Historic Places, College Heights Estates Historic District, Prince George's County, Maryland, National Register #12001023.

¹⁶ "College Heights Estates Advertisement," *The Evening Star*, page 27, May 13, 1939.

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Racially Restrictive Covenants

College Heights Estates, Inc. imposed a Declaration of Restrictions at the time of initial subdivision in 1938. These restrictions conveyed with each subsequent transfer of the property, with the stated intention of maintaining property values and a uniform quality of development.¹⁷ The covenants detailed required home design, construction, and setbacks, as well as who could own and live in the neighborhood. The eleventh restriction was a racially restrictive covenant which specifically excluded African Americans, as well as “any one of a race that has a higher death rate [than] that of the white or Caucasian race.”¹⁸ It was prohibited that the “land 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...” to any member of these targeted groups. An exception was made to accommodate a property owner’s domestic servants.¹⁹

The covenants employed in College Heights Estates were in keeping with guidance promulgated by the federal government in the 1930s. For instance, the Federal Housing Administration, which publicly insured home mortgages, included language detailing the “[p]rohibition of the occupancy of properties except by the race for which they are intended” in their 1938 Underwriting Manual.²⁰

The racially restrictive covenant applied to 6911 Wells Parkway represents a then-legal form of housing discrimination. An array of public and private forms of housing discrimination were widely employed prior to the 1968 adoption of the federal Fair Housing Act. These systems had the cumulative effect of furthering racial segregation and concentrating homeownership, and familial wealth, in the hands of white families.

The Declaration of Restrictions was attached to the 1946 sale of the subject property from College Heights Estates, Inc. to Martin B. Beline and Eleanor B. Beline and recorded in the land records at the time of sale.²¹

MARTIN AND ELEANOR BELINE (1946-1949) AND LOUIS AND ELIZABETH WIEST (1948-1952)

Lot 1, on which the home would eventually be built, and the eastern portion of Lot 2 were purchased in February 1946 by Martin B. Beline and Eleanor B. Beline.²² Martin Beline worked as a purchasing agent for the Army during World War II,²³ and held a patent for an automatic closet door light.²⁴

¹⁷ Prince George’s County, Maryland, Deed Book 498:1.

¹⁸ Prince George’s County, Maryland, Deed Book 498:3.

¹⁹ Prince George’s County, Maryland, Deed Book 498:3.

²⁰ 1938 Federal Housing Administration Underwriting Manual, Section 980(3)(g).

²¹ Prince George’s County, Maryland, Deed Book 807:154.

²² Prince George’s County, Maryland, Deed Book 807:154.

²³ “The Obituary of Beline,” *The Miami Herald*, page 38, August 29, 1974.

²⁴ Martin Beline, “Automatic Closet Light Fixture,” US2671162A, March 2, 1954.

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Maiatico House
Continuation Sheet

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Lot 13, which adjoins Lot 1 to the north, was purchased by Louis M. Wiest and Elizabeth W. Wiest in 1948. Louis Wiest worked as a veterinarian in the area.²⁵

It does not appear that either the Belines or the Wiests constructed any improvements on the property during their ownership.

JESSE MELVIN LANE, RUTH ALICE LANE, AND GEORGIA LANE (1949– 1955)

Jesse Melvin Lane and Ruth Lane purchased Lot 1 and part of Lot 2 from Martin and Eleanor Beline in February 1949.²⁶ They acquired the remainder of Lot 2 in May 1950 from College Heights Estates, Inc. and a portion of Lot 13 from Louis M. Wiest and Elizabeth W. Wiest in January 1952.²⁷ The home at 6911 Wells Parkway was likely built shortly after the Lanes' 1949 purchase of the property, although the family is recorded as living in Cheverly at the time of the 1950 Census.²⁸

Construction of the House

The dwelling was built in a French Eclectic style and exhibits many of the style's characteristic features. Most notable of these is the prominent entry tower with its high, pointed roof. Other hallmarks of the style are seen in the massive chimneys, narrow tower window, and the use of mixed materials (stone and brick). The dwelling's original casement windows, also characteristic of the French Eclectic, have since been replaced by the double-hung sash windows in place today. Unlike most homes in the subdivision, which were speculatively designed by the staff architects of College Heights Estates, Inc., this house was custom built for J. Melvin and Ruth Lane.²⁹ J. Melvin Lane was then the president of the Lane Lumber Company of Bladensburg.³⁰

The house incorporates unique stylistic elements while adhering to the building covenants established at subdivision. Its core form follows the two-and-one-half story rectangular box typical of the subdivision, while its elaborations reflect the wishes and means of its wealthy first occupants. Exterior and interior features, some of which are still evident today, indicate the Lane family's status. When the divorcing couple sold the home in 1955, it was described as "unusual and aristocratic" with a "graceful exterior, imposing and yet inviting..." The home was marketed as luxurious and modern. Many of the interior features mentioned in the advertisement are still intact, including the basement bar with mirror and projector opening, built-in bookcases in the den, and laundry chutes.³¹ J. Melvin and Ruth Lane first attempted to sell the home in 1952, before completing a sale in 1955 (Figures 5, 7, 8). The couple divorced, and J. Melvin Lane married Georgia Lane in 1955. All three are on the March 1955 deed when the property was sold to Rose C. Maiatico.

²⁵ "Pet Plaza Advertisement," *The Evening Star*, page 130, June 30, 1982.

²⁶ Prince George's County, Maryland, Deed Book 1103:1.

²⁷ Prince George's County, Maryland, Deed Book 1338:199.

²⁸ 1950 United States Census, Prince George's County, Maryland, "Melvin J. Lane," *Ancestry.com*;

²⁹ National Register of Historic Places, College Heights Estates Historic District, Prince George's County, Maryland, National Register #12001023; "Stately Home with Distinctive Address," *The Evening Star*, page 30, January 15, 1955.

³⁰ "Warehouse Hit by Fire," *The Baltimore Sun*, page 11, December 22, 1954.

³¹ "Stately Home with Distinctive Address," *The Evening Star*, page 30, January 15, 1955.

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Maiatico House
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Notably, the real estate advertisements for the property in both 1952 and 1955 highlight its location within the “exclusive” College Heights Estates, coded language which signaled the neighborhood’s use of racially restrictive covenants.³²

MAIATICO FAMILY (1955-2024)

The subject property was sold to the Maiatico family in 1955 and remained in their ownership for nearly 70 years. Rose C. Maiatico was born June 21, 1905 in New York. Her husband, Jerry Maiatico, was born July 4, 1890 in Roseto Valfortore, Provincia di Foggia, Puglia, Italy as Michele Angelo Ciriaco Maiatico.³³ The couple married c. 1929 and eventually had four children, Mary Rose Maiatico, Michael Maiatico, Rose Marie Maiatico (Griva), and Ann Theresa Maiatico.³⁴ Their daughter Mary Rose died in 1960.³⁵

Jerry Maiatico immigrated from Italy with his parents and siblings c. 1910.³⁶ In 1917, he registered for the World War I draft while living in Richmond, Virginia and working as a bricklayer.³⁷ The Maiatico family’s story runs parallel to that of the millions of other Italian immigrants who came to the United States between 1890 and 1920. This wave was driven in part by the violence, poverty, and upheaval experienced in the decades surrounding Italian unification. Italian immigrants of this period were typically laborers and poorer than earlier arrivals.³⁸ Once in the United States, many faced prejudice and discrimination in all areas of life as a wave of anti-immigrant sentiment culminated in severely curtailed immigration allowances in the 1920s.³⁹

Despite likely obstacles, Jerry Maiatico became a prolific builder in the Washington, D.C. metropolitan area. He built, or contributed to the construction of, commercial and residential buildings from the 1920s to the 1960s. His construction projects were frequently the subject of both newspaper coverage and lawsuits as he navigated the complex regulatory environment and resource restrictions of the Great Depression, World War II and early Cold War eras.

Notable Projects

In 1939, Jerry Maiatico built the Maiatico/Andrew Jackson Building at 806 Connecticut Avenue, Washington, D.C. This building was partially financed by the Reconstruction Finance Corporation (RFC), a federal lending agency established to support economic revival during and after the Great Depression. There was controversy around the

³² “Stately Home with Distinctive Address,” *The Evening Star*, page 30, January 15, 1955

³³ Michele Angela Ciriaco Maiatico birth certificate, 4 July 1890, Roseto Valfortore, *Ancestry.com*.

³⁴ 1940 United States Census, Washington, D.C., “Jerry Marette,” *Ancestry.com*.

³⁵ “Obituary for Mary Rose Maiatico,” *The Evening Star*, page 32, November 9, 1960.

³⁶ 1930 United States Census, *Ancestry.com*.

³⁷ U.S. World War I Draft Registration Cards, “Jerry Maiatico,” June 5, 1917.

³⁸ “The Great Arrival,” *Immigration and Relocation in U.S. History: Italian*, Library of Congress, <https://www.loc.gov/classroom-materials/immigration/italian/the-great-arrival/>.

³⁹ Chris Woolfe, “A Brief History of America’s Hostility to a Previous Generation of Mediterranean Migrants – Italians,” *The World*, November 25, 2015, <https://theworld.org/stories/2015/11/25/america-s-hostility-previous-generation-mediterranean-migrants-italians>.

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construction of the building and the RFC was subsequently investigated by a U.S. House subcommittee.⁴⁰ This building ultimately housed many government agencies, including the Peace Corps at the beginning of its existence.⁴¹

In 1956, while living at the subject property, Jerry Maiatico founded the Matomic Operating Co. and built the Matomic Building at 1717 H Street NW, Washington, D.C (Figures 6, 9). “Matomic” is a play on “Maiatico” and “atomic” because the building was designed to be nuclear bomb-resistant.⁴² This was a desirable feature at a time when nuclear proliferation and growing tension with the Soviet Union had left the public fearful. The building was designed by Matthew G. Lepley and was the largest office building in the District when constructed, with underground parking for 450 vehicles.⁴³ The Matomic Building was the subject of a legal battle between the General Services Administration (GSA), who sought to condemn the building for government use through eminent domain, and Jerry Maiatico, who sought to retain it.⁴⁴ A Court of Appeals decision found that condemning the building was improper because the building was outside the “taking area” defined by the Public Buildings Act of 1959, and because the acquisition was not approved by the standing Committees on Public Works.⁴⁵

Transfer from Maiatico Family Ownership

Jerry Maiatico died in 1989, followed by Rose Maiatico in 1990. After her death, the property at 6911 Wells Parkway passed to the Wells Parkway Corporation, of which Rose Marie Griva was the registered agent.⁴⁶ Rose Marie Griva, born March 26, 1933, and died June 10, 2021, was Rose C. Maiatico and Jerry Maiatico’s daughter. After her death in June 2021, the property passed to her estate and then immediately to Rose F. Greathouse and Pietro S. Griva Jr., her children. Pietro S. Griva Jr.’s address is listed as the same as the Wells Parkway Corporation.

After almost 70 years in their possession, the property left the Maiatico family’s ownership in February 2024 and was conveyed to the current owner, Wells Parkway LLC.

⁴⁰ “New Building to Save RFC \$126,000 Yearly, Chairman Testifies,” *The Evening Star*, page 2, June 3, 1947.

⁴¹ “Out-of-Doors in Carolina: The Story of the Peace Corps,” *The News and Observer*, page 36, October 11, 1964.

⁴² “The Rambler: Lost and Found: A Lady’s Purse,” Jack Jonas, *The Evening Star*, page 23, July 3, 1956.

⁴³ HistoryQuest DC (website), Washington, D.C., Office of Planning.

⁴⁴ “U.S. Building Seizure Means Big Tax Loss,” *The Evening Star*, page 21, January 9, 1961.

⁴⁵ *Maiatico v. United States*, 302 F.2d 880 (D.C. Cir. 1962).

⁴⁶ The address of record for the Wells Parkway Corporation is 7001 40th Avenue, University Park, MD 20782.

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Figure 1: 1894 G.M. Hopkins Map of The Vicinity of Washington, D.C. (property location indicated by red diamond).

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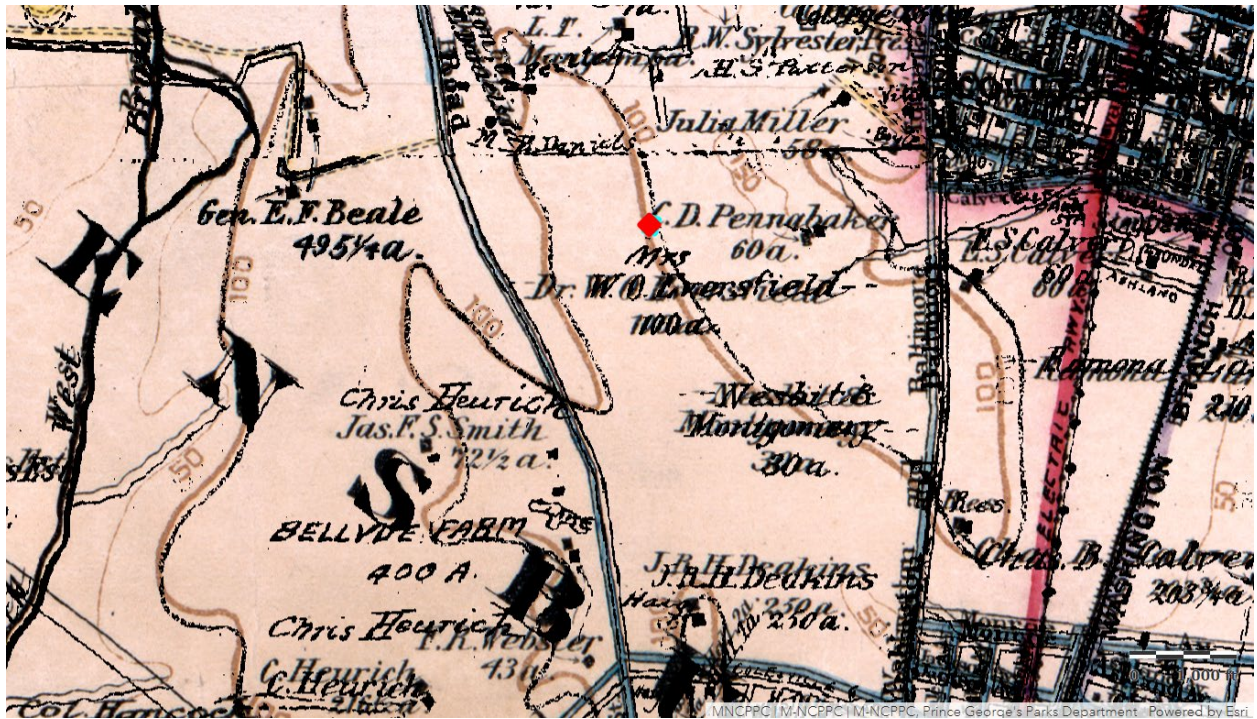


Figure 2: 1918 Baist Map of The Vicinity of Washington, D.C. (property location indicated by red diamond).

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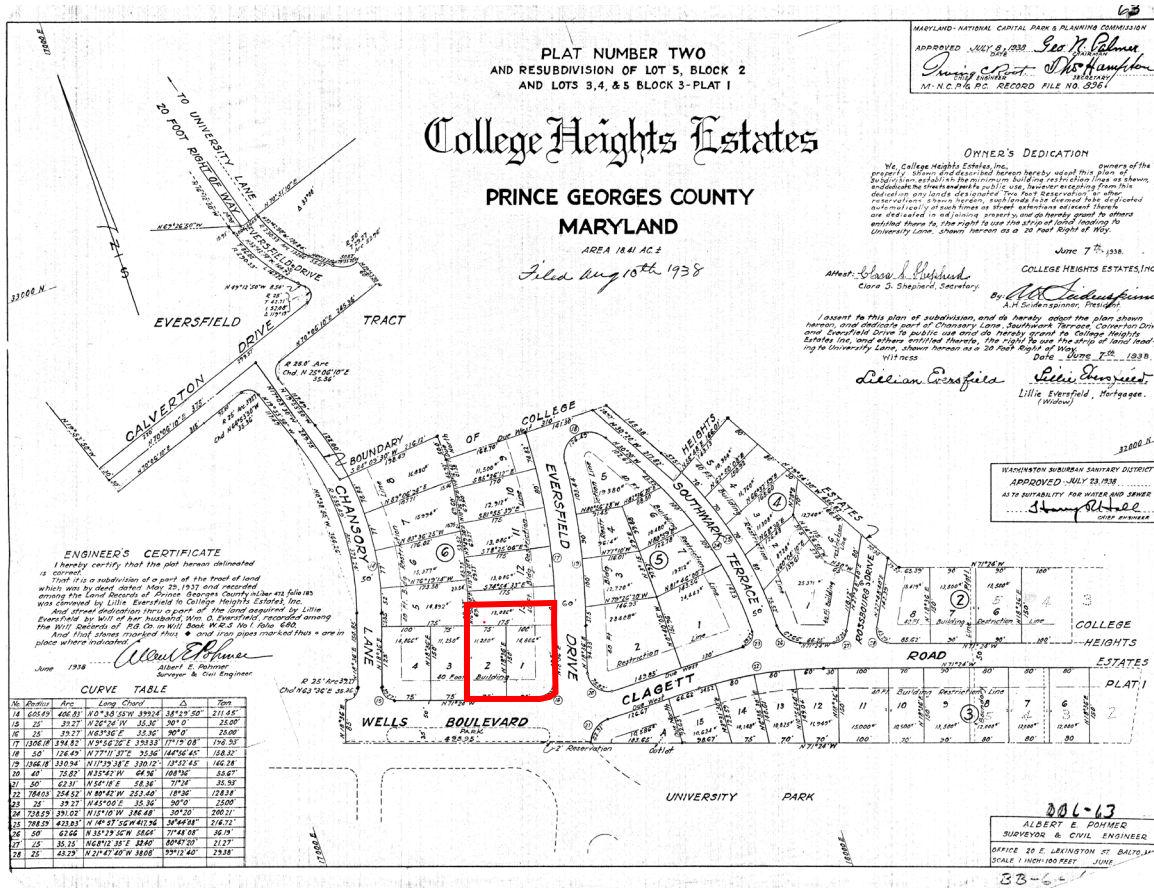


Figure 3: Plat Number Two, College Heights Estates, 1938 (property marked in red outline).

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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.

Homesites From
\$1,200
Street Improvements
Included

Seidenspinner
REALTOR

RIVERDALE, MD.
Hyattsville
850

College Heights
Price \$1,200

J.H. Kautzberg

Figure 4: Advertisement for College Heights Estates, *The Evening Star*, May 13, 1939, Page 27.

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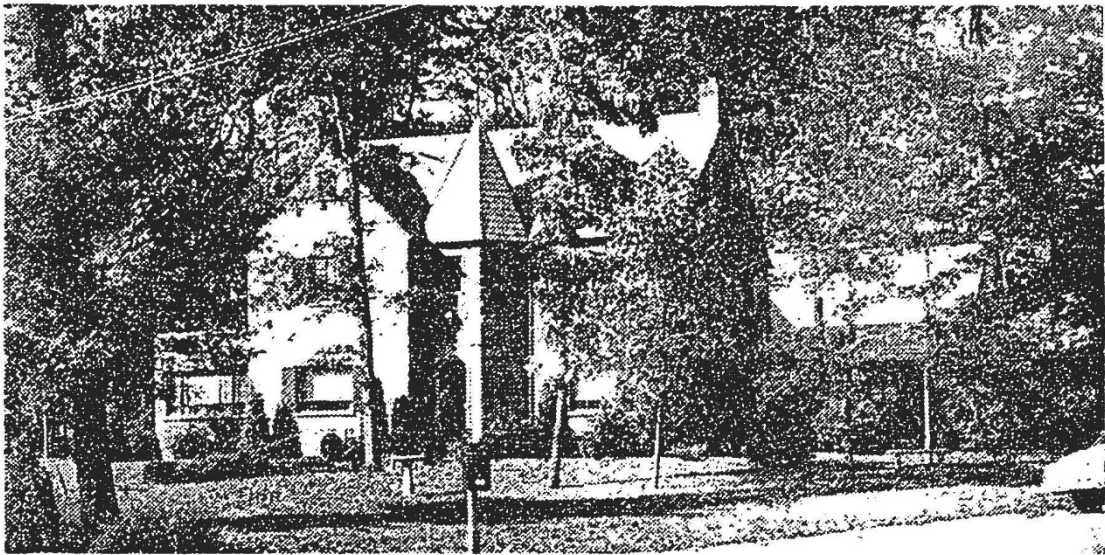
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Thomas V. Lake and Associate Suggest that you visit this exclusive College Heights Estate

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"

Figure 5: *The Washington Post*, October 5, 1952, page R3.

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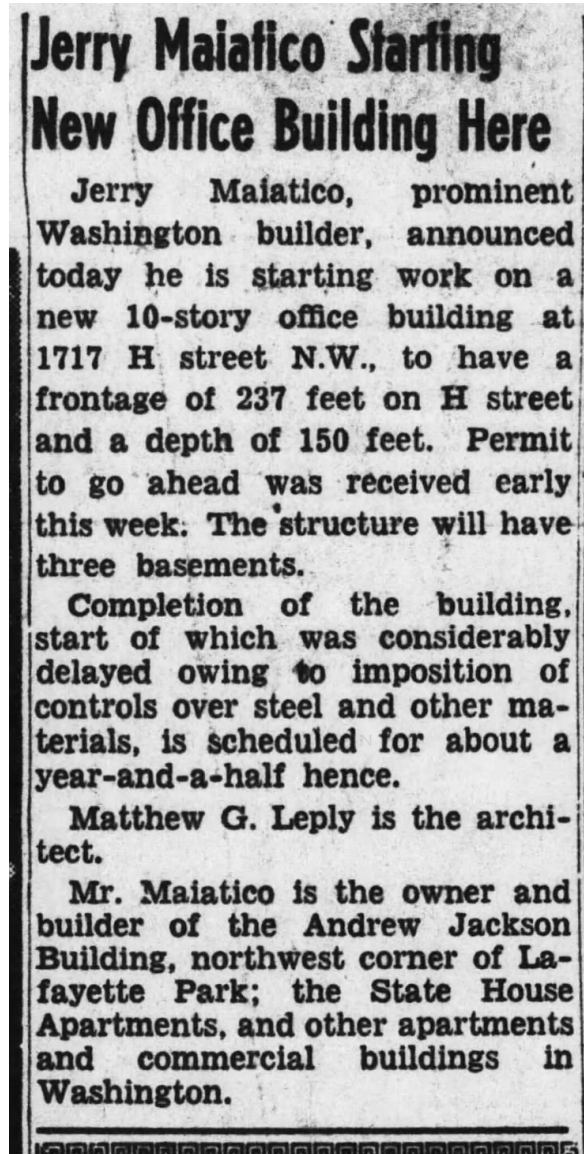


Figure 6: "Jerry Maiatico Starting New Office Building Here," *The Evening Star* July 5, 1952, page 13 (An article regarding the construction of the Matomic Building by Jerry Maiatico and discussing some of his other building projects in the area).

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THE EVENING STAR, Washington, D. C. B-5
SATURDAY, JANUARY 15, 1955

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 so 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 $\frac{3}{4}$'s 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 $\frac{1}{2}$ below today's replacement cost. Excellent terms are available.

<p>FIRST FLOOR:</p> <ul style="list-style-type: none"> • HALL from front to rear, or service entry, includes clothes closet at front entrance and nearby cupboard at service entry. • DEN PARLOR, almost completely ventilated, floor of random width parquetry oak flooring. Door to rear lawn area. • LIVING ROOM has great exposed decorative fireplace, random width parquetry oak flooring. Painted to door height with butternut. • DINING ROOM has Hessian Parquet black flooring, paneled to chair seat height with attractive interior cornice at ceiling. • KITCHEN: rubber tile floor and base; aluminum tile walls to top of range height; stainless steel cabinets (all set by General); electric range, refrigerator and dishwasher; disposal unit 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. <p>SECOND FLOOR:</p> <ul style="list-style-type: none"> • MASTER BEDROOM includes bath with enclosed shower and completely tiled with imported ceramic tile; colored fixtures; two closets. Air conditioning unit installed. • BEDROOM NO. 3 includes tiled powder area with colored fixtures and large closet. • BEDROOMS NO. 2 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. This is imported ceramic, most attractive medicine cabinet and linen cabinet are also included. 	<p>THIRD FLOOR:</p> <ul style="list-style-type: none"> • Two large bedrooms and complete tiled bath; with three of the largest closets imaginable. Bedrooms paneled in cypress, floors of beautiful clear oak. • This makes a total of fifteen rooms, of which only two (laundry and heater rooms) are not meant to be lived in. <p>BASEMENT:</p> <ul style="list-style-type: none"> • RECREATION ROOM with stone fireplace with lined interior, bar of hickory and walnut with a top of barn and slate green marble. To the rear of the bar there is a partition opening to the moving picture projecting room. Floor is of Hessian Parquet blocks with trim being of butternut. • MAID'S ROOM has parquet tile floor, paneled walls and ceiling, closet, exterior ventilation. • BATTERY ROOM houses boiler capable of heating home to larger. Gas hot water heat with ample concealed multi-fin radiators in all rooms. Hot water heater, large closet and workbench, space. • LAUNDRY ROOM, heated, has exterior door, mangled laundry tub, simple electrical outlets and floor drain. • BATH, fully tiled, including shower and tub. • HALL has two large closets and access door to laundry chute receiving area. <p>GARAGE</p> <ul style="list-style-type: none"> • EXTREMELY LARGE with electrically operated doors. Second floor large enough for living quarters. 	<p>EXTERIOR FEATURES:</p> <ul style="list-style-type: none"> • LAND and LANDSCAPING: Total land area is approximately $\frac{3}{4}$ acre of ground, of which 20% is in its native state. Remainder beautifully sodded and landscaped. • Walks throughout the grounds. • Exterior garden hose and electrical outlets conveniently located. <p>OTHER FEATURES:</p> <ul style="list-style-type: none"> • All closets heated; those on 2nd and 3rd floors cedar lined. • Maid call system to kitchen. • Most rooms have wiring for air conditioning units and telephone outlets. • Silent Mercury trap switches. • Flood lighted grounds. • All bathroom trim in recreation room and first floor is of Old English design and was hand finished and installed by a cabinet maker who fixed up all joints. • Marble sills to all baths and over kitchen work walls. • First floor ceiling height 9 ft. • Vermont slate roof. • All doors are 1 1/2" thick and interior doors are 8-panel Colonial design. Front entrance and two party doors specially designed and constructed of butternut.
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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.

Directions: Out Queens Chapel Rd. to Coleville Rd. left on Coleville 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 Pineson and Baltimore Blvd., left on Pineson in Claggett Rd., right on Claggett Rd. to intersection of Wells Pkwy., Claggett Rd. and "Open" sign.

Fincham and Co.

Realtors

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

Figure 7: Advertisement for Maiatico House, The Evening Star, January 15, 1955, page B-5.

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Maiatico House
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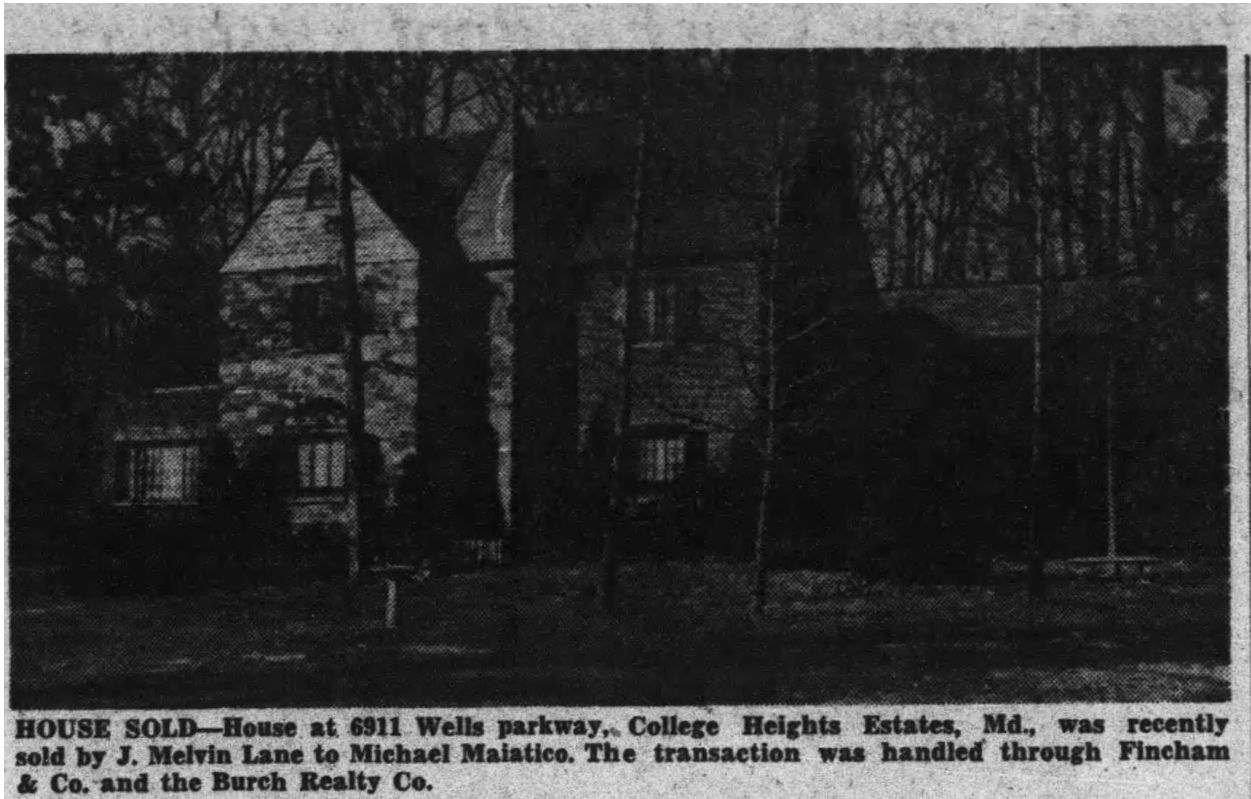


Figure 8: Maiatico House Sold, The Evening Star, January 22, 1955, page B-7

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. PG:66-30-1

Maiatico House
Continuation Sheet

Number 8 Page 14



Figure 9: Matomic Building, 1717 H St. NW, Washington, D.C.

9. Major Bibliographical References

Inventory No. PG:66-30-1

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Maiatico House
Continuation Sheet

Number 8 Page 1

10. Geographical Data

Acreage of surveyed property 0.75 acres
Acreage of historical setting 0.75 acres
Quadrangle name Washington East Quadrangle scale: 1:24,000

Verbal boundary description and justification

Lot numbered One (1) and the east twenty-five feet (25) by the full depth thereof of Lot numbered Two (2); and the westerly fifty (50) feet by the full depth thereof of Lot numbered Two (2); and the South one-half of Lot numbered Thirteen (13), all in Block numbered Six (6), in the subdivision known as "College Heights Estates," according to Plat No. 2, College Heights Estates, recorded in Plat Book B.B. No. 6, folio 63, one of the land records for Prince George's County, Maryland.

11. Form Prepared by

name/title	Elizabeth Rekowski, Intern II, and Kacy Rohn, Planner III		
organization	The Maryland-National Capital Parks and Planning Commission		
	Historic Preservation Section, Countywide Planning Division		
	Prince George's County Planning Department	date	July 2024
street & number	1616 McCormick Drive	telephone	301-952-3681
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