

Cultural Landscape Report

Langley Park and Adelphi, Maryland

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Executive Summary

The Historic Preservation Plan for Prince George's County is due for an update. In the summer of 2020, Historic Preservation staff at M-NCPPC met with faculty of the UMD Historic Preservation Program to discuss the possibility of assisting with this update by conducting a resource survey in the Langley Park and Adelphi communities. Both areas lie along the county's northwestern border. A team of graduate students from the University's Historic Preservation Program worked with M-NCPPC Historic Preservation Section staff, Thomas Gross and Karen Mierow to create a story map highlighting the communities' existing, and potential cultural and historic resources.

The study boundaries were set by the student team and M-NCPPC staff. The northern boundary runs along Interstate I-495 and its nearby Park-and-Ride. The southern boundary follows MD 193/University Boulevard from Adelphi Road to New Hampshire Avenue and the county line. The western border follows the Prince George's County line. The eastern boundary follows Adelphi Road north from MD 193, along the neighborhoods accessed from Riggs Road, and the National Agricultural Research property.

Research for this project included windshield surveys, historic research, and communication with community members. The resultant story map identifies several potential historic and cultural sites, including residential, commercial, civic, and commemorative properties. The research demonstrated the area's history as an immigrant-rich community providing the initial living and working spaces for waves of immigrants from around the world. The 1930s and 1940s saw an influx of German and other European immigrants. The 1950s and 1960s saw the arrival of Russian and eastern European immigrants while the 1970s and 1980s saw Latin American and Caribbean immigrants. With each successive wave, the development and use of spaces changed. That timeline of change is reflected in both the story map and this report.

The completed story map summarizes the research and includes images, narratives, and maps that allow the viewer to learn more about the area's cultural and historic resources guided by map points for each property. The map provides a geographic reference that helps viewers place and property in the broader landscape. The images offer current and historic views of significant events and the people who inhabited these spaces. In general, properties included in this study were important prior to 1980. This date reflects the forty- and fifty-year marks typically associated with listing of historic resources by local, state, and federal agencies. However, as is noted in the story map, many of these spaces have found new meaning and importance to residents today.

History

Both the Langley Park and Adelphi communities maintained a rural character well into the 20th century. Langley Park began to develop in the late 1940s with the construction of several apartment and townhouse communities surrounding the McCormick-Goodhart family's Langley Park mansion on 15th Avenue, north of MD193. The Adelphi area remained rural until the 1950s when it grew rapidly with the development of numerous small, closely spaced, single-family home communities.

From their earliest days as suburbs of Washington, D.C., both neighborhoods have been home to immigrant populations. The Lone Cedar Farm served as the home and business of German immigrants from its establishment by the Schulze family in the 1890s.¹ The McCormick-Goodhart's hailed from England while many of the subdivision developers were first- or second-generation Russian, Polish, Hungarian, and German families taking part in the American capitalist system's most lucrative method of wealth building—housing and retail.

Now extensively built out, the population has shifted from a predominantly European immigrant community to a diverse community of immigrants from Latin American, the Caribbean, Asia, and the Middle East.

The Langley Park and Adelphi communities have a long history of offering homes and business spaces for immigrants. In the 1930s, 40s, and 50s many came from European countries including Germany, Poland, Hungary, and Russia. In the 1940s, Asian immigrants arrived. By the 1970s immigrants from Latin American began to populate the region. The region remains very diverse today 12 percent white, 27 percent African American, four percent Asian, and 53 percent other races with over 60 percent identifying as Hispanic or Latino².

Adelphi

Adelphi takes its name from the Adelphi Mill. Adelphi means brothers in Greek.³ The land was resurveyed in 1796 by the Scholfield brothers, Isaac and Mahlon, who built the mill and the miller's cottage by the 1978 tax assessment.⁴ Today's Adelphi is made up of subdivisions that include

¹ Susan Pearl. Research Historian, Historic Preservation Commission Prince George's County. "Lone Cedar Farm Maryland Inventory of Historic Properties nomination form." September 1986.

<https://mht.maryland.gov/secure/medusa/mapintermediate.aspx?ID=PG:65-14&ID1=18277&ID2=&Section=archInv&PropertyID=18277&selRec=archInv>

² According to the American Community Survey 5yr estimates, 2014-2018

³"Early History of Adelphi Friends Meeting"
<https://www.adelphifriends.org/who-we-are/early-history/>

⁴ Susan G. Pearl. "Adelphi Mill Maryland Inventory of Historic Properties Form." March 1979
<https://mht.maryland.gov/secure/medusa/PDF/PrinceGeorges/PG:65-6.pdf>

Adelphi, Adelphi Park, Adelphi Hills, Adelphi Terrace, Adelphi Village, Buck Lodge, Chatham, Cool Spring Terrace, Hillandale Forest, Holly Hill Manor, Knollwood, Lewiston, and White Oak Manor.

Langley Park

Langley Park is a census designated place between the University of Maryland and Silver Spring in Montgomery County. Langley Park quickly suburbanized after the economic boost in 1947. As a result, a majority of houses and apartment complexes in the area were constructed between 1947-1952.⁵

⁵ Lung-Amam, Willow, Brittany Wong, Molly Carpenter, Alonzo Washington, and Julio Murillo-Khadjibaeva. "Housing Matters: Ensuring Quality, Safe, and Healthy Housing in Langley Park, Maryland." National Center for Smart Growth and CASA de Maryland, 2017.
https://wearecasa.org/wp-content/uploads/2019/10/HOUSING-MATTERS-REPORT__FINAL-1.pdf

Rationale

The properties selected for inclusion in this report and associated story map were chosen for several reasons. Obviously, the existing resources come from the list of properties already deemed eligible for the National Register by the State preservation office—the Maryland Historic Trust. Their stories are recounted in the story map to present a rounded list of sites. The potential new properties were subject to different scrutiny by the research team.

To be considered as potential resources, properties need to possess architectural significance, a connection to the tradition of immigrant contributions to the area, and an association with groups and people not well represented in historic resources. Additionally, a few resources were included not for their architectural integrity but for their associations with major events prior to the 1980s.

Methods

The team met with M-NCPPC Historic Preservation Section Planner Coordinator, Thomas Gross, in August to establish project goals and deliverables, and then established a methodology and project milestones. After establishing the goals, the first step was a windshield survey of the study areas to look at existing resources, to familiarize ourselves with the area's physical layout, and to identify potential resources. Potential resources were identified by apparent architectural integrity of form and materials based on building styles prevalent prior to 1980 as well as from a review of activity and use by locals.

The windshield study was completed first. The geographic distribution of properties made them easy to divide among the three team members. Due to social distancing constraints required by the COVID-19 pandemic as well as University, State, and CDC guidelines, we decided to conduct the windshield surveys independently and compare findings via shared drives and Zoom meetings.

One team member focused on apartment and commercial spaces along MD 193 and New Hampshire Avenue.

A second team member surveyed the single-family homes beyond the ring of apartments north of Adelphi Road, an area roughly bounded by Merrimac Road, New Hampshire Avenue, Metzert Road, Adelphi Road, and MD 193.

The third team member reviewed properties from Adelphi Road west to New Hampshire Avenue, north to I-495, and east toward Buck Lodge Middle School and the MDOT weigh station. The weigh station, areas of Adelphi north of the Beltway, and the small area of Adelphi known as College Heights Estates between the University of Maryland and University Park were not included. Each team member collected photos and completed information sheets on the found properties.

After the windshield survey, the properties were reviewed by the team. Initial research was conducted on each one found during the survey. No further research was done on properties not associated with significant events prior to 1980. A few religious properties were noted in initial surveys but were not further evaluated due to limited time and the limited likelihood of them being eligible for National Register listing. These properties are in a separate list in the appendix and can

be further evaluated by M-NCPPC staff or HISP program members in future studies. The remaining properties are included in the story map.

Historic research for each property evaluated significance and uncovered their histories. Research included deed searches and web searches of digital archival repositories, literary sources, and newspapers. Additional searches of the Prince George's County archives and the Prince George's Historic Society Library archives were not conducted; both were closed due to COVID-19. The Maryland State Archives were accessible by appointment, but no relevant documents were found during this study. Additionally, the team contacted the Montgomery History Archivist for materials related to the architect of the Cool Springs properties. All this data was assembled into the story map's narratives included and the report appendix.

The team had hoped for more contributions from the local community. While the team didn't anticipate conducting an in-depth or broad survey of residents, we had hoped to get more information from area stakeholders. Nevertheless, team members were able to connect with some community members. Individuals from various Takoma Park/Langley Park crossroads groups provided us with links to their own projects; these are included in the story map's "Additional Resources" section. This work mostly reflected sites of which we were already aware.

But the team was fortunate to make two connections in the northern portion of Adelphi—one by chance and one through email. After finding a Chinese Consolidated Benevolent Association monument at the George Washington Cemetery, Mr. Tannir emailed the organization. Members of the CCBA, including a former chairman, met with Mrs. Nasta and Mr. Tannir at the cemetery to describe the history of this and similar plots in other Prince George's County cemeteries.⁶ They also shared information on traditions associated with Chinese burials. The plots aided the new and often solitary Chinese immigrants of the 1940s and later to have traditional burials. Mr. Tannir also happened to meet a local member of the Buck Lodge Community who provided him with information on the Buck Lodge Memorial. Mrs. Nasta and Mr. Tannir are still waiting for responses from a few members of the community and will forward any information to the M-NCPPC.

Finally, the story map was created. This GIS product was created within the PALS GIS group to make it accessible to a wide audience. We used the ESRI/ArcGIS Explorer map to create a visual virtual presentation of the area's existing and potential resources through the 1970s for which we found information and association with the project goals. The story map offers short narratives, maps, and selected public domain images for each property in the map.

⁶ Dr. Hon Yuen Wong (Former Chairman of the Chinese Consolidated Benevolent Association of Washington DC, current active executive in the organization) & associate in onsite discussion with Paula J. Nasta and Joseph Tannir, November 2020.

Findings

The windshield survey and community connections led the team to several sites. After sorting them according to those already reviewed and those not yet addressed, the team researched their integrity and significance. Ultimately, the project identified more than 20 potential properties. These findings are summarized below and are divided among existing and potential sites, and then further divided into those included in the final story map and those not included.

Existing Resources

There are several previously documented resources in the Langley Park and Adelphi areas. The McCormick-Goodhart Mansion was listed on the National Register of Historic Places in 2008 and the Adelphi Mill and the Cool Spring Farm (Miller's House) are historic resources listed with the county; both provide a built record of the once-active mill along the Northwest Branch of the Potomac. The McCormick-Goodhart Mansion was the home of the McCormick-Goodhart family, owners of the Langley Park estate. The mansion now serves as the home of CASA de Maryland and, as such, is an active part of local cultural activities.

Existing Resources Included in the Story Map

McCormick-Goodhart Mansion

In 1921, the McCormick-Goodhart family purchased 565 acres of land that was originally parts of the Elizabeth's Delight and Adelphi tracts. The estate site began as undeveloped agricultural land and the land where the house stands was part of the Burgundy Farm acreage. Architect George Oakley Totten, Jr., known for designing elaborate private residences and embassies in Washington, D.C., designed the house. The Georgian Revival mansion was built in 1924. The three-part Georgian was constructed of brick, clay, tile, and a cast stone exterior. Totten designed an elaborate interior. Frederick McCormick-Goodhart died shortly after the estate was built and his wife Henrietta remained in the house until her death in 1932.

The house was converted into a seminary by the Eudist Fathers in 1948. In 1949, 506 multifamily units were built on 25 acres. These units were parceled into 40 to 60 units per development. In 1963, the seminary was sold to apartment developers, a lake on the property was filled in, and new apartment buildings were built. The estate's former grounds are where the Villas at Langley Apartments currently stand. After the apartment development, the mansion served as a community school until the building fell into disrepair in the 1990s.

Cool Spring Farm (Miller's House)

The Cool Spring Farm site is east of Riggs Road and south of Cool Springs Road in Adelphi. The two-story brick farmhouse was built in 1798. It saw some additions over time but remains recognizable. The house is located near the Northwest Branch of the Anacostia River, north of the Adelphi Mill. It was originally the home of the miller at the Adelphi Mill and remained so until the 1920s. It was first surveyed by the Historic American Buildings Survey in 1936. It was listed as a resource in 1981 and is now a private residence.

Adelphi Mill and Storehouse

The nearby Adelphi Mill, built circa 1796, has been a historic resource and M-NCPPC park for decades. The park has access to the Northwest Branch Trail as well as a playground. A number of community events have been held there over the years including fairs and festivals.

Henry Schulze House/Lone Cedar Farm

The Lone Cedar Farm and Henry Schulze House have been in the Adelphi/Chillum area since 1889. Henry Schulze was a German immigrant who settled in the area and raised 12 children. He built a 2½-story frame farmhouse on the site in 1900 that still stands. His descendants own and operate a nursery and cedar farm at the location. The nursery sign, often surrounded by pumpkins, is next to a large cedar tree stump on the side of Adelphi Road.

Mother Jones/Chillum Farms Marker

Mary Harris Jones was a labor activist.⁷ Born in Ireland, she was a former dressmaker and teacher. She campaigned for the United Mine Workers Union. She also protested child labor in mines and mills across the United States. Her activism led her to become a founder of the Industrial Workers of the World labor union. Mother Jones died at the Chillum (Adelphi) area farmhouse of friends Walter and Lily Burgess just after her 100th birthday. A historic marker on Riggs Road at the property that was once part of the Burgess farm. Jones spent her last few years at the farm and celebrated her 100th birthday there. A nearby elementary school bears her name.



Existing Resources Not Included in the Story Map

The George Bailey Log Cabin was previously documented and recorded but has since been demolished. Any additional areas noted as ruins were not included to protect their present state of ruin.

Resources Previously Deemed Ineligible

Several residential suburbs and commercial centers along University Boulevard/MD 193 have been previously reviewed for eligibility:

- Adelphi Manor

⁷ Bain News Service, Publisher. Mother Jones,, 1915. date created or published later by Bain. Photograph. <https://www.loc.gov/item/2014698208/>.

- Adelphi Terrace
- University Estates
- Chatham
- Lewis Heights
- Buck Lodge
- Riggs Mill Manor
- Holly Knolls
- Edwards-Hansens Subdivision
- William Forney House
- Johnson Property

These properties were part of the development of this suburban community during the mid-20th century. Despite maintaining the location, setting, feeling and association significance, the properties were deemed ineligible for reasons, including physical changes, lack of association with significant people or groups, and the age of the properties.

The following apartment properties were also an important part of the development of this suburban community during the mid-20th century:

- Langley Gardens Apartments
- Langley Park Apartments
- New Hampshire Gardens
- New Hampshire Estates
- Takoma Langley Crossroads District
- University Gardens Apartments
- Campus Gardens Apartments

These apartments provided lower- and middle-class housing. Despite maintaining the location, setting, feeling and association significance, the properties were deemed ineligible. Many of the properties need repairs but still retain a physical appearance “largely unchanged since its construction ...and no exterior modifications are evident.”⁸ In these cases, the previous reviewers were not able to find significance that met National Register Criteria. Housing reports conducted by University of Maryland Planning faculty and students found many of these apartments need significant repair due to their largely unchanged state.

Sites Pending Maryland Inventory of Historic Properties (MIHP) Review

⁸ University Gardens Apartments.

<https://mht.maryland.gov/secure/Medusa/PDF/PrinceGeorges/PG;65-40.pdf>

The research team also learned that the following subdivisions are under review for eligibility with pending Maryland Inventory of Historic Property documentation. These properties all border I-495, which the state of Maryland plans to expand:

- Greenwich Woods Apartments
- Holly Hill Terrace
- Holly Hill Manor
- White Oak Manor
- The Chateau (straddling Prince George’s and Montgomery Counties)

Potential Sites

The team proposed the following sites as potential future historic and cultural resources. These sites include residential, commercial, civic, and commemorative properties. Research demonstrated that the area has historically been an immigrant rich community serving as initial living and working spaces for waves of immigrants from around the world. The 1930s and 1940s saw an influx of German and other European immigrants. The 1950s and 1960s saw the arrival of Russian and eastern European immigrants, and the 1970s and 1980s saw a rise in Latin American and Caribbean immigrants. With each wave, the development and use of spaces changed. These potential sites include those which reflect the area’s immigrant rich population and businesses as well as properties associated with significant individuals.

Mary Foley Benson House, Adelphi

Artist Mary Foley Benson and her husband lived in this area in the 1930s while Ms. Benson worked as an artist and scientific instructor at the U.S. Department of Agriculture and the Smithsonian. She is known for her illustrations of flora and fauna. In addition, she painted theater sets and did other artwork for local theater companies and productions. Mary learned to fly at the College Park Airport in 1936, joined the Civil Air Patrol, and was the first woman to serve as a Trustee for the Aero Club of Washington, D.C. In the early 1940s she moved to Charlotte, North Carolina to manage the Delta Air Base.⁹ She joined the Women’s Air Corp in September of 1943. After training in Daytona Beach, she served as a test pilot, courier, and flew BT-13s. After the war, Mary Foley Benson moved to California where she continued her careers as an artist and pilot.

Ms. Benson’s home, on the east side of Riggs Road, was designed by her and her husband in 1931. It was described in 1937 as a Georgian Colonial. The interior staircase was as a copy of one in Annapolis and the mantelpiece was a copy of one at Shirley on the James River. It was built using

⁹ The Evening Star, Washington, D.C. January 20, 1944.

https://chroniclingamerica.loc.gov/data/batches/dlc_1zox_ver01/data/sn83045462/00280604008/1944012001/0101.pdf

bricks from the old British Embassy.¹⁰ The house sat on a more than 25-acre site that would become the Adelphi Hills subdivision in the 1950s.¹¹ The house is still recognizable for its brick Georgian Colonial style. It is unclear if the hyphen and one-story sunroom on the south are original or simply compatible additions.



Figure 2. Mary Foley Benson Home. Photo by Paula Nasta

¹⁰Rae Lewis. "Vocation and Avocation Combined by D.C. Artist: Mrs. Benson also Finds Time for Aviation, Household Duties and Book on History of Development of Collars and Cuffs." *The Washington Post* (1923-1954), Oct 17, 1937. <https://search.proquest.com/historical-newspapers/vocation-avocation-combined-d-c-artist/docview/150941573/se-2?accountid=14696>.

¹¹ Emery B. and Ruby M. Heatwole to Russell B and Mary F. Benson deed, liber 364 folio 251 and subsequent deeds through Goodman and Harry Kay of the Kayson Construction Company, Inc Book 1486 page 148, dated April 1 1952 and the plat recorded by Kayson Construction Company, Inc located in Plat Book 21 page 25, filed as MSA_S1250_12652 dated June 11, 1952.

Cool Spring Road Homes, Adelphi

The Cool Springs Lane homes were built from 1952-1954 in a collaboration between architect Hyman Cunin and the Polinger Building Corporation. The land was purchased by Cunin, his wife Rose and Rose Polinger, who was the mother of Polinger Construction founders, Milton J. Polinger and Howard Polinger. The modern homes introduced a unique design into the Adelphi area, different from the typical brick Cape Cod that was nearly ubiquitous at the time. These stick-built homes incorporated expansive glass areas to flood the interiors with light, and cross ventilation and sliding doors for room adaptability.¹² More than 27 two- and three- bedroom models were sold on Cool Springs and Rosetta Lanes. The community abuts the Northwest Branch Trail in a valley along Cool Springs Road. The houses retain a high level of integrity to their original designs, construction, and setting. Few homes show additions or exterior modifications from street views. The notable exception is at 8304 Rosette Lane that has a greenhouse addition. The greenhouse, like other homes designed by Cunin, takes advantage of the sun and the position of the house on the lot.

Architect Hyman Cunin practiced in the Washington metro area from 1947 until his death. Russian by birth, Cunin grew up in Philadelphia where he attended the University of Pennsylvania with his friend, architect Louis Kahn. After working for a number of notable architects in Philadelphia, including Paul Cret, and the Philadelphia Planning Department, he and his wife, Rose, relocated to Washington, D.C. and became active in architecture, planning, and social justice work in the Maryland/D.C. area. He taught architecture at Howard University for decades and was as a member of the Jewish Community Center of Greater Washington.

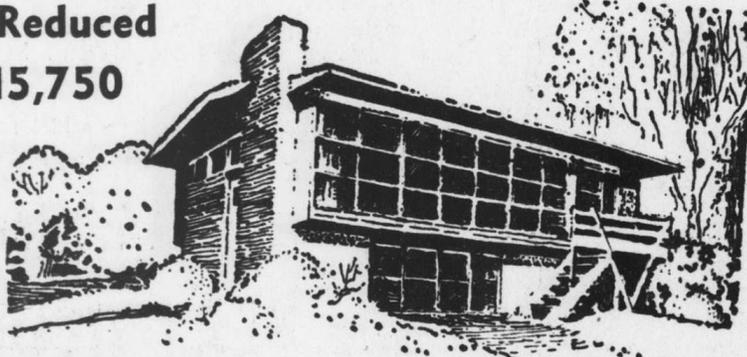
Milton and Howard Polinger were sons of D.C. taxicab owner Abraham Polinger. The elder Polinger immigrated from Romania to New York as a youth. Rose Polinger immigrated from Poland to New York as an infant. After Abraham's death in the 1940s, Rose teamed with the Cunins and her sons to develop the land at Cool Springs.¹³ The Polingers, like the Cunins, were active members of the area's Jewish community. Milton owned several construction companies including his last, Polinger Construction, owned with his brother Howard.¹⁴

¹² Paul M. Herron. "Builders Exhibit Bargain Dwellings." *The Washington Post (1923-1954)*, Feb 24, 1952.
<https://search.proquest.com/historical-newspapers/builders-exhibit-bargain-dwellings/docview/152462253/se-2?accountid=14696>.

¹³ Property Deed of the Cool Springs and Rosetta Lane parcel and the 1940 US Census record.

¹⁴ By Jean R Hailey, Washington Post, Staff Writer. "Milton Polinger, Builder, is Dead at 62." *The Washington Post (1974-Current File)*, Dec 22, 1976.
<https://search.proquest.com/docview/146500267?accountid=14696>.

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Modern Realty Co.
JU. 7-5350

Figure 3. Advertisement from the Washington Evening Star¹⁵

¹⁵ "26 Sold – Only 1 Left" Advertisement by Modern Realty Co. for the Cunin-Polinger Cool Spring Homes. Evening Star (Washington, D.C.) 17 Oct 1953.
<https://chroniclingamerica.loc.gov/lccn/sn83045462/1953-10-17/ed-1/seq-38/#date1=1789&sort=relevance&rows=20&words=Cool+Lane+Spring&searchType=basic&sequence=0&index=5&state=&date2=1963&proxtext=cool+springs+lane&y=0&x=0&dateFilterType=yearRange&page=2>



Figure 4. A typical House in Cool Spring. Photo by Paula Nasta

Langley Park Community Center and Senior Center

The center was built in 1950 as the Langley Park Elementary School. It was designed by architect Paul H. Kea. On the exterior, the building retains a similar, though reduced, plan of its original design. The characteristic sawtooth plan that allowed each classroom to have an exterior entrance and windows on two sides of the room for natural light remains, but several sections have been demolished along the east side. By 1953, a second wing was added following the same pattern as the first but running north-south, perpendicular to the first segment. After a brief closure and vandalism, the school became the Langley Park Community Center in 1981. The seniors had been meeting at the Langley Park Boys and Girls Club building, just across Merrimac Street, since the late 1970s. The facility has played a role in the community as a place for recreation, community building, and education. It is presently the home of the Langley Park Athletic Council.

A new school, the Langley Park-McCormick Elementary was constructed north of the first school between 1958 and 1977, with additions in 1981.



Figure 5. Langley Park Community Center, southeast elevation. Photo by Paula Nasta

Paul H. Kea and Associates, of Hyattsville, designed several schools in Prince George’s County including Fairmont High School and Suitland Junior High School. Kea was active in the architecture community from 1929 until his death in 1962.¹⁶ A special architectural professorship at University of Maryland School of Architecture, Planning, and Preservation is awarded each year in his honor.

George Washington and Mount Lebanon Cemeteries, Adelphi

Together, these two cemeteries create a large funerary space in the northern portion of Adelphi. The cemeteries have been here since 1929, though some graves predate this time.¹⁷ The cemeteries reflect the diverse nature of the surrounding communities in Prince George’s and Montgomery Counties. Those interred reflect the area’s history as home to the immigrant communities who made this suburb their home.

Mount Lebanon Cemetery, to the south, is a Jewish cemetery. Several paths lead through the cemetery, and different congregations maintain plots throughout. The oldest portion of the cemetery is located along Adelphi Road. A small marker, dedicated in 1954, in the southwestern portion of the cemetery (Section 9B), memorializes the lives of those perished in the Holocaust, and some graves note that the deceased was a Holocaust survivor.

¹⁶“Paul H. Kea Biography” Prince George’s County Modern, Midcentury Architecture 1941-1978. <https://www.mncppc.org/DocumentCenter/View/5203/Paul-Kea-Architect-Bio-PDF>

¹⁷ “George Washington/Mt Lebanon Cemeteries.” *Dignity Memorial*, 2020, www.dignitymemorial.com/funeral-homes/adelphi-md/george-washington-cemetery/0346. Accessed 1, Dec. 2020.

One notable person buried in Mount Lebanon cemetery, whose tomb is located in the cemetery's most northern portion, in Section 12B, is Ben Wattenberg, an author and political commentator.¹⁸

George Washington Cemetery is located north of Mount Lebanon, and is bounded on the east by Riggs Road. The cemetery contains plots for specific religious or ethnic groups and congregations, as well as areas that are not related specifically to any group.

Roughly in the center of the cemetery, in Section 12A, is a marker erected by the Chinese Consolidated Benevolent Association (CCBA) of Washington D.C. The monument was constructed in 1949 and notes the location of plots purchased and maintained by the CCBA in the cemetery. The inscription reads "Overseas Chinese Public Burial Site." The CCBA purchased these plots in George Washington Cemetery, as well as plots in nearby, Fort Lincoln, Cedar Hill, and Washington National Cemeteries, to provide resting places for immigrant workers who died in the United States without enough money for a burial, and whose remains could not be placed with family members in China. Every year as part of the Ching Ming Festival (Tomb Sweeping Day), the CCBA cleans the grave sites and commemorates the deceased.



A large Colonial Revival columbarium is located in the eastern portion of the cemetery. Notably, the structure contains the remains of Dean Chin, a practitioner of Jow Ga Kung Fu; in 1966 he founded the first Kung Fu school in Washington D.C.¹⁹

Several portions of the cemetery are non-denominational, not dominated by a single population grouping, and show the diversity of the interred. This is most clearly seen in Section 13 along the cemetery's western edge. A small military memorial area is located in Section 13 as well. Elsewhere in the cemetery, there are sections dedicated to particular churches, such as the Southern Indian Seventh Day Adventists. There is also a Muslim burial ground near the eastern portion of the cemetery, as well as additional concentrations of Muslim graves along the northern ridge in

Section 2B as well as in Section 14. Muslim graves date from the 1990s at the earliest and show a diversity in the countries of origin of the deceased.

¹⁸ <https://www.findagrave.com/cemetery/466491/mount-lebanon-cemetery> and <https://www.findagrave.com/cemetery/80988/george-washington-cemetery>

¹⁹ By Courtland Milloy Washington Post, Staff Writer. "The Kick: Kung Fu Masters of the Inner City." *The Washington Post* (1974-Current File), Sep 28, 1979. And By Courtland Milloy Washington Post, Staff Writer. "Cultural Contrast Adds Kick for Kung Fu Team in Taiwan." *The Washington Post* (1974-Current File), Nov 29, 1979.



Figure 7. The columbarium at George Washington Cemetery, southeast oblique. Photo by Joseph Tannir

Adelphi Pool, Adelphi

The Adelphi Pool is just south of the George Washington and Mount Lebanon Cemeteries. The pool was established in 1956 by the Adelphi Recreation Council, an offshoot of the Adelphi Citizens Association. The 50 x 165-foot swimming pool was built by Guild Engineering in the winter of 1956-57.²⁰ The Council also offered recreation classes, which were held at the Adelphi School. The Adelphi Pool is members-only but hosted visitors from Bermuda in 1983²¹ and is the home of the Adelphi Dolphins swim team.

Buck Lodge Memorial Park, Adelphi

Buck Lodge Memorial Park was dedicated in honor of Philip Regan, who grew up in Buck Lodge, graduated from High Point Senior High School, and died in the Vietnam War in 1969.²² The plaque on the memorial lists the names of residents who served in the armed forces. The Buck Lodge Citizen's Association pays county property tax for the land and maintains the memorial. The Memorial Park is an example of local commemoration of war veterans in resistance to wider culture of shame regarding American inability to dominate in the Southeast Asian conflict.



²⁰ "Adelphi Citizens Sign for Big Swimming Pool." *The Evening Star*, dec 18, 1956.

²¹ Leon Wynter *Washington Post*, Staff Writer. "Visiting Swimmers Get Immersed in Fun." *The Washington Post* (1974-Current File), Jul 11, 1983. <https://search.proquest.com/historical-newspapers/visiting-swimmers-get-immersed-fun/docview/147602371/se-2?accountid=14696>.

²² Buck Lodge Community Directory, 1997. Hyattsville, MD. p 26. The Directory notes that the information about the memorial was found at the following sources.

Cherokee Lane Elementary School, Adelphi

Cherokee Lane Elementary School teaches kindergarten to sixth grade and was one of the area schools affected, but not closed, by 1973 busing orders in Prince George's County.²³ It is slated to be demolished.²⁴

Presidential Towers Condominiums, Adelphi

The Presidential Tower Condominiums were built in 1971.²⁵ These high-rise apartment buildings feature balconies and have many amenities. Reviews for complex echo those for apartments in Langley Park—poor management and rodent and bug problems. Outwardly they are an intact specimen of high-rise apartment and condo living with a plethora of amenities. These are the tallest structures in the Adelphi area.



Chillum Fire Station, Langley Park

The Chillum Fire Station was built in 1952 by volunteer workmen. The building was designed by Washington, D.C. architect Phillip Ward Mason. Mason completed several projects in the area during the 1950s and 1960s including the modern Silver Spring Station #19 on Seminary Road.²⁶



²³ "Prince George's Affected by Busing Plan: Prince George's Schools Affected by Busing Plan." *The Washington Post, Times Herald (1959-1973)*, Dec 23, 1972. <https://search.proquest.com/docview/148295735?accountid=14696>.

²⁴ Ricks, Jessica. "Cherokee Lane Elementary School Renovation is in the works" *The Prince George's Sentinel*, August 21, 2019. https://www.thesentinel.com/communities/prince_george/news/education/cherokee-lane-elementary-school-renovation-is-in-the-works/article_c9cb4e98-858a-5378-9474-5e6dc623bc5b.html

²⁵ "19-Story Apartment Buildings Started by Realty Equities Corp." *The Washington Post, Times Herald (1959-1973)*, May 09, 1970. <https://search.proquest.com/historical-newspapers/19-story-apartment-buildings-started-realty/docview/147878770/se-2?accountid=14696>.

²⁶ Document from Historic Washington on Architects from D.C. historically. https://www.historicwashington.org/docs/Historic%20Landmark%20Application/Databases-Access_080122/Architects_Database/DC%20Architects%201822%20to%201960.pdf

Potential Commercial Sites

Commercial sites are areas of community gathering and shared experiences. Many are what author Ray Olden calls “third spaces”—places outside of work and home where people gather and create community.

This study examines Adelphi Manor Shops, Langley Park Plaza, Union Mall and University Boulevard Plaza. These commercial sites have unique neon signage and layouts that exemplify the commercial shopping centers that blossomed during Langley Park’s suburban development. The stores highlight the community’s priorities, needs, and historic cultural diversity. Despite being previously deemed historically insignificant, they have played an important role in providing services to the community since the 1950s. Some have particularly interesting stories associated with them.

Adelphi Shopping Center, Adelphi

The Adelphi shopping center was built in the 1950s. A tenant in the early years was Ledo Restaurant, and in 1955 it was the home of the first Ledo’s Pizza—a regionally popular pizza chain. The original Ledo Restaurant, in this shopping center, drew in many customers until 2010. In the 1960s, the Jumbo Food Store had the largest space. The shopping center is a good example of an auto-centered shopping plaza. In 2012, a Mega Mart was in the large one-story space. Today, the businesses include: MegaFarmer’s Supermarket, Loch Lomond Bakery, SunTrust Bank, H&R Block, Cricket, and Advanced Auto Parts.

The Adelphi Shopping Center has previously been reviewed for eligibility as a historic resource and deemed not significant. After reviewing the center, images of its earlier years, and its business history we included it as a potential resource. The site has experienced some physical alterations since the 1950s but is mostly unchanged. The large plate glass windows at each of the businesses have been replaced with modern windows and the canopy soffits over the low portion have been changed. The organization and



materials are otherwise much the same as in 1950, including the brick along the facades. The space retains most of its associations, feelings, location, and setting of the 1950s. In fact, as in the 1950s there is still a restaurant in the old Ledo’s Pizza space and there is still a liquor store.

Although the space has a general association with the neighborhood’s development, it has specific association with the now east coast regional Ledo’s Pizza. The restaurant space adjacent to the grocery store was the home of the Original Ledo Restaurant owned by Tommy Marcos. Marcos opened in partnership with Bob

Beall, and he owned Ledo's Restaurant at the Adelphi Shopping Center from the mid-1950s until it relocated to College Park.²⁷

Jimmy Comber's Supper Club, Adelphi/Langley Park

Jimmy Combers Supper Club, Adelphi was located at 2059 University Boulevard, behind the Dunkin' Donuts today. The Prince George's County Chapter of the Congress for Racial Equality (CORE) held a series of sit-ins here between February and April 1962 to protest Jimmy's refusal to serve African American customers. The first protest, on February 22, lasted four hours and included a sit-in of 19 people, both white and black with additional picketers along University Boulevard. At a second protest on March 31, six college students, including some from the University of Maryland, and New York-based journalist McKinley C. Olson, were arrested for trespass. A third protest on April 15 resulted in the arrest of four students from the region.

In its current condition, the building is barely recognizable as the 1960 space. This site is included for its relationship with the Civil Rights movement as the most noted site of anti-discrimination protests during that era.

Weile's Creations, Langley Park

Weile's Creations was on this spot from 1938 to 1978. It was a go-to spot for grand ice cream creations and candy. Eric Ignatz Weile, also known as the "Jolly Cream Giant," immigrated from Germany and moved to the Takoma Park/Langley Park area in 1936.²⁸ He first opened a hamburger and penny candy store in Takoma Park. In 1953, he moved to Langley Park.²⁹ Weile served in many organizations including the Jewish Community Council of Greater Washington and the Langley Park Chamber of Commerce, before becoming a member of the Maryland House of Delegates for Prince George's County, where he served from 1966 to 1970.³⁰ The current tenant is Casa De Empeno. Images of Weile's creations and menus can be found at the [Enoch Pratt Library's](#) digital collection.

²⁷ Eleni Kretikos. "A Conversation with Tommy Marcos." Washington Business Journal. July 25, 2005

²⁸ By Richard Pearson Washington Post, Staff Writer. "Eric Weile Dies, Maryland Legislator, 72, Area Legend as Ice Cream Entrepreneur." *The Washington Post (1974-Current File)*, May 28, 1980.

²⁹ "Services Set for Eric Weile, the 'Jolly Cream Giant'." *The Sun (1837-1995)*, May 29, 1980. <https://search.proquest.com/historical-newspapers/services-set-eric-weile-jolly-cream-giant/docview/538168745/se-2?accountid=14696>.

³⁰ "Services Set for Eric Weile, the 'Jolly Cream Giant'." *The Sun (1837-1995)*, May 29, 1980. <https://search.proquest.com/historical-newspapers/services-set-eric-weile-jolly-cream-giant/docview/538168745/se-2?accountid=14696>.

Adelphi Manor Plaza, Adelphi

Adelphi Manor Plaza has been in this spot since the mid-20th century. Its irregularly shaped site is mostly occupied by parking spaces with a large, two-story Modernist building with commercial spaces on the first floor and office spaces on the second. Facing the site, to the left is a one-story west wing with commercial uses. A large space in the first story of the Modernist building for a supermarket. The projecting details on the roofline hint at the Modernist design.

University Plaza, Adelphi

The University Plaza is two stories with signage similar to the surrounding shopping centers. The first story is commercial while the second story has an advertisement for office space. Tenants include El Carbonero Restaurant Bar and Grill, Mattress Warehouse, Dollar City and More, Sardi's Pollos a la Brasa, Oro Depot Jewelry, Tajick's Dentista, D Beauty Center, Ropa Colombiana, and others. The style of this plaza is linear and resembles a strip mall.

Langley Park Plaza, Langley Park

Built in 1954, the Langley Park Plaza features local and national businesses. The plaza features a large parking lot and a linear progression of one- and two-story shops with separate entrances. A renovation stripped the Modernist design features from the buildings and only the layout alludes to the original construction design. At first glance, the shops draw attention with the vintage signs and red accent color on the building. A mix of local and chain tenants include a CVS, an Atlantic Supermarket, and McDonalds. The parking lot in this plaza has many spots and the pass-through roads are very narrow. The modern bus station is visible from the Plaza. The shopping center is an example of suburban commercial architecture and is associated with the rapid suburban development of Langley Park.

La Union Center, Langley Park

La Union Center is accessible from University Boulevard. Its blue coloring makes the mall very noticeable from the street. The businesses include Alex CDL, Eyebrow Threading, Amado Barber Shop, AAQ Services for Plates and Titles, Crusa Taxes, and Langley Park Multi-Service. Restaurants include Chapina Bakery, El Puente de Oro, Mana, and Omega Bar and Lounge. This center is arranged as a mall building. However, signage on the back of the building makes it appear to resemble a strip mall.

Potential Sites in Distress

Several of the apartment complexes in Langley Park are distressed properties that need repairs and updates. These conditions were studied by teams at University of Maryland under the direction of Willow Lung-Amam, PhD and Casey Dawkins, PhD. There are several reports on their studies. The 2017 housing report, *Housing Matters: Ensuring Quality, Safe and Healthy Housing in*

Langley Park, MD by the National Center for Smart Growth (NCSG) provides insights into apartment building conditions in Langley Park.

In October 2020, the Washington Post reported on rent strikes in these apartment complexes. Residents from Bedford Station and Victoria Station marched with CASA members to Ross Management Company offices to demand that the owners improve living conditions, frustrated that calls to management go unanswered. A petition with 500 signatures declares residents' intentions to withhold rent until conditions are improved and demands are met. The residents explain that their calls are ignored and living conditions continue to worsen. Due to the pandemic, many families resort to food donations since they are not eligible for government assistance.

Bedford Station

Bedford Station was built in 1953 with 488 units. This three-story, brick-clad apartment community of 14 buildings faces University Boulevard to the south, 14th Avenue to the west, Kanawha Street to the north, and 15th Avenue to the east. In the Housing Matters report, Bedford Station had 489 inspections between 2014 and 2017. Out of 3,023 total violations, 52 percent were issued at Bedford Station. Today, the apartment complex does not look to be in good condition; plywood boards cover the back of some apartment buildings. The rental license was renewed in January 2016, but the property is on the distressed list.

Victoria Station Apartments

The Victoria Station Apartments were built in 1950 with 101 units. This property is also on the Prince George's County distressed property list and had 174 inspections between 2014 and 2017. Of the 3,023 total violations 20 percent were issued to Victoria Station, which indicates a lack of maintenance and management. Today, the complex is in fair condition. The rental license is presumed to be renewed since the violations seem resolved.



Figure 12. Villas at Langley. Photo by Christina Cargill

Villas at Langley, Langley Park

The Villas at Langley were built in 1964 with 590 units. The villas were built on the former grounds of the McCormick-Goodhart mansion. These apartments are set in the cul-du-sac of 15th Avenue. In the middle of the complex, CASA de Maryland overlooks the garden apartments. Between 2014 and 2017 the complex had the third highest number of inspections in the county, a total of 43. The current condition of the apartments seemed good. Children and adults can regularly be seen on the grounds and there is significant engagement with the activities at CASA de Maryland in the historic mansion.

Potential Sites not included in the Story Map

The below sites—some religious and residential—aren't included in the story map. Additional research may uncover information that improves their potential.

- Golden Bull Restaurant, Adelphi (currently vacant)
- Serene Townhouse Village, Riggs Road, Adelphi
- Saratoga Street Residences, Adelphi (These homes are common vernacular brick Cape Cods that maintain their original exterior appearance)
- Heurtmiller Residences, Adelphi
- Adelphi Friends Meeting, Adelphi
- Adelphi Presbyterian Church, Adelphi
- St. Luke's Care Facility, Adelphi
- Christian Science Church, Adelphi
- Christadelphian Church, Adelphi

Products

This project resulted in three products: a publicly available ArcGIS based story map, photos of researched sites, and the research summarized in this report. The story map, "Langley Park and Adelphi Cultural Landscapes Study" highlights a number of existing and potential historic and cultural resources in the Langley Park/Adelphi area. The story map sites reflect various aspects of the communities including their diverse immigrant-based culture and heritage as well as a number of properties significant for their relationship with notable people, regional civic events, area economic development, and cultural groups.

The story map is set up as an "Explorer"-type map that presents additional story elements after a summarizing map. The map's header allows viewers to navigate between the major sections: Introduction, Existing Resources, Potential Historic Resources, and Additional Resources. The Introduction section briefly summarizes the project team, goals, and methods. It also includes a brief overview of the area history. The Existing Resources section highlights the properties previously documented in county and state historic preservation lists. Brief descriptions of each property are accompanied by photos. The Potential Resources section highlights properties the team

recommends as potentially eligible for listing as county historic resources. Like the Existing Resources section, this section includes brief descriptions, brief histories, and associated images. The final section, Additional Resources, includes resources that offer additional information on the Langley Park and Adelphi areas. These resources include previous research project leaders, reports, and story maps created by others about the area. A few images of the story map are included below but the map can be viewed at this link <https://arcg.is/z8LSG>

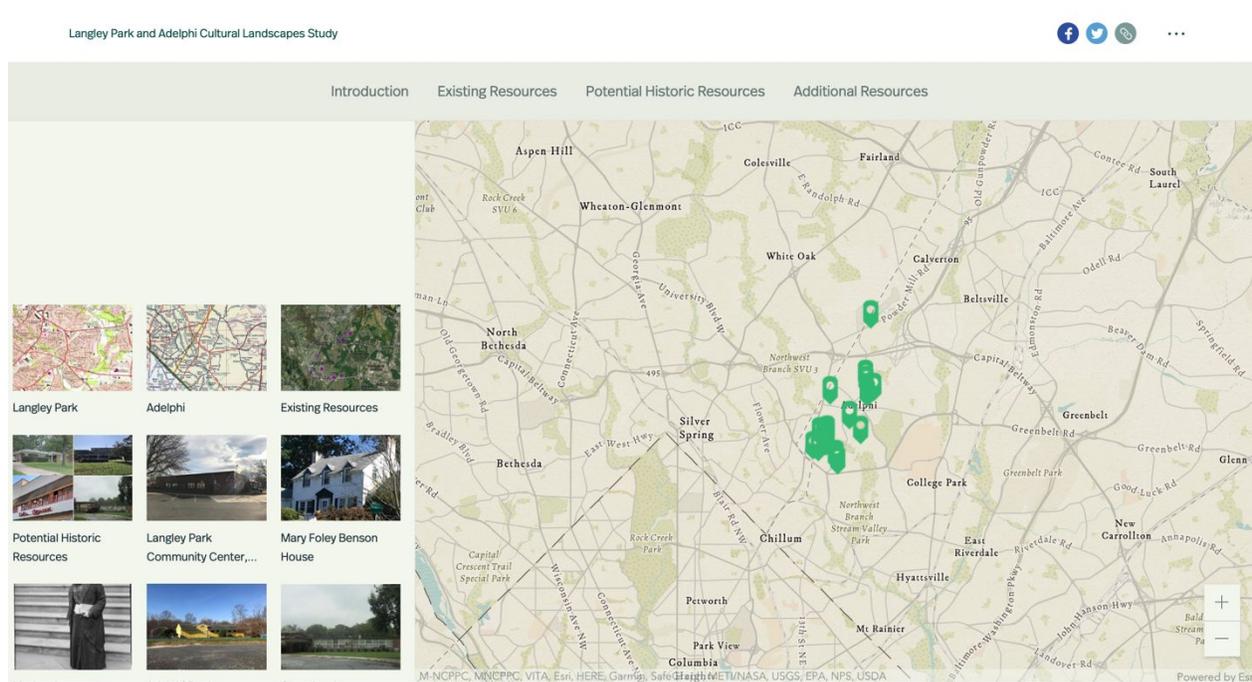


Figure 13. The “Explorer”—style map from the Langley Park and Adelphi Cultural Resources Story Map

Recommendations

This report makes several recommendations about the properties studied and included in the story map, including recommendations for sites to add to an updated historic resources list and recommendations for properties that warrant recognition of their place in history despite diminished historic integrity.

The Mary Foley Benson House, the Cool Spring Lane Neighborhood, the Langley Park Community Center, Buck Lodge Veterans Memorial, and the George Washington/Mount Lebanon Cemetery should be considered for listing in the historic inventory. Each of these properties demonstrate moderate to good integrity and reflect immigrant groups or people typically under-represented in the National Register. All of these properties, except the Langley Park Community Center, are privately owned. These properties have moderate to good historic integrity.

With more research, properties listed as “potential” may prove to make valuable contributions to the historic resources record. The Adelphi Shopping Center has associations with both the community and a long-standing area business, reflecting the community’s cultural and economic history. Other sites have connections with immigrant migrations and more research may

illuminate significant people or a stronger connection to immigrant business and cultural growth in the area.

The Jimmy Combers site should be considered for a marker to denote the site's relationship to the Civil Rights movement.

Our final recommendation is to translate the story map into a Spanish language version to more effectively reach the greater community.

Conclusions

The project was successful in creating a publicly viewable summary of cultural resources in the Langley Park and Adelphi areas as an online story map. This virtual story book provides viewers with an overview of historic properties and sites in the Langley Park and Adelphi areas that reflect the community's diverse and changing cultural landscapes while highlighting recorded historic landmarks. This map brings information from research and historic list into a more accessible format. A pdf version of the story map was also created as an alternate form of access to the information.

The second project goal was to identify potential sites for listing in the M-NCPPC Prince George's County Historic Preservation Section's Historic Resources list. This project identified several projects with potential for inclusion. Some of the properties and neighborhoods retain a moderate level of physical integrity making them appropriate for inclusion; others contribute to a more well-rounded historic record.

Acknowledgements

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- Buck Lodge residents for information on the memorial
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