

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. PG: 67-022-08

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

historic Yoos House (preferred)

other

## 2. Location

street and number 5703 Seminole Street \_\_ not for publication

city, town Berwyn Heights \_\_ vicinity

county Prince George's

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

name Elizabeth L. Gallauresi

street and number 5703 Seminole Street telephone

city, town Berwyn Heights state MD zip code 20740-4317

## 4. Location of Legal Description

courthouse, registry of deeds, etc. Prince George's County Courthouse liber 22128 folio 386

city, town Upper Marlboro tax map 33 tax parcel 7 tax ID number 21 2398139

## 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: \_\_\_\_\_

## 6. Classification

Category	Ownership	Current Function		Resource Count	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture	<u>1</u>	<u>0</u> buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> social	<u>0</u>	<u>1</u> structures
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation	<u>0</u>	<u>0</u> objects
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	<u>1</u>	<u>1</u> Total
		<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:		
				<b>Number of Contributing Resources previously listed in the Inventory</b>	
				<u>0</u>	

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## 7. Description

Inventory No. PG: 67-022-28

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### Condition

excellent       deteriorated  
 good             ruins  
 fair               altered

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

The Yoos House is located at 5703 Seminole Street in Berwyn Heights. This level, grassy lot is on the south side of Seminole Street. The property features mature trees and shrubs, as well as foundation plantings. An asphalt driveway enters the property from Seminole Street and extends along the east (side) elevation of the dwelling. A wood fence encloses the rear yard, except for the eastern edge, which is bounded by a metal chain-link fence. An inground pool is located in the southwest corner of the property.

### DWELLING

This two-story vernacular single-family dwelling contains stylistic influences of the Queen Anne style. Constructed c. 1910, the main block of this dwelling has an I-house form with two-story, front-gable projecting bays at the center of the façade (north elevation) and rear (south) elevation. The dwelling is set on a solid, parged foundation. The wood-frame structure has been reclad with vinyl siding. A cross-gable roof covered with asphalt shingles is pierced by two interior brick chimneys. The central chimney shows evidence that it has recently been rebuilt. The secondary chimney, located in the southeast corner, supports exhaust from the kitchen. The stack is too close to the second-story window openings to allow for a fireplace opening on the second story. This chimney has an elaborate corbeled cap. The roof is finished with overhanging eaves, a boxed cornice, and plain fascia wood boards. A one-story, three-bay porch wraps around the façade. The porch is set on a brick pier foundation infilled with wood lattice. The half-hip roof is supported by square wood posts and features a centered gable. Square wood balusters and poured concrete steps at the eastern end complete the porch. The principal entry is located on the east elevation of the projecting bay on the façade. The entry opening contains a single-leaf, paneled wood door with four lights and a square-edge wood surround. A metal-frame glass storm door protects the main entry. A window opening is sited on the second story of the east elevation of this projecting bay and contains a small 2/2, double-hung, wood-sash window with a square-edged wood surround. The size of this window opening suggests that the interior room is a bathroom. The first story of the west elevation of the projecting bay features a single-leaf wood door with lights and spindlework. The façade of the projecting bay has no fenestration. Based on evidence from the neighboring Hall House (PG: 67-022-22) at 5707 Seminole Street, which is nearly identical, the first story has always lacked fenestration. However, the second-story fenestration appears to have been covered up with the application of vinyl siding in the late twentieth century. The first and second stories of the main block's facade each contain a 2/2, double-hung, wood-sash window.

The east (side) elevation has one window opening on the first story and two window openings on the second story; all contain 2/2, double-hung, wood sash. The west (side) elevation has two window openings on the first and second stories; all contain 2/2, double-hung, wood sash. The second story of the south (rear) elevation is pierced by 2/2, double-hung, wood-sash windows, which flank the centered projecting bay. The window openings have square-edge wood surrounds. The rear projecting bay is fenestrated with two window openings on the second story containing 2/2, double-hung, wood sash with square-edged wood surrounds.

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A one-story, full-width addition spans the south (rear) elevation of the dwelling. The addition is two bays deep and, based on its form and materials, can be given a c. 1940 date of construction. The wood-frame addition is clad with vinyl siding and is set on a solid, parged, concrete foundation. A shed roof of asphalt shingles caps the addition. The southern bay of the east (side) elevation contains a multi-light, wood-sash, fixed window with a square-edge wood surround. The northern bay contains a 2/2, double-hung, wood-sash window with a square-edge wood surround. The west (side) elevation is fenestrated with two 1/1, double-hung, vinyl-sash windows with square-edge vinyl surrounds.

A one-story porch addition is located on the southeast elevation of first addition. Based on its form and materials it appears to have been constructed c. 1975 date of construction. The screened porch is set on wood piers and has square wood balusters. The porch is one bay deep and is capped by a shed roof. The southwest corner of the Yoos House was not visible from the public right-of-way.

### POOL

A rectangular in-ground pool is located southwest of the dwelling. Based on its form and materials, it was constructed c. 1980. A poured concrete deck surrounds the pool.

### INTEGRITY

The Yoos House has a moderate level of integrity of design, materials, and workmanship. The integrity of materials and workmanship has been affected, but not compromised, by the use of non-historic vinyl siding. Vinyl siding is a common, and reversible late-twentieth-century alteration. The dwelling's integrity of design has been affected by the rear addition and screened porch. These however are on the rear of the dwelling and not visible from the public right-of-way. The enclosure of window openings affects integrity of design and materials. The dwelling's integrity of setting, location, feeling, and association has been maintained as it is still located in the suburban residential neighborhood of Berwyn Heights.

The pool, based on its c. 1980 construction date, is considered a non-contributing resource.

Overall, the Yoos House presents a moderate level of integrity.

## 8. Significance

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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 checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input 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 type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: <u>Local History</u>

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<b>Specific dates</b>	c. 1895	<b>Architect/Builder</b>	Charlton Heights Improvement Company
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<b>Construction dates</b>	c. 1895, c.1940, c.1975
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Evaluation for:

National Register

Maryland Register

not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

### STATEMENT OF SIGNIFICANCE

The Yoos House, constructed c. 1895, is located at 5703 Seminole Street in Berwyn Heights. This single-family dwelling is representative of the late-nineteenth-century development that occurred in this community. Although the property is now surrounded by dwellings of different architectural styles and forms from early to late twentieth century, the primary resource retains sufficient integrity to convey its significance as a speculative single-family dwelling constructed during the first phase of the development of Berwyn Heights. This development occurred in 1888 with the establishment of the Charlton Heights (now Berwyn Heights). The adjacent dwelling known as the Hall House (PG: 67-022-22) was constructed at the same time with common architectural details, materials, and form.

### HISTORIC CONTEXT

The Yoos House is located in Berwyn Heights, which was subdivided by Edward Graves. In 1887, Edward Graves of Washington, DC, purchased 393-acres between Branchville Road and the Baltimore & Ohio (B&O) Railroad. He hired the firm Newby and Howell to survey and plat a subdivision on his newly acquired land.<sup>1</sup> Graves sold most of the land in 1888 to the Charlton Heights Improvement Company, of which he was an incorporator, along with his uncle, Benjamin Charlton, as well as C.C. Ducanson, J.G. Waugh, George Gibson, and R.M. Johnson.<sup>2</sup> The company began construction of mail-order pattern houses in what had been platted as Charlton Heights.<sup>3</sup> Within the year, the company had almost twenty houses completed. Quickly becoming a popular suburb, Charlton Heights was heavily promoted as a “modern suburban town of the United States,” a “beautiful suburban retreat” and an “earthly paradise” with easy access to the District of Columbia via a new Baltimore & Ohio Railroad station.<sup>4</sup> By 1890, Charlton Heights contained a population of “some of the leading people in every walk of life in this vicinity,” who “owing to the number of trains daily, affording quick and easy transportation to the city of Washington...generally experience no difficulty in reaching their desks in good time for any work they may be called upon to perform and for this reason they never tire in sounding the praises of Charlton Heights as a desirable place of residence.”<sup>5</sup> In 1896, by an act of the Maryland General Assembly, the town was incorporated as Berwyn

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Heights.<sup>6</sup> A two-block concentration of dwellings from the first phase of development remains along Ruatan Street (formerly Keleher Avenue), between Berwyn Road and 60<sup>th</sup> Avenue. Four of the oldest houses were constructed from mail-order plans with specifications produced by R. W. Shoppells' Cooperative Building Plan Association of New York City.<sup>7</sup> A second phase of construction occurred in the 1920s, followed by the final period of development in the post-World War II years.

The property at 5703 Seminole Street was sold on April 15, 1892 by the Charlton Heights Improvement Company to Edward Graves.<sup>8</sup> The deed stipulated that "when a building is erected thereon" it had to be 40 feet back from the building line "nor shall spirituals or malt liquor be sold." Edward Graves was born in Hancock, Maryland in 1844.<sup>9</sup> A well-respected businessman in Washington DC, he served as president of the Havenner Baking Company, the director of the National Bank in Washington and of the Norfolk and Washington Steamboat Company, as well as a member of the Board of Trade.

Fifteen years after platting Charlton Heights, in 1904, Graves conveyed the property to Kate Yoos of Washington, DC.<sup>10</sup> The dwelling was constructed as speculative housing, built before Kate Yoos purchased the property. The building, based on deeds, can accurately be given a construction date of c. 1895. The deed states that the property was conveyed "together with the buildings and improvements thereupon, erected, made or being..." This house was designed to provide an attractive, low cost alternative to a tailor-made dwelling.

Kate Yoos was born in 1866 in the District of Columbia. Her husband, John Yoos, was born in 1857 in Pennsylvania. Both of their parents were born in Germany. At the time of the 1900 U.S. Federal Census, the Yoos worked together at the grocery store—he as a grocer and she as a clerk.<sup>11</sup> By 1910, John Yoos was employed as a wheat inspector and Kate Yoos remained at home.<sup>12</sup> The Yoos had one child, a son named John, born in 1888. John Yoos Jr., a blueprint apprentice, would die in a car accident in 1916. As a result, John and Kate Yoos adopted his three-year-old daughter, their grandchild, Catherine Marie Yoos.<sup>13</sup>

In 1910, John H. and Kate Yoos conveyed the property in Berwyn Heights to Charles W. Michael.<sup>14</sup> No information concerning Charles W. Michael or his wife, Ethel Loraine Michael, could be located. In 1912, the Michaels conveyed the property to Gustave Pannebaker.<sup>15</sup> Pannebaker, born in 1881 in the District of Columbia, was working as a railroad brakeman at the time of the 1910 census. His wife, Mamie Pannebaker, was born in 1887 in the District of Columbia.<sup>16</sup> The Pannebakers had four children: Ruth Hetterly, Sadie Smith, Emma Jones, and Willard Pannebaker. It appears that Gustave Pannebaker defaulted on his mortgage and was forced to sell the property at public auction. In 1914, C.A.M. Wells, attorney, conveyed the property to John J. Kleiner, Jr. for a sum of \$1,750.<sup>17</sup>

John J. Kleiner, Jr. was born in 1874 in Indiana. His wife, Eliza B. Kleiner, was born in 1876 in Maryland. Kleiner worked in the real estate business from 1910 until at least 1930.<sup>18</sup> The Kleiners lived at 5703

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Seminole Street in Berwyn Heights, raising two sons: R. Murray and John J. Kleiner, until 1927. At that time, the property was conveyed to John G. Hall.<sup>19</sup> Hall, born about 1882 in Maryland, was employed as a road construction contractor in 1930.<sup>20</sup> In 1933, following a divorce, the property was conveyed by Hall to Dr. J. Baldwin Rutherford and Marion U. Rutherford.<sup>21</sup>

Dr. J. Baldwin Rutherford, born in 1857 in Philadelphia, was a physician for 45 years. He graduated from Columbian College (now George Washington University) Dental School. After graduating, Rutherford completed his internship at Children's Hospital while studying for a degree in medicine.<sup>22</sup> Before moving to Berwyn Heights, the Rutherfords resided in Ocean View, Virginia, a small community in Norfolk with several miles of shoreline on the Chesapeake Bay. In 1915, Dr. Rutherford was employed at Marton Salon Cosmetiques located at 209-210 Keno's Building, at the corner of 11<sup>th</sup> and G Streets, N.W. in Washington, DC. According to the company's advertisements in the *Washington Post*, Rutherford focused on facial corrections of all kinds, the treatment of skin diseases, and removal of undesirable hair.<sup>23</sup> In 1929, (prior to owning the Berwyn Heights property) while living at 1437 Spring Road, NW, Rutherford was brought before a grand jury in a murder case. The doctor was accused of performing an illegal operation on a pregnant 21-year-old woman. Rutherford testified that he had given the woman some electrical treatments, but denied knowing his patient was an expectant mother.<sup>24</sup> Presumably, Rutherford was found not guilty because in 1930 he and his wife purchased the Judge-White House (PG: 67-022-05) at 5622 Ruatan Street in Berwyn Heights.

In 1941, Rutherford, now a widower (Marion died on May 22, 1938), conveyed the Yoos House in a life estate to his daughter, Erma R. Young.<sup>25</sup> Rutherford was allowed to live in the dwelling and use all of the income, rents, and receipts from the property during the term of his natural life. This explains the hypothesis that he lived in the Yoos House and rented the Judge-White House. Three years later, in 1944, Rutherford and Young jointly conveyed the property to James Smith and Helen T. Smith.<sup>26</sup> Information regarding James and Helen Smith could not be located. In 1965, the property was sold to Margaret E. Hartung, who reconveyed it back to the Smiths on the same day.<sup>27</sup>

In 1973, the Smiths sold the property to James R. Spencer, Jr. and his wife, Bonnie A. Spencer.<sup>28</sup> In 1978, Kevin C. and Shelia D. Wheatley bought the house.<sup>29</sup> In 1980, Charles and Dorothy E. Sample became owners of the property, selling it in 1987, to Mary Margaret Loftus<sup>30</sup>. Information about these property owners could not be located.

In 2002, Mary Margaret Styer (nee Loftus) conveyed the property to sisters, Elizabeth L. and Nina E. Gallauresi.<sup>31</sup> In 2004, Elizabeth L. Gallauresi became the sole owner of the Yoos House.<sup>32</sup> Gallauresi serves as the concert series director for Class Acts Arts. This nonprofit arts outreach and presenting organization is dedicated to bringing high quality and culturally diverse performances, workshops and artist residences to schools and communities, at-risk youths, seniors, and special needs populations throughout Maryland, the

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District of Columbia, and Virginia.<sup>33</sup> Additionally, she operates The Modern Muse, a firm seeking to develop and support the work of nonprofit organizations. Ms. Gallauresi lives in the Yoos House and operates The Modern Muse from her residence.

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<sup>1</sup> Maryland-National Capital Park and Planning Commission and Prince George's County Planning Department, Historic Sites and Districts Plan (1992).

<sup>2</sup> "A New Real Estate Company." *The Washington Post* (1877-1954), August 30, 1888, <http://www.proquest.com.proxy.library.cornell.edu/> (accessed January 7, 2009).

<sup>3</sup> Susan G. Pearl, "Chlopicki House," (PG: 67-12) Maryland Historical Trust State Historic Sites Inventory Form (1986), 8:1.

<sup>4</sup> "EVERYBODY BENEFITED: Comfortable Homes Guaranteed Those Who May Desire Them.." *The Washington Post* (1877-1954), July 20, 1890, <http://www.proquest.com.proxy.library.cornell.edu/> (accessed January 7, 2009); "ON CHARLTON HEIGHTS: A Suburban Resort Unequaled for Its Natural Advantages." *The Washington Post* (1877-1954), June 22, 1890, <http://www.proquest.com.proxy.library.cornell.edu/> (accessed January 7, 2009).

<sup>5</sup> "TERRACED VILLA SITES: Panoramas Which Delight Residents of Charlton Heights." *The Washington Post* (1877-1954), July 13, 1890, <http://www.proquest.com.proxy.library.cornell.edu/> (accessed January 7, 2009).

<sup>6</sup> Susan G. Pearl, "Chlopicki House," (PG: 67-12) Maryland Historical Trust State Historic Sites Inventory Form (1986), 8:1.

<sup>7</sup> Maryland-National Capital Park and Planning Commission and Prince George's County Planning Department, Historic Sites and Districts Plan (1992).

<sup>8</sup> Charlton Heights Improvement Company to Edward Graves, Prince George's County Land Records, JWB 21:225.

<sup>9</sup> "Edward Graves Dead: Apoplexy Claims Washington Man at Atlantic City." *The Washington Post* (1877-1954), November 7, 1910, <http://www.proquest.com.proxy.library.cornell.edu/> (accessed January 7, 2009).

<sup>10</sup> Edward Graves to Kate Yoos, Prince George's County Land Records, 20:265.

<sup>11</sup> 1900 U.S. Federal Census, Washington, Washington, District of Columbia, Series, T623, Roll 60, Page 10B, Enumeration District, 52, John H. Yoos.

<sup>12</sup> 1910 U.S. Federal Census, Election District 1, Prince George's, Maryland, Series T624, Roll 567, Page 21B, Enumeration District 60, Image 45, John H. Yoos.

<sup>13</sup> "District Court News." *The Washington Post* (1877-1954), March 2, 1916, <http://www.proquest.com.proxy.library.cornell.edu/> (accessed January 7, 2009).

<sup>14</sup> John Yoos and Kate Yoos to Charles W. Michael, Prince George's County Land Records, JWB 54:363.

<sup>15</sup> Charles W. and Ethel Loraine Michael to Gustave Pannebaker, Prince George's County Land Records, 79:291.

<sup>16</sup> 1910 U.S. Federal Census, Precinct 4, Washington, District of Columbia, Series T624, Roll 151, Page 5A, Enumeration District 71, Image 419, Gustave Pannebaker.

<sup>17</sup> C.A.M. Wells, Attorney, to John J. Kleiner, Jr., Prince George's County Land Records, 97:358, Equity No. 4349.

<sup>18</sup> 1930 U.S. Federal Census, Berwyn Heights, Prince George's, Maryland, Series 878, Roll 2B, Enumeration District 55, Image 478.0, John J. Kleiner, Jr.

<sup>19</sup> John J. Kleiner, Jr. and Eliza B. Kleiner to John G. Hall, Prince George's County Land Records, 294:72.

<sup>20</sup> 1930 U.S. Federal Census, Berwyn Heights, Prince George's, Maryland, Series 878, Roll 2B, Enumeration District 55, Image 478.0, John G. Hall.

<sup>21</sup> John G. Hall, divorced, to J. Baldwin and Marion U. Rutherford, Prince George's County Land Records, 392:293.

<sup>22</sup> "Dr. J. Baldwin Rutherford." *The Washington Post* (1877-1954), December 30, 1944, <http://www.proquest.com.proxy.library.cornell.edu/> (accessed January 8, 2009).

<sup>23</sup> "Display Ad 12 --No Title." *The Washington Post* (1877-1954), January 14, 1915, <http://www.proquest.com.proxy.library.cornell.edu/> (accessed January 8, 2009).

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<sup>24</sup> "Physician, 72, Held in Women's Death: Dr. Jesse B. Rutherford Is Accused of Performing Illegal Operation. Accusation is Denied." *The Washington Post* (1877-1954), January 15, 1929, <http://www.proquest.com.proxy.library.cornell.edu/> (accessed January 8, 2009).

<sup>25</sup> J. Baldwin Rutherford to Erma R. Young, Prince George's County Land Records, 630:31.

<sup>26</sup> J. Baldwin Rutherford and Erma R. Young to James W. Smith and Helen T. Smith, Prince George's County Land Records, 766:127.

<sup>27</sup> James W. Smith and Helen T. Smith to Margaret E. Hartung, Prince George's County Land Records, 3388:193.

<sup>28</sup> James W. and Helen T. Smith to James R. Spencer, Jr. and Bonnie A. Spencer, Prince George's County Land Records, 4259:763.

<sup>29</sup> James R. Spencer, Jr., to Kevin C. Wheatley and Sheila D. Wheatley, Prince George's County Land Records, NLP 4967:691.

<sup>30</sup> Charles and Dorothy E. Sample to Mary Margaret Loftus, Prince George's County Land Records, NLP 6595:408; Kevin C. and Sheila D. Wheatley to Charles and Dorothy E. Sample, Prince George's County Land Records, NLP 5337:134.

<sup>31</sup> Mary Margaret Styer Elizabeth L. Gallauresi and Nina E. Gallauresi, Prince George's County Land Records, REP 15845:702.

<sup>32</sup> Elizabeth L. Gallauresi and Nina E. Gallauresi to Elizabeth L. Gallauresi, Prince George's County Land Records, REP 22128:386.

<sup>33</sup> "Class Acts Arts: Building Community, Strengthening Education and Celebrating Diversity," <http://www.classactsarts.org/> (accessed March 4, 2009).



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## 9. Major Bibliographical References

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1900, 1910, 1930 U.S. Federal Census (Population Schedule). Online: The Generations Network, Inc., 2007. Subscription database. Digital scan of original records in the National Archives, Washington, DC. <http://www.ancestry.com>.  
Maryland-National Capital Park and Planning Commission and Prince George's County Planning Department, *Historic Sites and Districts Plan*, 1992.  
Pearl, Susan G. "Chlopicki House," (PG: 67-12) Maryland Historical Trust State Historic Sites Inventory Form, 1986. Prince George's County Land Records.

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## 10. Geographical Data

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Acreage of surveyed property less than one acre  
Acreage of historical setting less than one acre  
Quadrangle name Washington East Quadrangle scale: 1:24,000

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### Verbal boundary description and justification

The Yoos House is located at 5703 Seminole Street in Berwyn Heights on a small parcel that equals less than one-acre, which was historically known as Lot 7 in Block 7 of Edward Graves' subdivision in Charlton Heights (now Berwyn Heights). Seminole Street borders the property to the north. The western boundary follows a wood fence running north to south. The southern boundary also follows a wood fence, which extends east to west. The western boundary follows the paved driveway and then a metal chain-link fence running north to south. The Yoos House is associated with Parcel 7 as noted on Tax Map 33 since its construction c. 1895.

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## 11. Form Prepared by

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name/title	Paul Weishar and Maria Dayton/Architectural Historians		
organization	EHT Traceries, Inc. for M-NCPPC Planning Department	date	March 2009
street & number	1121 Fifth Street, NW	telephone	(202) 393-1199
city or town	Washington	state	DC

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  
410-514-7600

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CHAIN OF TITLE  
PRINCE GEORGE'S COUNTY LAND RECORDS

Deed Plat JWB 10:309 July 20, 1888	Edward Graves' subdivision of the tract of land formerly known as Charlton Heights, now known as Berwyn Heights.
Deed 20:265 August 12, 1904	Edward Graves and wife to Kate Yoos.
Deed JWB 54:363 April 28, 1910	John Yoos and Kate Yoos, his wife, to Charles W. Michael.
Deed 79:291 August 8, 1912	Charles W. Michael and Ethel Loraine Michael, his wife, conveyed the property to Gustave Pannebaker.
Deed 97:358 February 5, 1914	C.A.M.Wells, Attorney, in pursuance of the special power and authority vested in him as attorney, in and by a certain mortgage from Gustave Pannebaker and Minnie Pannebaker, his wife, to the Hyattsville Building Association, dated October 30, 1912 conveyed the property to John J. Kleiner, Jr., who purchased the property at public sale for \$1,750.00 and ratified in Equity No. 4349.
Deed 294:72 September 1, 1927	John J. Kleiner, Jr. and wife, Eliza B. Kleiner to John G. Hall.
Deed 392:292 May 18, 1933	John G. Hall, divorced, to J. Baldwin Rutherford and Marion U. Rutherford

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Deed 630:31 November 13, 1941	J. Baldwin Rutherford, widower, to Erma R. Young, unmarried, reserving nevertheless unto the said J. Baldwin Rutherford, the grantor, a life estate in the property hereby granted with the right to collect and use all of the income, rents and receipts from the said property hereby granted for and during the term of his natural life.
Deed 766:127 August 15, 1944	J. Baldwin Rutherford, widower and Erma R. Young, unmarried, to James W. Smith et ux., and Helen T. Smith, wife. The said J. Baldwin Rutherford joins in this deed for the purpose of releasing the life estate reserved unto him in a deed dated November 13, 1941.
Deed 3388:193 August 24, 1965	James W. Smith (also known of record as James Winston Smith and J. Winston Smith) and his wife, Helen T. Smith, as Tenants by the Entirety, conveyed the property to Margaret E. Hartung.
Deed 3388:197 August 24, 1965	Margaret E. Hartung, widow to James W. Smith and Helen T. Smith.
Deed 4259:763 July 23, 1973	James W. Smith and Helen T. Smith, his wife, to James R. Spencer, Jr., and Bonnie A. Spencer, his wife.
Deed 4573:799 January 2, 1976	Bonnie A. Spencer to James R. Spencer, Jr.
Deed NLP 4967:691 August 3, 1978	James R. Spencer, Jr., to Kevin C. Wheatley and Sheila D. Wheatley, his wife, for \$40,000.
Deed NLP 5337:134 November 14, 1980	Kevin C. Wheatley and Sheila D. Wheatley, his wife, to Charles Sample and Dorothy E. Sample, his wife, for \$65,000.
Deed NLP 6595:408 March 25, 1987	Charles Sample and Dorothy E. Sample, wife, to Mary Margaret Loftus.

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Deed  
15845:702  
May 16, 2002

Mary Margaret Styer (formerly known of record as Mary Margaret Loftus), married, conveyed the property to Elizabeth L. Gallauresi and Nina E. Gallauresi, both unmarried.

Deed  
REP 22128:386  
August 17, 2004

Elizabeth L. Gallauresi and Nina E. Gallauresi, sisters as joint tenants convey said property to Elizabeth L. Gallauresi, sole owner.

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Photo: Yoos House, Berwyn Heights, view of the façade (north elevation), looking southwest. (April 2008)

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Photo: Yoos House, Berwyn Heights, view of the façade (north elevation), looking southeast. (April 2008)

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Photo: Yoos House, Berwyn Heights, view of the east (side) elevation, looking northwest. (April 2008)

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Photo: Pool, Berwyn Heights, looking south. (April 2008)