

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Langley Park (PG#65-7)
other names McCormick-Goodhart Mansion

2. Location

street & number 8151 15th Avenue not for publication
city or town Langley Park vicinity
state MD code MD county Prince George's code 033 zip code 20783

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments).
[Signature] 7-15-08
Signature of certifying official/Title Date
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments).
Signature of certifying official/Title Date
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:
 entered in the National Register.
 See continuation sheet.
 determined eligible for the National Register.
 See continuation sheet.
 Determined not eligible for the National Register.
 removed from the National Register.
 other (explain): _____

[Signature] 8-29-08
Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1	0	Total

Name of related multiple property listing N/A
(Enter "N/A" if property is not part of a multiple property listing)

N/A

number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

Current Functions
(Enter categories from instructions)

WORK IN PROGRESS
SOCIAL/civic

7. Description

Architectural Classification
(Enter categories from instructions)

Georgian Revival

Materials
(Enter categories from instructions)

foundation Concrete

walls Brick

roof Asphalt shingle

other Cast stone trim

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets)

8. Statement of Significance**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad pattern of our history.
- B** Property associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets)

Area of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1924-1947

Significant Dates

1924

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

George Oakley Totten, Jr., architect

9. Major Bibliographical References**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

Previous documentation on files (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government (M-NCPPC)
- University
- Other

Name of repository: Prince George's Co. Historical Society

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10. Geographical Data

Acreage of Property .6625 acre

UTM References

(Place additional UTM references on a continuation sheet)

1	1	8	3	2	8	3	6	2	4	3	1	7	3	9	7
	Zone		Easting				Northing								
2															

3															
	Zone		Easting				Northing								
4															

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title Susan G. Pearl, Historian
Organization Prince George's County Historical Society date October 2007
street & number 6701 McDonough Terrace telephone 301-262-3367
city or town Bowie state MD zip code 20720

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO)

name Willowbrook Limited Partnership (Sawyer Realty Holdings)
street & number 9658 Baltimore Avenue, Suite 300 telephone 301-479-1600
city or town College Park state MD zip code 02494-2820

Paperwork Reduction Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et. seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Description Summary:

Langley Park is a Georgian Revival estate mansion, built in 1924 of brick, clay tile, and concrete, circa 180 by 40 feet; the exterior is of brick with cast-stone trim. It consists of a three-part, three-story, hip-roof main block, with a lower kitchen wing extending to the east. The main block comprises a central three-bay square flanked by two symmetrical three-bay wings, and is distinguished by a monumental two-story pedimented Ionic portico at its principal south entrance. The main elevations are highlighted by fluted pilasters surmounted by a continuous architrave, plain frieze and dentillated cornice. The two-story kitchen wing, simpler and without the wide cornice of the main block, extends to the east. The interior of the main block features a large entry salon, formal living room and dining room with fine classical revival detail, and a particularly fine double staircase with jigsawn grillework and second-story gallery. The building, once the centerpiece of a 500-acre estate, is now surrounded by low-rise garden apartment units. The building is in deteriorated condition, but is in the process of being carefully restored.

General Description:

Exterior

The main block consists of a three-story, three-bay square, 40 by 40 foot structure, flanked by two symmetrical three-bay wings, 34 by 34 feet, which are slightly inset from the central block on both facades. Entrance is in the central bay of the principal south façade through a round arched doorway. The double door is flanked by fluted columns, and surmounted by a fluted frieze and wave molding within a keystone arch. A smaller door has replaced the original double door, and the space around it and that in the surmounting fanlight have been infilled with grooved plywood. Above the south door at second level is a double door (now missing) with a small metal-grille balcony.

Sheltering most of the south façade is a monumental two-story front-gabled portico. Four two-story cast stone Ionic columns support a full entablature: a plain frieze with dentillated cornice and pediment, and, in the tympanum, molded decorations of central shield with urns and acanthus leaves. The ceiling of the portico has a central cast-iron medallion. Fluted pilasters mark the juncture of portico with the central block. The portico is accessed by a flight of eight concrete steps. The two tall first-story windows that flank the central door are surmounted by flat brick arches with cast stone keystones, above which are small cast-stone medallion decorations.

Flanking the three-bay central section are two symmetrical three-bay wings, 34 by 34 feet each, and three stories high. The lateral bays of the two flanking wings are also clearly defined by four fluted pilasters

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surmounted by architrave, frieze, and dentillated cornice. The 6/6 double-hung-sash windows of the first story have flat brick arches with cast stone keystones, and each is set in a shallow recessed arch with cast stone keystone and impost blocks. Windows on the second story (6/6 double-hung-sash) have plain flat arches. Most of the window sashes throughout the house have been destroyed or removed, and all openings are now boarded up.

The rear north elevation reflects some of the same features as the principal south facade: the three central bays are clearly defined by four two-story fluted pilasters surmounted by architrave, frieze and dentillated cornice. The north door is set in an inset arch with keystone and impost blocks, and that space has been infilled with board. Above the door at second level is a rectangular concrete plaque with the raised coat of arms of the Goodhart family: on a shield, a Cross of Lorraine is flanked by two eagles over a buck flanked by two flying bees; above the shield is a crest consisting of a beehive flanked by two bees and surmounted by a rainbow terminating in clouds. Beneath the shield is a banner with "*A Deo Omnia*," and on the sides of the shield is the date 1924. The north door opens out onto a 12 by 40 foot terrace which was originally bounded by a balustrade with sculpted lions (no longer existing). As in the south principal facade, the three-bay flanking wings of the main block are slightly inset on the north elevation; unlike the south facade, however, only two fluted pilasters mark the north elevation of the flanking wings, outside and enclosing the three bays of these wings.

A one-story porch (10 feet by 24) shelters the door that is centered in the west elevation. Plain Tuscan columns support the cornice and frieze; a flight of five concrete steps leads to the porch, which has in recent years been enclosed. There is a single shed dormer at third level in the west elevation.

Extending to the east is a two-story hip-roof service wing, measuring 46 by 30 feet. It is five bays by three bays, and is the only section of the building which has a full basement. Windows are 6/6 double hung sash, and have concrete keystones set into flat-arch lintels on the first story, plain arches on the second. The service wing consisted originally of kitchen, scullery, pantry, and servants' hall on the first story, three bedrooms, one dressing room and two baths on the second. There are entrances into the service wing in the first and third bay of the north elevation, as well as a metal fire escape. The porch on the west elevation is balanced by a 9 by 15 foot storage space at the east end of the service wing.

The shell of the entire building is constructed of brick and clay tile, but faced on all elevations by brick laid in Flemish bond. The hip-on-hip roof is covered with asphalt shingle. Five brick chimneys rise from the roof, irregularly spaced to serve interior fireplaces. The third story of the main block is lighted on the south by two long three-window shed dormers, and by seven individual shed dormers on the north.

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Interior

The south portico leads into a large, 26 by 38 foot entry salon (denoted "Living Room" on Totten's original plans) on the south, and a transverse stairhall on the north. There is a fireplace in the east wall of the salon; the elaborate, dark wood with geometric-design mantel and overmantel have been removed, and there is some fire damage in this area. Dropped ceiling has been installed in the salon, as in many other parts of the building. The walls of this entry salon are finished with ornately molded wainscoting: "linen fold" panels of oak surmounted by a narrow horizontal floral rinceaux panel. Fluted pilasters on molded pedestals mark the corners and openings of the salon walls. In the northwest corner of the salon, a double door, boxed and enframed by fluted pilasters, leads west by a small corridor to the westerly spaces of the house. A corresponding door in the northeast corner of the salon leads by a small corridor to the easterly spaces and to the service wing. Centered in the north wall of the salon, a wider opening leads into the northerly transverse stairhall.

In the transverse stairhall, three steps lead up to a landing and the north entrance. The north door was originally enframed by sidelights and three-light transom, surmounted by a double fanlight, all highly decorated with geometric tracery. The inner six-ray fanlight is enframed by an outer three-section fan, all now boarded up. Two closed-string, two-run flights of stairs rise from the central entrance landing along the north wall of the stairhall, then turn 90 degrees and rise again along the east and west walls to a gallery on the south wall at second level. The newels are square and paneled, with ornate carved wood console brackets. Highly decorative jigsawn grillework decorates the spaces between plain balusters and the wainscoting along the wall. The gallery of the same jigsawn grillework overlooks the stairhall from the second story.

The west flanking wing includes on the first story a 21-by-32-foot living room; the fireplace is centered in the north wall, but the mantel has been removed. Prominent courses of plaster molding – a wide convex course of flowers and grapes between a course of egg-and-dart and a course of fascies – form a decorative boundary pattern on the ceiling. A small boudoir, accessible both from the west living room and from the west corridor, retains its Colonial Revival style wooden mantel, with dentillated entablature and central plaque (with molded figures of women and children) in the plain frieze.

An ornate dining room, measuring 21 by 32 feet, occupies the same position in the east flanking wing as the living room does in the west wing. The entry door, in the west wall of the dining room, has a handsome enframing; the architrave features bold console brackets framing a frieze with projecting swags and central urn, above which is a dentillated broken pediment framing a central cornucopia urn. Two doors in the eastern wall of the dining room lead into the pantry and scullery; each of these two narrower doors has a slightly more modest architrave than the westerly door, with the same frieze and brackets, and a plain dentillated pediment. Between the two easterly doors is the fireplace. Only the entablature and shelf of the plaster mantel survive; the frieze is decorated with vertical moldings and a central plaque beneath a simple Greek meander molding. The

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supporting colonnettes have been removed, and only ghosts of the swag moldings of the overmantel are still visible. The southernmost eight feet of the dining room is set off as a sort of alcove from the rest of the room; originally there was a pair of columns *in antis* supporting the dividing beam. This alcove has an ornate plaster ceiling with rinceaux molding. Occupying the location corresponding to that of the boudoir in the west is a small library; centered in its west wall is a dark wood mantel with deep molded shelf, and the walls are paneled with dark stained wood as high as the top of the mantel shelf. The partially vaulted ceiling is decorated with geometric figures.

The two easterly doors of the dining room lead into the east service wing, containing scullery and pantry, and then the kitchen. These spaces have been essentially gutted, but walls of shelves and cabinets survive. Between the pantry and scullery, and accessible from a narrow connecting corridor is a safe, with thick iron door. Beyond the kitchen, south of the servants' hall is a winding stair leading to the basement and to the second-story bedchambers.

On the second story of the main block, the master bedroom, with adjoining dressing room and bath, takes up the projecting central section of the building on the south, the corresponding space on the north being filled with the double staircase and gallery. There are six additional bed chambers, another dressing room and five baths, accessed by a very narrow hall. On the third story are six servants' rooms, one bath and three large storage spaces.

The setting

The mansion is approached by a circular drive from the south. Its former grounds are now filled with three-story garden apartment buildings. Not included in the nominated parcel are the community swimming pool east of the mansion and the former stable and carriage house that serves as the physical plant for the apartment complex.

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Summary Statement of Significance:

Langley Park is significant under Criterion C as a nearly unique example in Prince George's County of a great country house of the 1920s; it embodies the distinctive characteristics of an early twentieth-century estate mansion of the Georgian Revival style. The residence was designed in 1924 by leading Washington, D.C, architect George Oakley Totten, Jr., for Frederick and Henrietta McCormick-Goodhart, an affluent Anglo-American couple who had purchased more than 500 acres northwest of Bladensburg. The McCormick-Goodharts named their new property after the Goodhart family's Elizabethan estate house in Kent, England. They contracted with architect Totten to design a great house—a massive three-story Georgian Revival mansion with monumental Ionic portico, with the interior lavishly decorated with plaster cornices and medallions, Colonial Revival style mantels, and an elaborate double staircase and gallery. The period of significance begins in 1924 with construction of the house and extends to 1947, when the property was sold by the McCormick-Goodhart heirs. The mansion and 25 acres then became the center for the Eudist Fathers, a French Canadian Catholic order. In 1963, the property was purchased by a real estate syndicate, and the Willowbrook garden apartment units were built all around the mansion. Until the 1990s, the mansion itself served as a school for the local community.

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Resource History and Historic Context:

Historical Background

Langley Park is located in the northwest section of Prince George's County, an area bordering the District of Columbia on the south and Montgomery County on the west, and watered by the Northwest Branch of the Anacostia to the north and northeast. Before the twentieth century, this area, like all of Prince George's County, was agricultural, consisting of several tracts, such as Elizabeth's Delight, Giliad, and Adelphi, and large antebellum plantations, then later large farms carved out of the plantation acreages. The subject property had been part of Elizabeth's Delight, owned and farmed in the late nineteenth century by merchant farmer brothers William Bladen Jackson and Benjamin Lowndes Jackson, descendants of Christopher Lowndes, a prominent figure in pre-Revolutionary Bladensburg. During the nineteenth century, the most prominent landmark in the area was the Adelphi Mill, a short distance to the east on the Northwest Branch; this mill had been constructed late in the eighteenth century by the brothers Scholfield on their Adelphi tract, and was owned and operated during the nineteenth century by the family of George Washington Riggs of nearby Green Hill.

At the beginning of the twentieth century, the area that would become Langley Park remained agricultural and undeveloped. The residential community of Takoma Park was beginning to be developed on the boundary between Prince George's and Montgomery Counties (about 2 miles to the southwest), and the nearest communities in Prince George's County were tiny Branchville and fast-developing Hyattsville, three miles to the east and southeast, respectively. It was in this agricultural setting that the McCormick-Goodhart family established its Langley Park country estate. The first aerial photographs, dating from 1937 to 1938, show the area to be completely undeveloped, with the Langley Park mansion, completed in 1924, surrounded by agricultural fields and wooded areas on both sides of the Northwest Branch. In the years during and immediately following World War II, however, the McCormick-Goodhart family began to sell some of the Langley Park acreage. Dynamic suburban growth began, fed by arterial roads, new water mains, sewerage lines and school construction. The mansion was converted into a Seminary operated by the Eudist Fathers, and in 1948 and 1949, 506 multifamily units—40 to 60 per development—were built all around the Seminary's 25 acres. In 1963 the Seminary was sold to apartment developers, the lake was filled in, and new apartment units were built within the 25-acre grounds. For many years, the mansion itself was operated as a community school, but the serious deterioration of the building caused its closure in the 1990s. At present, plans are underway for the complete restoration of the building.

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Resource History

In 1921, Frederick and Henrietta McCormick-Goodhart came to the Washington area. Frederick Goodhart (1854-1924) was the son of Charles Emanuel Goodhart of Langley Park in Beckenham, Kent, England. Frederick Goodhart had first come to the United States in 1883 regarding a Utah mine in which his father had an interest. Spending some time in Chicago during this trip, he met and became engaged to Henrietta McCormick (1857-1932), niece and daughter, respectively, of Cyrus and Leander McCormick of McCormick Reaper fame. They were married in November 1883 and went to England to live at the groom's ancestral home, Langley Park. Their two sons, Leander and Frederick Hamilton McCormick-Goodhart, were born in England in 1884 and 1887.¹ Frederick McCormick-Goodhart practiced law in England, then entered politics, running unsuccessfully for a Conservative seat in the House of Commons in 1900 and 1905. He became well known for work in organizing the Imperial Service College for the education of sons of officers of the British Army and Navy. He served many years as treasurer of the Church Army, one of the largest charitable organizations in the British Isles. His wife also was known for her philanthropic work. Their two sons were educated at Eton and Oxford.²

The family spent most of their time in England, with occasional trips to the United States to spend time with Henrietta's family. In 1899, at the request of Henrietta's father, Frederick, through a "Royal Licence," added McCormick to his surname, and the family name officially became McCormick-Goodhart.³ In 1913, the Elizabethan house at Langley Park in Kent was destroyed by fire, and in 1920 Frederick and Henrietta McCormick-Goodhart decided to settle in the United States. In 1921 they purchased 565 acres of land northwest of Bladensburg, including parts of early tracts known as Elizabeth's Delight and Adelphi. Part of this land had been owned by merchant farmer brothers William Bladen Jackson and Benjamin Lowndes Jackson, direct descendants of the Lowndes family of Bladensburg. In 1855 the Jackson brothers, whose business was located in the District of Columbia, had purchased 231 acres of property just outside of Washington in northwesterly Prince George's County. Known as Burgundy Farm, the farm was named for its culture of grapes, and the spacious, multi-section Burgundy Farm house was a favorite retreat from the city for members of the Jackson family. The McCormick-Goodharts moved into the Jacksons' spacious Burgundy Farm house soon after their purchase of the property in 1921, but in November of 1922 the Burgundy Farm house was destroyed by fire.⁴

¹ McCormick-Goodhart, Henrietta, *Hands Across the Sea*, privately printed, 1921; McCormick, Leander J., *Family Record and Biography*, Chicago, 1896; telephone interview with Leander McCormick-Goodhart, September 2007

² McCormick-Goodhart, Henrietta, *op.cit.*

³ McCormick-Goodhart, Henrietta, *op.cit.*, p. 56.

⁴ Prince George's County Deeds EWB#1:140, #169:276; interview with Jackson family descendant, September 2007

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Almost immediately Frederick and Henrietta McCormick-Goodhart began to plan the construction of a great country house on the property. They contracted with George Oakley Totten, Jr., (1866-1939) to design their country mansion on the Burgundy Farm acreage. Totten had gained fame for his design of many elaborate private residences and Embassy buildings in Washington, D.C. He was born in New York City, and had taken up the study of architecture at Columbia University. He later won a McKim Traveling Scholarship, and went to Paris to study at the Ecole des Beaux Arts. He came to Washington in the 1890s, and served two years (1895-97) as a member of the U.S. Supervising Architect's office. Together with a Columbia classmate, he established the architectural firm Totten & Rogers, which operated from 1899 to 1907. He opened his own private studio in 1910, and developed a wide practice, designing buildings for Embassies and other foreign legations, as well as Club Houses and private homes. He was hired to design homes in the Meridian Hill neighborhood by Mrs. John B. Henderson, who planned to lease or sell them to embassies. Between 1906 and 1927 he designed nine houses in Meridian Hill, and also private houses and embassies on Massachusetts Avenue west of Dupont Circle.⁵

Totten was a member of the American Institute of Architects, and one-time president of the Latrobe Chapter. He was director of the Allied Architects of Washington, D.C., an honorary member of the Old Russian Society of Architects, and of architectural societies in Belgium, Austria and Spain. Totten designed public buildings and private homes in places other than Washington, D.C., but the house that he designed for the McCormick-Goodhart family is his only known work in Prince George's County.⁶

The home that Totten designed for the McCormick-Goodharts was a massive three-story Georgian Revival mansion, with monumental Ionic portico and molded exterior cast stone medallions and plaques. The interior was lavishly decorated with plaster cornices and ceiling detail, fine Colonial Revival style mantels, and an elaborate double staircase and gallery. The estate was named Langley Park, after the family estate in England. Its 565 acres were located in rural, agricultural land on the south side of the Northwest Branch, including the Adelphi Mill property, and extending from the Montgomery County line on the west to the community of Adelphi on the east. A lake was created just north of the mansion, a greenhouse to the west and a stable/carriage house to the east. Floor plans and photographs of the newly-completed mansion were featured in a 1926 issue of *The American Architect*.⁷

⁵ Withey, Henry F. and Elsie R., *Biographical Dictionary of American Architects (Deceased)*, New Age Publishing Co, Los Angeles, California, 1956; *American Art Annual*, Vol. 21, 1924-25; Obituary of George Totten, Jr., *New York Times*, 3 February 1939; Scott, Pamela, & Antoinette J. Lee, *Buildings of the District of Columbia*, New York, Oxford University Press, 1993.

⁶ Withey, Henry F. and Elsie R., *Biographical Dictionary of American Architects (Deceased)*, New Age Publishing Co, Los Angeles, California, 1956; *American Art Annual*, Vol. 21, 1924-25; Obituary of George Totten, Jr., *New York Times*, 3 February 1939.

⁷ *American Architect*, Volume CXXIX, 20 May 1926

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The new Langley Park mansion was finished in the summer of 1924, but Frederick McCormick-Goodhart had essentially no time to enjoy it. He died suddenly, 26 September 1924, less than a week after moving into the newly finished mansion. He was eulogized for his charitable and educational work in England, and noted for the construction of his new estate house at Langley Park in Maryland. He was buried at Rock Creek Cemetery in Montgomery County.⁸

Mrs. McCormick-Goodhart continued to live in the mansion, with a large staff to maintain the house and grounds. She maintained the connections that her husband and son, Leander, had through their work with the British Embassy in Washington, and, according to descendants of the family, continued to entertain visiting Britons often at Langley Park. In 1931, she deeded to her two sons, Leander and Frederick Hamilton McCormick-Goodhart, the entire Langley Park estate, 565 acres including the original 231 acres on which the house had been built and 38 acres on which stood the historic Adelphi Mill. She remained in the mansion, maintaining a large staff there, until her death in November 1932. She was noted for her prominence in Washington society of the time, and was buried with her husband at Rock Creek Cemetery.⁹

Frederick Hamilton McCormick-Goodhart died at a young age in Washington in December 1938; after the establishment of a trust, management of the Langley Park property resided in his elder brother, Leander McCormick-Goodhart, and a trustee.¹⁰ The elder McCormick-Goodhart was honorary commercial secretary to the British Embassy in Washington, and lived at least part time at the *Langley Park* mansion during the period of the Second World War. Leander McCormick-Goodhart had worked in the Trade Division of the British Admiralty during the First World War, and was given the Order of the British Empire for his work. He came to the United States in the early 1920s and worked as commercial secretary to the British Embassy in Washington. From 1939 until his retirement in 1942, he worked as special personal assistant to the British Ambassador. In 1947, through his trustee, and together with other members of the McCormick-Goodhart family, he sold circa 25 acres of the Langley Park acreage that included the mansion, lake and immediate grounds, to members of the Eudist Fathers, a French Catholic order, who established the Willowbrook Seminary on the property.¹¹

⁸ *Washington Evening Star*, 27 September 1924, page 7; *New York Times*, 28 September 1924, p. 27.

⁹ Prince George's County Deed #375:243; interview with Leander McCormick-Goodhart, September 2007; *Washington Evening Star*, 21 November 1932, page A-2

¹⁰ *Washington Evening Star*, 13 December 1938; Prince George's County Deeds #628:3, #630:374, #652:273, #776:68, #795:19, #1125:376, #1186:350

¹¹ *Washington Evening Star*, 17 December 1965; Prince George's County Deed #926:171; interview with Leander McCormick-Goodhart, September 2007. Leander McCormick-Goodhart sold the Adelphi Mill property to The Maryland-National Capital Park and Planning Commission in 1951 (Prince George's County Deed #1436:321); the renovated mill structure is now maintained by the Department of Parks and Recreation as a rental facility in a park setting on the Northwest Branch of the Anacostia.

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The Society of Eudist Fathers (La Congrégation de Jésus et Marie) was founded in 1643 in France by St. John Eudes (1601-1680, canonized in 1925), with its principal goal being the education of priests. Many Eudist schools and seminaries were established in Canada, and later, in the aftermath of Second World War, Reverend Albert D'Amours, Superior of the Université de Sacre Coeur (Quebec), initiated the attempt to establish Eudist seminaries in the United States. After considering several locations, the Eudist Fathers purchased from the McCormick-Goodhart family's trustee 25 acres of land of the Langley Park property, and established in the mansion the new Willowbrook Seminary. It opened its doors in the autumn of 1947, the first seminarians being Eudist recruits from Ireland. The establishment did not prove successful; maintenance of the property proved to be very expensive, many of the seminarians left, and those remaining transferred to Sacre Coeur in Quebec during the 1950s. The mansion became the residence of a few students and missionaries until the property was sold by the Eudists in 1963.¹²

During the Eudists tenure, the setting of the Langley Park mansion remained essentially unchanged, but major change was soon to come. With the closing of the seminary in 1963, the Eudist seminary property was sold to apartment developers. The lake was filled in, and construction began on 590 low-rise garden apartment rental units (Willowbrook Apartments) on the circa 25-acre grounds (known as Parcel L) of the mansion. In 1964 work began on the mansion to convert it into the Willowbrook Montessori School.¹³ The mansion remained the centerpiece of this new residential development, and the Montessori School operated into the 1990s, until serious deterioration of the building caused its closure.

During this time, the immigrant population, particularly Hispanic, of the area surrounding the Langley Park mansion increased. In 1985, CASA de Maryland, a small social service organization, was founded, with the goal of providing assistance, training, job placement, and access to resources to low-wage Latinos and other immigrant families. In recent years, CASA, in collaboration with the owners of Parcel L, began to plan the restoration of the mansion to serve as CASA's regional headquarters, and multicultural center for the assistance of community residents. In 2005, the owners of Parcel L, Willowbrook Limited Partnership, signed a lease with CASA to proceed with this work. This agreement, regarding the mansion and its .6625-acre setting, was extended in October 2007. Plans for the complete restoration of the building have been approved, and work will begin before the end of 2007.¹⁴

¹² "Willowbrook Seminary, Hyattsville, Md." *Service des archives provinciales eudistes de l'Amérique du Nord* (<http://www.eudistes.org/archives.htm>); Prince George's County Deeds #926:171, #1205:311

¹³ Prince George's County Deeds #2851:432, #5040:71, #14878:65; Prince George's County Plat WWW#49:11; *The Evening Star*, 19 June 1964.

¹⁴ *CASA de Maryland: Building for the Future*, October 3, 2007 (booklet for opening event at Langley Park), October 3, 2007; Lease agreement, 17 May 2005, with amendment 3 October 2007

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Resource Analysis

Langley Park is nearly unique in Prince George's County, being one of only three architect-designed estate houses of the early twentieth century. It was the first of these three, and was designed by George Oakley Totten, Jr., a well-known architect from Washington, D.C. It can be compared with Oxon Hill Manor (1929) and the Newton White Mansion (1939), both designed by well-known architects, and, both, like Langley Park, built in areas that were still rural and completely undeveloped at the time of their construction.

Oxon Hill Manor was designed by Jules Henri de Sibour (1872-1938), well known for the mansions (many now embassies) that he designed in Washington, D.C., during the first quarter of the 20th century. Oxon Hill Manor was built in 1929 for career diplomat Sumner Welles. It is a neo-Georgian house built of brick, standing on landscaped grounds overlooking the Potomac River. The house is more than 100 feet long, with balustraded porches, casement windows, and elaborate pedimented entrances among its fine detail. Acquired in 1976 by the Maryland-National Capital Park & Planning Commission, this impressive estate house is now available for rental.

The Newton White Mansion, also known as Enterprise Farm, was designed by William Lawrence Bottomley (1883-1951) for Newton H. White, Commanding Officer of the U.S.S. Enterprise. Bottomley did some design work in Washington, D.C., but is best known for his neo-classical mansions in the Richmond, Virginia, area. The White mansion is built of brick, with curved hip roofs and porthole windows suggesting a naval theme, and features many neo-classical motifs. The house and more than 500 surrounding acres of the model dairy farm that Commander White developed were acquired in 1971 by the Maryland-National Capital Park and Planning Commission. The house now serves as a reception hall, and the grounds have been developed into a golf course.

Langley Park differs from the two mansions cited above in that the area around it has been completely developed with apartment units, and nothing survives of its original landscaped grounds. Unlike Oxon Hill Manor and the Newton White Mansion, Langley Park is in deteriorated condition, principally from sections of roof failure and consequent interior water damage. Langley Park is, however, eminently restorable; detailed plans for its restoration have been approved, and work will begin in late 2007 and early 2008. The plans for its adaptive use promise to return this outstanding building to its former prominence.

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Major Bibliographical References:

See notes, Item 8

McCormick-Goodhart, Henrietta, *Hands Across the Sea*, privately printed, 1921

American Architect, Volume CXXIX, 20 May 1926

Prince George's County Deeds; items from *Washington Evening Star*

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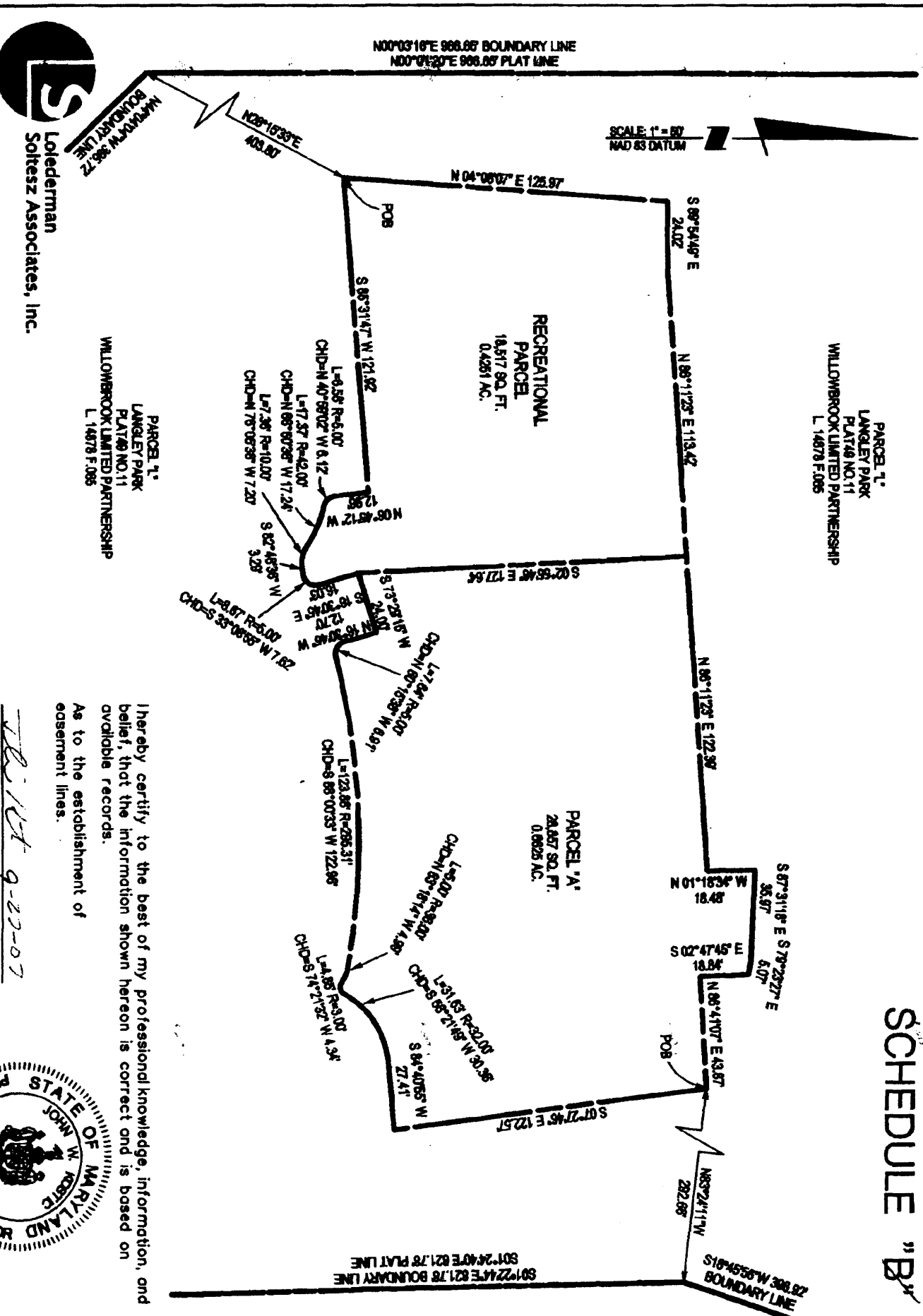
Verbal Boundary Description:

See attached description and plat of Parcel "A" – 28,857 square feet or 0.6625 acre.

Boundary Justification:

Parcel "A" comprises the Langley Park mansion and its immediate grounds. No other buildings or structures are located on the nominated property.

SCHEDULE "B"



4266 Forbes Boulevard Lanham, MD 20706 t.301.794.7555 f.301.794.7656
 Engineering Planning Surveying Environmental Sciences www.LSAsociates.net

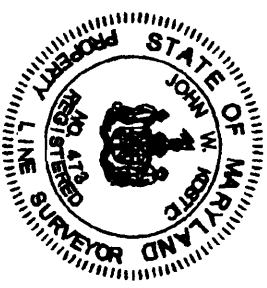
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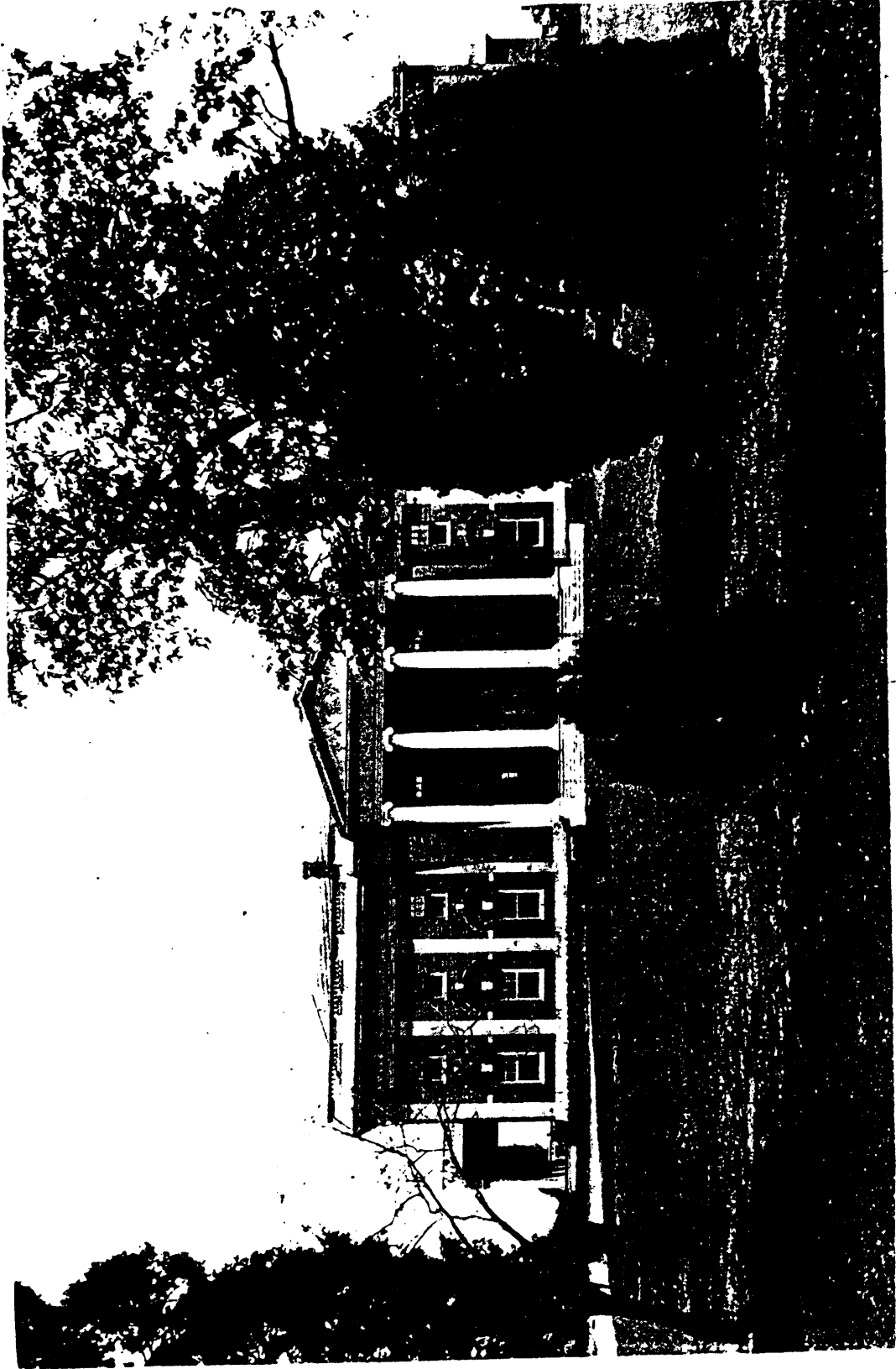
John W. Kostic
 Property Line Surveyor
 Md. Reg. No. 473

Date

I hereby certify to the best of my professional knowledge, information, and belief, that the information shown hereon is correct and is based on available records.
 As to the establishment of easement lines.

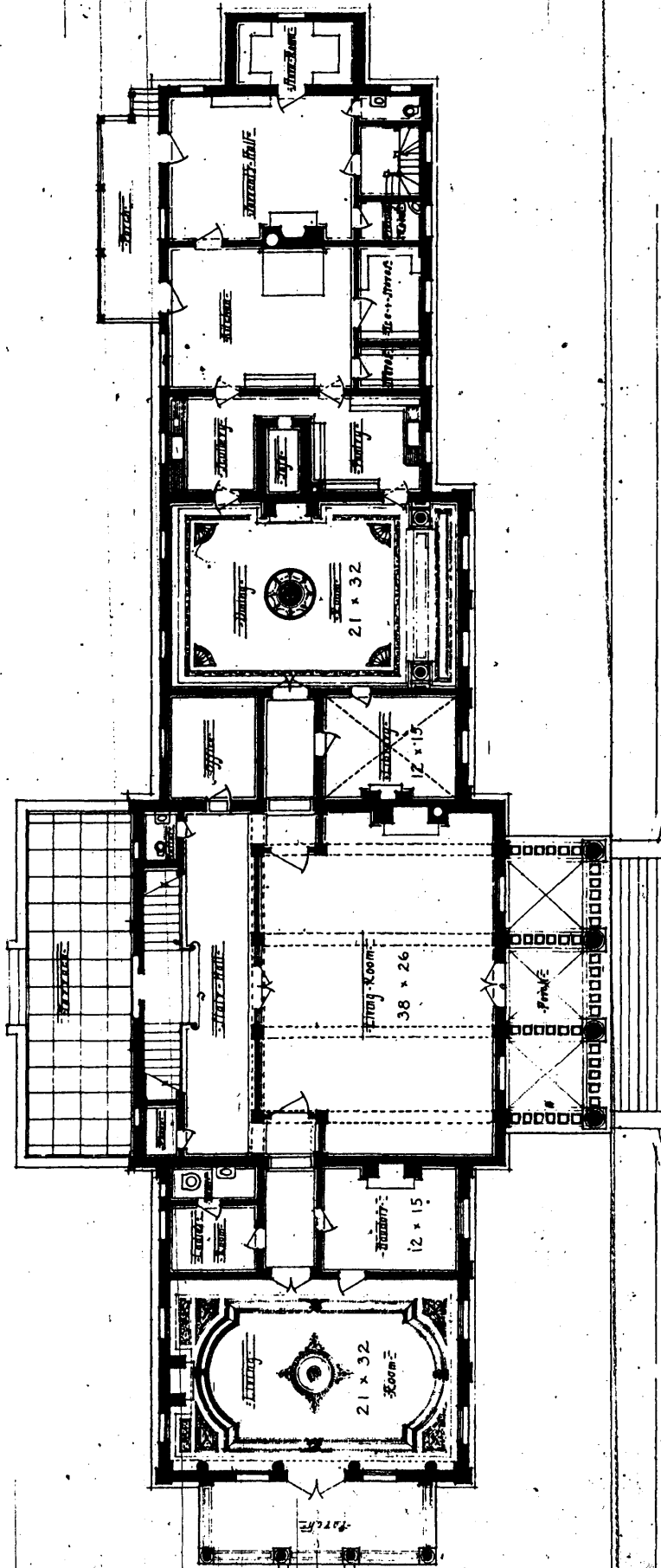


PG#65-7 Langley Park, Prince George's County, MD



American Architect
May 30 1926, Plate 110

PG#65-7 Langley Park, Prince George's County, MD
Floor Plan from American Architect, May 20, 1926



COUNTRY HOUSE OF E. F. MCCORMICK-GOODHART, NEAR WASHINGTON, D. C.

GEORGE OAKLEY TOTTEN, JR., ARCHITECT