NPS Form 10-900
(Rev. 11-90)

OMB No. 10024-0018

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 or 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 an 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 compete all items.

1. Name of Property

Historic name: WEST RIVERDALE HISTORIC DISTRICT

Other names/site number: (PG-68-93)

2. Location

Street & Number: Roughly bounded by East-West Highway, 44th Place, the City of Hyattsville, and 43rd Street [ ] Not for Publication

City or town: Town of Riverdale Park [ ] Vicinity

State: Maryland Code: MD County: Prince George's Code: 033 Zip Code: 20737

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] 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 [X] meets [ ] does not meet the National Register criteria. I recommend that this property be considered significant [ ] nationally [ ] statewide [X] locally. ([ ] See continuation sheet for additional comments.)

11-12-02

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:	Signature of the Keeper	Date of Action
[ ] 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:)		

5. Classification

Ownership of Property	Category of Property	No. Resources within Property		
		Contributing	Noncontributing	
[X] Private	[ ] Building(s)	90	8	Buildings
[ ] Public-Local	[X] District			Sites
[ ] Public-State	[ ] Site			Structure
[ ] Public-Federal	[ ] Structure			Objects
	[ ] Object	90	8	Total

Name of related 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)	Current Functions (enter categories from instructions)
DOMESTIC/ Single Dwelling	DOMESTIC/ Single Dwelling
HEALTH CARE/ Hospital	HEALTH CARE/ Nursing Home

[ ] See continuation sheet

7. Description

Architectural Classification (enter categories from instructions)

LATE VICTORIAN/ Queen Anne
LATE 19th & 20th CENTURY REVIVALS/ Colonial Revival
LATE 19th & 20th CENTURY REVIVALS/ Tudor Revival
LATE 19th & 20th CENTURY REVIVALS/ Spanish Colonial Revival
LATE 19th & 20th CENTURY AMERICAN MOVEMENTS/ Bungalow/Craftsman

Materials (enter categories from instructions)

Foundation: Brick, Concrete, Stone
Walls: Wood: Weatherboard, Shingle; Aluminum; Asbestos; Brick; Stone; Stucco; Synthetics: Vinyl
Roof: Asphalt; Slate; Terra Cotta

Narrative Description

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

[X] See continuation sheet

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.)

[X] **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

[ ] **B** Property is associated with the lives of persons significant in our past.

[X] **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.)

[ ] **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.

Areas of Significance
(Enter categories from instructions)

ARCHITECTURE
COMMUNITY PLANNING & DEVELOPMENT

Period of Significance
1906-1942

Significant Dates
1906, 1915, 1937, 1941

Significant Person
(Complete if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
Senseman, Ronald, Architect
Hubbard, Herbert, Builder
Wilson, Walter R., Builder

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

[X] See continuation sheet

9. Major Bibliographic References

[X] See continuation sheet

Previous documentation on file (NPS):

[ ] preliminary determination of individual listing (36 CFR 67)
[ ] previously listed in the NR
[ ] 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 SHPO office
[ ] Other State agency
[ ] Federal agency
[X] Local government
[ ] University
[X] Other

Specify repository:
Preservation Association of Riverdale Park, Riverdale Park, MD;
National Archives, Washington, D.C.

10. Geographical Data

Acreage of property 23.5 Acres

UTM References

1) /1 /8 / /3/3/1/6/6/7/ /4/3/1/4/5/4/3/
Zone Easting Northing

2) /1 /8 / /3/3/1/8/8/2/ /4/3/1/4/4/5/0/
Zone Easting Northing

3) /1 /8 / /3/3/1/8/5/5/ /4/3/1/4/0/7/1/
Zone Easting Northing

4) /1 /8 / /3/3/1/6/3/0/ /4/3/1/4/0/6/8/
Zone Easting Northing

[ ] See continuation sheet

Verbal Boundary Description

[X] See continuation sheet

Boundary Justification

[X] See continuation sheet

11. Form Prepared By

Name/title L.V. Trieschmann and A.L. McDonald, Architectural Historians
Organization EHT Traceries, Inc. Date August 2001
Street & Number 1121 5th Street NW Telephone 202.393.1199
City or Town Washington State DC Zip code 20001

PG: 62-93

WEST RIVERDALE HI..ORIC DISTRICT — PR..CE GEORGE'S COUNTY, MD

Name of Property — County and State

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 the SHPO or FPO.)

name See attached list of property owners

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act 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 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 the Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

SUMMARY DESCRIPTION

The cohesive neighborhood of West Riverdale, located in Prince George's County, Maryland, is seven miles northeast of Washington, D.C., and thirty miles southeast of Baltimore City. West Riverdale is bordered by Baltimore Avenue (U.S. Route 1) to the east and East-West Highway to the north. The City of Hyattsville wraps around the western and southern sides of the neighborhood. The neighborhood was appended to Riverdale Park soon after it was laid out and platted in 1906. West Riverdale was enlarged in 1937 by the platting of "Dr. R.A. Bennett's Residue Riverdale" and presently consists of six blocks with Queensbury Road as the primary east-west corridor. The emergence of the automobile as a dominant form of transportation during the second quarter of the twentieth century firmly established a commercial corridor along Baltimore Avenue, which later became the main north-south route for the entire Riverdale community. The busy automobile corridor physically and visually separates West Riverdale from Riverdale Park. In 1966, East-West Highway was laid out parallel to the community's east-west roads in response to the growing need for mobility throughout the suburbs of Washington D.C.

West Riverdale is defined by a modest variety of architectural styles and building types ranging from early-twentieth-century vernacular interpretations of popular architectural styles to diluted, suburbanized examples of revival styles that dominated the second quarter of the twentieth century. Primarily, the domestic resources in West Riverdale date from the 1910s to infill housing of the 1980s, although the majority of the buildings pre-date 1942. Architectural styles presented in the district were often diluted, illustrating modest examples of Queen Anne, Colonial Revival, Spanish Colonial Revival, Craftsman, and Tudor Revival styles. The neighborhood is primarily made up of single-family dwellings that surround the centrally located Eugene Leland Memorial Hospital (now known as the Crescent Cities Health and Rehabilitation Center). Many of the properties include freestanding or attached garages and sheds. The buildings are buffered from the tree-lined public streets by sidewalks and grassy medians. West Riverdale consists of sixty-nine properties including sixty-eight single dwellings and a nursing home. Of these properties, sixty-five are contributing primary resources and four are non-contributing primary resources.

DETAILED DESCRIPTION

Initial Development of West Riverdale, 1906-1915

Initial development in West Riverdale was gradual. Examples of the first development phase include the two dwellings at 6112 44th Place and 4310 Queensbury Road. Both are two-and-a-half-story wood frame dwellings with masonry foundations and hipped roofs. The house at 4403 Queensbury Road (1915) represents the only interpretation of the Queen Anne style in West Riverdale. This example, contemporaneous with high-style Queen Anne buildings in neighboring Riverdale Park, is a diluted, vernacular example of the style. Typically, this vernacular rendition makes only limited use of the high-style vocabulary, including such motifs as scroll-sawn brackets and bargeboard to detail less complex domestic forms. Overall, the vernacular Queen Anne buildings have simplified rooflines and regular footprints. Such is the case with the dwelling at 4403 Queensbury Road. Although the house has a two-bay-wide façade, the overall fenestration pattern is irregular, with two window openings piercing the first story next to the side entry. Only two windows are located in the second story. The hipped roof is complicated by the presence of a front-facing gable that extends over one bay. A side porch, with narrow Tuscan columns, projects from the east elevation. Some of the building's exterior ornament was removed in the mid-twentieth century when the exterior was re-clad in asbestos shingles. The form, fenestration, and roofline, however, retain their Queen Anne-style characteristics.

As the form and ornament of late-nineteenth-century styles gave way to the Colonial Revival-style motifs that were dominant by the early twentieth century, many buildings from this period in Prince George's County exhibited stylistically transitional detailing. The asymmetry of the Queen Anne form was supplanted by the more uniform box-like form presented in the central-passage plan and the foursquare. The ornament, which was often restricted to the porch and cornice, made greater use of classical motifs that were popular after America's Centennial celebrations of 1876. The Colonial Revival-style house at 6112 44th Place (ca. 1910) is sited on a prominent corner lot at the intersection of 44th Place and Queensbury Road. Through its use of wood shingle cladding and spindlework balustrade, the three-bay-wide dwelling retains modest ties to the Queen Anne style. Classically derived elements, however, include the central entry with a Colonial Revival-style door surround composed of sidelights and transom, 6/6 and 8/8 windows, and narrow Tuscan porch columns.

Only one example of an early-twentieth-century dependency remains in West Riverdale. The

circa 1915 carriage house at 4403 Queensbury Road is set behind a contemporaneous Queen Anne-style house. The one-and-a-half-story building is clad in vinyl siding and features a central vehicular entry below a 6/6 window in the front gable peak. The carriage house was re-clad in vinyl siding in the late twentieth century.

Period of Greatest Development, 1915-1942

The emergence of the automobile, success of the streetcar and growth of Washington, D.C., stimulated residential and commercial construction in West Riverdale. As a result, beginning in 1915, the suburb experienced its greatest period of development, resulting in the construction of 63 buildings in twenty-five years. This included 62 dwellings and a hospital. The dwellings generally occupied narrow lots and were set back from the street. Craftsman, Colonial Revival and Spanish Colonial Revival styles dominated. The majority of the dwellings were constructed of wood frame clad with weatherboard siding or wood shingles. Several of the buildings have since been re-clad with aluminum or vinyl siding.

The most common house type exhibited in West Riverdale is the Craftsman-style bungalow. Thirty-three extant examples were constructed between 1915 and 1942. The easy mass-production of the Craftsman-style bungalow resulted in its dominance in residential construction. Noted examples include the dwellings at 6217 43rd Street (ca. 1915), 6108 44th Place (ca. 1925), 6202 44th Avenue (1928), 6112 44th Avenue (ca. 1930), and 6109 44th Avenue (1940-1945). Bungalows in West Riverdale are typically one-and-a-half stories high with side- or front-gabled roofs that extend beyond the façade to shelter full-width porches. The house at 6110 44th Avenue, constructed circa 1930, is an excellent illustration of the Craftsman-style bungalow. The weatherboard-clad house is three bays wide with a central entry. Tapered wood posts with recessed panels dominate the deep inset porch. Exposed rafter tails detail the shallow-pitched front gable dormer and side gable roof. A group of three diamond-paned casement windows with a shared surround and sill pierce the dormer, while the windows of the first story have been replaced with 1/1 vinyl sash.

A mixture of stylistic elements is evident in the two-and-a-half-story bungalow at 4306 Queensbury Road. Constructed between 1915 and 1920, the house is primarily clad in square-butt wood shingles. The first story of the façade, however, is clad in slate tiles. The dwelling features the common side-gable roof with front-gable dormer rising above the inset porch. A side entry pierces the two-bay-wide façade beside a group of three 1/1 vinyl windows. Some Colonial Revival-style elements were also introduced in the building's design. These details are

manifested in the three Tuscan columns that support the two-bay-wide porch. A similar house, executed in weatherboard-clad wood frame construction, is located at 4308 Queensbury Road (1915-1920). The form, fenestration pattern, and porch details are identical to those of the house at 4306 Queensbury Road. The house at 4308 Queensbury Road, however, retains its original 12/1 windows.

Spanish-inspired houses that began appearing at the turn of the twentieth century reflected a loose adaptation of features often found on Spanish Colonial Mission buildings constructed in the southwestern United States. Typically asymmetrical in plan, the Spanish Colonial Revival-style buildings, dating from circa 1930, are modest one-story buildings. The dwellings are three bays wide and rectangular with flat roofs obscured by stucco-clad parapet walls. One example features a side entry with an elliptical fanlight beside a group of three 6/1 windows. A single 6/1 window pierces the end bay, which projects slightly from the facade. A second example incorporates a projecting three-bay-wide porch with a gable roof clad in terra cotta tiles. Arcaded walls clad in stucco distinguish the front and sides of the porch. Examples of the Spanish Colonial Revival-style dwellings in West Riverdale are located at 6101 44th Avenue, 6102 44th Avenue, 6103 44th Avenue, and 6106 44th Avenue, to name a few.

The Colonial Revival style was adapted to meet the middle-income housing needs of suburban Prince George's County in the middle part of the twentieth century. Consequently, the larger high-style suburban dwellings were frequently reduced to three-bay-wide rectangular structures with central or side entries, side gable roofs, and gable returns. A prime example can be seen at 6215 43rd Street. Constructed circa 1940, the dwelling is two-and-a-half stories in height and three bays wide with a side gable roof. The central entry is contained within a one-bay-square enclosed entry clad in weatherboard with a half-hipped roof. The main block and one-story-high south wing are clad in a random ashlar stone veneer. The window openings on the façade and wing contain 6/6 or 8/8 sash. Classically derived details that tie the building to the Colonial Revival style as interpreted in the mid-twentieth century include the pilasters and denticulated cornice that ornament the projecting entry bay and the denticulated cornice that spans three sides of the wing.

The Colonial Revival style was often applied to weatherboard-clad wood frame construction. The two-and-a-half-story, three-bay-wide house at 6206 44th Avenue is an excellent example. The house features a side entry and 6/6 windows with operable louvered wood shutters. The highly detailed door surround, with pilasters, entablature, and broken triangular pediment, strongly tie the house to the Colonial Revival style. The house has been re-clad in aluminum

siding.

Dwellings that display only modest ties to the style typically make use of the two-and-a-half-story, three-bay-wide form with a central or side entry. These buildings are usually two rooms deep with a side-gable roof. Their window openings usually contain 6/6 or 8/8 sash, with only moderate emphasis on the lintels and sills. Illustrating these vernacular versions of the Colonial Revival style is the house at 6209 44th Place (1926-1935). The three-bay-wide house has six-course American-bond brick walls punctuated by 1/1 vinyl windows with gauged lintels and rowlock sills. The projecting central entry has a pedimented front gable roof.

The increasing need for mass-produced, low-cost housing led to the reinvention of the colonial-era houses. These buildings are typically one- to one-and-a-half stories high with a side-gable roof and a single end chimney. Unlike its eighteenth century predecessor, the twentieth century Cape Cod house was illuminated with dormers that allowed greater use of the upper story. The facades were commonly marked with classically derived door surrounds. The majority of the ten Cape Cod dwellings erected during this period feature wood frame construction clad in a variety of materials, including brick and stone veneers and asbestos shingles. The decorative details of these houses were generally based on the Colonial Revival style. The house at 6110 44th Place (1920-1930) exemplifies the Cape Cod form as seen in West Riverdale. One of the earliest Cape Cod houses constructed in the community, the one-and-a-half-story-high, three-bay-wide dwelling is clad in a six-course American-bond brick veneer. A one-bay-square entry porch with a front-gable roof shelters the central entry. Front-gable dormers clad in vinyl siding rise from the roof above the outer bays of the first story. The façade window openings contain 6/6 sash, with rowlock sills detailing the first story. Extending from the north elevation is an attached garage that rises one story with a roll-up door. Additional examples of the modest form can be seen at 6218 44th Avenue (ca. 1940), 6115 43rd Street (1940-1945), 6117 43rd Street (1940-1945), and 6119 43rd Street (1940-1945), to name a few.

A few examples of Cape Cod dwellings in West Riverdale feature applied ornament that is transitional between the Colonial Revival style and the Tudor Revival style. Noted primarily along 43rd Street, two such examples are located at 6101 43rd Street and 6107 43rd Street, both of which were constructed circa 1940. The house at 6107 43rd Street features the standard one-and-a-half-story, three-bay-wide form with two wood-shingled dormers rising from the outer bays of the six-course-American-bond house. The house is further detailed with 6/6 windows. Tying the house to the Tudor Revival style is the use of simulated stone quoins on the central entry. The dwelling at 6101 43rd Street is nearly identical, with the same use of brick bonding, simulated

stone quoins, and dormer windows. The dormers, however, are clad in simulated stone as opposed to wood shingles.

West Riverdale is also home to two Tudor Revival-style dwellings. Located at 6216 44th Avenue (ca. 1935) and 6217 44th Avenue (ca. 1940), these two buildings are one-and-a-half stories in height with side-gable roofs. The distinguishing feature of the Tudor Revival style as exhibited in West Riverdale include multiple-gabled roofs, the placement of an exterior brick chimney on the façade, and steeply pitched front gables. The house at 6217 44th Avenue illustrates these characteristics. The stretcher-bond brick house features two front-gabled bays that project beyond the façade of the main block. The central bay contains the round-arched entry with rowlock surround flanked by two one-light casement windows. The exterior, half-shouldered brick chimney rises along the side of the central bay.

Showing the influence of the automobile, another trend within West Riverdale is the incorporation of an attached garage, which can be seen throughout the neighborhood. Eleven houses in West Riverdale have attached garages. For the most part, these attached garages are set on the side or façade of one-story wings and have roll-up garage doors. The house at 6107 43rd Street, for example, has an attached garage located in a shed-roofed wing. The house is located at the top of a low hill, and a driveway leads to the garage, which is located below a wood-shingled wing. Dwellings that incorporate attached garages are also present at 6110 44th Place (1920-1930), 6103 43rd Street (ca. 1930), 6101 43rd Street (1940-1945), 6113 43rd Street (1940-1945), and 6219 44th Place (ca. 1940).

In addition to those with attached garages, twenty-five dwellings in West Riverdale have contributing freestanding garages. These structures were typically built of wood frame or brick, depending on the construction material of the main dwelling. By the 1920s, the main dwelling house and the garage were being erected simultaneously. Traditionally, garages of this period mimicked the architectural style and detailing exhibited on the dwelling. This was particularly true in regard to building materials, roof form, and building plan. One illustration of this harmony is seen at 6202 44th Avenue (1928). Like the contemporaneous single-family dwelling on the property, the two-bay-wide wood frame building is clad in stucco. The facade features two Craftsman-style double-leaf vehicular doors that are lit with tall recessed panels. A front gable roof caps the building.

In the mid-1930s, the Eugene Leland Memorial Hospital (now known as the Crescent Cities Health and Rehabilitation Center) was constructed along Queensbury Road at its intersection

with 44th Place. The hospital, located at 4404 Queensbury Road, is the most high-style building in West Riverdale. The original section of the Colonial Revival-style edifice was constructed in 1936 as a dwelling and medical clinic. Enlarged in 1941 and 1964, the building has an elongated rectangular footprint composed of three sections, all of which are two-and-a-half-stories in height. The central section is dominated by a two-and-a-half-story, three-bay-wide entrance portico with Tuscan columns that support a front-gabled pediment. The Colonial Revival-style door surround features engaged Tuscan columns and a wide molded entablature. A second entry, located in the eastern section of the building, pierces a projecting entry bay that rises two-and-a-half stories. The Colonial Revival-style door surround that ornaments this entry is composed of pilasters that support a high broken scroll pediment with urn. The window openings that pierce this section of the building contain 6/6 sash. The three stretcher-bond sections are further detailed with brick quoins. After closing in 1993, it was renovated for use as offices and a nursing home. A brick addition that dates to 1997 extends from the north elevation of the building.

Construction After 1942

Alterations to dwellings constructed between 1906 and 1942 began as early as the mid-twentieth century, most often with subtle exterior re-cladding with asbestos shingles, simulated stone veneers, aluminum siding, and vinyl siding. The majority of changes that took place after 1940 were largely cosmetic. For example, the two-and-a-half-story Colonial Revival-style house at 6208 44th Avenue (ca. 1935) was re-clad in aluminum siding. Vinyl siding was applied to the Craftsman-style bungalows at 4310 Queensbury Road (1910-1925) and 6213 44th Avenue (ca. 1935) in the 1990s.

Only four dwellings have been constructed in West Riverdale over the last sixty years of the twentieth century. They are located at 6203 43rd Street (1950-1960), 6100 44th Avenue (ca. 1960), 6121 43rd Street (ca. 1960), and 6125 43rd Street (ca. 1990). Whereas the three houses that pre-date 1970 exemplify two interpretations of the ranch house, the circa 1990 dwelling returns to the form and ornament of the Colonial Revival style that was displayed during the first half of the twentieth century.

The house at 6203 43rd Street, representative of the one-story ranch house, has a rectangular footprint with a side-gable roof. The building is three bays wide with a side entry. Aluminum siding is the dominant exterior material. The façade, however, is partially clad in a stretcher-bond brick veneer. Like the house at 6203 43rd Street, the wood frame house at 6100 44th

Avenue is also clad in aluminum siding and brick veneer with a side-gable roof over a rectangular footprint. The building's form, however, is more closely tied to the split-level ranch. The two outer bays project beyond the central entry, which is detailed with a single five-light sidelight.

The Colonial Revival-style house at 6125 43rd Street, constructed in the early 1990s, features the more traditional form and ornamentation exhibited throughout West Riverdale. The wood frame building, clad in weatherboard, is three bays wide with a central entry contained within a modest Colonial Revival-style surround. The entry is further detailed with a one-light transom. A round-arched window opening is centrally located on the second story. The outer bays are pierced by 6/6 windows. A one-story wing projects from the south elevation of the main block. The form, materials, and ornament of this house, the most recent in the West Riverdale Historic District, tie the community's late-twentieth century dwellings to the historic residential construction.

INVENTORY

Historic District properties are arranged by address beginning with numbered street then with street names in alphabetical order.
C stands for Contributing and NC stands for Non-Contributing

ADDRESS		DATE	TYPE	FORM/STYLE	EXTERIOR MATERIAL	STORIES	ROOF	OUTBUILDING	STATUS
6101	43rd Street	1940-1945	Single Dwelling	Cape Cod/ Colonial Revival	Brick	1.5	Side Gable	Attached Garage	C
6103	43rd Street	1940-1945	Single Dwelling	Colonial Revival	Brick	1.5	Side Gable	Attached Garage	C
6105	43rd Street	1940-1945	Single Dwelling	Colonial Revival	Brick	1.5	Front Gable	Garage	C
6107	43rd Street	1940-1945	Single Dwelling	Cape Cod/ Colonial Revival	Brick	1.5	Side Gable	Attached Garage	C
6109	43rd Street	1940-1945	Single Dwelling	Cape Cod/ Colonial Revival	Brick	15.	Side Gable	Attached Garage	C
6111	43rd Street	1940-1945	Single Dwelling	Cape Cod/ Colonial Revival	Brick	1.5	Side Gable	Attached Garage	C
6113	43rd Street	1940-1945	Single Dwelling	Cape Cod/ Colonial Revival	Brick	1.5	Side Gable	Attached Garage	C

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ADDRESS		DATE	TYPE	FORM/STYLE	EXTERIOR MATERIAL	STORIES	ROOF	OUTBUILDING	STATUS
6115	43rd Street	1940-1945	Single Dwelling	Cape Cod/ Colonial Revival	Brick	1.5	Side Gable	None	C
6117	43rd Street	1940-1945	Single Dwelling	Cape Cod/ Colonial Revival	Asbestos Shingles	1.5	Side Gable	None	C
6119	43rd Street	1940-1945	Single Dwelling	Cape Cod/ Colonial Revival	Brick	1.5	Side Gable	None	C
6121	43rd Street	1960 ca.	Single Dwelling	Other	Aluminum Siding	1	Front Gable	Shed (NC)	NC
6125	43rd Street	1990 ca.	Single Dwelling	Colonial Revival	Wood Shingles	2	Side Gable	Attached Garage	NC
6201	43rd Street	1940 ca.	Single Dwelling	Bungalow/ Craftsman	Formstone Veneer	1.5	Side Gable	None	C
6203	43rd Street	1950-1960	Single Dwelling	Colonial Revival	Aluminum Siding, Brick Veneer	1	Side Gable	Garage	NC
6205	43rd Street	1915-1930	Single Dwelling	Bungalow/ Craftsman	Vinyl Siding	1.5	Side Gable	None	C
6207	43rd Street	1915 ca.	Single Dwelling	Bungalow/ Craftsman	Aluminum Siding	2.5	Side Gable	Attached Garage	C

PG:68-93

ADDRESS		DATE	TYPE	FORM/STYLE	EXTERIOR MATERIAL	STORIES	ROOF	OUTBUILDING	STATUS
6209	43rd Street	1940 ca.	Single Dwelling	Colonial Revival	Brick	2	Side Gable	Garage	C
6211	43rd Street	1915 ca.	Single Dwelling	Bungalow/ Craftsman	Asbestos Shingles	2.5	Side Gable	None	C
6213	43rd Street	1915 ca.	Single Dwelling	Bungalow/ Craftsman	Aluminum Siding	2.5	Side Gable	Garage (NC)	C
6215	43rd Street	1940 ca.	Single Dwelling	Colonial Revival	Random Ashlar-cut Stone	2.5	Side Gable	Garage	C
6217	43rd Street	1915 ca.	Single Dwelling	Bungalow/ Craftsman	Aluminum Siding	2.5	Side Gable	None	C
6100	44th Avenue	1960 ca.	Single Dwelling	Colonial Revival	Aluminum Siding Brick Veneer	2	Side Gable	None	NC
6101	44th Avenue	1930 ca.	Single Dwelling	Spanish Colonial Revival	Stucco	1	Flat	None	C
6102	44th Avenue	1930 ca.	Single Dwelling	Spanish Colonial Revival	Stucco	1	Flat with Parapet	None	C
6103	44th Avenue	1930 ca.	Single Dwelling	Spanish Colonial Revival	Stucco	1	Flat with Parapet	Attached Garage	C

PG:68-93

ADDRESS		DATE	TYPE	FORM/STYLE	EXTERIOR MATERIAL	STORIES	ROOF	OUTBUILDING	STATUS
6104	44th Avenue	1930 ca.	Single Dwelling	Spanish Colonial Revival	Stucco	1	Flat	Garage	C
6105	44th Avenue	1935 ca.	Single Dwelling	Bungalow/ Craftsman	Asbestos Shingles	1.5	Side Gable	None	C
6106	44th Avenue	1930 ca.	Single Dwelling	Spanish Colonial Revival	Stucco	1	Flat	None	C
6107	44th Avenue	1930 ca.	Single Dwelling	Bungalow/ Craftsman	Asbestos Shingles	1.5	Side Gable	None	C
6108	44th Avenue	1930 ca.	Single Dwelling	Bungalow/ Craftsman	Asbestos Shingles	1.5	Side Gable	None	C
6109	44th Avenue	1940-1945	Single Dwelling	Bungalow/ Craftsman	Aluminum Siding	1.5	Side Gable	None	C
6110	44th Avenue	1930 ca.	Single Dwelling	Bungalow/ Craftsman	Wood Weatherboard Siding	1.5	Side Gable	None	C
6111	44th Avenue	1930 ca.	Single Dwelling	Bungalow/ Craftsman	Wood Weatherboard Siding	1.5	Side Gable	Garage	C
6112	44th Avenue	1930 ca.	Single Dwelling	Bungalow/ Craftsman	Wood Weatherboard Siding	1.5	Side Gable	Garage	C

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ADDRESS		DATE	TYPE	FORM/STYLE	EXTERIOR MATERIAL	STORIES	ROOF	OUTBUILDING	STATUS
6113	44th Avenue	1930 ca.	Single Dwelling	Colonial Revival	Brick	1.5	Side Gable	Garage	C
6202	44th Avenue	1928	Single Dwelling	Bungalow/ Craftsman	Stucco	1.5	Side Gable	Garage	C
6204	44th Avenue	1935 ca.	Single Dwelling	Bungalow/ Craftsman	Stucco	1.5	Side Gable	Garage	C
6206	44th Avenue	1935-1945	Single Dwelling	Colonial Revival	Wood Weatherboard Siding	2	Side Gable	Garage (NC)	C
6207	44th Avenue	1931	Single Dwelling	Bungalow/ Craftsman	Aluminum Siding	1.5	Side Gable	None	C
6208	44th Avenue	1935 ca.	Single Dwelling	Colonial Revival	Aluminum Siding	2	Side Gable	Garage	C
6209	44th Avenue	1935 ca.	Single Dwelling	Bungalow/ Craftsman	Brick	1.5	Side Gable	Garage	C
6210	44th Avenue	1935 ca.	Single Dwelling	Bungalow/ Craftsman	Wood Weatherboard and Aluminum Siding	2	Side Gable	Garage	C
6211	44th Avenue	1935 ca.	Single Dwelling	Bungalow/ Craftsman	Vinyl Siding	1.5	Side Gable	Garage (NC)	C

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ADDRESS		DATE	TYPE	FORM/STYLE	EXTERIOR MATERIAL	STORIES	ROOF	OUTBUILDING	STATUS
6212	44th Avenue	1935 ca.	Single Dwelling	Bungalow/ Craftsman	Wood Weatherboard and Board and Batten Siding	2	Side Gable	Garage	C
6213	44th Avenue	1935 ca.	Single Dwelling	Bungalow/ Craftsman	Brick	1.5	Side Gable	Garage	C
6214	44th Avenue	1935 ca.	Single Dwelling	Colonial Revival	Brick	1.5	Side Gable	Garage	C
6215	44th Avenue	1935 ca.	Single Dwelling	Bungalow/ Craftsman	Brick	1.5	Side Gable	Garage	C
6216	44th Avenue	1935 ca.	Single Dwelling	Tudor Revival	Brick	1.5	Side Gable	Garage	C
6217	44th Avenue	1940 ca.	Single Dwelling	Tudor Revival	Brick	1.5	Side Gable	Garage	C
6218	44th Avenue	1935 ca.	Single Dwelling	Cape Cod/ Colonial Revival	Brick	1.5	Side Gable	None	C
6219	44th Avenue	1940 ca.	Single Dwelling	Colonial Revival	Brick	1.5	Front Gable	Attached Garage	C
6100	44th Place	1930 ca.	Single Dwelling	Bungalow/ Craftsman	Brick	1.5	Side Gable	None	C

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NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

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ADDRESS		DATE	TYPE	FORM/STYLE	EXTERIOR MATERIAL	STORIES	ROOF	OUTBUILDING	STATUS
6101	44th Place	1925 ca.	Single Dwelling	Colonial Revival	Vinyl Siding	1.5	Side Gable	None	C
6102	44th Place	1930 ca.	Single Dwelling	Bungalow/ Craftsman	Wood Frame with Pressed Vertical Board	1.5	Side Gable	Garage	C
6103	44th Place	1925 ca.	Single Dwelling	Colonial Revival	Asbestos Shingles	1.5	Side Gable	None	C
6104	44th Place	1930 ca.	Single Dwelling	Bungalow/ Craftsman	Wood Shingles	1.5	Side Gable	Garage	C
6106	44th Place	1930 ca.	Single Dwelling	Bungalow/ Craftsman	Aluminum Siding	1.5	Side Gable	None	C
6108	44th Place	1925 ca.	Single Dwelling	Bungalow/ Craftsman	Vinyl Siding	1.5	Side Gable	Garage	C
6110	44th Place	1920-1930	Single Dwelling	Cape Cod/ Colonial Revival	Brick	1.5	Side Gable	Attached Garage	C
6112	44th Place	1910 ca.	Single Dwelling	Colonial Revival/ Foursquare	Wood Shingles	2.5	Hipped	Garage	C
6209	44th Place	1926-1935	Single Dwelling	Colonial Revival	Brick	2.5	Side Gable	None	C

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ADDRESS	DATE	TYPE	FORM/STYLE	EXTERIOR MATERIAL	STORIES	ROOF	OUTBUILDING	STATUS
4306 Queensbury Road	1915-1920	Single Dwelling	Bungalow/ Craftsman	Wood and Slate Shingles	2.5	Side Gable	Garage	C
4308 Queensbury Road	1915-1920	Single Dwelling	Bungalow/ Craftsman	Wood Shingles	2.5	Side Gable	Garage	C
4309 Queensbury Road	1915 ca.	Single Dwelling	Bungalow/ Craftsman	Vinyl Siding	2.5	Side Gable	None	C
4310 Queensbury Road	1910-1925	Single Dwelling	Bungalow/ Craftsman	Vinyl Siding	2.5	Side Gable	None	C
4311 Queensbury Road	1915 ca.	Single Dwelling	Bungalow/ Craftsman	Wood Weatherboard Siding	2.5	Side Gable	None	C
4401 Queensbury Road	1920-1930	Single Dwelling	Bungalow/ Craftsman	Brick	1.5	Side Gable	None	C
4403 Queensbury Road	1915	Single Dwelling	Foursquare	Asbestos Shingles	2.5	Hipped	Garage/Carriage house	C
4404 Queensbury Road	1936, 1941, 1964, 1997	Hospital (now Nursing Home)	Colonial Revival	Brick	2.5	Side Gable	None	C

[i] The contributing status of the outbuildings reflects the primary resource unless otherwise noted.

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STATEMENT OF SIGNIFICANCE

West Riverdale, a cohesive neighborhood in Prince George's County, Maryland, is an excellent illustration of the residential development taking place on the outskirts of Washington, D.C., in the early twentieth century. The property, historically part of the Calvert family's Riversdale Plantation, was subdivided in response to an expanding suburban population and the development of neighboring Riverdale Park, which is located to the immediate east of the Washington and Baltimore Turnpike. Initially platted by Charles Benedict Calvert in 1853 as "Ellaville," sixty-two acres of the nineteenth century subdivision were purchased in 1906 by Francis Carmody and re-platted as "West Riverdale" in response to the many speculative development opportunities. Although the neighborhood experienced little initial growth, development in West Riverdale exploded in 1915 after local real estate developer Walter R. Wilson purchased 200 unimproved lots. West Riverdale was incorporated as part of the Town of Riverdale in 1920. Growth of the neighborhood continued at a steady pace until the 1930s, when over half of the buildings were erected. Platted in 1937, "Dr. R.A. Bennett's Residue Riverdale" completed the West Riverdale community, which became the home of Prince George's County's first hospital in 1941. The increasing population and commercial and governmental growth of metropolitan Washington, D.C., most notably during the last twenty years of the twentieth century, has resulted in further development of the Town of Riverdale. This late-twentieth-century growth was predominantly commercial and centered along Baltimore Avenue, thereby physically and visually separating West Riverdale from the Town of Riverdale. The chronological development of West Riverdale is documented by its architecture, which dates from the 1910s to 1942, with minimal infill construction in the latter half of the twentieth century. West Riverdale presents an eclectic collection of modest building forms dressed in high-style ornamentation reflecting the Queen Anne, Colonial Revival, Craftsman, Spanish Colonial Revival, and Tudor Revival styles. Building forms vary from two-and-a-half-story brick and wood frame dwellings to smaller bungalow and Cape Cod residences.

As a whole, the early-twentieth-century suburb of West Riverdale has achieved significance as the product of the period between 1906 and 1942, with individual components combined to create a distinguishable entity with high artistic value. The district meets National Register criteria A and C, and is significant under the themes of architecture and community planning/development. The neighborhood consists of sixty-nine properties including sixty-eight single dwellings and a nursing home. Thirty secondary resources, such as garages and sheds support the sixty-five contributing primary resources and four non-contributing primary resources. Of the substantial secondary resources, twenty-five are contributing.

Criterion A: That are associated with events that have made a significant contribution to the broad patterns of our history.

West Riverdale meets criterion A of the National Register of Historic Places as a planned community that developed in response to the expanding middle-class suburban population of Washington, D.C., in the first half of the twentieth century.

From its inception, West Riverdale was a residential neighborhood linked to the growing community of Riverdale Park. Located adjacent to Baltimore Avenue, West Riverdale drew on the commercial and cultural resources available in Riverdale Park and nearby Hyattsville and College Park. Additionally, this streetcar suburb was easily accessed by the Washington, Berwyn, and Laurel Railroad Company (later consolidated as the City and Suburban Railway Company and then the D.C. Transit Company), which provided public transportation to Washington, D.C. The increasing popularity of the automobile and the need for more efficient means of transportation into the District of Columbia resulted in the emergence of Baltimore Avenue as the primary transportation route and commercial corridor for the community. Consequently, West Riverdale was firmly established as a commuting suburb of Washington, D.C., by 1942, when the last major period of construction was complete.

The land encompassed by the West Riverdale Historic District was part of the subdivision known as "Ellaville," which was platted in 1853 by Charles Benedict Calvert. Although "Ellaville" remained untouched for the next fifty-three years, the population growth of Prince George's County provided the impetus for later development. Inspired by the development opportunities in neighboring Riverdale Park, Francis Carmody purchased sixty-two acres of "Ellaville" in 1906 and re-platted them as West Riverdale. Architectural evidence suggests that little development occurred in West Riverdale until 1915. In that year, Walter R. Wilson purchased 200 unimproved lots and quickly began construction of modest single-family dwellings to meet the demands of the increasingly suburban population in Prince George's County. Approximately thirty additional unimproved lots were added to West Riverdale in 1937 upon the platting of "Dr. R.A. Bennett's Residue Riverdale," which was located in the northeast corner of the neighborhood. As a residential community, West Riverdale was separated from Riverdale Park by the commercial corridor that developed along Baltimore Avenue (U.S. Route 1), although the two were joined as the Town of Riverdale in 1920.

West Riverdale's location amidst the twentieth-century suburban developments and the University of Maryland at College Park made the neighborhood the ideal location for the county's first hospital. The introduction of health care facilities in the residential neighborhood initially occurred in 1936, one year prior to Dr. Robert A. Bennett's platting of additional building lots to West Riverdale. Construction of the fashionable Colonial Revival-style hospital, known as the Eugene Leland Memorial Hospital, was completed in 1942 under the direction of Doctors Wendell Malin and Lawrence Malin, who lived in West Riverdale. The Leland Memorial Hospital, known now as the Crescent Cities Health and Rehabilitation Center, was the first modern hospital in Prince George's County.

> **Criterion C: That embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

The suburban neighborhood of West Riverdale meets criterion C of the National Register of Historic Places for its substantial concentration of early-twentieth-century domestic architecture. Fashionable stylistic interpretations include the Queen Anne, Colonial Revival, Craftsman, Spanish Colonial Revival and Tudor Revival styles. Sited along tree-lined streets, the properties within West Riverdale present a uniform setback, grassy yards, and historic secondary buildings. Although the majority of the dwellings were constructed between 1915 and 1942, the earliest houses erected within the first platted section of the neighborhood date from circa 1910 and represent the early-twentieth-century vernacular Queen Anne and Colonial Revival styles that were popular during the period. The majority of the residences were speculatively constructed in the 1920s and 1930s by prolific local builder Walter R. Wilson.

The dominant type of dwelling was the one-and-a-half-story Craftsman-style bungalow. Represented in West Riverdale by thirty-three examples, these dwellings constitute nearly half of the community. The Colonial Revival style, exhibited through ornament adorning large two-and-a-half-story dwellings and smaller Cape Cod forms, is the other primary architectural style present in West Riverdale. Five well-preserved examples of the Spanish Colonial Revival style and two Tudor Revival-style houses also exist in the community. The majority of these buildings share common characteristics through their form, materials, and ornament, suggesting that their construction was based on a few basic plans that were altered and adapted as each house was constructed.

HISTORICAL BACKGROUND

The Calvert Family and Subdivisions, 1801-1906

The land encompassed by the residential neighborhood of West Riverdale was originally part of the Calvert family's Riversdale Plantation, constructed between 1801 and 1807. George and Rosalie Calvert acquired Riversdale from her parents, Henri Joseph and Marie Stier. Two years after purchasing the property, the Stiers returned to their family home in Belgium, ultimately transferring the property to their daughter and son-in-law. George Calvert was the son of Benedict Calvert and a descendant of Charles Calvert, the fifth Lord Baltimore. Politically active in the late eighteenth century, Calvert was elected to the Maryland General Assembly in 1796 as a house delegate from Prince George's County, a position he retained through 1799. He served as a director of the Bank of Washington in the early 1800s and later became president of the institution from 1828 to 1830. Meanwhile, he served as the president of the newly formed Washington and Baltimore Turnpike Company in 1813. Through the early nineteenth century, George Calvert's interests shifted from politics to agriculture, and by 1828, his land holdings included over 2,000 acres in Prince George's County. That year, he was the wealthiest man in Prince George's County, with assets valued at $53,762.[1]

After the deaths of Rosalie Calvert in 1821 and George Calvert in 1838, the property in Prince George's County was devised to their sons. The younger of the two sons, Charles Benedict Calvert, maintained the family's land, subsequently purchasing his siblings' interest in the property. Like his father, Charles Benedict Calvert was a proponent of progressive agricultural techniques. He was instrumental in the formation of local, statewide, and national agricultural societies. His work in the field of agricultural science led to the establishment of the United States Agricultural Society, of which he was vice president, and the Maryland Agricultural College (now the University of Maryland at College Park) in 1856. Politically active, Calvert was a member of the Maryland State House of Delegates in 1839, 1843, and 1844 and served in the United States House of Representatives from 1861 to 1863.[2]

The Calvert land was primarily agricultural. It was connected to Baltimore, Bladensburg, and Georgetown by colonial and post-Revolutionary War roads. The main road traversing the area was the Washington and Baltimore Turnpike, the predecessor of today's Baltimore Avenue (U.S. Route 1). This sixty-foot-wide stone-and-gravel road was incorporated as a turnpike by an Act of the Maryland General Assembly in 1812. The turnpike was opened in part at the beginning of

1815, and completed to its total length of thirty-six miles in the following years. Agricultural roads and narrow lanes from the nearby plantations and farms, including Riversdale, intersected the turnpike, and ultimately served as guides for several of the roads existing today.[3]

Running parallel to the turnpike was the Washington branch of the Baltimore and Ohio (B&O) Railroad. The railroad, which ran through Prince George's County for 13.6 miles, consisted of a single line of tracks when laid in 1835. By the early 1860s, the line was upgraded to a double-track system, with several stops and stations established at various intervals along the route. Initially, daily service consisted of two round-trip passenger trains between Washington, D.C. and Baltimore, with freight service as needed. The railroad's speed, convenience, and lower freight rates for agricultural products offered stiff competition for the turnpike. Consequently, the turnpike company dissolved in 1866, abandoning maintenance of the road. Renamed the Washington and Baltimore Boulevard, the physical condition of the thoroughfare and the amount of traffic traveling the road continued to decline well into the early twentieth century.[4] The Baltimore and Ohio Railroad Line bisected the community of Riverdale Park, continuing to provide service for patrons to Washington, D.C. and Baltimore into the early twentieth century. Use of the B&O line as a method of transportation declined after the turn of the twentieth century brought the less expensive streetcar service to Riverdale Park. In the late twentieth century, the B&O right-of-way was revived as the right-of-way for freight trains and the MARC commuter train.

Recognizing the potential for future development and growth along the Washington and Baltimore Turnpike, Charles Benedict Calvert subdivided approximately seventy-five acres west of Riversdale on the west side of the turnpike. Drawn in 1853 by surveyor William Sides, the subdivision was named "Ellaville," after Calvert's daughter, Ella. The subdivision comprised seventeen large lots that averaged four-and-a-half acres in size. Montgomery Road (now East-West Highway) formed the northern boundary of the plat. Land owned by "Mr. Bowie" wrapped around the west and south sides of "Ellaville." No development of "Ellaville" occurred over the next fifty-three years. Charles Benedict Calvert's death in 1864 stalled opportunities for the family to instigate settlement of the large rural lots. Although his proposed plans were visionary for the mid-nineteenth century, they remained unrealized until after the turn of the twentieth century.[5]

With the death of Charles Benedict Calvert, the plantation property was subdivided among his heirs. Calvert's widow, Charlotte, received a 300-acre lot that included the mansion and numerous outbuildings, including the family graveyard, kitchen, principal barns and tenant

houses. This devision, plus the 175 acres granted to his son George Calvert, included most of what was to become the suburbs of Riverdale Park and West Riverdale. The remaining acreage throughout Prince George's County was divided among their five surviving children.[6]

The heirs of Charles Benedict Calvert conveyed 474 acres of their land in Prince George's County to New York City businessmen John Fox and Alexander Lutz in 1887. On March 23, 1889, Fox and Lutz formed the Riverdale Park Company, which was named in honor of the grand Federal-style mansion at the center of the proposed community. The Riverdale Park Company was a real estate and development firm organized for the purpose of subdividing the Calvert land purchased by Fox and Lutz and creating a residential suburb for residents working in Washington, D.C.[7]

Surveyed and platted by D.J. Howell in 1889, the original plan for the suburb of Riverdale Park focused the community around the Baltimore and Ohio Railroad, which ran roughly north-south parallel to and between Maryland Avenue and Lafayette Avenue. Riverdale Park was platted in three sections that were divided into more than 850 building lots. Despite the sale of property and the initial interest in the development of the suburb, construction of buildings did not increase at a rapid pace until streetcar lines were extended through Riverdale Park after the turn of the twentieth century.

The extension of streetcar service into the community greatly aided the efforts of the Riverdale Park Company to increase settlement of the subdivision, despite the existing service of the B&O Railroad. Traversing Maryland Avenue, the electric streetcar line that was extended through Riverdale Park was initially operated by the Washington, Berwyn, and Laurel Railroad Company (later consolidated as the City and Suburban Railway Company and then the D.C. Transit Company). Although streetcars had begun to operate in Washington, D.C., as early as 1862, they did not connect to the outlying suburbs until the turn of the twentieth century. The streetcar system was extended to the Maryland suburbs in response to renewed population and economic growth as well as the encouragement of the real estate developers like the Riverdale Park Company, who hoped to profit from further development. Although Riverdale Park was already situated along the B&O Railroad, the streetcar was less expensive and faster than the railroad.[8] The new streetcar line, completed in 1902, provided direct access to the Washington, D.C., terminus at the U.S. Treasury Building at 15th and G Streets, N.W., from its Laurel, Maryland, terminus. In addition to the station stop at Riverdale Park, suburban service was provided to the neighboring communities of Hyattsville, College Park, Lakeland, Berwyn, Branchville, Beltsville, and Contee.

The Platting of West Riverdale, 1906-1915

A part of Charles Benedict Calvert's "Ellaville" was the first addition to Riverdale Park. Improvement of the land did not occur until Francis S. Carmody purchased fifty-five acres of Ellaville from the trustees of Charles Benedict Calvert's estate in 1906. The sale included Lot 5 and Lots 10 through 16 of the original 17 lots within Ellaville. Lots 1 through 4 and 6 through 9 were then annexed by neighboring Hyattsville and continue to be called "Ellaville." Lot 17 was later added to Riverdale in the 1930s.

Carmody, a building contractor and excavator born in 1868, re-platted his acquisition and named it "West Riverdale." In an attempt to generate development, he reduced the lot size from an average of three acres to less than one acre. Although the reduction in lot size resulted in the platting of 335 residential lots in West Riverdale, little development of this addition occurred. Initially, only a few lots facing east on the west side of Baltimore Avenue were sold and improved. Two extant dwellings in West Riverdale date from this period of development by Carmody (6112 44th Place, ca. 1910, and 4403 Queensbury Road, 1915).

The slow pace of initial development in West Riverdale was likely due to the neighborhood's physical relationship to Riverdale Park. Commercial and transportation resources in this larger community were centrally located, and, thus, not convenient to potential residents in West Riverdale. Additionally, over half of the lots in Riverdale Park had yet to be improved by the construction of residential buildings. The available lots in West Riverdale were not typically sold or improved until after Riverdale Park had been largely established, because of the many amenities afforded this larger suburb. Residential development of Riverdale Park slowly continued without hindrance through the early twentieth century, although the administrative and public works efforts of the Riverdale Park Company and the Riverdale Citizens' Association were less than effective. The citizens' association had funded street lighting in the late nineteenth century, and the Prince George's County government provided a constable for local law enforcement in the early twentieth century. Yet, the local agencies could not provide for a larger school or for the materials and labor needed to pave the streets. These issues were at the forefront of the community's efforts to incorporate as a town in 1912. Although denied by the Maryland General Assembly, the bill to incorporate Riverdale Park did bring to light badly needed improvements in the community and surrounding neighborhoods.[9]

Period of Greatest Development, 1915-1942

Although public utilities and mass transportation were available to the residents, development of West Riverdale was slow until the emergence of the automobile as a primary mode of transportation. Thus failing at his attempts to develop West Riverdale, Francis Carmody sold approximately 200 unimproved lots to real estate dealer Walter R. Wilson in 1915. Wilson had immigrated to the United States in 1898 at the age of thirty, finally settling in Riverdale Park. According to the 1920 population census, Wilson resided on Baltimore Avenue in Riverdale Park with his wife and five children. Architectural evidence suggests that Walter Wilson immediately began to construct modest middle-class suburban houses on the residential lots. Sixteen dwellings were erected between 1915 and 1930, primarily along 43rd Street and Queensbury Road. Wilson frequently advertised his improved properties in the *Evening Star* throughout the 1920s.[10] Although he constructed buildings in the Riverdale Park community as early as 1904, Wilson was most prolific as a local builder in West Riverdale.[11]

Many of the dwellings constructed in West Riverdale featured similar forms, styles, and ornament, suggesting that Wilson used patternbook or mail-order designs that were altered and adapted to individualize each house. Examples include the Craftsman-style bungalows at 4306 Queensbury Road and 4308 Queensbury Road, both of which were constructed between 1915 and 1920. The success of patternbook and mail-order designs was largely due to advertisements in magazines, most notably *Ladies Home Journal*, which began at the turn of the twentieth century to publish designs for small model homes. For a few dollars a reader could purchase working plans for a house that could be built for as little as $1,000. The largest, and by far the best known, of the mail-order companies was Sears, Roebuck and Company of Chicago, Illinois. All shipping was done by rail; consequently the largest concentration of mail-order houses is in the Northeast and Midwest, areas that were served by most of the nation's rail lines.[12] West Riverdale's location near the B&O Railroad line that traversed the Town of Riverdale enabled easy shipment of mass-produced, ready-made house parts for assembly in the West Riverdale neighborhood.

The houses in West Riverdale were marketed as being modern and convenient. Classified advertisements in the *Washington Star* boasted of the amenities available to potential owners of these single-family dwellings. One such ad touted a house as having "every city convenience." Such amenities included a concrete cellar, separate coal cellar, steam heat, electric lights, and gas.[13] Another advertisement indicated the availability of hot water heating, electricity, and gas water heaters in the community.[14] Thus, the homeowner could live in a picturesque suburban

setting distinguished by tree-lined streets and grassy yards without the hassle of outdated methods of heating and lighting.

In addition, the prevalent type of house constructed in West Riverdale at this time was the Craftsman-style bungalow, which was lauded throughout the 1910s and 1920s as the most comfortable house available to homeowners. One article from the period indicated that bungalows "took the 'bungle' out of housework."[15] The form's modest size, typically one- to one-and-a-half stories high, reduced the inconvenience of climbing stairs. Its interior layout often emphasized an entry room distinguished by window seats, brick or stone fireplaces, and built-in bookshelves. These elements conveyed a sense of warmth and coziness to the homeowners and visitors alike. Typically illuminated by groups of windows, the interior space was arranged to enable a smooth flow of traffic between rooms. Smaller houses such as the bungalows found in West Riverdale were increasing in popularity nationwide.[16]

The growth of neighboring Riverdale Park had a significant impact on the development of West Riverdale in the second quarter of the twentieth century. The passage of House Bill No. 585 in 1920 finally resulted in the incorporation of Riverdale Park, West Riverdale, and the Gretta Addition to Riverdale as the Town of Riverdale.[17] However, only twenty-seven of the seventy acres platted in 1906 as West Riverdale, comprising 130 residential lots, were incorporated as part of the Town of Riverdale. The remaining lots not annexed to the Town of Riverdale were closer to established services, including commercial and transportation resources, in Hyattsville. Thus, the economic growth of that area and the close proximity of West Riverdale to Hyattsville resulted in the neighborhood's division between Hyattsville and Riverdale Park.

As a result of the incorporation of West Riverdale as part of the Town of Riverdale, an explosion of residential development rippled through the whole community. Thus, the location, transportation amenities, and the number of available building lots provided unending options for speculative development in West Riverdale. By 1924, twenty-seven houses had been constructed in West Riverdale. Seven of these buildings faced Baltimore Avenue. The majority of the remaining dwellings bordered Queensbury Road. The *Sanborn Fire Insurance Map* reveals that many of the narrow lots were combined to create larger parcels of land. These larger lots, dominated by grassy yards, created a more picturesque setting for the community, most notably along Queensbury Road. The dwellings depicted on the map featured wood frame construction with full-width porches. Several properties were further improved with freestanding garages and sheds.[18]

The suburban setting of West Riverdale continued to develop through the late 1930s, when "Dr. R.A. Bennett's Residue Riverdale" was subdivided from lot seventeen of "Ellaville." The 1920 population census reveals that fifty-one-year-old Dr. Robert A. Bennett lived with his wife and five children near Walter R. Wilson on Baltimore Avenue. Bennett, a general practitioner, had acquired one-half interest in Lot 17 of "Ellaville" in 1905. His wife, Alice, inherited the other one-half interest shortly thereafter from her brother, A.E. Cox. Platted in 1937, the subdivision was located on the southwest corner of Baltimore Avenue and East-West Highway (then Colesville Road) at the northeast corner of the neighborhood. The 1939 *Sanborn Fire Insurance Map* indicates that seventy-three houses improved the enlarged West Riverdale.[19]

By the late 1930s, the Craftsman-style detailing was supplanted by the Colonial Revival-style embellishments in West Riverdale. Excavations in Williamsburg, Virginia in the early 1930s brought a fervent interest in Colonial American history that manifested itself in the return of the Colonial Revival style. The style, executed with modest ornament in middle-class suburbs such as West Riverdale, was easily adapted to different house forms. Nineteen houses constructed in West Riverdale between 1930 and 1940 reflect this re-emergence of the popular Colonial Revival style.

Throughout this period, residents living in West Riverdale took advantage of the commercial and cultural resources in neighboring Riverdale Park, and nearby Hyattsville and College Park. Specialty stores like groceries, bakeries, and smaller clothing stores were located along the Baltimore Avenue commercial corridor. Additionally, these communities were also home to social and fraternal organizations to which many residents of West Riverdale belonged. Thus, West Riverdale existed as a purely residential neighborhood until the construction of a hospital along Queensbury Road in the early 1940s.

One of the most high-style Colonial Revival buildings in the West Riverdale Historic District is the Eugene Leland Memorial Hospital, known now as the Crescent Cities Health and Rehabilitation Center. The hospital was founded by Dr. Wendell E. Malin, a 1933 graduate of the College of Medical Evangelists in California, and his brother, Dr. Lawrence W. Malin, who graduated from the same alma mater in 1936. After first operating a clinic on Marion Street in Hyattsville, Wendell Malin commissioned architect Ronald Senseman to design a Colonial Revival-style house and clinic on Queensbury Road. Malin hired Herbert Hubbard to build the clinic. A few modest apartments, a waiting room, three examining rooms, and a small surgery room were conceived as part of the building. In response to the medical needs of the growing suburban population, the Drs. Malin were approved by the county commissioners to construct the

first modern hospital in Prince George's County. Architect Ronald Senseman, after designing a large addition to the Colonial Revival-style house on Queensbury Road, again coordinated with Herbert Hubbard to build the fifty-eight bed hospital.[20] Construction of the Eugene Leland Memorial Hospital -- named after the Malins' great-uncle -- began in 1941 and was complete by the following year. Opening on September 7, 1942, the facility offered twenty-four-hour emergency service to residents in the Town of Riverdale and nearby communities.[21]

West Riverdale after 1942

The Eugene Leland Memorial Hospital's presence was dominant in the West Riverdale neighborhood after 1942. The post-World War II expansion of Prince George's County necessitated greater provisions for hospital services. A third phase of construction was approved in 1961, and the architect/builder team of Senseman and Hubbard was again employed to realize the twenty-bed addition. Completed in 1964, the enlarged hospital was quickly filled to capacity. In 1966, over 3,000 inpatients were admitted to the facility and over 30,000 patients visited the emergency room.[22] The hospital continued to operate unhindered through the 1960s and 1970s. However, the hospital's increased financial losses and declining patient admission rates of the late 1980s and 1990s resulted in the closing of the institution in 1993.[23] The late 1990s saw the reopening of the facility for use as a nursing home and senior center.[24]

Residential construction in West Riverdale came to a halt after 1942. Demands placed on the U.S. economy and industrial core during World War II precluded the availability and affordability of construction materials during the conflict. As a result, no new buildings were erected in the neighborhood until the 1950s. By that time, the popularity of the Craftsman-style bungalow and the Cape Cod house had waned in favor of ranch and split-level houses. Only four buildings in West Riverdale were constructed after 1942, all reflecting modern architectural influences.

Despite declining residential construction in the community, the municipal government of the Town of Riverdale continued to grow and change during the mid-twentieth century. In 1941, the town changed the name of its roads to conform to the standards of the United States Postal Service and carried a similar pattern as those of Washington, D.C. and nearby College Park. Accordingly, the north-south roads were renamed numerically, while the east-west streets were given alphabetical names.[25]

With the growth of Washington, D.C., and the continued development of the city's suburbs,

traffic through Riverdale and West Riverdale increased significantly after World War II. Increased use of the automobile in the 1920s, subsequent improvement of the road surface, and the demise of streetcar service in the community resulted in the establishment of Baltimore Avenue (U.S. Route 1) as the primary north-south thoroughfare through the community. As a result, many of the residential buildings constructed along the road during the late 1800s and the first half of the twentieth century were demolished to accommodate new, transportation-related and service-related buildings. Those houses that remained were converted for commercial use and extensively altered by the application of late-twentieth-century façades. Modern construction along Baltimore Avenue further solidified the route's status as a commercial corridor. Several early-twentieth-century resources on the west side of Baltimore Avenue have been demolished since 1950 for the construction of newer commercial buildings, including a bank, Rite Aid pharmacy, and McDonald's restaurant, the latter of which date to the last ten years of the twentieth century.

Further, in an effort to accommodate increasing automobile traffic, East-West Highway was planned in the mid-1960s and constructed in 1966. The highway extended parallel to the east-west streets in Riverdale and West Riverdale, intersecting Baltimore Avenue at the northeast corner of West Riverdale. Construction of the highway did not, however, greatly affect the character of the residential neighborhood, for the properties on the south side of the road retained their original setback and grassy lawns. [26]

Inspired by and concurrent with the restoration and nomination of the Riversdale mansion, historic preservation trends have taken hold in the Town of Riverdale. In 1991, the M-NCP&PC completed an architectural survey of the town, including the neighborhood of West Riverdale. In the mid-1990s, the Town Center Revitalization Committee and the Preservation Association of Riverdale Park were formed in an effort to restore Riverdale's historic commercial center. The preservation and revitalization efforts of private citizens, the Riversdale Historical Society, and the Town Center Revitalization Committee have continued into the twenty-first century as the community continues to serve as a significant turn-of-the-twentieth-century suburb of Washington, D.C. Accordingly, the town, along with the neighborhood of West Riverdale, was renamed Riverdale Park in 1998.

ENDNOTES

[1] Margaret Law Callcott, Editor, *Mistress of Riversdale: The Plantation Letters of Rosalie Stier Calvert,*

1795-1821 (Baltimore, MD: The Johns Hopkins University Press, 1991), pp. 208, 248, 374, 390 n. 19; see also "Index to Officeholders Archives of Maryland Historical List," located on the internet at http://www.mdarchives.state.md.us/msa/speccol/sc2600/sc2685/index/html/lastndxc.html (June 25, 2001).

[2] Callcott, pp. 387-388.

[3] Harold L. Reem, "The Development of Rail Transportation Systems, Roads, and Streets in College Park, Maryland, circa 1749-1998" (Paper prepared for AMCV 278, George Washington University, Washington, D.C., 1998), pp. 2-3.

[4] Reem, pp. 3 and 6.

[5] Plat JWB 7, folio 286.

[6] Maryland-National Capital Park and Planning Commission, *The Calvert Mansion, Riversdale* (Prince George's County, MD: Maryland-National Capital Park and Planning Commission, Regional Office, 1950[?]), pp. 34-35; see also "Calvert, Charles Benedict, 1808-1864," located on the internet at http://bioguide.congress.gov/scripts/biodisplay.pl?index= C000058 (June 22, 2001); and Callcott, pp. 387-388.

[7] National Historic Landmark Nomination, "Riversdale Mansion (PG#68-4-5)," prepared by Susan G. Pearl for the Maryland-National Capital Park and Planning Commission (June 1997), p. 27.

[8] Reem, p. 7.

[9] Christina A. Davis, Editor, *The Riverdale Story: Mansion to Municipality* (Riverdale, MD: Town of Riverdale, 1996), pp. 52-53.

[10] Davis, p. 76.

[11] Howard S. Berger, "Riverdale Historic Survey," Architectural Survey Prepared by the Maryland-National Capital Park and Planning Commission, Historic Preservation Section (June 1991), p. 10.; Riverdale Park Promotional Brochure, circa 1904.

[12] Katherine Cole Stevenson and H. Ward Jandl, *Houses by Mail: A Guide to Houses from Sears, Roebuck and Company* (Washington, D.C.: The Preservation Press, 1986), pp. 19-30; see also *Aladdin* Company, *Aladdin "Built in a Day" House Catalog, 1917* (New York, NY: Dover Publications, Inc., 1995), passim.

[13] *Washington Star* (April 21, 1920).

[14] *Washington Star* (July 20, 1920).

[15] "Women Declare Bungalows Make Housework Easy," *Evening Star* (October 9, 1920).

[16] "Demand Increases for Real Estate," *Evening Star* (February 26, 1925).

[17] Berger, p. 13.

[18] *Sanborn Fire Insurance Maps* (Philadelphia, PA: Sanborn Map Company, 1924).

[19] *Sanborn Fire Insurance Maps* (Philadelphia, PA: Sanborn Map Company, 1939).

[20] Felix A. Lorenz, *Memorials for God through Faith: The Story of the Medical Group Foundation*

(Riverdale, MD: The Medical Group Foundation, 1968), pp. 14-19
[21] Davis, p. 86
[22] Lorenz, pp. 172-173.
[23] *Prince George's Journal* (March 2, 1993).
[24] Davis, p. 147.
[25] Davis, p. 107-109; see also *Golden Panorama: "The Past is Prologue": Town of Riverdale, Maryland, 1920-1970* (Riverdale, MD: Town of Riverdale, 1970), p. 69.
[26] *Golden Panorama*, p. 90.

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"Women Declare Bungalows Make Housework Easy." *Evening Star* (October 9, 1920).

VERBAL BOUNDARY DESCRIPTION

The West Riverdale Historic District is located in northern Prince George's County, Maryland. It is flanked by 44th Place to the east and 43rd Street to the west. East-West Highway (Maryland Route 410) forms the northern boundary. The City of Hyattsville is contiguous to the southern boundary of the district. The West Riverdale Historic District, a residential neighborhood that is part of the Town of Riverdale, is separated from neighboring Riverdale Park by the transportation and commercial corridor of Baltimore Avenue, which is located to the east of the district. The West Riverdale Historic District encompasses 23.5 acres.

BOUNDARY JUSTIFICATION

The boundaries of the West Riverdale Historic District define a portion of the original Riversdale tract and subsequent subdivision known as "Ellaville." Between 1853 and 1906, eight of the lots at the southern end of "Ellaville" were annexed to Hyattsville. In 1906, the Calvert family sold fifty-five acres in "Ellaville" to Francis Carmody, who then re-platted the land. Only twenty-three-and-a-half acres were incorporated as part of the Town of Riverdale in 1920. The remaining acreage was appended to Hyattsville. In 1937, the plat known as "Dr. R.A. Bennett's Residue Riverdale" was added to the northeast corner of the district. The earliest buildings constructed in the West Riverdale Historic District date to circa 1910.

The northern boundary of the district is East-West Highway, with only the buildings on the south side of the highway included in the district (Buildings on the north side of East-West Highway are located in the Town of University Park). Montgomery Road formed the northern boundary of "Ellaville." By the 1906 platting of West Riverdale, Montgomery Road was re-named Colesville Road. In 1966, the narrow road was widened to six lanes as East-West Highway. This major transportation corridor provides a physical and visual division between West Riverdale and University Park to the north of East-West Highway.

The eastern boundary of the district is 44th Place. Although Baltimore Avenue is the historic eastern boundary of West Riverdale, no historic resources along Baltimore Avenue survive. They have been replaced by late-20th-century buildings, including a bank that dates from the 1986, a McDonalds restaurant and Rite Aid Pharmacy. The latter two buildings were constructed in the 1990s. Only three resources on the east side of 44th Place are included in the boundaries of the district. The remaining properties on the east side of this street are considered to be non-contributing and include late-20th-century buildings and parking lots. As a result, the boundary

extends south from East-West Highway to the house at 6209 44th Place, where it follows the property line of this contributing resource. From the property line, the boundary is again formed by 44th Place until 6103 44th Place and 6101 44th Place, where it follows the property line of these two contributing resources. These three buildings remain as representative of the residential construction that once lined 44th Place.

The southern boundary follows an unnamed alley that comprised the historic border of Francis S. Carmody's plat for West Riverdale. The properties on the south side of the alley were annexed to the City of Hyattsville prior to the 1906 plat of West Riverdale and are not included in the West Riverdale Historic District.

The western boundary is formed by 43rd Street. Although all of the resources on the west side of 43rd Street were platted as West Riverdale in 1906, they were annexed to the City of Hyattsville shortly after the West Riverdale subdivision was platted. Thus, only the resources on the east side of 43rd Street were incorporated as part of the Town of Riverdale in 1920.

All photographs are of:

WEST RIVERDALE HISTORIC DISTRICT
Prince George's County, Maryland
MIHP File Number: PG-68-93
E.H.T. Traceries, Inc., photographer

All negatives are stored with the Maryland Historical Trust:

DATE: May, 2001
VIEW OF: 4404 Queensbury Road, View looking Northwest
PHOTO: 1 of 10

DATE: May, 2001
VIEW OF: 6103-6105 44th Avenue, View looking Northeast
PHOTO: 2 of 10

DATE: May, 2001
VIEW OF: 6104 44th Avenue, View looking West
PHOTO: 3 of 10

DATE: May, 2001
VIEW OF: 4403 Queensbury Road, View looking South
PHOTO: 4 of 10

DATE: May, 2001
VIEW OF: 6213-6215 43rd Street, View looking Northeast
PHOTO: 5 of 10

DATE: May, 2001
VIEW OF: 6106-6108 44th Place, View looking Northwest
PHOTO: 6 of 10

DATE: May, 2001
VIEW OF: 6111-6115 43rd Street, View looking Southeast
PHOTO: 7 of 10

DATE: May, 2001
VIEW OF: 6211-6215 44th Avenue, View looking Southeast
PHOTO: 8 of 10

DATE: May, 2001
VIEW OF: 6211-6213 44th Avenue, View looking Northeast
PHOTO: 9 of 10

DATE: May, 2001
VIEW OF:6207-6209 44th Avenue, View looking Northeast
PHOTO: 10 of 10

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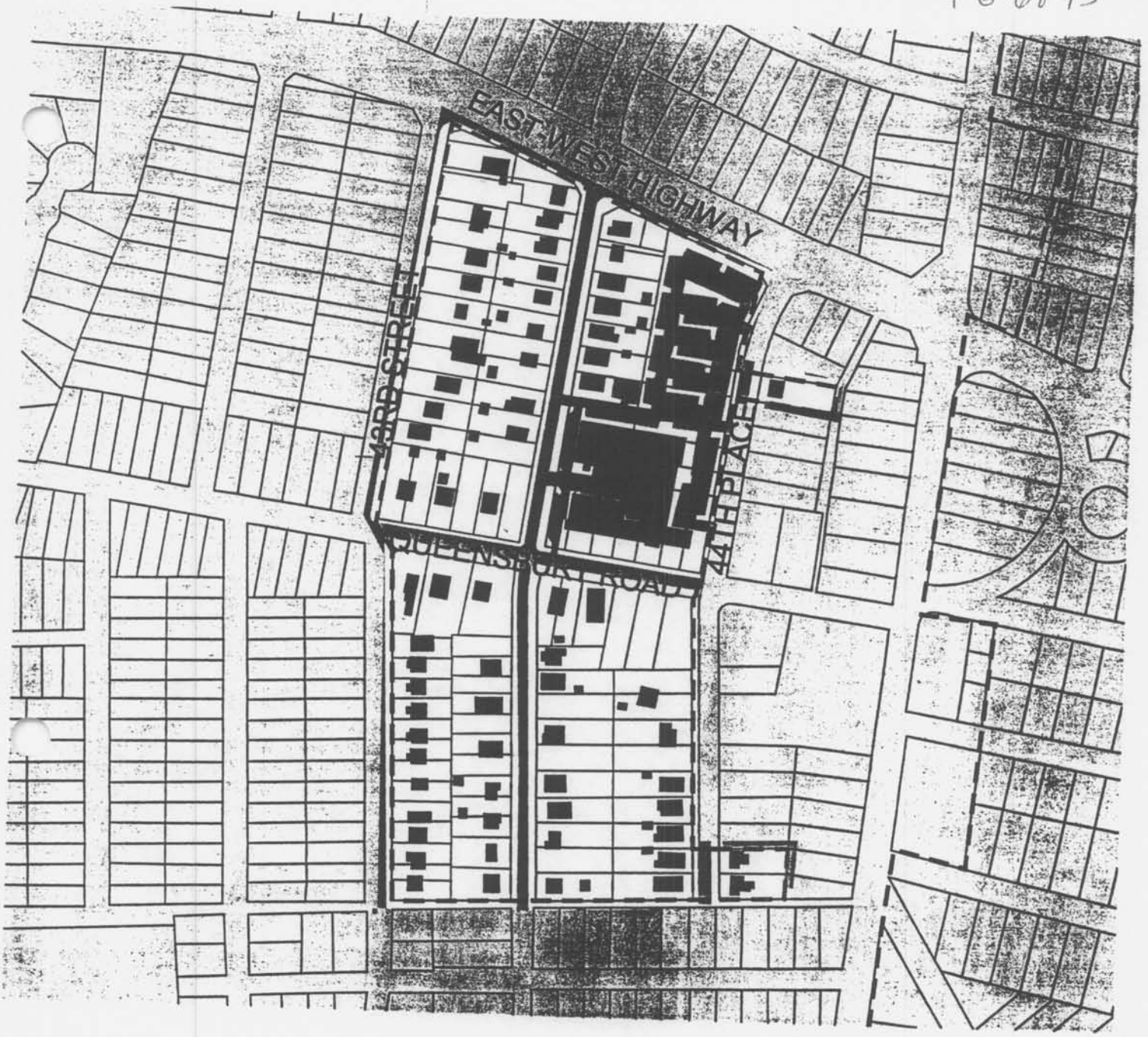

West Riverdale National Register Historic District

- Historic District Boundary
- Property Line
- Building
- Roadway/Parking

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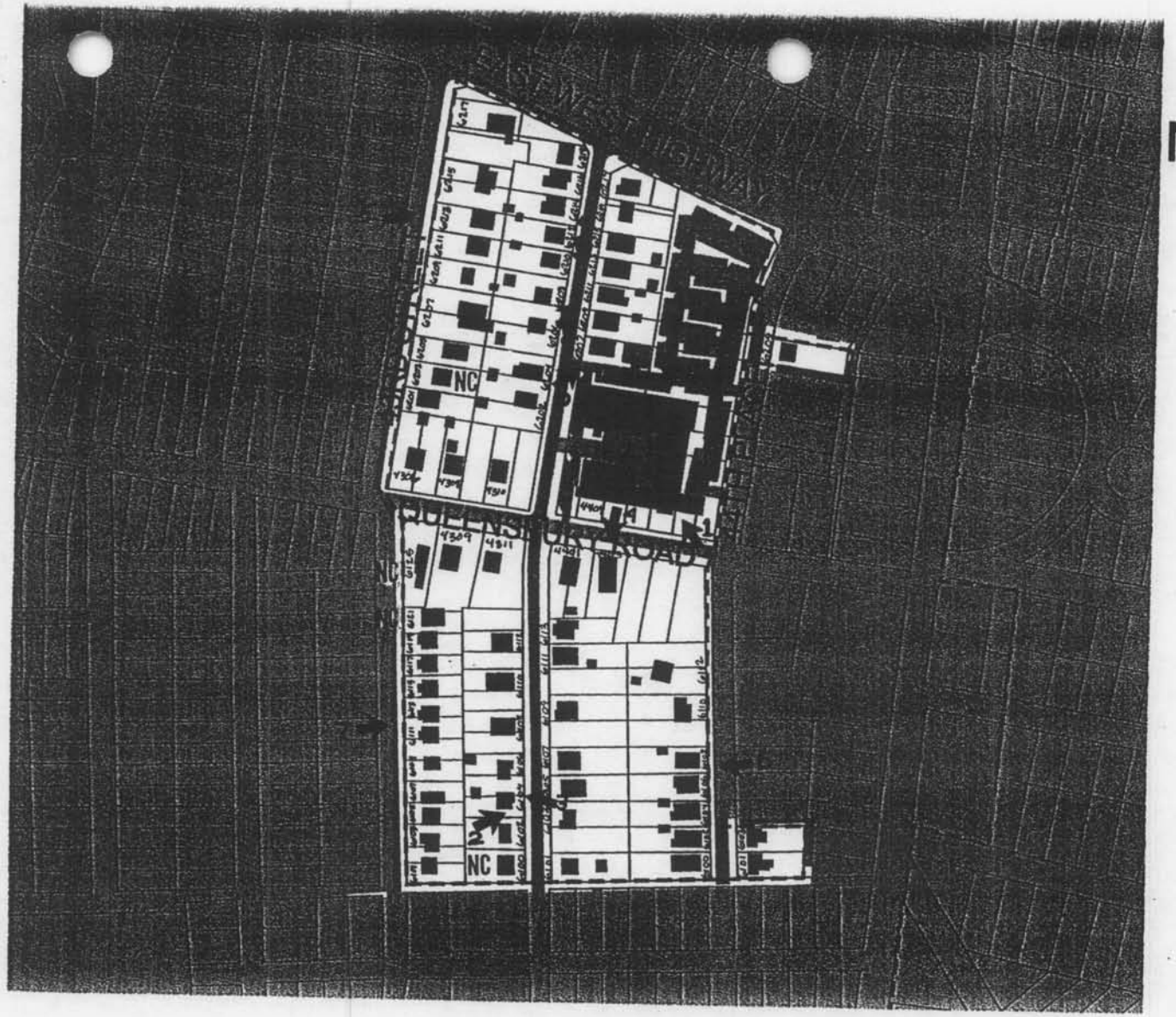

West Riverdale National Register Historic District

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LEGEND

- District Boundary
- Property Line
- Roadway
- Building
- NC NON-CONTRIBUTING
- →2 PHOTO VIEW

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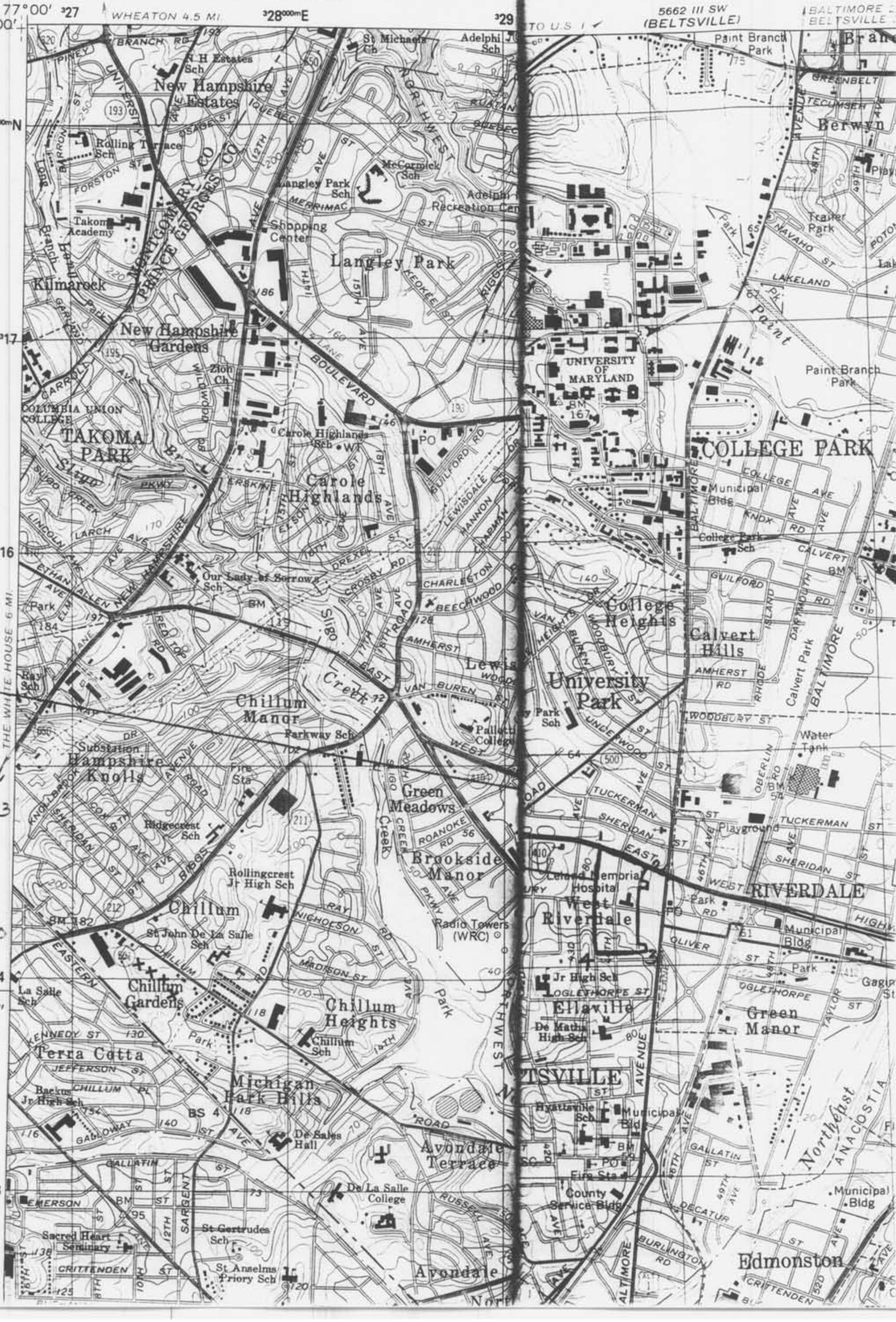
UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



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WEST RIVERDALE HISTORIC DISTRICT

WEST RIVERDALE

PRINCE GEORGE'S COUNTY, MARYLAND

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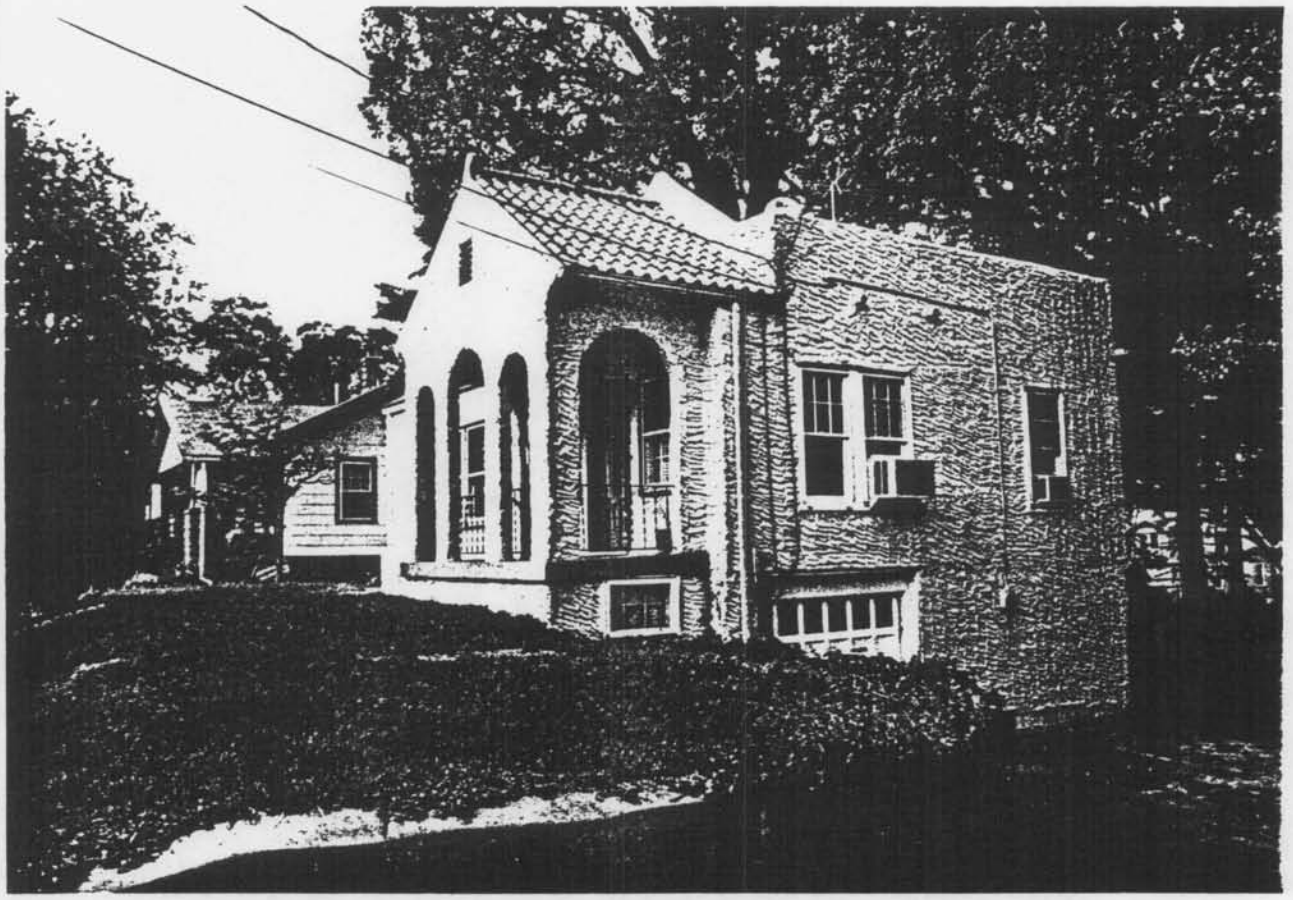

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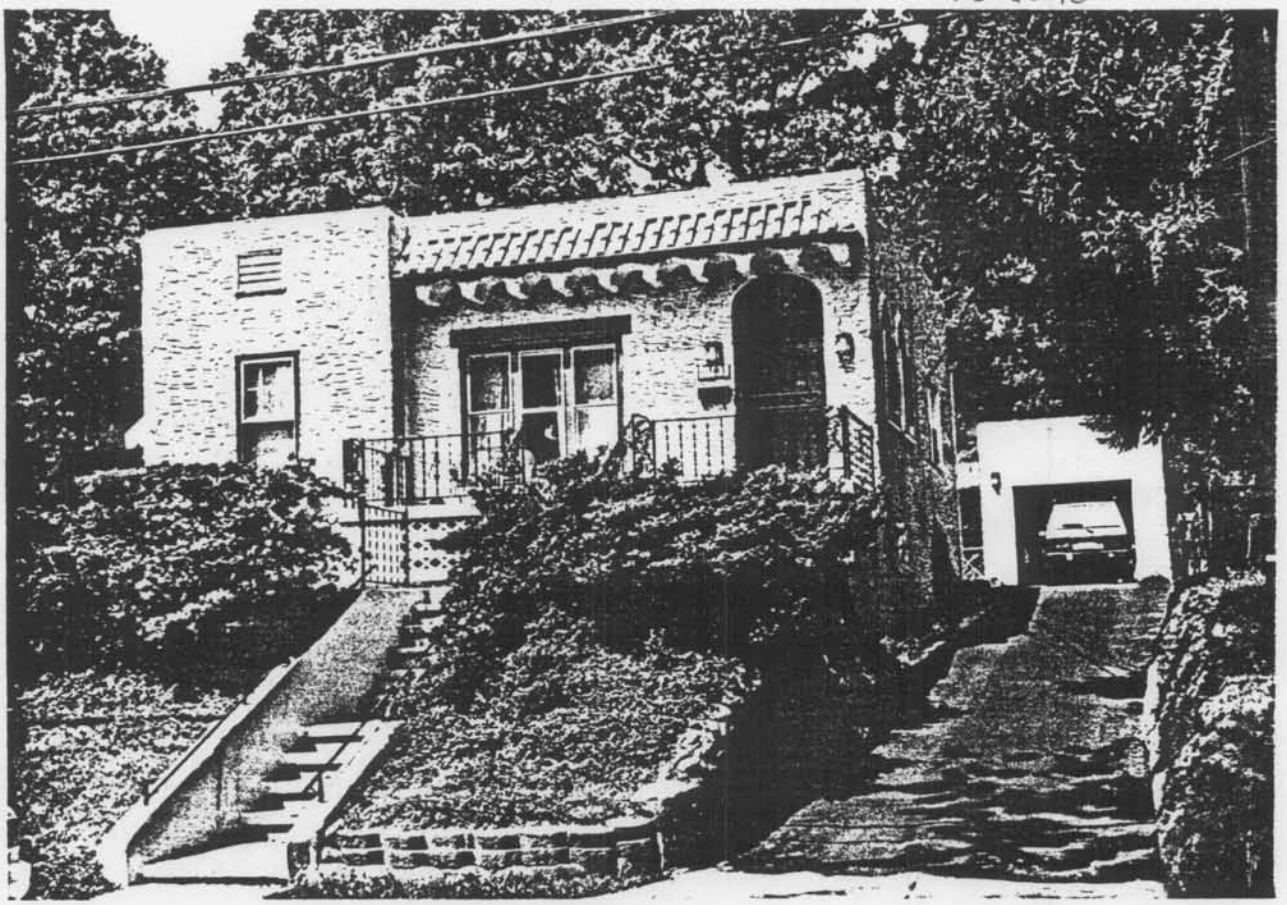

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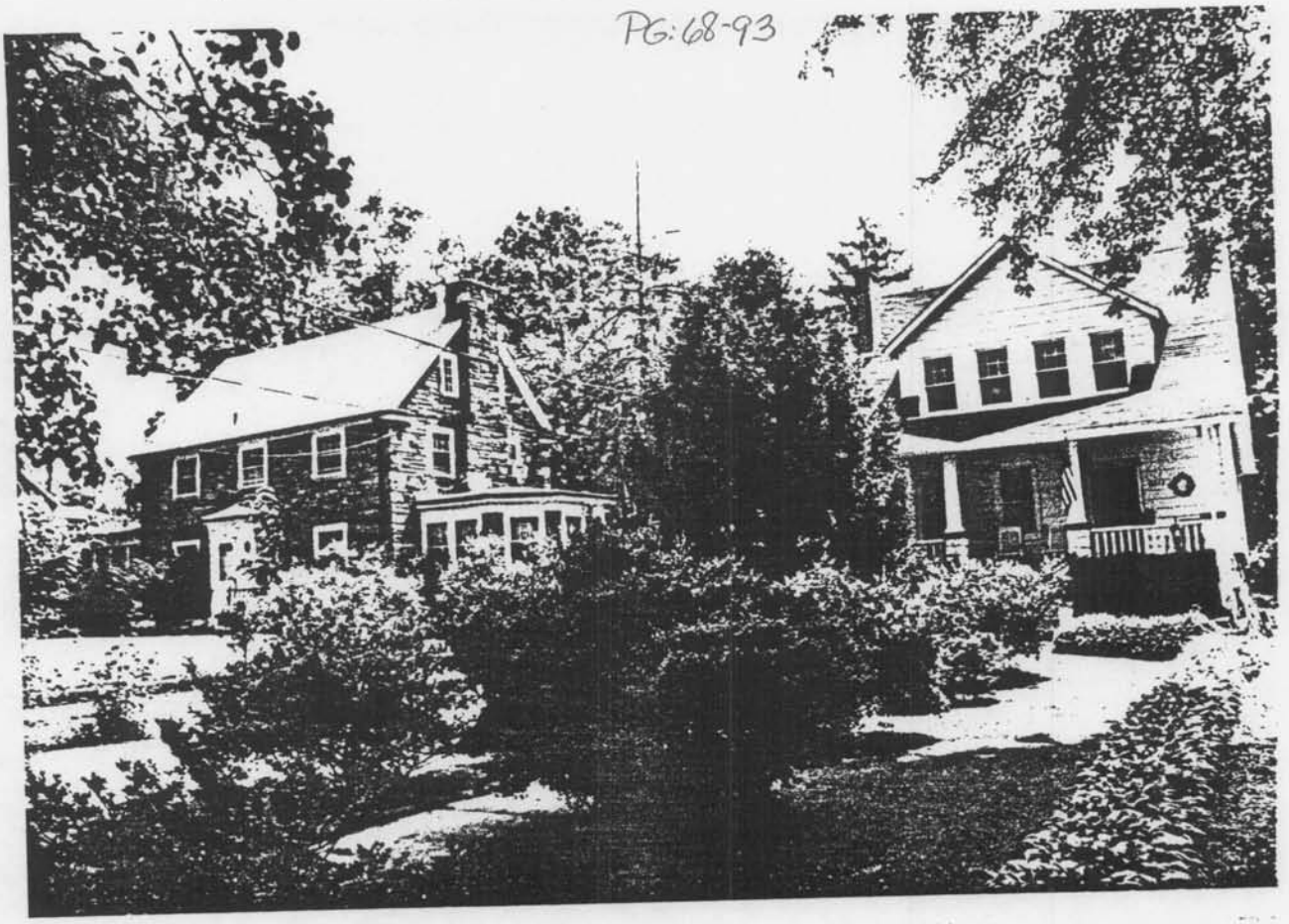

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