

State Historic Sites Inventory Form

1. Name:

historic: Property has no historic name

and/or common: Property has no common name

2. Address:

street and number: 4802 Guilford Road

City, town: College Park

State: Maryland

County: Prince George's

3. Classification:

Category: Buildings

Ownership: Private

Public Acquisition: Not applicable

Status: Occupied

Accessible: Yes - Unrestricted

Present Use: Private residence

4. Owner of Property:

Name: John H. and Mariann Payne

Street & Number: 4802 Guilford Road

City, town: College Park, Maryland 20740 **Telephone Number:** (301) 927-9206

5. Location of Legal Description:

Courthouse, registry of deeds: Prince George's County Land Records Office
Lower Level, County Administration Building

Street & Number: 14741 Governor Oden Bowie Drive

City, town: Upper Marlboro

State: Maryland

Liber/folio: Liber 11267, folios 205-206

6. Representation in Existing Surveys:

Not applicable - property is not represented in existing historical surveys

7. Description:

Condition: Good

Unaltered/alterd: Altered

Original site/moved: Original Site

Contributing Resource Count: 2

Summary paragraph/general description of resource:

This detached dwelling is located on its original site at 4802 Guilford Road in the Calvert Hills neighborhood of College Park, Maryland on Block 2, Lot 6 of Elmore Power's Addition to College Park, formerly the same lot and block number in Fanny A. Calvert's Addition to College Park (Illustrations 1 - 5). The foursquare house, which was built in c. 1914 (Maryland tax records identify the year as 1911), is in good condition, and is a good example of the so-called "comfortable" homes built in the first decades of the twentieth century (Gowans, p. xiv). Alterations have been made to both the house's exterior and interior. The changes, however, have been made to the rear and side elevations of the house rather than to its front. Of equal importance, they were made in recognized styles of the era during house's specific period of significance, and reflect the evolution of the resource. They do not result in a loss of the property's integrity, and do not detract from its ability to contribute to and convey the Calvert Hills neighborhood's history and significance as an early twentieth century railroad, streetcar, and automobile suburb of Washington, D.C.

The house (Illustrations 6 and 7) was built by or for Reuben Brigham during the period when the property was still part of Fanny A. Calvert's Addition to College Park. Like many if not most other residences in the area, the house was built using a standard set of architect's or builder's plans (Illustration 8). In this case of this house, however, unlike others in the neighborhood, the source of its plans and building materials can be identified. The house is a Sears, Roebuck "Hamilton" model (Illustration 9), which was featured in Sears, Roebuck, & Company's annual *Modern Homes and Building Plans* catalog between 1908 and 1912. Sears shipped most of the building materials to College Park via rail, and a local contractor built the house using a Sears construction manual (Stevenson and Jandl, pp. 20-35). John H. Payne, the current owner of the property, has identified Sears "kit" piece numbers on structural beams and the subflooring in the attic, and states that a former neighborhood resident recalled that the house's materials were delivered virtually to the site's doorstep on Baltimore and Ohio Railroad flatcars. The house is a 2 1/2-story 3-bay balloon frame structure built on a concrete block foundation, and is clad in its original clapboard. It has a pyramidal asphalt shingle roof with hipped gabled dormers on its front and sides and two brick chimneys on its rear slope. All or most of the house's 1 over 1 wooden sash windows and wooden shutters are original, including the leaded upper panes of the first-floor front windows. There is an hipped-roofed frame front porch with four fluted Tuscan-style columns supported by brick piers. Prior to 1939, the then-owners of the house (probably Edward and Mary Crisp or the Phi Sigma Kappa Fraternity), modified the original first floor plan. They constructed a single-story flat-roofed addition containing a bath adjacent to the back parlor in the left rear portion of the house; and expanded the small exterior porch on the right side of the house to create an enclosed single-story sun porch (Illustrations 8 and 9). The house currently has three doors--its original first-floor front door, a rear door leading from the first-floor sun room, and a second-story door leading to the roof of the rear bathroom addition, which is reached by an attached flight of exterior stairs.

With the exception of the added rear bath and sun porch, the house's first floor interior has remained largely unchanged for over 80 years (Illustration 7). The lath and plaster walls, hardwood floors, pine woodwork, and cast iron hot water radiators are all original, as are the downstairs French doors and the sliding doors between the hall and the front parlor. The double-pile floor plan and circular circulation pattern of the house's original main rooms--the hall, living room, parlor, dining room, and kitchen--are typical of that found in many early "comfortable" homes of the 1910s and 1920s. This "Progressive" layout is much simpler than that found in late nineteenth and early twentieth century Victorian homes, and incorporates the latest domestic technological developments (electric lighting, plumbing, central heating, etc.). It also illustrates the evolution of both the living room (the old formal parlor) and the dining room as informal multipurpose living spaces (Clark, pp 162-167). A first-floor plan laid out in a somewhat similar pattern can be found in the Ray H. Bennett Lumber Company's 1920 *Small House Catalog* (Illustration 10) and probably in catalogs from other mail-order builders of this period. The house's added first-floor sun porch, is also typical of "Progressive" homes built during this era, and physically reflects the widely-held belief that exposure to fresh air and light is healthy and "good for you" (Gowan, p. 28).

In contrast to the house's downstairs, its second floor remains largely unchanged. Rooms located on the second floor include four bedrooms and a bath, all of which are laid out according to the original plan and circulation pattern. Indeed, the only alteration to the second-floor plan has been the replacement of the left rear bedroom's rear window with the door leading onto the roof of the first-floor bath.

An original c. 1920 garage is located to the left rear of the house (Illustrations 4 and 11). Its location, derived from the placement of its antecedent--the carriage house and stable, reflects a continuing 1920s habit and practice of placing what were once considered to be offensive and smelly structures at a distance from houses (Gowan, p. 23). According to the current owner, the double-bay pyramidal-roofed frame garage probably never had doors and retains all or most of its original fabric.

8. Significance:

Period of significance: 1900-

Areas of significance: Architecture and community planning

Specific Dates: 1911 - 1941

Builder/architect: Sears and Roebuck - "The Hamilton" Model

Applicable criteria: A and C

Applicable Exception: Not applicable

Level of Significance: Local

Summary paragraph of significance/general statement of history:

The house is significant because of its "association with an event or historical trend"--the development of College Park's Calvert Hills neighborhood as an early twentieth-century middle-class railroad, streetcar, and automobile suburb of Washington, D.C. (Criterion A); and because its "architecture" and "construction" illustrate early twentieth-century mail-order "comfortable" building practices and technology (Criterion C). College Park evolved as a largely privately-planned and developed residential commuter suburb of Washington, D.C. that straddled three major transportation lines--the Baltimore and Ohio Railroad, the City and Suburban Railway's electric streetcar line, and United States Route 1. The area's readily-accessible suburban subdivisions offered federal employees and other members of Washington's expanding population the opportunity to attain the middle-class ideal of a single-family home set on a quiet tree-shaded lot away from the crowds, noise, and heat of the District. In many cases, these middle-class norms were enforced through deed restrictions that specified minimum values for houses and/or prohibited African-Americans from owning or renting the

properties. Houses built on College Park's suburban lots were normally built in the so-called "comfortable" building styles of the 1910s, 1920s, and 1930s (see Section 7 above). At a minimum, they were usually constructed in accordance with a standard set of architect's or builder's plans, and in many cases they were built with plans and materials provided by Sears and Roebuck, Bennett, Aladdin, Loizeaux, or other mail-order builders. These building patterns, however, are not unique to the College Park and its Calvert Hills neighborhood. Indeed, College Park is only one of a series of similar early twentieth-century railroad, streetcar, and automobile suburbs in the Washington, D.C. area, including Hyattsville and Riverdale in Prince George's County, Maryland; Silver Spring and Chevy Chase in Montgomery County, Maryland; and the early twentieth century neighborhoods of Arlington County, Virginia. These areas, moreover, are representative of national suburbanization patterns during the first decades of the twentieth century.

The house illustrates these associational and architectural contexts. It was built in c. 1914 by or for Reuben Brigham, an employee of the United States Department of Agriculture, on Block 2, Lot 6 of Fanny A. Calvert's (later Elmore Power's) Addition to College Park—a developing middle-class Washington commuter subdivision located on the City and Suburban Railway streetcar line (*Nelson's Suburban Directory*, p. 83; Illustrations 2 - 4). The subdivision's middle class norms were expressed in the restrictions to the September 1914 deed transferring the lot from Fanny A. and George H. Calvert to Brigham. Although there was no racial clause, under the terms of the deed Brigham agreed that "no spirituous liquors" would be sold on the premises, that "no noisy or disagreeable business or trade which will become a nuisance" would be conducted," and that "no dwelling house or building shall be erected on said lot to cost less than twenty-five hundred dollars" (Prince George's County Deed Book 101, pp. 211-212). Brigham's house, the Sears and Roebuck "Hamilton" model (Illustrations 6 - 9) described above, almost certainly cost more than \$2500 when completed, and embodied the latest in 1910s-era "comfortable" building design and technology. Following Brigham, subsequent owners of the property have included the University of Maryland at College Park Chapter of the Phi Sigma Kappa Fraternity (c. 1920-1929), which used the dwelling as a fraternity house; Edward and Mary Crisp (1929-1943); Roger F. and I. Lorraine Burdette (1943-1992); Rebecca Lynn Calahan and Jonathan David Klein (1992-1997); and John H. and Mariann Payne, the current owners, who purchased the house in 1997. Despite the changes that have occurred to the house in the last 80 years, including the addition of the bathroom and sun porch prior to 1939, the property retains its ability to contribute to and convey the Calvert Hills neighborhood's history and significance as an early twentieth century railroad, streetcar, and automobile suburb of Washington, D.C.

9. Major Bibliographic References:

Aladdin Company, The. *Aladdin Built-in-a-Day House Catalog*, 1917.

New York: Dover Publications, 1995 reprint of original edition.

Bennett, Ray H. Lumber Company, Inc. *Bennett's Small House Catalog*, 1920.

New York: Dover Publications, Inc., 1993 reprint of original edition.

- Clark, Clifford Edward, Jr. *The American Family Home, 1800-1960*. Chapel Hill, North Carolina: University of North Carolina Press, 1986.
- Classic Homes of the 1920s by Loizeaux*. New York: Dover Publications, 1992, reprint of original edition.
- Goat, Leslie G. "Housing the Horseless Carriage: America's Early Private Garages," in Thomas Carter and Bernard L. Herman, Eds., *Perspectives in Vernacular Architecture, III*. Columbia, Missouri: University of Missouri Press, 1984, pp. 62-72.
- Gowans, Alan. *The Comfortable Home: North American Suburban Architecture, 1980-1930*. Cambridge, Massachusetts: MIT Press, 1986.
- Jennings, Jan, "Cheap and Tasteful Dwellings in Popular Architecture," in *Perspectives in Vernacular Architecture, V*. Knoxville, Tennessee: The University of Tennessee Press, 1995, pp. 133-151.
- Kihlstedt, Folke T., "The Automobile and the Transformation of the American House, 1910-1935," *Michigan Quarterly Review* 19-20 (Fall 1980/Winter 1981), pp. 555-570.
- King, Marina. "Sears Mail Order House Survey in Prince George's County, Maryland." Upper Marlboro, Maryland: Historic Preservation Commission, Maryland-National Capital Park and Planning Commission, Spring 1988.
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- Lubar, Steven. "Trolley Lines, Land Speculation, and Community-Building: The Early History of Woodside Park, Silver Spring, Maryland," *Maryland Historical Magazine* 81 (Winter 1986), pp. 316-329.
- Maryland Department of Assessments and Taxation Real Property System Database, Land Records Office, Prince George's County Administration Building, Upper Marlboro, Maryland.
- Nelson's Washington Suburban Directory of Maryland and Virginia Towns Adjacent to the District of Columbia- 1918*. Washington, D.C.: Justus C. Nelson, 1918.
- Prince George's County, Maryland - Land Records. Prince George's County Administration Building, Upper Marlboro, Maryland.
- Prince George's County, Maryland - Plat Maps. Prince George's County Administration Building, Upper Marlboro, Maryland.

- Reem, Harold L. Conversation with John H. and Mariann Payne, 4802 Guilford Road, College Park, Maryland, March 7, 1998.
- Reem, Harold L. "The Development of Rail Transportation Systems, Roads, and Streets in College Park, Maryland, c. 1749-1998." George Washington University: American Civilization 278 Term Paper, April 1, 1998.
- Reem, Harold L. Field notes and photographs on 4802 Guilford Road, College Park, Maryland, February - March 1998.
- Sanborn Map Company. *Insurance Maps of Washington Suburban, Volume 2, Prince George's County, Maryland*. New York: Sanborn Map Company, 1939.
- Stevenson, Katherine Coles, and H. Ward Jandl. *Houses by Mail: A Guide to Houses from Sears, Roebuck and Company*. Washington, D.C.: The Preservation Press, 1986.
- Volz, Candace M. "The Modern Look of the Early-Twentieth-Century House: A Mirror of Changing Lifestyles," in Jessica H. Foy and Thomas J. Schlereth, Eds., *American Home Life, 1880-1930: A Social History of Spaces and Services*. Knoxville, Tennessee: The University of Tennessee Press, 1992.

10. Geographical Data:

Acreage of Nominated Property: 15,000 SF (0.344 acres)

Quadrangle Name: Washington East Quadrangle: District of Columbia-Maryland

Quadrangle Scale: 7.5 Minutes

Verbal Boundary Description and Justification: Block 2, Lot 6, Elmore Powers Addition to College Park, Maryland (historic property boundary)

11. Form Prepared By:

Name/Title: Harold L. Reem

Organization: George Washington University

Date: April 10, 1998

Street & Number: 2721 South Buchanan Street

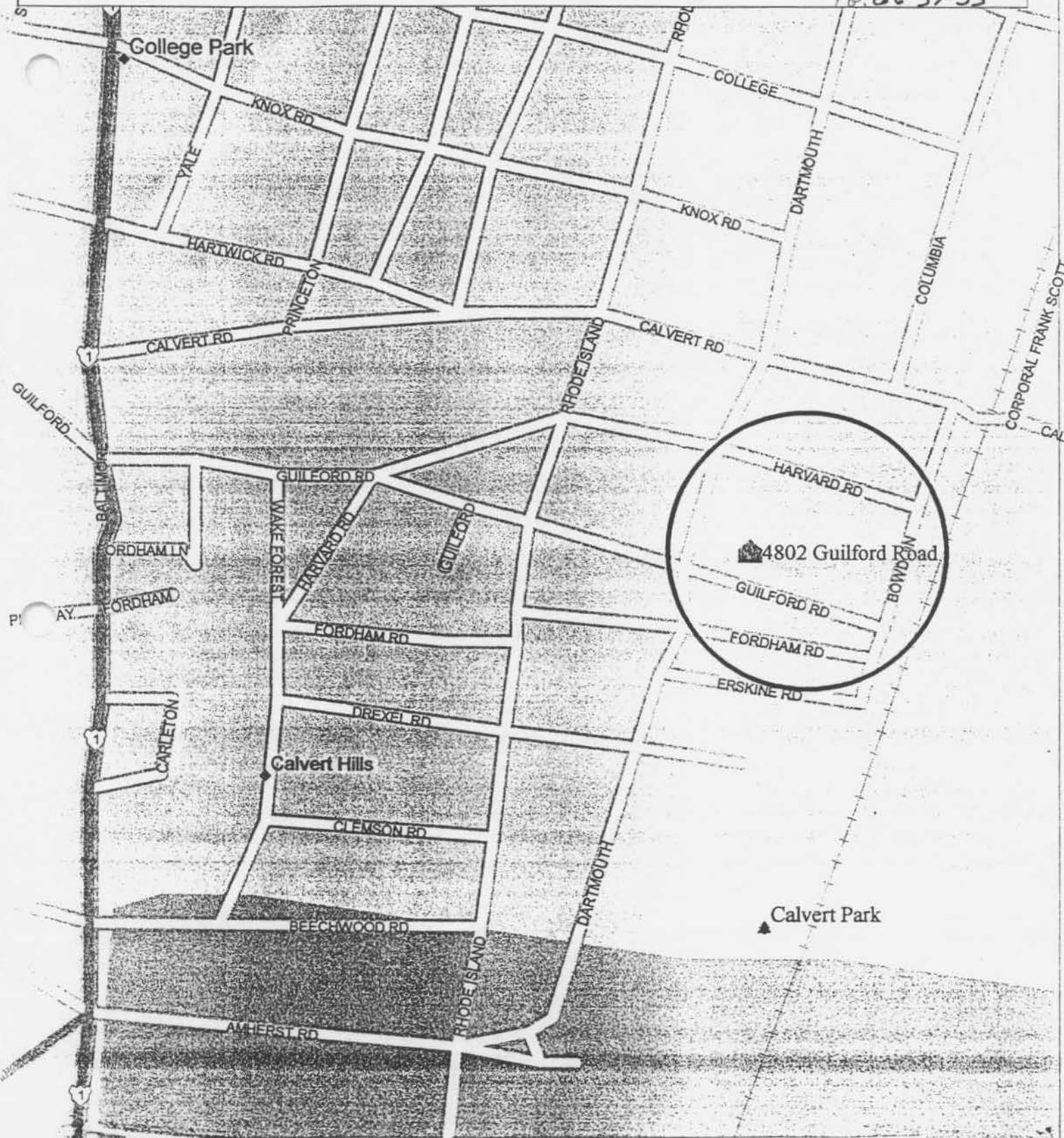
Telephone: (703) 845-8659

City or Town: Arlington

State: Virginia 22206

4802 Guilford Road - College Park, MD

PG. 66-37-33



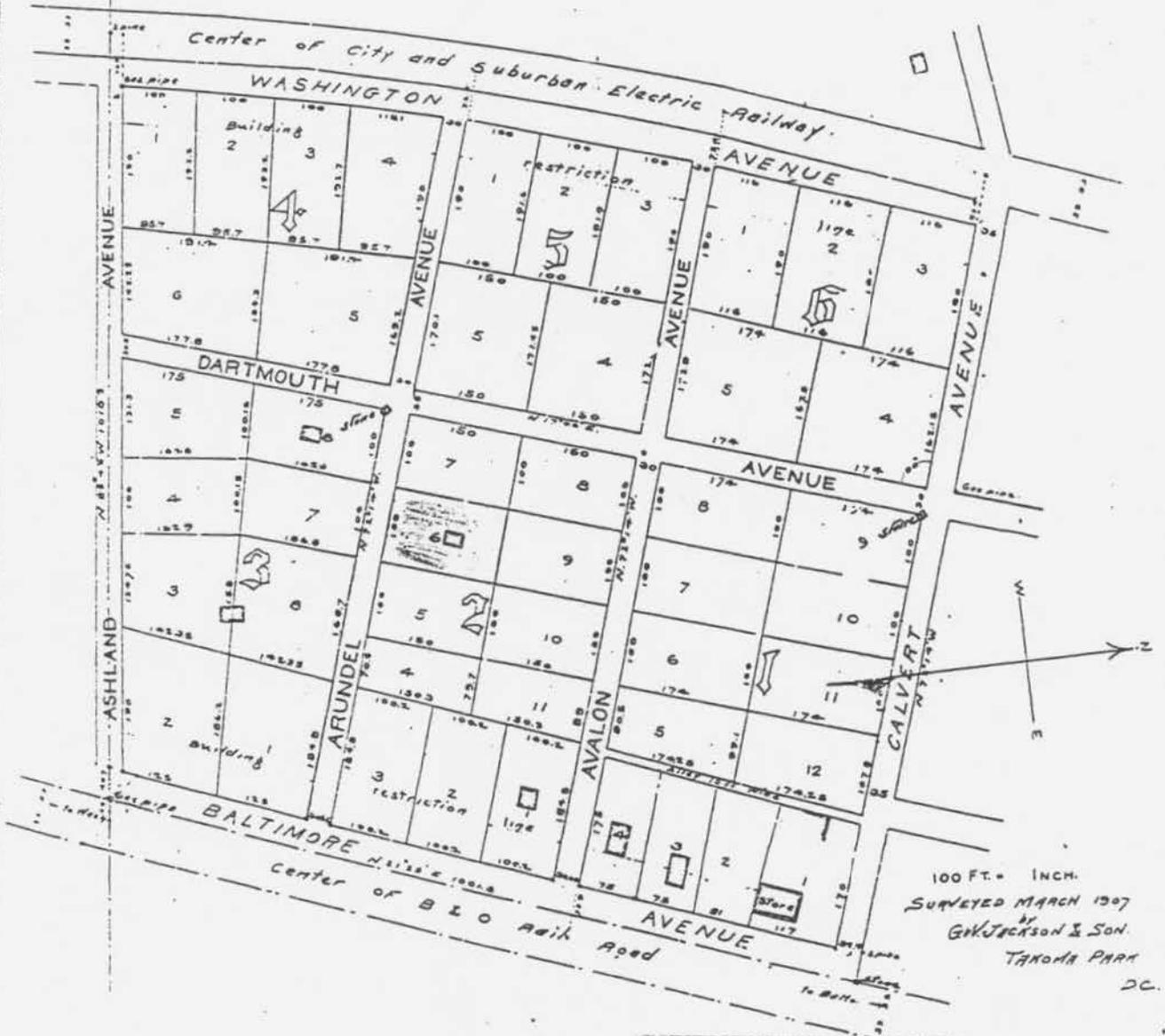
1. 4802 Guilford Road, College Park, Maryland (Source: Map by Author).

Geo. H. Jackson

FANNY A. CALVERT'S ADDITION TO COLLEGE PARK PRINCE GEORGE COUNTY, MARYLAND.

*I also certify that a tree has been planted where marked on Plat.
*Geo. H. Jackson**

Grand Jury Ord. 24th 1904.

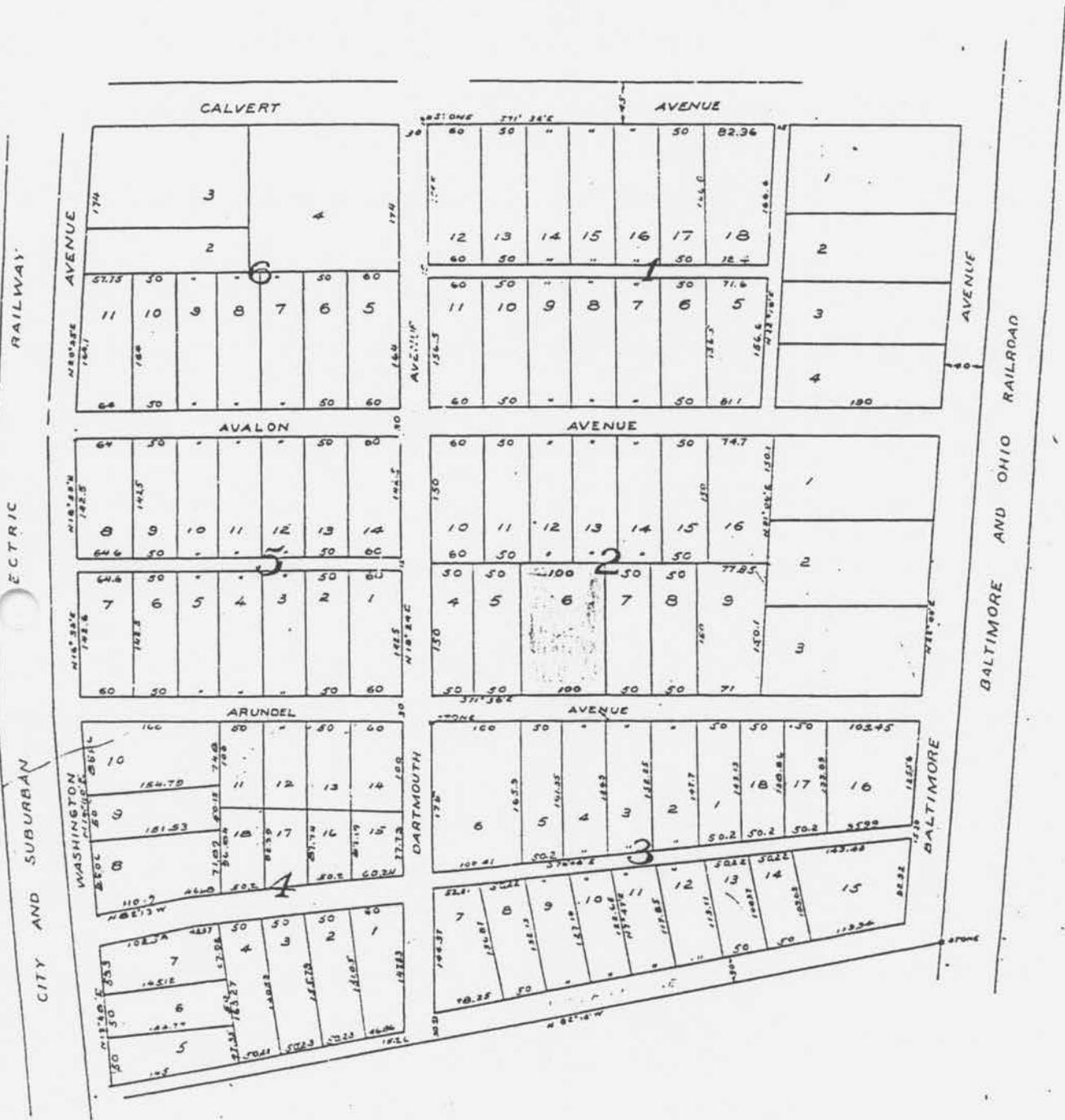


2. Plat of Fanny A. Calvert's Addition to College Park - 1907 (Lot 6, Block 2 highlighted) (Source: Plat Book 1, Page 66, Prince George's County Land Records Office, County Administration Building, Upper Marlboro, Maryland).

*Plot Book I
1906*

P-60

ELMORE POWERS' ADDITION TO COLLEGE PARK.



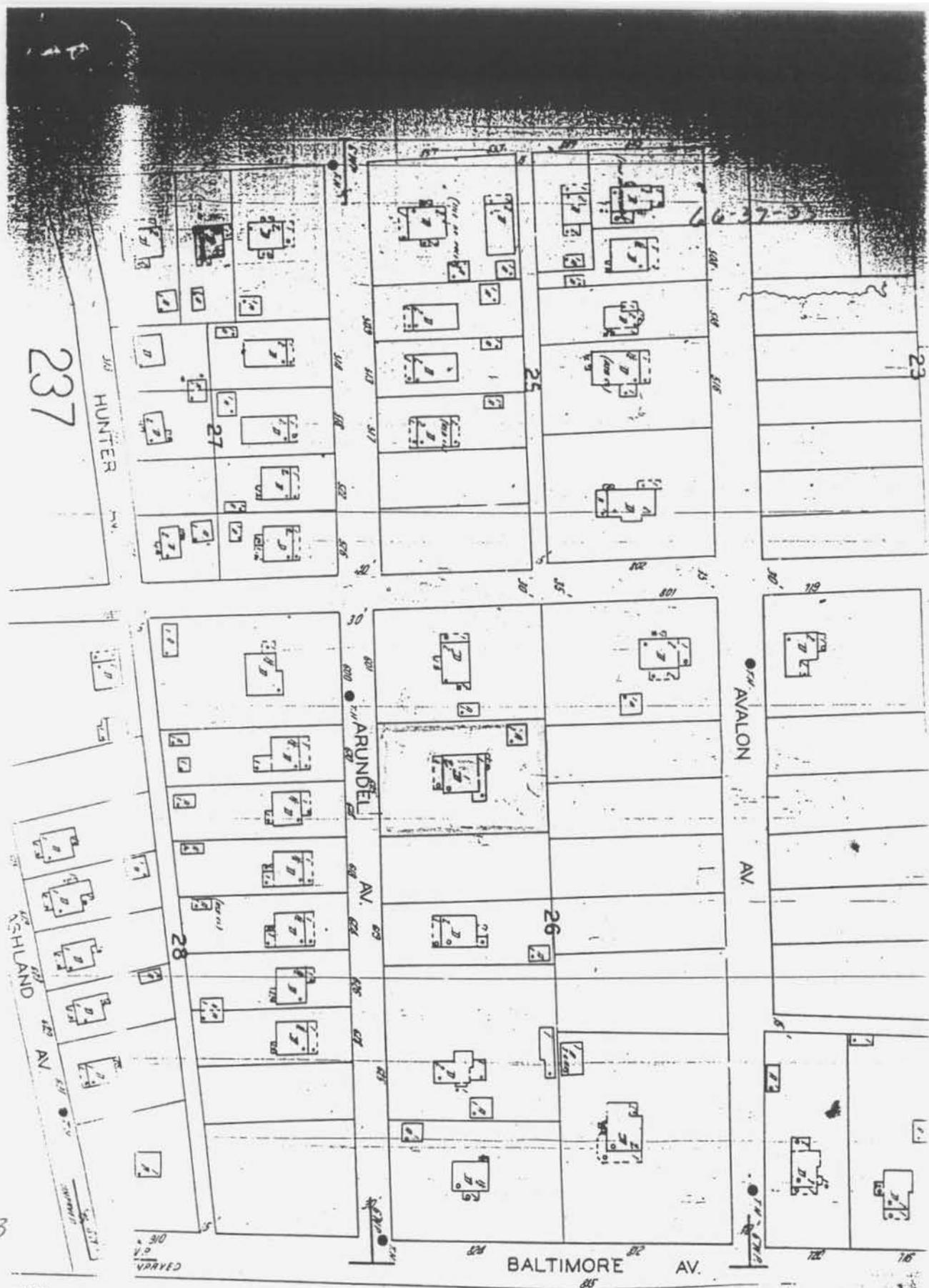
3. Plat of Elmore Power's Addition to College Park -1921 (Lot 6, Block 2 highlighted) (Source: Plat Book 2, Page 60, Prince George's County Land Records Office, County Administration Building, Upper Marlboro, Maryland).

REVISED
FEB 10, 1921

COUNTY SURVEYOR
HYATTSVILLE, MD.

Filed Jan - 10 - 1921 Equity 0.58 1/2

Plat RMR #2-60
P. P. SCOR



PG: 66-37-33

5. Sanborn Insurance Map of 4802 Guilford Road (highlighted) and Vicinity, College Park, Maryland - 1939 (Note pre-1941 address—605 Arundel Avenue) (Source: Sanborn Map Company, *Insurance Maps of Washington Suburban*, Volume 2, *Prince George's County, Maryland*, Sheet 236).

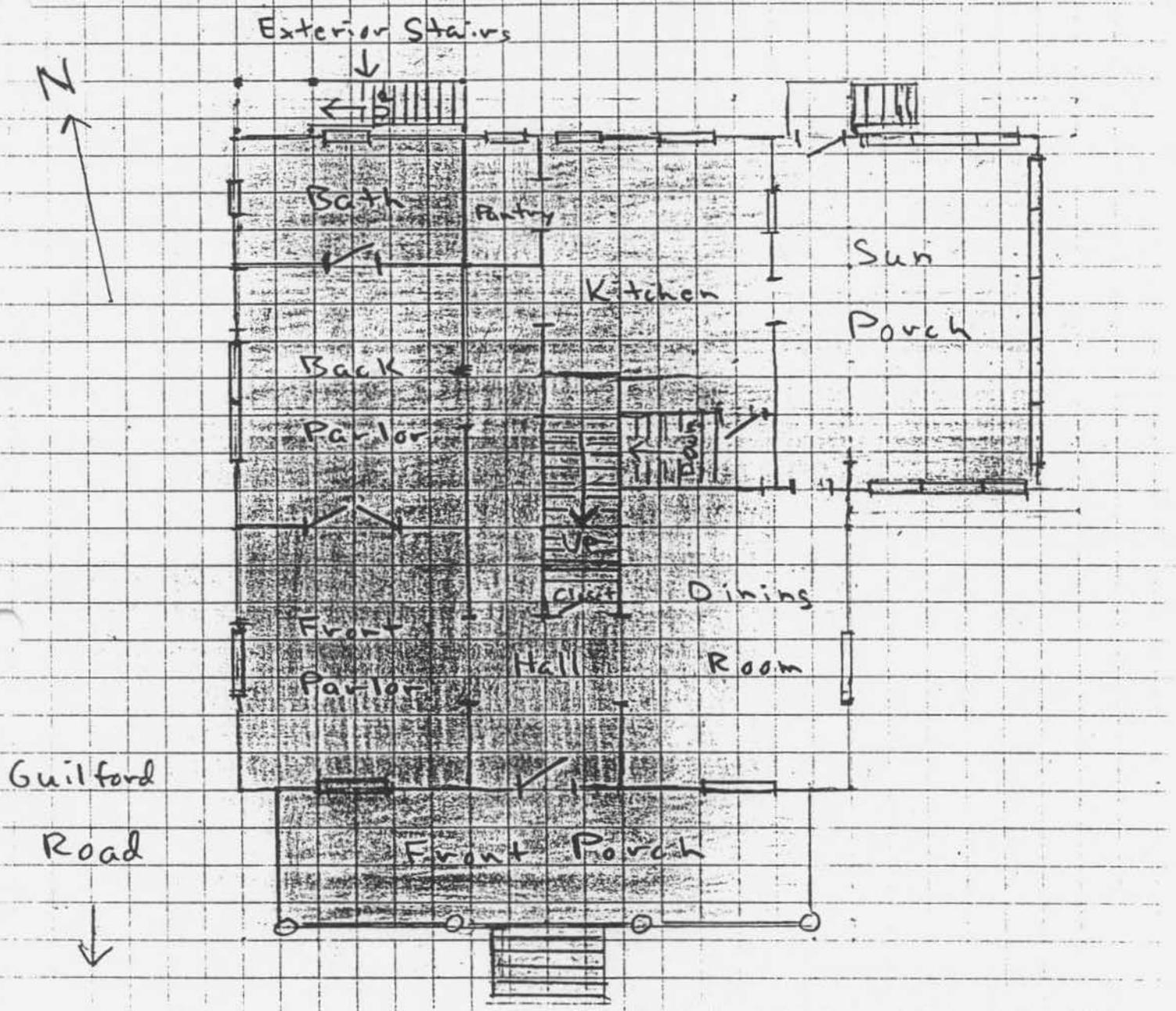


6. 4802 Guilford Road, College Park, Maryland (View of front and left side elevations from Guilford Road) (Source: Photo by Author).



7. 4802 Guilford Road, College Park, Maryland (View of front and right side elevations from Guilford Road) (Source: Photo by Author).

4802 Guilford Road



Scale: 1 Inch = 8 Feet

First Floor Plan

4802 Guilford Road

8. 4802 Guilford Road (First Floor Plan) (Source: Drawing by Author).



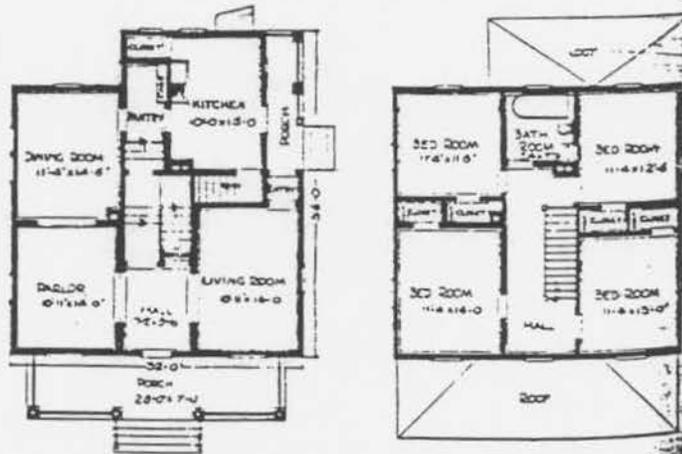
This square house is easy to build, as the design is simple. It affords a great deal of room and has a good appearance for the amount of money invested. Built in many places and is giving general satisfaction.

Details and features: Eight rooms and one bath. Full-width front porch with hipped roof supported by columns; hipped-gable dormer in front. Sliding doors between hall and parlor and living room.

Years and catalog numbers: 1908 (102, 150); 1911 (102, 150); 1912 (102, 150); 1913 (102, 150); 1916 (264P102, 264P150); 1917 (C102, C150); 1918 (102, 150)

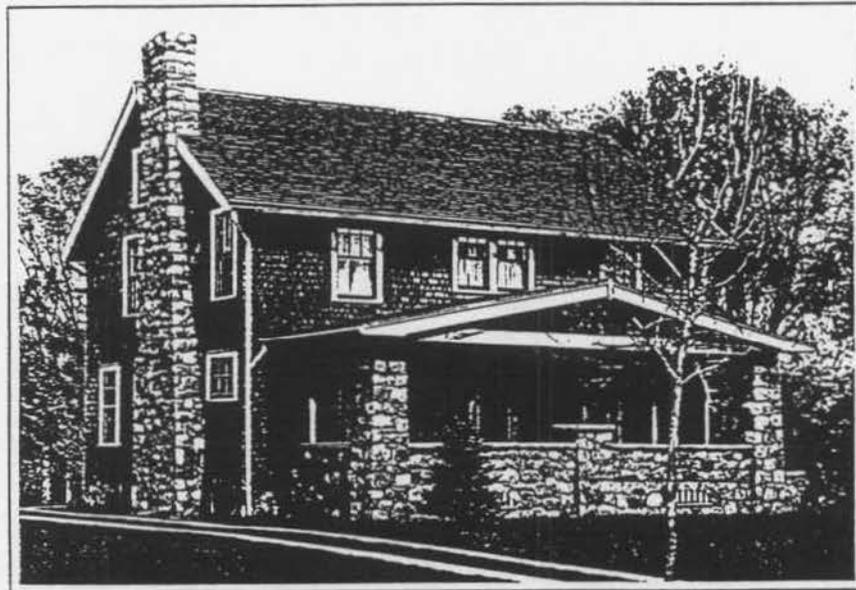
Price: \$1,023 to \$2,385

Locations: New Haven and Norfolk, Conn.; Glencoe and Rockford, Ill.; Grand Rapids, Mich.; Belleville and Berlin, N.J.; Mingo Junction and Shelby, Ohio; Plainview, Tex.; Bedford City, Va.



Bennett Homes

Better Built Ready-Cut



Forsyth

36 ft. x 26 ft. over all
3 Rooms and Bath

Here's a design of individuality—practical, substantial.

There's delight upon entering the convenient central hall, to find each room big, airy, inviting.

You peep into the living room to spy casement windows upon either side of a fireplace.

That library! A few Forsyth owners use it as a bedroom by substituting a single door; but most, rejoicing in French doors, never make a change.

There are many conveniences—the large kitchen cabinet, broom closet, the ease of access to all rooms. And see!—Every bedroom on the second floor possesses two windows and a closet.

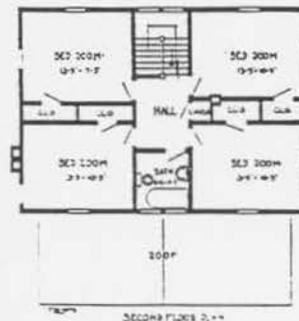
All in all—where could you purchase such splendid architecture and livableness as in this modest-priced Forsyth?

SPECIFICATIONS



Ceiling height first floor approximately 9 ft.
Ceiling height second floor approximately 8 ft.
Girders 6 in. x 8 in.
First and second floor joists 2 in. x 10 in.
Ceiling joists 2 in. x 4 in. Rafters 2 in. x 6 in.
Front door—our "Chautauqua," of solid Chestnut, 3 ft. x 6 ft. 8 in. and 1 1/4 in. thick, glazed with clear glass. See pages 30-37.
Vestibule door—our "Chautauqua," of solid Chestnut, 3 ft. x 6 ft. 8 in. and 1 1/4 in. thick, glazed with clear glass. See pages 30-37.
Prices on oak doors and trim in vestibule, hall, living room, library and dining room, marble flooring in kitchen, quoted on application.
Our No. 1 kitchen cupboards, medicine cabinet and linen closet included in selling price.

See pages 8-9 for general specifications.



10. View and Plan of the "Forsyth" (Source: Ray H. Bennett Lumber Company, Inc., *Bennett's Small House Catalog*, 1920, p. 38).



11. Garage - 4802 Guilford Road, College Park, Maryland (View from Guilford Road (Source: Photo by Author).