

**MARYLAND HISTORICAL TRUST  
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes   
no

Property Name: Avondale Inventory Number: PG:68-000

Address: Queens Chapel Road City: Hyattsville vicinity Zip Code: 20782

County: Prince Georges USGS Topographic Map: Washington East

Owner: Multiple owners Is the property being evaluated a district?  yes

Tax Parcel Number: multiple Tax Map Number: 0049 Tax Account ID Number: multiple

Project: MD 500 from the DC Line to MD 208 Agency: Maryland State Highway Administration

Site visit by MHT Staff:  no  yes Name: \_\_\_\_\_ Date: \_\_\_\_\_

Is the property located within a historic district?  yes  no

<i>If the property is within a district</i>		District Inventory Number: _____
NR-listed district <input type="checkbox"/> yes	Eligible district <input type="checkbox"/> yes	District Name: _____
Preparer's Recommendation: Contributing resource <input type="checkbox"/> yes <input type="checkbox"/> no Non-contributing but eligible in another context <input type="checkbox"/>		

<i>If the property is not within a district (or the property is a district)</i>	
Preparer's Recommendation: Eligible <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	

Criteria:  A  B  C  D Considerations:  A  B  C  D  E  F  G  None

Documentation on the property/district is presented in: PG 68-000 Avondale Community Survey, EHT Tracerics, Inc., 2007

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

Platted and built during 1937-1946, the Avondale district is a very cohesive community without a single instance of later infill construction. The majority of houses retain original form with relatively few alterations or additions. The Avondale district is considered eligible for the National Register of Historic Places under Criterion A for its exemplification of the trend to automobile-oriented suburban residential development that forms an important element in the history of the Capital Region during the mid-twentieth century, and under Criterion C for its architectural distinction as a collection of fine specimens of styles and house types associated with suburban residential construction in the region during the 1940s.

**DESCRIPTION**

The Avondale development, as it was defined for the present architectural survey associated with proposed Maryland SHA improvements to State Route 500, actually comprises two adjoining subdivisions that bear a close historical relationship with one another. Although the entrepreneurial

<b>MARYLAND HISTORICAL TRUST REVIEW</b>	
Eligibility recommended <input type="checkbox"/>	Eligibility not recommended <input checked="" type="checkbox"/>
Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D	Considerations: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> None
Comments: <u>Undistinguished example of an extremely common type</u>	
Reviewer, Office of Preservation Services <u>[Signature]</u>	Date <u>2/5/16</u>
Reviewer, NR Program <u>[Signature]</u>	Date <u>2/22/16</u>

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Continuation Sheet No. 1

MIHP No: PG:68-000

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developers concerned were different, the visual, planning and landscape characteristics of the one project were followed quite closely in the succeeding project, creating a larger whole with a distinct unity to its appearance. These subdivisions are Avondale Grove, the senior one of the pair and situated toward the south, and Avondale Terrace to the north. In plan, each of these tracts has roughly the shape of a wedge; a relatively narrow waist is formed in the overall district, just north of its center, where the two subdivisions meet (Figures 1 and 2).

The general character of the Avondale development's landscape exhibits traits commonly associated with the Planned Suburban Development of the Modern Period (1930-1960), as that property type is identified and defined in the SHA context for the suburbanization movement in Prince Georges and Montgomery counties. These characteristics, present in both the Grove and Terrace subdivisions, include the generally curvilinear street pattern, house siting using the gently hilly character of the site to picturesque landscaping effect, and the extensive presence of mature hardwood trees (Photos 1-5). There are no commercial property types or other non-residential property types present in the Avondale development.

The houses evidently all date to the period 1937-1950. The architectural stylistic influences expressed in the development include Colonial Revival, Tudor Revival, and Dutch Colonial Revival (see Photos 1-16). The house types composing the development include the Cape Cod cottage, the Ranch type, and two-story rectangular forms with side-gable, hip, and front-gable roofs (see Photos 6-16). Brick walling is present on virtually every house, although some houses are embellished with stone veneer either in segments of walling or to provide a decorative highlight in the form of quoining or other picturesque detail. Some of the dwellings present a different form of walling variation to punctuate the heavy predominance of brick, by incorporating sections of wood framing clad in clapboard or vinyl siding. Height of houses varies between one, one-and-a-half, and two stories. Overall size of dwellings is generally modest, with a few exceptions. Approximately half of the dwellings appear to have been first built with garages attached or integral.

A relatively limited minority of properties have undergone a notable degree of alteration over the decades. The typical alterations carried out include construction of additions (some incorporating new garage bays), and application of stucco over the brick walling (seen in a relative handful of examples). A somewhat more common modification to Avondale houses has been to alter the color scheme via a coat of paint over the brickwork, but this does not substantially alter the character of the building and in any case has been done at only a few properties. (The 16 form illustration photos are supplemented by a set of 52 survey photos submitted in association with the DOE form.)

To summarize the matter of Avondale's integrity to its historic appearance and architectural and landscaping character, Avondale is fairly highly intact, remaining a very cohesive community without a single instance of later infill construction. The majority of houses retain original form with relatively few alterations or additions.

## HISTORY

Avondale Grove, platted and built during 1937-1946, was a project of Harry Wardman and his D.C. Developing Company, Inc. Wardman had already come to be widely considered the Capital Region's

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Continuation Sheet No. 2

MIHP No: PG:68-000

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“most prolific residential real estate developer,” known for his “rowhouse developments, luxury hotels, and apartment buildings.” Although Wardman died in 1938, his company carried through with the development of Avondale Grove, a project which proceeded through the closing years of the New Deal era, the pre-war phase of gearing up for the war effort in the Capital Region, and the World War II years, attaining completion in 1946 (Traceries, Inc. 2007).

Following the landscape and architectural patterns of Avondale Grove closely, Avondale Terrace was laid out and built in the immediate post-war period of just a year or so, 1945-1946 by Avondale Park, Inc., led by D.C. area developers Nathaniel J. Taube and Nathan Levin. This was the first of several similar developments undertaken successfully by Taube and Levin in the D.C. region (Traceries, Inc. 2007).

#### SIGNIFICANCE

The overall development of Avondale, comprising Avondale Grove and Avondale Terrace, presents a cohesive automobile suburb dating from the second quarter of the twentieth century. The Avondale district is significant under Criterion A for its exemplification of the trend to automobile-oriented suburban residential development that forms an important element in the history of the Capital Region during the mid-twentieth century. Avondale is significant under Criterion C for its architectural distinction as a collection of fine specimens of styles and house types associated with suburban residential construction in the region during the 1940s. Avondale demonstrates the integrity of location, association, setting, design, materials, workmanship, and feeling necessary to manifest its historic significance. The National Register-eligible boundary for the Avondale Historic District is a line encompassing the tax parcels constituting the two original subdivisions of Avondale Grove and Avondale Terrace, which lie adjacent one to another. This boundary contains the contiguous area sharing the architectural landscaping characteristics for which the Avondale District is eligible.

#### BOUNDARY

The PG 68-000 survey boundary is defined as Maryland Route 501 (Chillum Road) to the North, Maryland Route 500 to the South, La Salle Road and 19<sup>th</sup> Avenue to the West, and Russell Avenue and Ingraham Street to the East; including interior cross streets 20<sup>th</sup> Place, 21<sup>st</sup> Avenue, Hayden Road, Woodreeve Road, Wardman Road, Brighton Road and Avondale Road, as noted on Tax Map 49 (multiple parcels), containing approximately 45.9 acres.

#### REFERENCE CITED

Traceries, Inc.  
2007      *Avondale (68-000)*. MIHP form. On file at Maryland Historical Trust, Crownsville, MD.

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Avondale

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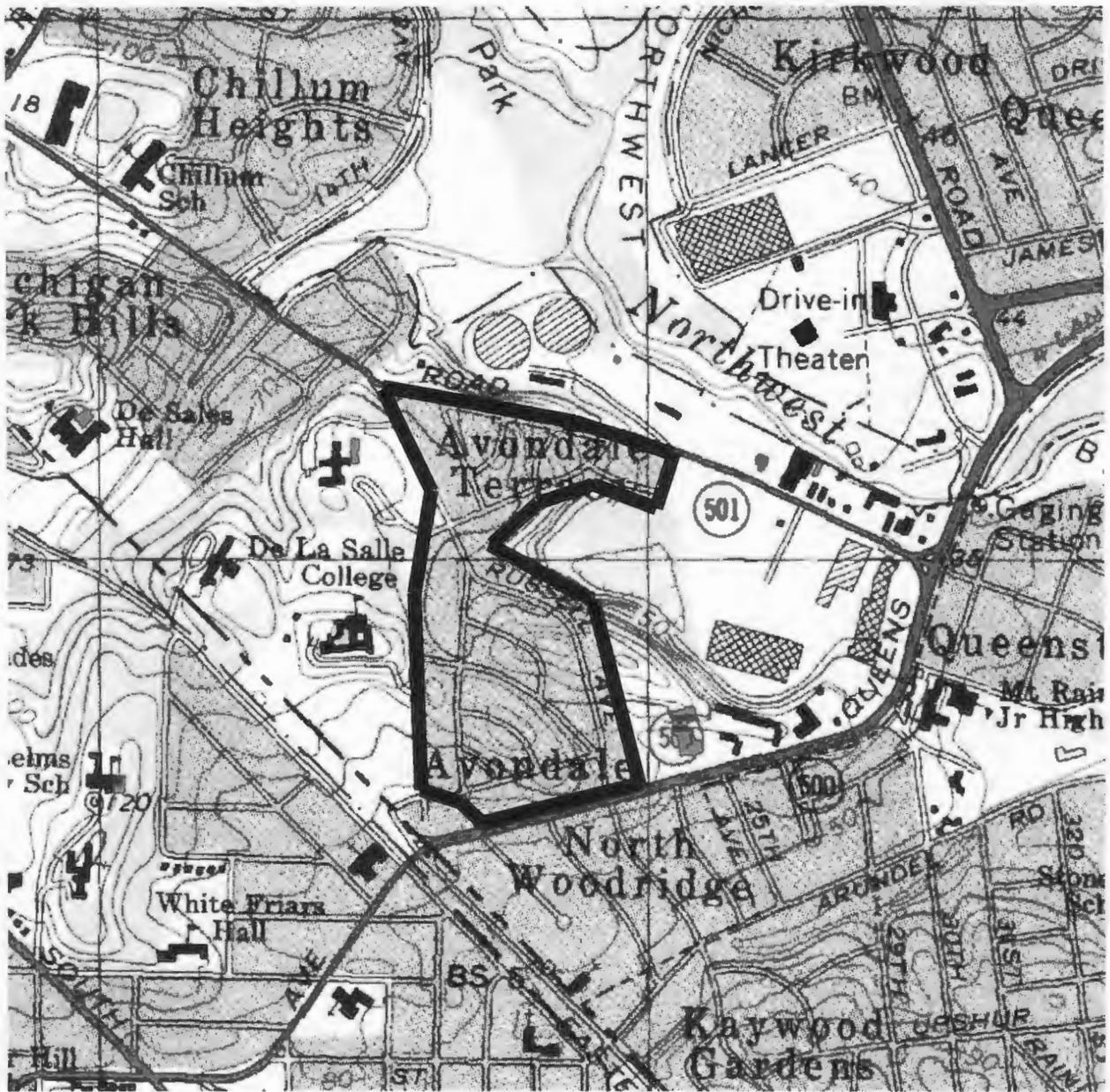


Figure 1: Location

Source: USGS Washington East 7.5 minute quadrangle



Figure 2: Site plan-photo key

Source: Google Maps

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Avondale

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Survey Photo Log

Photos taken by Philip E. Pendleton, Ottery Group, on October 20, 2015. Digital images printed with Epson TO-98 Series ink on Epson Premium Glossy paper; saved on Verbatim Ultralite Gold Archival Grade CD-R with 24k gold AZO Recording dye with hardcoat.

PHOTO ID	DESCRIPTION
PG;68-000_2015-10-20_01	Avondale Grove, 4811 Russell Avenue (at right) and upward, view to north
PG;68-000_2015-10-20_02	Avondale Grove, 4824 Russell Avenue (at left) and upward, view to northwest
PG;68-000_2015-10-20_03	Avondale Grove, 4911 Avondale Road (in foreground), with Russell Avenue to left, view to southeast
PG;68-000_2015-10-20_04	Avondale Grove, 4908 Avondale Road (at left) and upward, view to northwest
PG;68-000_2015-10-20_05	Avondale Terrace, 2101 Ingraham Street (at right) and upward, view to east, showing apparently original frame leanto porch wings present on many Terrace properties
PG;68-000_2015-10-20_06	2000 Hayden Road, L-shaped Cape Cod with front pavilion, view to east
PG;68-000_2015-10-20_07	2018 (at left) and 2020 Wardman Road, examples of front-gabled and side-gabled two-story houses (garage wings are probably original elements), view to east
PG;68-000_2015-10-20_08	5410 20 <sup>th</sup> Place, example of hip-roofed two-story house with apparently original enclosed side porch common in Avondale Terrace, view to northwest
PG;68-000_2015-10-20_09	2009 (at right) and 2011 Woodreeve Road, examples of two-story side-gable and one-and-a-half-story gambrel houses, view to southeast
PG;68-000_2015-10-20_10	5403 20 <sup>th</sup> Avenue, example of garrison-form variant of two-story side-gable house (note pendants on second-story overhang), view to east
PG;68-000_2015-10-20_11	2022 Woodreeve Road, example of Tudor cottage with decorative stonework and veneer, view to north
PG;68-000_2015-10-20_12	4829 Russell Avenue, example of L-shaped Cape Cod with garage wing, probably original, view to east
PG;68-000_2015-10-20_13	2019 Woodreeve Road, example of gambrel-roofed house with garage wing, probably original, view to west
PG;68-000_2015-10-20_14	2025 Woodreeve Road, example of front-gabled two-story house, with apparently added garage and enclosed porch wings, view to southeast.
PG;68-000_2015-10-20_15	4811 Avondale Road, example of hip-roofed two-story house, with painted brickwork and added sun room wing, view to east
PG;68-000_2015-10-20_16	1903 Woodreeve Road, example of Cape Cod renovated with application of stucco, view to southwest



PG 68-000

Avondale

Queen's Chapel Rd.

Prince Georges Co. MD

By Phil Pendleton

Oct. 20 2015

Digital Master at MHT

Photo 1 of 16

Avondale Grove 4811 Russell Ave.

View North



PG 68-000

Avondale

Prince Georges Co MD

By Phil Pendleton

Oct. 20 2005

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Photo 2 of 161

Avondale Grove 4824 Russell Ave.

View Northwest



PG-68-000

Arundale

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Auto 3 of 16

Arundale Grove, 4911 Arundale Rd

View Northwest



PG 68-000

Avondale

Prince Georges Co. MD

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Oct 20 2015

Digital Master at MHT

Photo 4 of 16

Avondale Grove 4908 Avondale Rd

View Northwest



PG68-000

Avondale

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Photo 5 of 16

Avondale Terrace, 2101 Ingraham St.

View East



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PG 68,000  
Aurndale

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Digital Master at MHT

Photo 6 of 16

2000 Hayden Rd, View east



PG08-000

Avondale

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Photo 7 of 16

2018 and 2020 Wardman Rd

View east



PG-68-000

Avondale

Prince George's Co. MD

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Digitized Master at MHT

Photo 8 of 76

5410 20<sup>th</sup> Place, View to Northwest



Pg 68-000  
Auradale

Prince George's Co MD

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Oct 20 2015

Digital master at MHT

Photo 9 of 16

2009 and 2011 Woodreeve Rd.  
view southeast



PG 68-000

Avondale

Prince Georges Co MD

By Phil Pendleton

Oct. 20 2015

Digital master at MHT

Photo 10 of 16

5403 20<sup>th</sup> Ave., View East



Pt 68-000

Avondale

Prince Georges Co MD

By Phil Pendleton

Oct 20 2015

Digital file at MHT

Photo 11 of 16

2022 Woodreeve Rd. View to North



PG 68-000

Avondale

Prince Georges Co MD

By Phil Pendleton

Oct. 20 2015

Digital Master at MHT

Photo 12 of 16

4829 Russell Ave, View East



PG 68-000

Avondale

Prince Georges Co MD

By Phil Pendleton

Oct 20 2015

Digital Master at MHT

Photo 13 of 16

2019 Woodreeve Rd, View Southeast



PG-68-000

Avondale

Prince Georges Co MD

By Phil Pendleton

Oct 20 2015

Digitized master at NHT

Photo 14 of 16



PG68-000

Avondale

Prince George's Co MD

By Phil Pendleton

Oct 20 2015

Digitized at MHT

Photo 15 of 16

4811 Avondale Rd, view to East



P668-000

Avondale

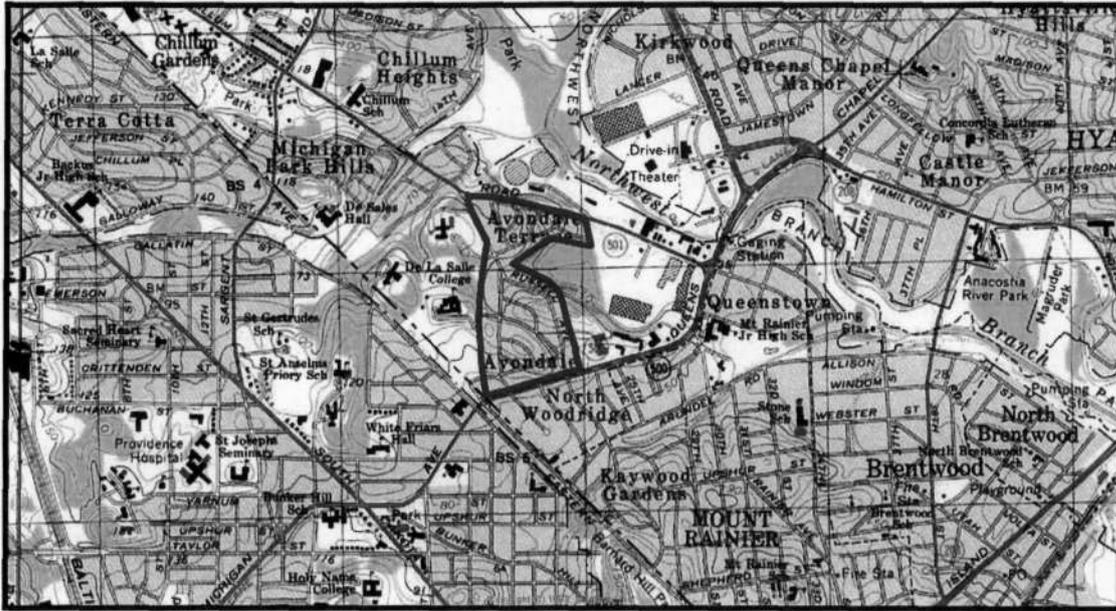
Prince George's Co MD

By Phil Pendleton

Oct 20 2015

Digital master at MHT

Photo 16 of 16



**Avondale** PG: 68-000  
Prince George's County, MD  
Washington East USGS Topographic Map, 1965, Revised 1982  
EHT Tracerics, Inc., 2008

