

**MARYLAND HISTORICAL TRUST  
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes \_\_\_  
no \_\_\_

Property Name: 2305 Queens Chapel Road (Munson O. Bull House) Inventory Number: PG: 68-130  
 Address: 2305 Queens Chapel Road City: Hyattsville Zip Code: 20782  
 County: Prince George's USGS Topographic Map: Washington East  
 Owner: National Shrine of the Immaculate Conception Is the property being evaluated a district? \_\_\_yes  
 Tax Parcel Number: 42 Tax Map Number: 49 Tax Account ID Number: 17 1919539  
 Project: MD 500 from Washington, D. C. Line to MD 208 Agency: Maryland State Highway Administration  
 Site visit by MHT Staff: X no \_\_\_yes Name: \_\_\_\_\_ Date: \_\_\_\_\_  
 Is the property located within a historic district? \_\_\_yes X no

*If the property is within a district* District Inventory Number: \_\_\_\_\_  
 NR-listed district \_\_\_yes Eligible district \_\_\_yes District Name: \_\_\_\_\_  
 Preparer's Recommendation: Contributing resource \_\_\_yes \_\_\_no Non-contributing but eligible in another context \_\_\_

*If the property is not within a district (or the property is a district)*  
 Preparer's Recommendation: Eligible Xyes \_\_\_no

Criteria: X A X B X C \_\_\_D Considerations: \_\_\_A \_\_\_B \_\_\_C \_\_\_D \_\_\_E \_\_\_F \_\_\_G \_\_\_None

Documentation on the property/district is presented in: Previously undocumented. Historically associated with North Woodridge Survey District (PG: 68-133) and 2301 Queens Chapel Road (PG: 68-131)

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

**Summary Statement**

2305 Queens Chapel Road is a brick, Colonial Revival style dwelling, built in 1927 as the home of local developer and builder, Munson O. Bull. The elegant, but unpretentious dwelling provides a very good example of regional, middle-class, Colonial Revival style architecture.

**Description**

This 1927, north-facing, five-bay, two-and-a-half story, double-pile plan, Colonial Revival style dwelling, and accompanying 1.57-acre lot are located on the south side of Queens Chapel Road, between Russell Avenue and 24<sup>th</sup> Avenue, and adjoining the northern boundary of the North Woodridge subdivision. The house predates North Woodridge (est. 1934), and is not located within subdivision boundaries.

<b>MARYLAND HISTORICAL TRUST REVIEW</b>	
Eligibility recommended ___	Eligibility not recommended <u>X</u>
Criteria: ___A ___B ___C ___D	Considerations: ___A ___B ___C ___D ___E ___F ___G ___None
Comments: <u>Lacks integrity (result of addition)</u>	
<u>Shirley Stalhamme ✓</u> Reviewer, Office of Preservation Services	<u>2/19/2016</u> Date
<u>[Signature]</u> Reviewer, NR Program	<u>2/22/16</u> Date

**MARYLAND HISTORICAL TRUST  
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Continuation Sheet No. 1

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The elegant but unpretentious house features a 40 ft. x 20 ft., gable-roof main block, flanked on either side by an enclosed, one-story, hipped-roof sun porch. A larger rear addition, added in 2008, accounts for about half of the dwelling's 4,060 sq. ft. of above-grade enclosed space.

Brick walls of the 1927 house are laid up in a 6:1 bond with six courses of stretchers occurring between a single course laid with alternating headers and stretchers. Bricks vary in color with placement seeming to mimic diapering. The façade is symmetrical. Fenestration consists mostly of six-over-six, double-hung sash windows, with single units placed in the main block, and placed in pairs in the flanking sun porches. A flat arch, formed from a single soldier-course of brick, and a wood or stone sill embellish main block window openings.

A flat-roofed portico, supported on each side by three Doric order columns, provides both protection and visual emphasis to the front entrance. The portico has overhanging eaves and a boldly dentilated cornice. A cast-iron rail sits atop the portico, beneath a pair of eight-light casement windows. Beneath the portico, a decoratively glazed transom and matching sidelights surround the doorway. A storm door protects the paneled and glazed door.

The low-pitch, side-gable roof features overhanging, boxed eaves, and a dentilated cornice with a profile matching the portico. The partial returns in the gable ends are similarly boxed and dentilated. Remarkably, the roof is covered with clay pantiles, instead of the more common slate or composition shingle alternatives. A narrow chimney stack projects from the west gable end, and terminates with corbelling a couple of feet above the roof's ridgeline.

Sun porches span the width of the two-bay wide, east and west gable ends. Second-floor walls contain two, six-over-six, double-hung sash windows, while a pair of casements illuminates the attic level. Part of an original rear ell is found at the southeast corner of the house. Here a grade-level doorway provides access to the dwelling's basement level.

The small ell connects the main house with a massive, three-story, modern, brick addition, the size of which nearly equals that of the main house. The semi-enclosed grade-level space serves as a carport. From the east, a wide, asphalt driveway connects the carport and adjacent parking area with 24th Avenue. Because the main block of the house is built into the bank of a hill and the yard contains many mature trees, the new addition is surprisingly unobtrusive, despite its mass.

A 55 ft. front lawn separates the house from the public sidewalk. The public right-of-way and the dwelling's grade-level, front entrance connect by a concrete walkway. A chain link fence encloses the large and nicely landscaped back yard. Plantings include a mix of shrubs, including laurel and boxwood; flowering bushes such as azalea and rhododendron; and various species of deciduous and evergreen trees. Many trees and shrubs, including the blue spruce in the front yard, require pruning. No secondary buildings appear visible from the public right-of-way.

### **Summary History and Significance**

2305 Queens Chapel Road was built in 1927 as the home of minor real estate developer and builder, Munson O. Bull (1876-1939) and his wife Linda Blaney Bull (b. 1880). The house achieves local significance as the first house constructed on property associated with the adjacent suburban community of North Woodridge (PG: 68-133), and as the personal residence of Munson O. Bull, the subdivision's original developer and builder. Architecturally, 2305 Queens Chapel Road embodies the standard characteristics of Colonial Revival style, and is a good and largely unaltered example of its type and period of construction.

### **General History**

2305 Queens Chapel Road stands on part of the 28-acre property Munson O. Bull and business partner, Washington, D.C. civil engineer, Wilfred B. Putnam, purchased in 1926, from the estate of William F. Bevan. The tract, identified in land records as *Part of Chillum Castle Manor*, represents the largest of several contiguous properties Bull and Putnam purchased together, with the apparent intention to subdivide and develop. The next year, however, the men divided their joint holdings and proceeded to work independently (Deeds 1927). Bull went on to plat the first section of North Woodridge in 1934, and Putnam, laid out the western part of section 3 in 1936. In 1938, Bull subdivided the part of section 3 that adjoined the south side of his home lot (Figure 1).

**MARYLAND HISTORICAL TRUST  
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Continuation Sheet No. 2

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The National Register eligibility of 2305 Queens Chapel Road derives in large part from the lasting contributions of Munson O. Bull and the importance of North Woodridge. Although North Woodridge fails to meet National Register eligibility standards, the community remains notable as the immediate area's first suburban subdivision, and Bull receives credit for initiating its development. Prior to 2305 Queens Chapel Road and the construction of the first North Woodridge houses, the vicinity consisted of little more than scattered farms and a few dwellings (Figure 2). Ten years after Bull acquired *Part of Chillum Castle Manor* and constructed 2305 Queens Chapel Road, Harry Wardman, Washington D.C.'s most prolific builder, recognized the area's potential and started work on the nearby community of Avondale (PG: 68-000).

The ambitious and forward-thinking Munson O. Bull started his career as a merchant in Washington, D. C. before transitioning into real estate (Census 1920). Before 1925, Bull achieved only limited success as a small-scale builder and developer (Gilmore 2015). The abbreviated name "M. O. Bull" occasionally appears in the Washington Post, mostly in conjunction with the purchase or sale of urban lots. The District's post-war building boom and Roaring Twenties prosperity gave Bull the opportunity to advance his nascent career. In 1925, Bull started work on a nine-building development in the northeast D. C. community of Woodridge. This undertaking later inspired the Washington Post to declare him "pioneer builder in the northeast section of the city" (Washington Post 1939).

Six of the nine Woodridge buildings survive. These are the architecturally unremarkable, five-unit, one-story commercial block at 2208-2216 Rhode Island Avenue, and the equally commonplace, two-story apartment building at 2107 Rhode Island Avenue. All are altered and in deteriorating condition. Notably, these Woodridge buildings are located about a mile away from 2305 Queens Chapel Road and North Woodridge.

Research failed to identify an architect for 2305 Queens Chapel Road. District of Columbia building permits indicate previous collaborations between Munson O. Bull and George T. Santmyers, Conrad M. Chaney, Merrill T. Vaughn and W. S. Plager. All served as architect on one or more of Bull's Woodridge projects (Gilmore 2015). Professional connections provided Bull with many design source options.

For unknown reasons –the Great Depression remained two years away – 2305 Queens Chapel Road stood isolated for the next five years, until 1932 when magazine publisher, Edgar A. Merkle and his wife Kathleen, purchased a one-acre lot and constructed a Tudor Revival style dwelling next door at 2301 Queens Chapel Road (PG: 68-131). Terms of sale included typical period race restrictions, and required construction of a house costing no less than \$9,000 (Deeds 1932). Two years later Bull completed the plat for the first 40-lot section of North Woodridge, and by April of 1935 two model homes on Eastern Avenue had open to the public (Figure 3).

Despite the economy, Bull's envisioned a "thematic" suburb of homes of equal quality, and of the same general style as his own (KCI 1999). He planned North Woodridge as a neighborhood of attractive, classically influenced homes, designed for professional families of moderate or slightly above-average means. Advertisements in the Washington Post announced "Electric Home" featuring a built-in garage and basement-level maid's room, in a "restricted and planned community. Bull appealed to both modern and traditional tastes, by promoting North Woodridge as a community of both "unusual architecture" albeit within the confines of "varied colonial design" (Figure 3).

Bull's traditional aesthetic preference was widely shared. The Colonial Revival style dominated new construction throughout the 20s and 30s, with examples built in very large number, both as individual commissions and in planned suburban communities (Longstreth 2010). His home displays almost all of the distinctive characteristics associated with suburban Colonial Revival style examples (KCI 1999). Bull died in 1939 leaving more than half of the North Woodridge lots unimproved. Bull's successors lacked his interest in architectural harmony and scruple for quality detail. This different attitude reflects in North Woodridge's later construction.

After the death of her husband, Linda Bull sold 2305 Queens Chapel Road to her neighbors, Edgar and Kathleen Merkle. In 1977, Mr. and Mrs. Merkle sold the property to the Shrine of the Immaculate Conception (Deeds 1977). The Shrine continues to own 2305 Queens Chapel Road, as well as the Merkle house that the organization acquired in 1991.

**National Register Eligibility Recommendation**

**MARYLAND HISTORICAL TRUST  
NR-ELIBILITY REVIEW FORM**

Continuation Sheet No. 3

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2305 Queens Chapel Road meets National Register eligibility requirements for significance under Criteria A (Event), B (Person) and C (Design Construction). The property achieves significance at the local level for its strong association with the early suburban development of the area; connection with the productive life of Munson O. Bull; and for embodying the distinctive characteristics associated with suburban Colonial Revival style architecture.

Except for a large, but reasonably compatible rear 2008 addition, 2305 Queens Chapel Road remains relatively unaltered and in an excellent state of repair. The property possesses a high degree of all seven aspects of integrity, i.e. location, design, setting, materials, workmanship, feeling and association.

2305 Queens Chapel Road fails to fit neatly into the suburban property type categories identified in the 1999 *Suburbanization Historic Context and Survey Methodology* report, developed for Maryland Department of Transportation, State Highway's Administration (KCI 1999). Chronologically, the property relates to the *Industrial/Urban Dominance Period (1870-1930)*. As a property type, 2305 Queens Chapter Road is technically an *individual resource*, "differing from the surrounding development by construction date (Ibid). Though an *individual resource*, it is closely linked to North Woodridge both by proximity and shared history.

The property did not receive evaluation under National Cooperative Highway Research Program, *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*, because as the title indicates, that document relates to post-World War II housing, and not relevant for a house built in 1927 (Pettis et al. 2012).

#### **Boundary**

The PG 68-130 survey boundary corresponds with the property's legal boundary shown on Maryland Tax Map 49, Parcel 42; described in Prince George's County land records in Liber 4714, Folio 640; containing 1.57 acres.

#### **Bibliography**

KCI Technologies, Inc. 1999. *Suburbanization Historic Context and Survey Methodology: I-495/I-95 Capital Beltway Corridor Transportation Study, Volume 1* (Revised). Maryland Department of Transportation, State Highway Administration, Baltimore, Maryland.

Longstreth, Richard, ed. 2010. *Housing Washington: Two Centuries of Residential Development and Planning in the National Capital Area*. Chicago: Center for American Places.

\_\_\_\_\_ The Buildings of Main Street, Guide to American Commercial Architecture. Walnut Creek: Alta Mira Press.

Gilmore, Matthew B. 2015. E-mail communication from Matthew Gilmore, Washington D. C. historian and author. Information on building permits and architects provided from Gilmore's personal archive. October 28, 2015.

Bull, M. O. Bull advertisement. In the North Woodridge Section. *The Washington Post*, November 3, 1935. Accessed through ProQuest Historical Newspapers.

Bull, Munson O obituary. Pioneer Real Estate Man, Dies. *The Washington Post*, April 17, 1939. Accessed through ProQuest Historical Newspapers.

Maxwell, James C. and Shirley L. 2011. *Identification and Evaluation of Mid-20<sup>th</sup> Century Buildings*. Alexandria: National Preservation Institute.

Pettis, Emily et al. 2012. *A Model for Identifying and Evaluating the Historic Significance of Post-World War II Housing*. National Cooperative Highway Research Program (NCHRP) Report 723, Transportation Research Board, Washington, D.C. Prince Georges County Land Records, Deeds. Liber 4714, Folio 640 (1977)

\_\_\_\_\_ Liber 398, Folio 127 (1933)

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\_\_\_\_\_ Liber 376, Folio 323 (1932)  
\_\_\_\_\_ Liber 289, Folio 175 (1927)

Prince Georges County Land Records, Plats. Book BB 6, Page 40 (1938)  
\_\_\_\_\_ Book SDH 5, Page 55 (1936)  
\_\_\_\_\_ Book SDH 4, Page 17 (1934)

Wilson, Richard Guy. 2004. The Colonial Revival House. New York: Harry N. Abrams, Inc.

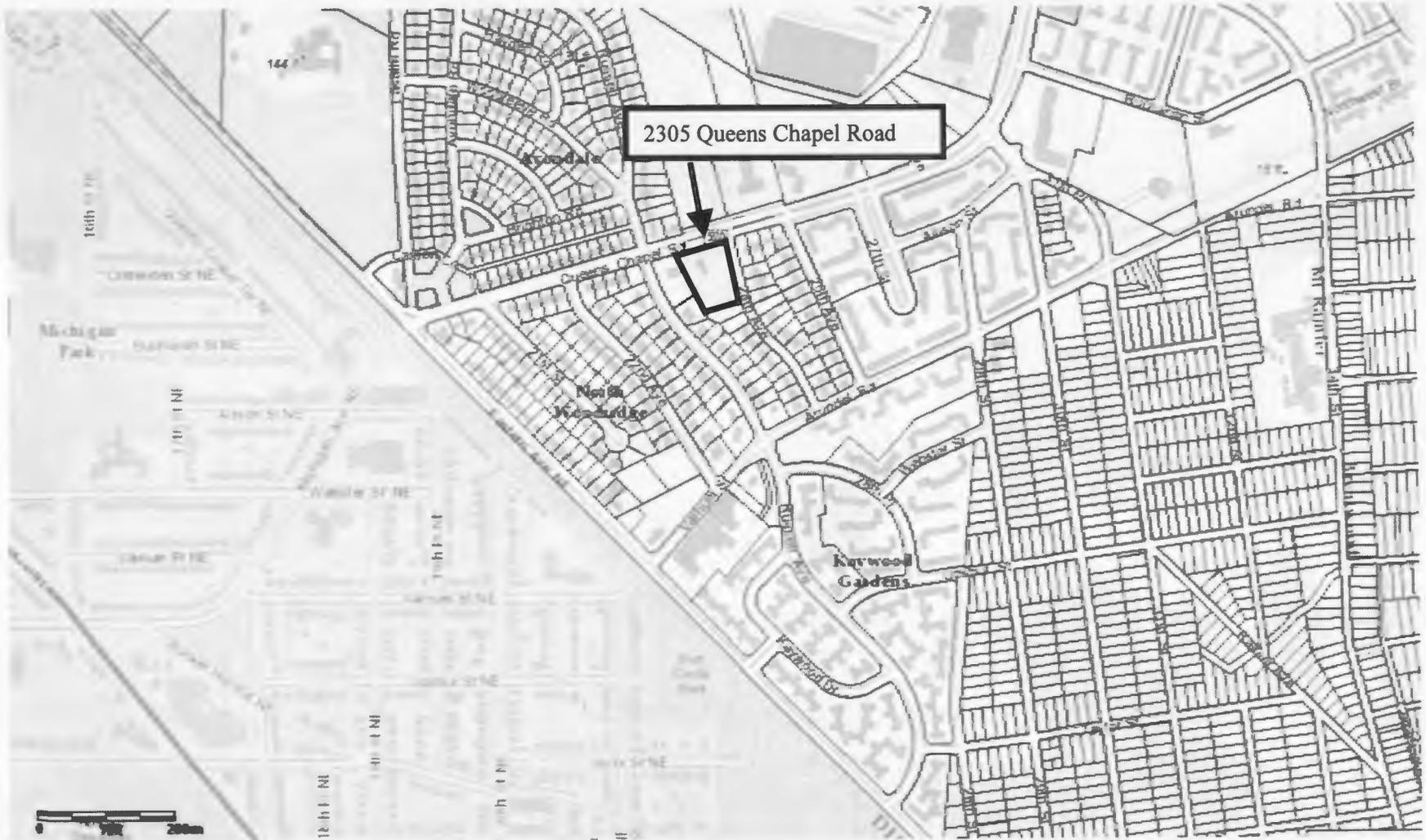
U.S. Bureau of the Census, 1910-1940 Accessed through Ancestry.com.

Prepared by: Sherri Marsh Johns  
The Ottery Group \_\_\_\_\_

Date Prepared: November 12, 2015



2305 Queens Chapel Road (PG: 68-130)  
USGS Washington East Quad, 7.5 min series  
Source: MERLIN [www.mdmerlin.net](http://www.mdmerlin.net)



2305 Queens Chapel Road (PG: 68-130)  
Maryland State Department Assessment Taxation Map 49, Parcel 42  
Tax ID 17 1919539  
Source: MERLIN [www.mdmerlin.net](http://www.mdmerlin.net)

MARYLAND HISTORICAL TRUST  
NR-ELIBILITY REVIEW FORM

Attachment: 2305 Queens Chapel Road

MIHP No: PG: 68-130

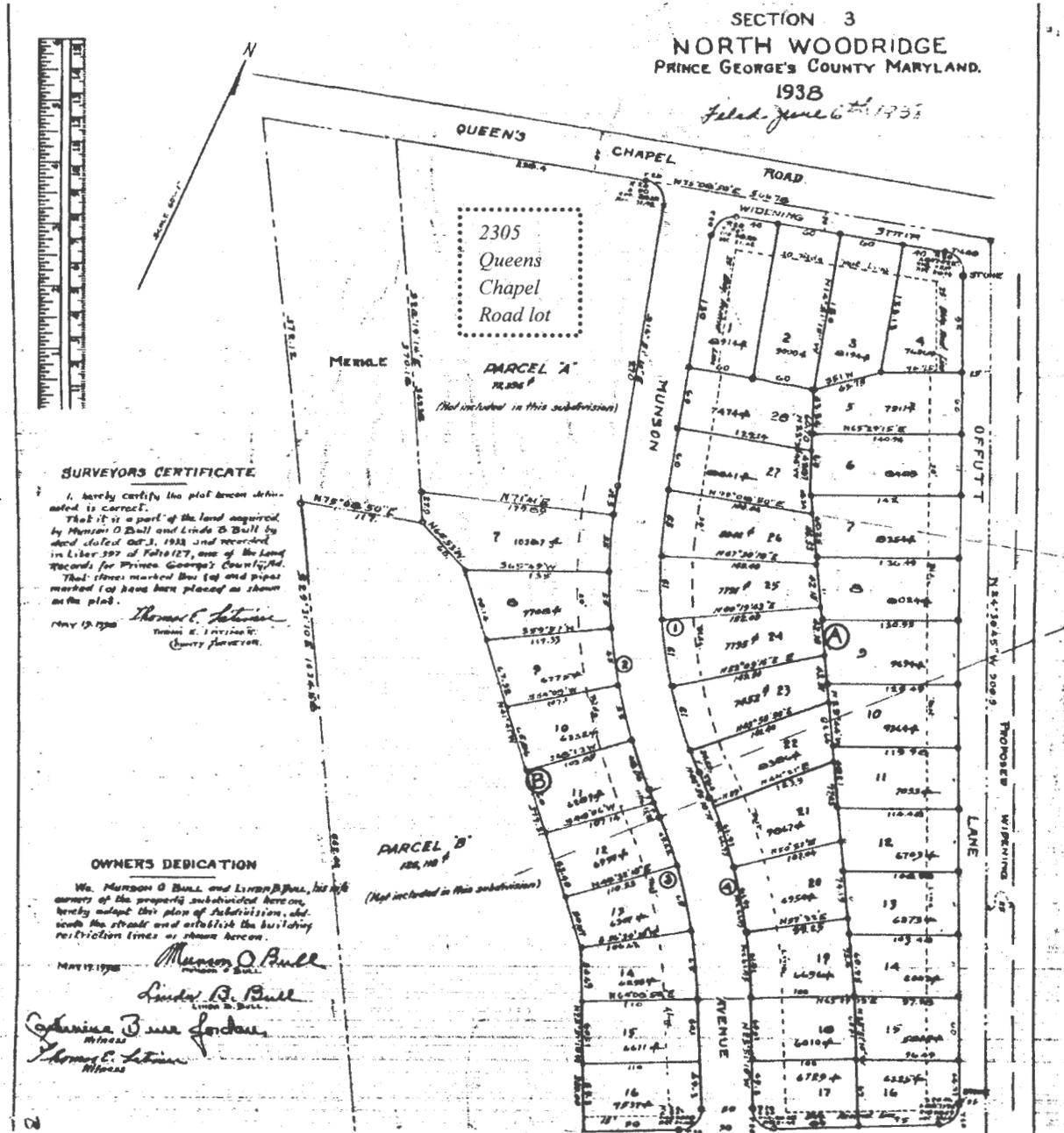


Figure 1: The plat of North Woodridge Section 3 dates to 1938. 2305 Queens Chapel Road is located on Parcel A. Munson O. Bull died the following year.

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Attachment: 2305 Queens Chapel Road

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Figure 2: 1906 USGS quad map excerpt (Patuxent Quad). The land near present-day 2305 Queens Chapel Road remained largely rural until the 1930s. Munson O. Bull was the first to develop this area along Queens Chapel Road.

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Attachment: 2305 Queens Chapel Road

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*In the* **North Woodridge** *Section*

A NEW HOME THAT SETS HIGH STANDARDS OF VALUE IN  
STRUCTURAL EXCELLENCE AND ARCHITECTURAL CHARM

**1910 Eastern Ave. N.E.**

A 7 ROOM, 2-BATH STONE HOUSE OF UNUSUAL ARCHITECTURE AND  
PLAN. A model electric home that presents something new and different  
in the moderately priced home market. In a new community of varied  
Colonial designed homes on wide, beautiful EASTERN AVENUE, adjacent  
to Government park, near transportation, stores and schools . . . 4 bed-  
rooms, 2 complete baths (1 bedroom and bath on first floor), recreation  
room. The outstanding features include massive stone fireplace, large liv-  
ing porch, maid's bath in basement, copper gutters and downspouts, oil heat,  
insulation and weather-stripping. Ideally adapted for 2-family occupancy.  
See this DIFFERENT HOME today. Truly a showplace.

**\$10,750**

**OPEN TODAY  
AND DAILY  
UNTIL 9 P. M.**

 **HEALTH HOME**

OTHER HOMES—Our construction department is  
equipped to build a home to suit your individual  
building requirements. . . . consult with us regarding  
the price and conveniences embodied in our homes  
now under construction.

—TO REACH—

★ Drive out Michigan Avenue to intersection of Bunker Hill and Queens Chapel Roads, turn left  
several blocks to Eastern Ave. at District Line, turn right to houses on left side of Eastern Ave. ★

**OWNER** **M. O. BULL** **DEVELOPER**

Figure 3: In this 1935 Washington Post advertisement, Munson O. Bull attempts to appeal to both modern and traditional tastes, by promoting North Woodridge as community of both “unusual architecture” and “colonial design.”

MARYLAND HISTORICAL TRUST  
NR-ELIBILITY REVIEW FORM

Attachment: 2305 Queens Chapel Road

MIHP No: PG: 68-130

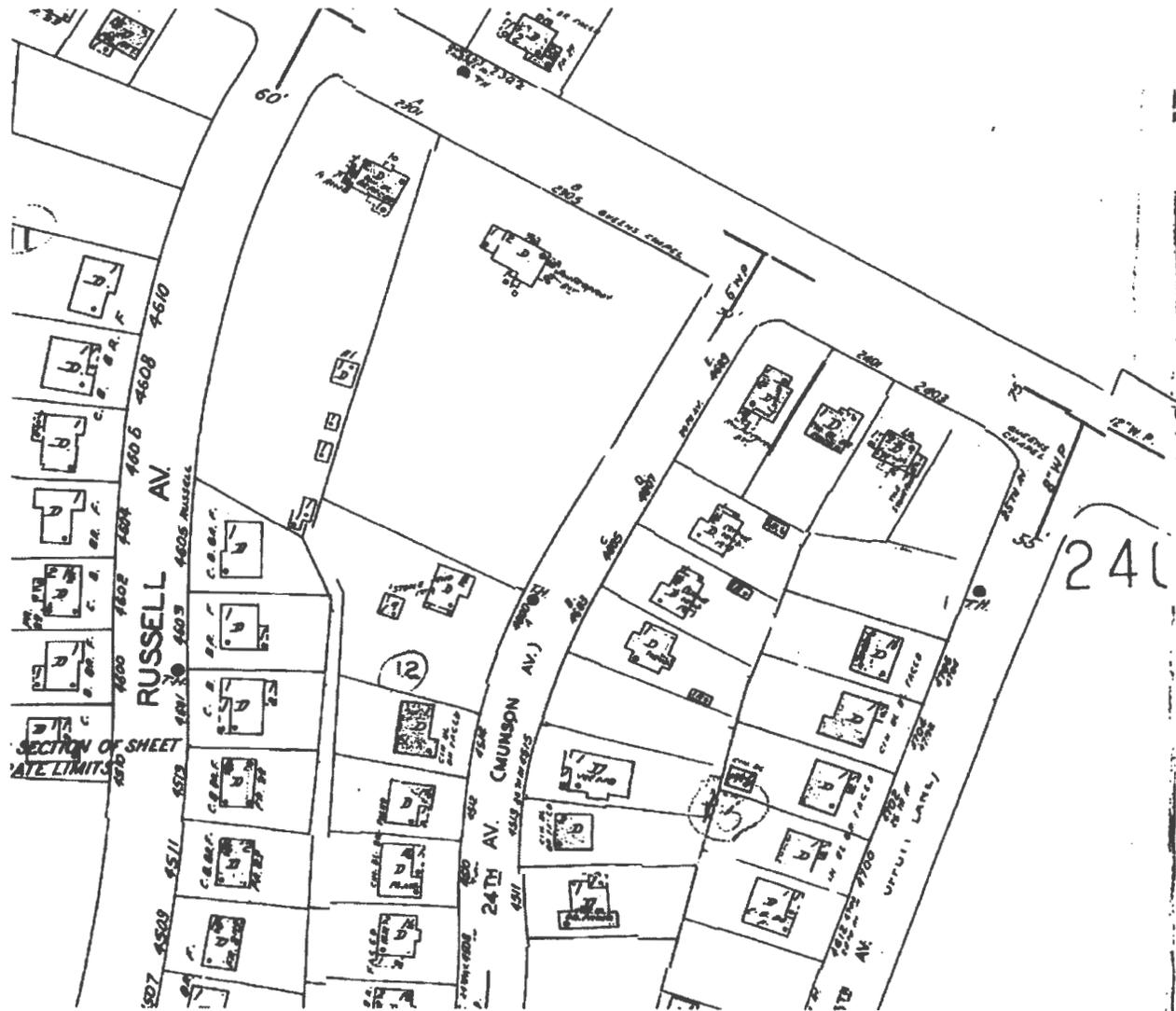


Figure 4: 1956 Sanborn Map Company, Washington Suburban Vol. 2. excerpt. Munson O. Bull built 2305 Queens Chapel Road in 1927, and sold the 2301 Queens Chapel Road lot to Kathleen Merkle in 1932. Note the names of Offutt Lane and Munson Avenue are now 22<sup>nd</sup> and 24<sup>th</sup> Avenue.

MARYLAND HISTORICAL TRUST  
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Attachment: 2305 Queens Chapel Road

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2305 Queens Chapel Road (MD 500) - Site Boundary  
Map: USGS Washington East Quadrangle, 7.5 minute series (1965 photorevised 1979)

**PG: 68-130**  
**2305 Queens Chapel Road**  
**Hyattsville, Maryland 20782**  
**Photo Log**

1. .Tif format digital images taken on November 4, by Sherri Marsh Johns for Ottery Group.
  2. Digital images recorded on Verbatim UltraLife archival grade DVD\_R with 24K gold AZO recording dye with hard coat.
  3. Photographs printed by Fromex Photo and Digital, Inc., using true black-and-white chemistry, printed on Ilford black-and-white silver gelatin paper.
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1. PG:68-130\_2015-11-04\_01 View of 2301 (right) and 2305 (left) Queens Chapel Road, facing southeast from Russell Avenue.
2. PG:68-130\_2015-11-04\_02 Perspective view facing southeast.
3. PG:68-130\_2015-11-04\_03 Façade view facing roughly south.
4. PG:68-130\_2015-11-04\_04 Façade view facing south.
5. PG:68-130\_2015-11-04\_05 Perspective view facing southwest.
6. PG:68-130\_2015-11-04\_06 View from 24<sup>th</sup> Avenue facing west.
7. PG:68-130\_2015-11-04\_07 Driveway entrance from 24<sup>th</sup> Avenue facing southeast toward back yard.
8. PG:68-130\_2015-11-04\_08 View of back yard, facing southeast.

RUSSELL AV



PG: 68-130

2305 Queens Chapel Rd.

Prince Georges Co., MD

by Sherri Marst Johnson

NOV 4, 2015

Digital MASTER copy of MD SHPO

view from Russell Ave facing 2301 Queens Chapel Rd  
(right) and 2305 Queens Chapel Rd (left)

facing southeast

photo 1 of 8



PG: 68-130

2305 Queens Chapel Rd

Prince Georges Co., MD

by Sherri MARSH Johns

NOV 4, 2015

Digital MASTER AT MD SHPO

Perspective facing south east

2058



PG: 68-130

2305 Queens Chapel Rd

Prince Georges Co., MD

by Sherril Marsh Johns

Nov 4, 2015

Digital MASTER AT MD SHPO

Perspective, facing Southeast

Photo 3 of 8



Pg: 68-130

2305 Queens Chapel Rd  
Prince Georges Co., MD

by Sherri MARSH Johns

NOV 4, 2015

Digital MASTER AT MD SHPO

N. Facade, Facing South

photo 4 of 8



PG: 68-130

2305 Queens Chapel Rd

Prince George's Co, MD

by ShERRI MARSH Johns

NOV 4, 2015

digital MASTER AT MD SHPD

perspective view, facing southwest

photo 5 of 8



PG: 68-130

2305 Queens Chapel Rd  
Prince George's Co., MD

by Sherri MARSH Johns

NOV 4, 2015

Digital MASTER AT MD SHPD

EAST Facade taken along 24th Ave,

FACING west

Photo 6 of 8



PG: 68-130

2305 Queens Chapel Rd  
Prince Georges Co., MD

by Sherr. MARSH Johns

Nov 4, 2015

Digital MASTER AT MD SHPD

Drive Way Entrance from 24th Ave

facing Southwest

Photo 7 of 8



PG 68-130

2305 Queens Chapel Rd  
PRINCE GEORGE'S CO, MD

By ShERRI MARSH Johns

NOV 4, 2015

Digital MASTER AT MD SHPO

View of Backyard facing Southeast

Photo 8 of 8