

PRINCE GEORGE'S COUNTY  
HISTORIC SITE SUMMARY SHEET

Survey: PG # 68-4-72 Building Date: c. 1928

Building Name: 6303 46th Avenue

Location: 6303 46th Avenue, Riverdale, Maryland

Private/Residence/Occupied/Good/Inaccessible

Description

6303 46th Avenue (Lot 21, Block 68, Riverdale Park) is a small two-story frame craftsman-style Foursquare on the east side of 46th Avenue in the block north of East-West Highway (MD Route 410). The 2-by-2 bay house has a parged concrete block foundation, rectangular plan and a hip roof with overhanging eaves. The main facade of the house faces west. A hip-roof porch with a narrow board wood floor spans almost the entire main (west) facade. At the corners of the porch there are groupings of three plain wooden supports on tall stuccoed bases. White aluminum siding obscures the house's original craftsman-inspired sheathing materials of narrow board siding on the first story and shingles on the second. The house retains all of its original 6/1 double-hung wood frame craftsman-style windows and its 3-light oak craftsman entry door. The simply detailed interior is also essentially intact; the only woodwork in the house is found in the window and door surrounds and the turned newel and balusters of the main stair. There are a number of original lighting and plumbing fixtures throughout the house. A shed-roof porch has been added to the rear (east) elevation.

Significance

The small frame Foursquare at 6303 46th Avenue is significant as an intact example of a mail-order kit house produced and distributed by Sears, Roebuck and Company throughout the early decades of the 20th century. Designed in the Craftsman style, this simply detailed dwelling, the "Cornell" model, reflected the popular architectural tastes of the period as interpreted for a family of modest resources. The house also reflects the land speculation in the early years of the developing community when it was common to acquire a number of adjacent lots, erect a house on one or two, and retain the other lots for later development or sale. Land records indicate that Lot 21 in Block 68 was sold by the Riverdale Park Company in January 1918 to Edith C. Short. Short, the daughter of Ella and Henry Short, had lived immediately to the east since July 1909. Edith Short retained ownership of Lot 21 until October 1922, when she sold it to John A. Cook. Assessment records indicate that Cook and his wife Mabel completed construction of their Cornell model by 1929, when the total assessed value of the lot and its improvements was \$4,250.

Acreage: 5,500 sq.ft.

# Maryland Historical Trust State Historic Sites Inventory Form

## 1. Name (indicate preferred name)

historic

and/or common 6303 46th Avenue

## 2. Location

street & number 6303 46th Avenue  not for publicationcity, town Riverdale  vicinity of congressional district 5th

state Maryland county Prince George's

## 3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

## 4. Owner of Property (give names and mailing addresses of all owners)

name Shirley D. Robertson

street &amp; number 6303 46th Avenue telephone no.:

city, town Riverdale state and zip code Maryland 20737

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Prince George's County Courthouse liber 2162

street &amp; number Main Street folio 520

city, town Upper Marlboro state Maryland

## 6. Representation in Existing Historical Surveys

title N/A

date  federal  state  county  local

depository for survey records

city, town state

## 7. Description

Survey No. PG # 68-4-72

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved    date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

### Exterior

6303 46th Avenue (Lot 21, Block 68, Riverdale Park) is a small two-story frame craftsman-style house on the east side of 46th Avenue in the block north of East-West Highway (MD Route 410). The house is an example of Sears, Roebuck & Co., mail-order house known as the Cornell. The 2-by-2 bay house has a parged concrete block foundation, rectangular plan and a hip roof with overhanging eaves. A hip roof porch with a narrow board wood floor spans almost the entire main (west) facade. At the corners of the porch there are groupings of three plain wooden supports on tall stuccoed bases.

Aluminum siding obscures the house's original craftsman-inspired sheathing materials of narrow board siding on the first story and shingles on the second. The house retains all of its original 6/1 double-hung wood frame craftsman-style windows; each window also has modern combination storm windows and screens. The 3-light oak craftsman entry door remains as does the glass and panel secondary door found at grade in the north elevation.

### Interior

The interior of the house is also essentially intact. The house has three modestly-sized rooms on each floor and a single bath in the northwest corner of the second floor, a reversal of the three-bedroom version of the Cornell floorplan as advertised by Sears. Each room is lighted from two directions, and the living room, the largest room, has a third exposure. The south walls of the living room and dining room, contain attached pairs of windows, while all other rooms have single windows.

The interior is simply-detailed; the only woodwork in the house is found in the window and door surrounds and the turned newel and balusters of the main stair, running up the north wall of the living room. In each room, window and door surrounds are typical of those found in craftsman houses of the period, wide plain boards capped by narrow molded strips. With the exception of the main stair newel, rail and balusters, wood work throughout the house has been painted. Carpeting or linoleum covers the hardwood floors throughout the house and only the treads and risers of the main stair are visible. There are a number of original lighting fixtures in the house, although the hanging fixtures in the living and dining rooms have been removed. The kitchen retains its original porcelain sink with drainboard and backsplash, surrounded by mid 20th century cabinetry. The bathroom upstairs retains its original pedestal sink and footed bathtub and built in linen closet.

MARYLAND HISTORICAL TRUST  
STATE HISTORIC SITES INVENTORY FORM

Survey No. PG-68-4-72

Description (continued)

Section 7 Page 2

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NOTE

1. See attached illustration from Houses By Mail-A Guide to Houses from Sears, Roebuck and Company, by Katherine Cole Stevenson and H. Ward Jandl, The Preservation Press, 1986, p.292.

# 8. Significance

Survey No. <sup>Pg.</sup> 68-4-72

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitaris
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportatio
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specif

Specific dates 1928

Builder/Architect

check: Applicable Criteria:  A  B  C  D  
and/or

Applicable Exception:  A  B  C  D  E  F  G

Level of Significance:  national  state  local

Prepare both a summary paragraph of significance and a general statement of history and support.

The small frame Foursquare at 6303 46th Avenue (Lot 21, Block 68, Riverdale Park) is significant as an intact example of a mail-order kit house produced and distributed by Sears, Roebuck and Company throughout the early decades of the 20th century. Designed in the Craftsman style, this simply detailed dwelling, the "Cornell" model, reflected the popular architectural tastes of the period as interpreted for a family of modest resources. The house at 6303 46th Avenue retains a high degree of integrity; the only substantive alterations to the exterior of the house are the aluminum siding that covers the original clapboard and shingle, and the addition of a small shed roof porch across the rear of the house. The interior is essentially as it was built; all interior woodwork and fixtures are in place, and the plan remains undisturbed.<sup>1</sup> The house is also reflects an important early development pattern in Riverdale when it was common to acquire a group of adjacent lots, erect a house on one or two, and retain the other lots for later development or sale.

The land on which the Riverdale Park subdivision was built had been part of the Riversdale Plantation established in 1801 when Henri Joseph Stier, a Belgian aristocrat, purchased 800 acres north of Bladensburg, and began to develop a plantation. After Stier's return to Belgium in 1803, completion of the Riversdale mansion and management of the plantation were taken over by his daughter Rosalie and her husband George Calvert. The Riversdale Plantation became a model of its type, and remained within the Calvert family for three generations.<sup>2</sup> After the death in 1864 of Charles Benedict Calvert (son of Rosalie and George Calvert), a commission was appointed to divide the plantation among his heirs and a 300-acre dower lot (as well as the 175-acre lot adjoining it to the north) was sold by Calvert heirs in 1887 to John Fox, president of the Riverdale Park Company, a New York real estate syndicate which then began to develop the suburb of Riverdale Park.<sup>3</sup>

MARYLAND HISTORICAL TRUST  
STATE HISTORIC SITES INVENTORY FORM  
Statement of Significance (continued)

Survey No PG:68-4-72

Section 8 Page 2

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The Riverdale Park Company, a New York real estate syndicate, then began to develop the suburb of Riverdale Park.<sup>2</sup> The land was platted in 1889 by surveyor J.D. Howell. Streets were laid out in a grid pattern, straddling the Washington line of the Baltimore & Ohio Railroad, which ran north and south through the new community and offered residents easy commuting into the Federal city to the southwest. Park spaces, and circles of green were provided in the plan and parkland was reserved around the Calvert mansion which was to be preserved "as a sacred relic of an era replete with historic memories."<sup>3</sup> Streets were named for the Presidents of the United States, Washington through McKinley, as well as for other distinguished statesman such as Clay, Lafayette and Beale.<sup>4</sup>

Construction of dwellings began in the early 1890s. All were of frame construction, and reflected the popular tastes of the period, as illustrated in house catalogs of those years. Some were pyramidal-roof Foursquares, others front-gabled or cross-gabled; many were highlighted by projecting bays or corner towers, and almost all had prominent wraparound porches with jigsaw decorative details. By the turn of the century, the new suburb had approximately 60 dwellings, a Presbyterian church, a handsome Victorian schoolhouse and a railroad station; the latter two public buildings (now demolished) were built by the Riverdale Park Company. There were two general stores, and telephone and telegraph communications were available. Concrete sidewalks were constructed, and sewers provided for the principal streets.<sup>5</sup> Because of its convenient location, its efficient line of transportation into the City, its primary school, and its picturesque, tree-line streets, Riverdale Park became one of the most desirable residential suburbs in the Washington area.

By the end of World War I, the character and location of development in Riverdale had begun to change. Development began to spread out in all directions beyond the nodes of early settlement around the Riversdale mansion and the nearby railroad station. New areas of settlement included the former floodplain at the northern and eastern edges of Riverdale Park as well as the low-lying areas immediately south of the mansion. Instead of the two-story frame front-gable and cross-gable houses popular at the turn of the century, the favored house forms became the one-story, craftsman-inspired bungalow as well as the small revival style cottage. These new locations and house forms were favored until the eve of World War II.

MARYLAND HISTORICAL TRUST  
STATE HISTORIC SITES INVENTORY FORM  
Statement of Significance (continued)

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Survey No. \_\_\_\_\_  
Section 8 Page 3

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Land records indicate that Lot 21 in Block 68 was initially sold by the Riverdale Park Company in January 1918 to Edith C. Short. Short, the daughter of Ella C. Short and Henry L. Short, had lived immediately to the east of Lot 21, at 6304 47th Avenue, since July 1909. Edith Short retained ownership of Lot 21 and the house on 47th Street until October 1922, when she sold both to John A. Cook.<sup>7</sup> Land records indicate that John and Mabel Cook took a mortgage in the amount of \$4,600 from William C. Reed, trustee of the Girard National Bank of Philadelphia in January 1928 with the provision that the house be completed within four months.<sup>8</sup> Assessment records indicate that the Shorts completed construction of their Cornell model by 1929, when the total assessed value of Lot 21 and improvements was \$4,250.<sup>9</sup>

In November 1934, the Cooks defaulted on their mortgage. As trustee, William Reed conveyed the property to Sears. The company sold the house to Theodore and Edna Heslop in June 1937. The Helsops retained ownership of the house until December 1951, when it was sold to Harrison Strickler. The current owner, Shirley Robertson, purchased the house with her late husband Gerald, from Harrison Strickler in October 1957.<sup>10</sup> According to Mrs. Robertson, soon after they purchased the house, the aluminum siding and rear porch were added.<sup>11</sup>

MARYLAND HISTORICAL TRUST  
STATE HISTORIC SITES INVENTORY FORM  
Statement of Significance (continued)

Survey No. PG # 68-4-72  
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NOTES

1. See attached illustration from Houses By Mail-A Guide to Houses from Sears, Roebuck and Company, by Katherine Cole Stevenson and H. Ward Jandl, The Preservation Press, 1986, p.292.
2. See Pearl, S.G., Riversdale, Historic Structures Report, Part II, History: M-NCPPC, 1979.
3. Prince George's County Land Records, JWB8:426, 520; JWB12:484; JWB13:614.
4. Riverdale Park real estate promotional brochure, c.1904.
5. Prince George's County Subdivision Plats, JWB5:747; Riverdale Park real estate promotional brochure.
6. Riverdale Park real estate promotional brochure; see also Pearl, S.G., Victorian Pattern Book Houses in Prince George's County, Maryland, M-NCPPC, 1988.
7. See Prince George's County Land Records, 129:382; 54:23; 188:289.
8. Prince George's County Land Records, 241:214. An examination of land records indicates that William Reed and the Girard National Bank of Philadelphia handled a large number of Sears house mortgages in Prince GEorge's County throughout the 1920s.
9. Prince George's County Assessment Records, E.D. #19, 1928-1932.
10. Prince George's County Land Records, 420:154; 472:418; 1444:379 and 2162:520.
11. Oral interview conducted with Shirley D. Robertson at 6303 46th Avenue on November 19, 1990.

# 9. Major Bibliographical References

Survey No. <sup>PG:</sup> 68-4-72

See Notes, Section #8

# 10. Geographical Data

Acreeage of nominated property Lot 21, Block 68, Riverdale Park

Quadrangle name Washington East

Quadrangle scale \_\_\_\_\_

UTM References do NOT complete UTM references

A	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

C	<input type="text"/>	<input type="text"/>	<input type="text"/>
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D	<input type="text"/>	<input type="text"/>	<input type="text"/>
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E	<input type="text"/>	<input type="text"/>	<input type="text"/>
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F	<input type="text"/>	<input type="text"/>	<input type="text"/>
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G	<input type="text"/>	<input type="text"/>	<input type="text"/>
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H	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

# 11. Form Prepared By

name/title Howard S. Berger, Architectural Historian

organization Historic Pres. Sect., M-NCPPC

date June 1991

street & number 14741 Gov. Oden Bowie Drive

telephone (301) 952-3520

city or town Upper Marlboro

state Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
Shaw House  
21 State Circle  
Annapolis, Maryland 21401

## Chain of Title

6303 46th Avenue

2162:520  
28 October 1957  
Deed

Harrison M. Strickler to Gerald M. and Shirley D. Robertson. Grantor conveys Lot 21 in Block 68, Riverdale Park. Plat recorded JWB5:688 or A:42. Same obtained from Theodore A. and Edna G. Heslop, 10 December 1951, 1444:379.

1444:379  
10 December 1951  
Deed

Theodore A. and Edna G. Heslop to Harrison M. Strickler. Grantors convey Lot 21 in Block 68. Same obtained from Sears, Roebuck & Co., 11 June 1937, 472:418.

472:418  
11 June 1937  
Deed

Sears, Roebuck & Co., to Theodore A. and Edna G. Heslop. Grantor conveys Lot 21 in Block 68. Same obtained from William C. Reed, trustee, 23 November 1934, 420:154.

420:154  
23 November 1934  
Deed

William C. Reed, trustee, to Sears, Roebuck & Co. Grantors conveys Lot 21 in Block 68. Same obtained through default of mortgage from John A. and Mabel B. Cook, 10 January 1928, 241:214.

241:214  
10 January 1928  
Mortgage

John A. and Mabel B. Cook to William C. Reed, trustee. Grantors convey deed of trust in the amount of \$4,600 on Lot 21 in Block 68. Same obtained by deed from Edith C. Short, 6 October 1922, 188:289.

188:289  
6 October 1922  
Deed

Edith C. Short to John A. Cook. Grantor conveys Lot 21 in Block 68. Same obtained from Riverdale Park Company, 31 January 1918, 129:382.

129:382  
31 January 1918  
Deed

Riverdale Park Company to Edith C. Short. Grantor conveys Lot 21 in Block 68 of grantor's subdivision of Riverdale Park. To clear, title, this deed is made.

# THE CORNELL

PG:68-4-72

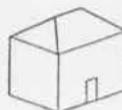
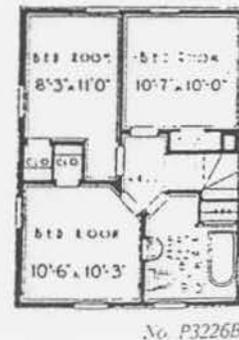
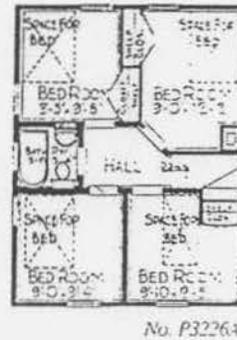


Imagine this cozy home with the siding painted a dark tone color, with rich brown stained shingle for the second story, with window casings painted in pure white! It is a roomy house at a very low cost, because it is planned on square lines, permitting every square inch of space to be used to the best advantage. The large porch with its brick columns beneath and triple columns above, the wide trusses that support the porch roof and the numerous divided light windows make this house one of our most popular sellers.

Details and features: Six or seven rooms and one bath. Front porch with hipped roof supported by brick and wood piers; glazed front door. Two floor plans; cased opening between living and dining rooms.

Years and catalog numbers: 1925 (3226); 1926 (P3226); 1928 (P3226A, P3226B); 1929 (P3226A, P3226B); 1933 (3226A, 3226B); 1935 (3226B); 1937 (3226B); 1938 (3412)

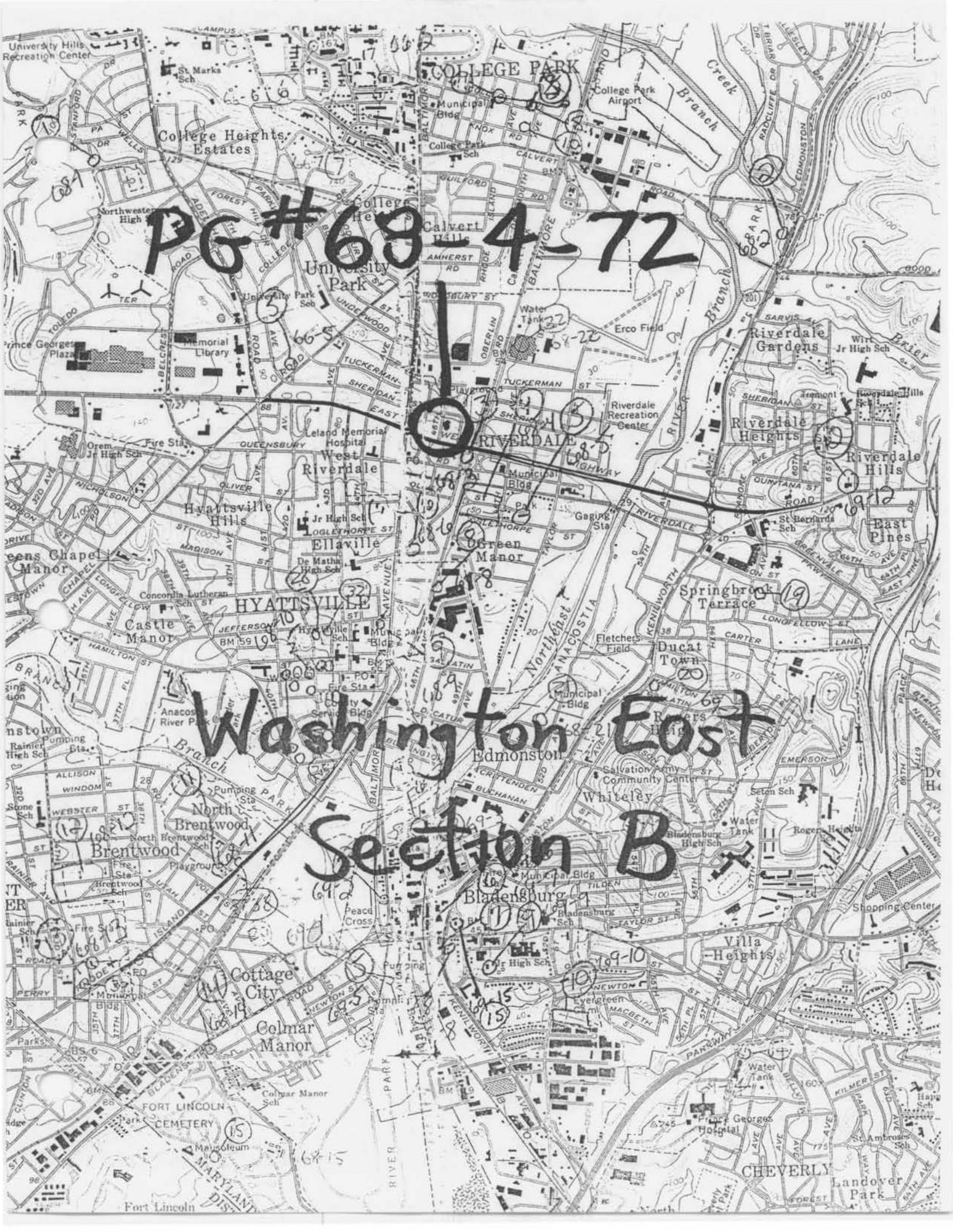
Price: \$1,360 to \$1,785 Location: Avoca, Pa.





PG # 69-4-72

Washington East  
Section B





6303 46th Avenue

PG# 68-4-72

Riverdale

Prince George's County, Maryland

Howard S. Berger

JANUARY 1991

From S W

NEG: MD HISTORICAL TRUST, ANNAPOLIS, MD

18F5



6303 46th Avenue

PG#68-4-72

Riverdale

Prince George's County, Maryland

Howard S. Berger

JANUARY 1991

From NW

NEB: MD HISTORICAL TRUST, ANNAPOLIS, MD

20F5



6303 46th Avenue

PG#68-4-72

Riverdale

Prince George's County, Maryland

Howard S. Berger

JANUARY 1991

From SF

NEG: MD HISTORICAL TRUST, ANNAPOLIS, MD

30F5



6303 46th Avenue

PG#68-4-72

Riverdale

Prince George's County, Maryland

Howard S. Berger

JANUARY 1991

Detail: Main Stair

From S

NEG. 11 D HISTORICAL TRUST, ANNAPOLIS, MD

40F5



6303 46th Avenue

PG#68-4-72

Riverdale

Prince George's County, Maryland

Howard S. Berger

JANUARY 1991

Detail: Dining Room window  
Surround and Light  
Fixtures

From W

NEWMARKET HISTORICAL TRUST, ANNAPOLIS, MD

50FB