

**INDIVIDUAL PROPERTY/DISTRICT
MARYLAND HISTORICAL TRUST
INTERNAL NR-ELIGIBILITY REVIEW FORM**

Property/District Name: 3700 Bladensburg Road Survey Number: PG68-87

Tax Parcel#: Block 4; Lots 27, 28, and 29

Project: MD Alt 1 (Bladensburg Rd) Planning Study from D.C. Line to 40th Ave Agency: MDOT-SHA

Site visit by MHT Staff: no yes Name _____ Date _____

Eligibility recommended _____ Eligibility **not** recommended X

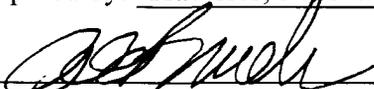
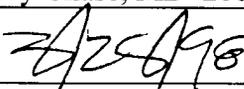
Criteria: A B C D Considerations: A B C D E F G None

Justification for decision: (Use continuation sheet if necessary and attach map)

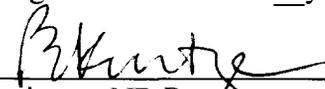
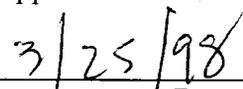
The apartment house at 3700 Bladensburg Road is not eligible due to the fact that it does not meet National Register Criteria A, B, C, or D. Preliminary research has not revealed any association between the multiple dwelling and events that have made a significant contribution to the broad patterns of our history (Criterion A) or the lives of persons significant in our past (Criterion B). Although the building provides an example of the Colonial Revival style, it is neither unusual nor distinguished; it does not represent the work of a master or display high artistic merit (Criterion C). There is no evidence that the property is likely to yield information important in history or prehistory (Criterion D). Thus, the property is not National Register-eligible.

Documentation on the property/district is presented in: Maryland Historical Trust Inventory Form
and MD Alt 1 (Bladensburg Rd) from D.C. Line to 40th Ave Planning Study Summary of Results

Prepared by: Traceries, 5420 Western Ave., Chevy Chase, MD 20815 January 1998

 
Reviewer, Office of Preservation Services Date

NR program concurrence: yes no X not applicable

 
Reviewer, NR Program Date

Final

CAPSULE SUMMARY
3700 Bladensburg Road
(PG 68-87)

The apartment building at 3700 Bladensburg Road was one of only a few multiple dwellings erected in Cottage City, which is dominated by modest wood frame single-family dwellings. Erected on land owned by Charles M. Lightbown, one of the original developers of Cottage City, the building was erected sometime between 1930 and 1939. Lightbown appears to have had the brick apartment house constructed as an income-producing venture. The location of the building along one of the area's busiest transportation corridors is consistent with its use as a multiple dwelling

The apartment house is an L-shaped, two-and-one-half-story, nine-bay wide building. The symmetrical facade, front gable dormers, and central portico designate the style of this multiple dwelling as Colonial Revival. Built on a poured concrete foundation, 3700 Bladensburg Road is a brick building laid in variable six-course Flemish bond. The side gable roof, which crosses at the south corner to form the L-shaped plan, is clad in asphalt shingles. An interior corbel-capped brick chimney rises above the ridgeline of the roof.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. PG68-87

=====

1. Name of Property

=====

historic name _____
common/other name _____

=====

2. Location

=====

street & number 3700 Bladensburg Rd. not for publication _____
city or town Cottage City vicinity _____ state Maryland code MD
county Prince George's code 033 zip code 20722

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3. State/Federal Agency Certification N/A

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4. National Park Service Certification N/A

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5. Classification

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Ownership of Property (Check all that apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing		Noncontributing		
<u>1</u>		<u>0</u>		buildings
<u>0</u>		<u>0</u>		sites
<u>0</u>		<u>0</u>		structures
<u>0</u>		<u>0</u>		objects
<u>1</u>		<u>0</u>		Total

Is this property listed in the National Register?

Yes _____ Name of Listing _____
No X

=====
6. Function or Use
=====

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Multiple Dwelling

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Multiple Dwelling

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7. Description
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Architectural Classification (Enter categories from instructions)

Colonial Revival

Materials (Enter categories from instructions)

foundation Solid: Concrete, Parged

roof Front Gable: Asphalt Shingle

walls Masonry: Brick, Six-Course Flemish

other _____

Narrative Description (Describe the historic and current condition of the property.)

See Continuation Sheet No. 7-1

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8. Statement of Significance
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Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- 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.
- 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 a 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.

Maryland Inventory of Historic Properties
3700 Bladensburg Road
Prince George's County, MD

Inventory No. PG68-87
Page 4

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Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance 1930-1948

Significant Dates 1930-1939

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation Undefined

Architect/Builder Unknown

Narrative Statement of Significance (Explain the significance of the property.)

See Continuation Sheet No. 8-1

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9. Major Bibliographical References

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(Cite the books, articles, legal records, and other sources used in preparing this form.)

Prince George's County Land Records, Recorder of Deeds, Prince George's County, Upper Marlboro, Maryland.

Nelson's Washington Suburban Directory of Maryland and Virginia Towns Adjacent to the District of Columbia, 1923. Justus C. Nelson, 1923.

Polk's Washington Suburban Directory of Maryland and Virginia Towns Adjacent to the District of Columbia, 1930-1931. R.L. Polk & Company, Publishers, 1930.

A History of the Town of Cottage City, Maryland. Compiled by Raleigh A. Donley, Jr. for the Bicentennial Committee, May 8, 1976.

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10. Geographical Data
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Acreage of Property 3000 Square feet

Verbal Boundary Description (Describe the boundaries of the property.)

The property at 3700 Bladensburg Road is designated as Lots 27, 28, and 29 of Block 4 in Cottage City, Maryland as indicated on Map 50, Grid A4, Subdivision 2804.

Boundary Justification (Explain why the boundaries were selected.)

The property at 3700 Bladensburg Road has historically been associated with Lots 27, 28, and 29 of Block 4 in Cottage City, Maryland since the building's construction between 1930 and 1939.

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11. Form Prepared By
=====

name/title Kristyna G. Olsen, Architectural Historian
organization Traceries date January 16, 1998
street & number 5420 Western Avenue telephone 301/656-5283
city or town Chevy Chase state MD zip code 20815
=====

12. Property Owner
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name Thomas E. and Patricia Bonacorda
street & number 3700 Bladensburg Road telephone _____
city or town Cottage City state MD zip code 20722
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Section 7 Page 1

3700 Bladensburg Rd.
name of property
Prince George's Co., MD
county and state

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Built between 1930 and 1939,¹ the apartment house at 3700 Bladensburg Road is an L-shaped, two-and-one-half-story, nine-bay wide building. The symmetrical facade, front gable dormers, and central portico designate the style of this multiple dwelling as Colonial Revival. Built on a poured concrete foundation, 3700 Bladensburg Road is a brick building laid in variable six-course Flemish bond. The side gable roof, which crosses at the south corner to form the L-shaped plan, is clad in asphalt shingles. An interior corbel-capped brick chimney rises above the ridgeline of the roof.

The apartment house at 3700 Bladensburg Road sits on a sharp rise at the north corner of Bladensburg Road and 37th Place. The property is surrounded by a grassy lawn and scattered mature trees. An asphalt-paved driveway bounds the property to the northwest. A chain-link fence edges the lot to the northeast and the northwest.

EXTERIOR DESCRIPTION:

The main elevation, which faces Bladensburg Road to the southeast, is two-and-one-half stories and nine-bays wide with a central entry. This symmetrical elevation is pierced by eight original 1/1 windows and a single wood panel replacement door. The door is flanked by four-light sidelights with single wood panels below. The entry is crowned by a fanlight. A Colonial Revival portico with wood Tuscan columns marks the entrance. The second story windows follow the same rhythm as the first with nine original 1/1 windows. Three front gable dormers, encased in metal with asphalt shingled roofs, are located over the third, fifth, and seventh bays

¹ The date range assigned has been established by city directory and map research. Based on *Polk's Washington-Suburban Directory* of 1930-1931, no building existed at what is today 3700 Bladensburg Road. However, the apartment house does appear on the 1939 Sanborn Fire Insurance Map. Therefore, it has been determined that the building was erected between 1930 and 1939.

Section 7 Page 2

3700 Bladensburg Rd.
name of property
Prince George's Co, MD
county and state

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of the dwelling. A single original 1/1 window with metal surrounds occupies each of these dormers. All of the windows on the first and second stories have concrete sills. The first story windows also have straight concrete lintels. The second story lintels are marked by the cornice, which is encased in metal.

The northeast elevation forms the gable end of the main block of the L-shaped dwelling. This elevation is two-and-one-half stories in height, but only one bay wide. Each story is pierced by one original 1/1 window with concrete lintels and sills. The window openings in the first and second stories are vertically aligned although they diminish in size.

The northeast elevation of the ell is formed by two unequal bays. The first story is pierced by one replacement 1/1 window and one original 1/1 window. The replacement window sits within an infilled wall opening and does not match the dimensions of the original window. The second story contains two original 1/1 windows. All of the windows have concrete sills. On the first story, a concrete lintel is visible over the original window. The second-story lintels are not visible because of the addition of a metal cornice.

The inside corner of the L-shaped plan faces north. This orients the rear elevation of the main section and the side elevation of the ell to the northwest. Both of these elevations are only two stories in height. Windows in the main section of the apartment house occur in a random pattern on the first and second stories. The first story is pierced by three original 1/1 windows with concrete sills and brick jack-arched lintels. These windows are of varying size. The eastern window is smaller than the other two windows. The second story of the main block of the building is punctured by four original 1/1 windows. These windows also vary in size and are placed at varying heights. They all have concrete sills, but only one concrete lintel is visible. A single flush wood replacement door in the foundation is the only extant entrance. Two door openings with jack-arched lintels are apparent on the first story, although they have been infilled with brick.

The northwest elevation of the ell is composed of two unequal bays. The first story is pierced by two original 1/1 windows with concrete sills and lintels. These windows are aligned by their lintels, but differ in size. The second story is also pierced by two original 1/1 windows. Again, these differ in size, but are aligned by their lintels. The second-story windows have concrete sills, but their lintels are hidden by the addition of a metal

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. PG68-87

Section 7 Page 3

3700 Bladensburg Rd.
name of property
Prince George's Co, MD
county and state

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cornice.

Two projecting bays with a hyphen in between form the symmetrical southwest elevation. This two-and-one-half-story elevation is pierced on the first story by six original 1/1 windows. An original wood paneled door with lights marks the centered entrance on this elevation. The door has a Colonial-Revival style surround, which includes fluted pilasters and a lintel ornamented with dentils. The second story is punctured by six original 1/1 windows. Located within the gables of the end bays are two original 1/1 windows. All of the windows have concrete sills. All of the lintels, except for two, are concrete. The lintels of the two second-story central windows are not visible due to the addition of a metal cornice in the hyphen.

OUTBUILDINGS:

There are no outbuildings associated with this property.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. PG68-87

Section 8 Page 1

3700 Bladensburg Rd.
name of property
Prince George's Co, MD
county and state

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The apartment building at 3700 Bladensburg Road was one of only a few multiple dwellings erected in Cottage City, which is dominated by modest wood frame single-family dwellings. The apartment building was erected on land owned by Charles M. Lightbown, one of the original developers of Cottage City, sometime between 1930 and 1939. Lightbown appears to have had the brick apartment house constructed as an income-producing venture. The location of the building along one of the area's busiest transportation corridors is consistent with its use as a multiple dwelling.

Apartment housing gained popularity in Washington, DC and its suburbs during the early twentieth century. After World War I, a severe housing shortage and an expanding federal work force prompted a building boom that lasted through the 1920s. Other factors contributing to the increased popularity of apartment buildings included 1) the rapid growth of the street railway system; 2) the new popularity of the automobile; 3) the revision of building codes to ensure safer, more healthy living environments and 4) the passage of zoning regulations requiring the "gathering" of buildings and accessory services.² The apartment building at 3712 Bladensburg Road is an example of the many apartment houses erected in and near the District of Columbia during this period of increased construction. I

The property is located within the town of Cottage City, which was gradually developed between 1915 and 1930. The Highlands Company, incorporated in 1888, purchased approximately sixty-four acres of land lying between the B&O Railroad line and the Baltimore-Washington Turnpike; an area then known as "The Highlands."³ In May 1906, the full sixty-four-acre tract was sold to three men, J. Harris Rogers, James C. Rogers, and Richard N. Ryon, who had the area platted under the name "Cottage City" in 1906.⁴ Despite its accessibility to downtown Washington, DC via the Bladensburg Road

² Gleaned from *National Register of Historic Places, Multiple Property Documentation Form "Apartment Buildings in Washington, D.C., 1880-1945*, Prepared by Emily Hotaling Eig and Laura Harris Hughes, July 1993.

³ Land Records of Prince George's County, Liber 34, Folio 317.

⁴ Land Records of Prince George's County, Liber 34, Folio 317; and Liber 57, Folio 426. The 1906 plat of Cottage City was recorded in Liber B.D.S. 1, Folio 10.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. PG68-87

Section 8 Page 2

3700 Bladensburg Rd.
name of property
Prince George's Co., MD
county and state

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electric streetcar line, several efforts to develop the area failed. It was not until 1915 that Charles M. Lightbown, who had begun buying up lots in the newly platted town in 1906, borrowed money to construct five modest frame "cottages" which he sold to working-class families.⁵ By 1925, the town of Cottage City had developed into a substantial suburb with access to the District of Columbia via Bladensburg Road and the B&O Railroad. Today, the town contains over 322 single- and dual-family dwellings and around thirty apartment units.

The apartment building at 3700 Bladensburg Road was erected on land owned by Charles Lightbown prior to 1939 when the building first appears on a Sanborn Fire Insurance Map. The property was sold at auction following Lightbown's death in 1940, after which the title was transferred several times over a short period. John D. Neumann Properties, Incorporated acquired the property in 1959, retaining it for twenty years. The current owners, Thomas E. and Patricia Bonacorda, who also own the adjacent three properties along Bladensburg Road, purchased the building in 1979.

⁵ A History of the Town of Cottage City, Maryland, p.31.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. PG68-87

3700 Bladensburg Rd.
name of property
Prince George's Co., MD
county and state

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HISTORIC CONTEXT:

Geographic Organization: Western Shore

Chronological/Development Period (s):

Modern Period (1930-present)

Prehistoric/Historic Period Theme (s):

Architecture, Landscape, and Community
Planning

RESOURCE TYPE(S)

Category: Building

Historic Environment: Suburban

Historic Function (s): DOMESTIC/Multiple Dwelling

Known Design Source: Unknown

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. PG68-87

3700 Bladensburg Rd.
name of property
Prince George's Co., MD
county and state

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Chain of Title:

Charles M. Lightbown died seized of property in 1940.

- August 26, 1943: T. Hammond Welsh and Charles W. Clagett,
Trustees to Herman Sheskin
\$15,450
Equity Case 7189, Montgomery County Circuit
Court: Prince George's Bank & Trust Company
and First National Bank of Southern Maryland,
plaintiffs vs. American Security & Trust
Company, Maud E. Lightbown & Hyattsville
Building Association, defendants
Property sold at public auction, July 9, 1943
Lots 27, 28, 29; Block 4 Cottage City
Land Records of Prince George's County
Liber 696 Folio 375
- August 31, 1943: Herman and Goldie Sheskin to Louis C. Dismar,
Melvin Bergmann, and Julius A. Maedel,
Trustees of the Northern Liberty Building
Association
Lots 27, 28, 29; Block 4 Cottage City
Land Records of Prince George's County
Liber 696 Folio 376
- 1943-1950: Northern Liberty Building Association to
Robert S. and Albert H. Davis
Unable to locate deed
- October 13, 1950: Robert S. Davis and Albert H. Davis to Joseph
H. and Marie V. Foley
Lots 27, 28, 29; Block 4 Cottage City
Land Records of Prince George's County
Liber 1285 Folio 145
- June 16, 1959: Joseph H. and Marie V. Foley to Naomi
Vigderhouse
Lots 27, 28, 29; Block 4 Cottage City
Land Records of Prince George's County
Liber 2346 Folio 287

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. PG68-87

3700 Bladensburg Rd.
name of property
Prince George's Co., MD
county and state

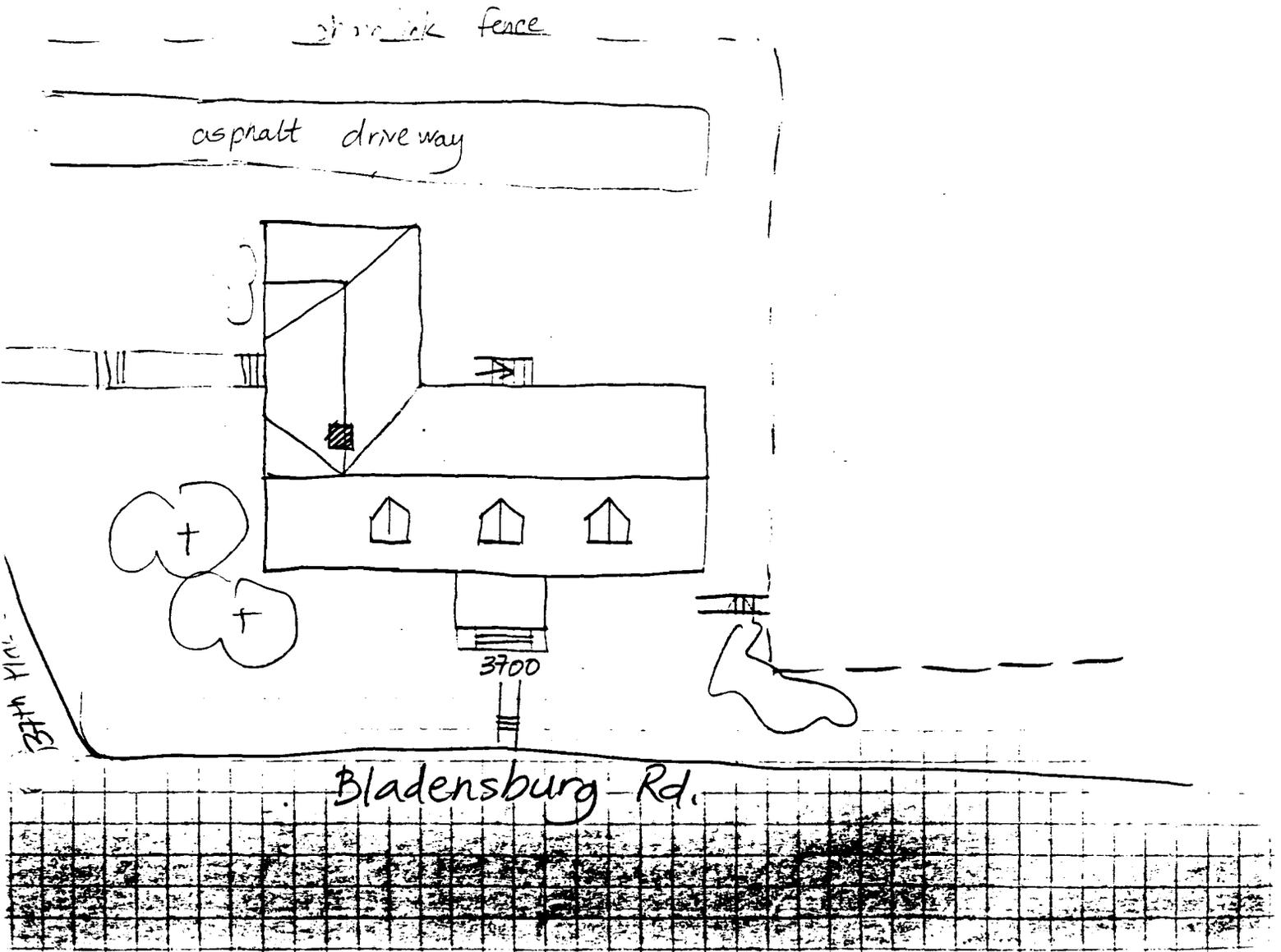
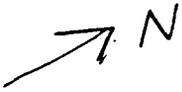
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June 16, 1959:	Naomi Vigderhouse to George H. Smith Lots 27, 28, 29; Block 4 Cottage City Land Records of Prince George's County Liber 2346 Folio 289
June 16, 1959:	George H. and Helen M. Smith to John D. Neumann Properties, Inc. Lots 27, 28, 29; Block 4 Cottage City Land Records of Prince George's County Liber 2346 Folio 291
December 4, 1979:	John D. Neumann Properties, Inc. to Thomas E. and Patricia Bonacorda \$65,000 Lots 27, 28, 29; Block 4 Cottage City Land Records of Prince George's County Liber 5195 Folio 565

SKETCH MAP

3700 Bladensburg Rd.
Cottage City, MD
Prince George's County

PG 68-87





PG68-90
 PG68-89
 PG68-87
 PG68-86
 PG68-92
 PG68-91
 PG68-88
 PG68-14

PG68-15

WASHINGTON EAST, D.C.-MD.
 38076-H8-T8-024

1965
 PHOTOREVISED 1979
 BATHYMETRY ADDED 1982
 DMA 5661 IV NW-SERIES V833

Beaver Heights



PG: 68-87

3700 Bladensburg Rd.
Prince George's County, MD

Traceries

1/98

Maryland SHPO
Apartment Building, SE Elevation
1 of 5



PG: 68-87

3700 Bladensburg Rd

Prince George's County, MD

Tracenes

1/98

Maryland SHPO

Apartment Building, NE Elevation

2 of 5



PG: 68-87
3700 Bladensburg Rd.
Prince George's County, MD
Traceries

1/98
Maryland SHPO
Apartment Building, W Corner
4 of 5



PG: 68-87
3700 Bladensburg Rd.
Prince George's County, MD
Traceries
1/98
Maryland SHPO
Apartment Building, Looking S
3 of 5



PG: 68-87
3700 Bladensburg Rd.
Prince George's County, MD
Tracenes

1/98
Maryland SHPD
Apartment Building, SW Elevation
5 of 5