

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

Property/District Name: 3712 Bladensburg Road Survey Number: PG68-89

Tax Parcel#: Block 4; Lots 21, 22, and 23

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

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

Eligibility recommended \_\_\_\_\_ Eligibility **not** recommended  X

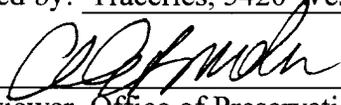
Criteria:  A  B  C  D Considerations:  A  B  C  D  E  F  G  None

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

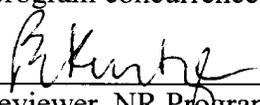
The apartment house at 3712 Bladensburg Road is not eligible due to the fact that it does not meet National Register Criteria A, B, C, or D. Preliminary research has not revealed any association between the multiple dwelling and events that have made a significant contribution to the broad patterns of 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 40<sup>th</sup> Ave Planning Study Summary of Results

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

 3/25/98  
Reviewer, Office of Preservation Services Date

NR program concurrence:  yes  no  not applicable

 3/25/98  
Reviewer, NR Program Date



**CAPSULE SUMMARY**  
3712 Bladensburg Road

(PG 68-89)

Built between 1915 and 1930 the apartment building at 3712 Bladensburg Road is one of only a few multiple dwellings erected in Cottage City. The building stands on the busy Bladensburg Road corridor where, historically, its occupants had easy access to Washington, DC via the electric streetcar line. The apartment house appears to have been built by Charles M. Lightbown, one of the original developers of Cottage City, as an income-producing property. Colonial Revival in style, this building is typical of many small-scale apartment houses erected in and around Washington, DC between the 1910s and 1940s.

The Colonial-Revival style building is a two-and-a-half-story brick building with a symmetrical facade and side gable roof. Set on a poured concrete foundation, the building's brick walls are laid in six-course Flemish bond. The gable roof is covered in asphalt shingles. I-shaped in plan, the structure consists of two two-and-a-half-story, side gable rectangular blocks connected by a two-and-a-half-story brick hyphen. The building is embellished with a wide, flat cornice that culminates in returns at the gable ends, with wide stone sills and lintels, and by with a semi-circular, flat-roofed portico sheltering the centered entrance. Two hipped-roof dormers, each containing a pair of sash windows, pierce the front roof plane.

MARYLAND HISTORICAL TRUST  
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. PG68-89

=====

1. Name of Property

=====

historic name \_\_\_\_\_

common/other name \_\_\_\_\_

=====

2. Location

=====

street & number 3712 Bladensburg Rd. not for publication \_\_\_\_\_  
city or town Cottage City vicinity \_\_\_\_\_ state Maryland code MD  
county Prince George's code 033 zip code 20722

=====

3. State/Federal Agency Certification

N/A

=====

4. National Park Service Certification

N/A

=====

5. Classification

=====

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

Maryland Inventory of Historic Properties  
3712 Bladensburg Road  
Prince George's County, MD

Inventory No. PG68-89  
Page 2

=====  
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  
\_\_\_\_\_  
\_\_\_\_\_

=====  
7. Description  
=====

Architectural Classification (Enter categories from instructions)

Colonial Revival  
\_\_\_\_\_  
\_\_\_\_\_

Materials (Enter categories from instructions)

foundation Solid: Poured Concrete

roof Side 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  
3712 Bladensburg Road  
Prince George's County, MD

Inventory No. PG68-89  
Page 4

=====  
Areas of Significance (Enter categories from instructions)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance 1915-1948  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates 1915-1930  
\_\_\_\_\_  
\_\_\_\_\_

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

=====  
9. Major Bibliographical References  
=====

(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.

=====  
10. Geographical Data  
=====

Acreage of Property 6000 Square feet

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

The property at 3712 Bladensburg Road is designated as Lots 21, 22, and 23 of Block 4 in Cottage City, Maryland as designated on Map 50, Grid A4, Subdivision 2804.

**Boundary Justification (Explain why the boundaries were selected.)**

The building at 3712 Bladensburg Road has been historically associated with Lots 21, 22, and 23 of Block 4 since it's construction 1915-1930.

=====  
11. Form Prepared By  
=====

name/title Kathryn A. Gettings, Architectural Historian  
organization Traceries date Jan. 26, 1998  
street & number 5420 Western Avenue telephone 301/656-5283  
city or town Chevy Chase state MD zip code 20815  
=====

12. Property Owner  
=====

name Thomas E. and Patricia J. Bonacorda  
street & number 3712-3714 Bladensburg Rd. telephone \_\_\_\_\_  
city or town Cottage City state MD zip code 20722  
=====

Section 7 Page 1

3712 Bladensburg Rd.  
name of property  
Prince George's Co., MD  
county and state

=====  
The apartment building at 3712 Bladensburg Road was erected between 1915 and 1930<sup>1</sup> in the Colonial Revival style. The building is a two-and-a-half-story brick building with a symmetrical facade and side gable roof. Set on a poured concrete foundation, the building's brick walls are laid in six-course Flemish bond and covered by an asphalt shingled roof. I-shaped in plan, the structure consists of two two-and-a-half-story, side gable rectangular blocks connected by a two-and-a-half-story brick hyphen. The building is embellished with a wide, flat cornice that culminates in returns at the gable ends, with wide stone sills and lintels, and by with a semi-circular, flat-roofed portico sheltering the centered entrance. Two hipped-roof dormers, each containing a pair of sash windows, pierce the front roof plane.

The apartment building is located on the northwest side of Bladensburg Road on a narrow grassy lot. The building is set well above the grade of Bladensburg Road with a steep slope descending at the front of the property. The front of the building is accessed by a flight of concrete stairs. Set close to the two neighboring buildings on the southwest and northeast, the apartment house abuts a paved parking area at the rear. A wood stake fence shields the southwest side of the building from view.

**EXTERIOR DESCRIPTION:**

Oriented southeast, the facade of 3712 Bladensburg Road is marked at each full story by five evenly spaced openings. The first and second story windows are aligned and the entrance centered on the facade. The entrance contains a single-leaf paneled metal door that is flanked by 3-light sidelights with panels below and a multi-light fanlight crowning the composition. A semi-circular portico, supported on Tuscan-style wood columns that carry a wide entablature, shelters the front entrance. Two 1/1 replacement metal sash windows flank the main entrance on either side. The

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<sup>1</sup> The assigned date range is based on the period of earliest construction in Cottage City by Charles M. Lightbown who began to subdivide the area in 1906 (See Land Records of Prince George's County, Plat Book B.D.S. 1, Folio 10). Lightbown began construction of several modest, frame dwellings in 1915. Polk's *Washington-Suburban Directory* lists at least six unrelated individuals were at this address in 1930. This indicates that the apartment building had been erected prior to 1930.

Section 7 Page 2

3712 Bladensburg Rd.  
name of property  
Prince George's Co., MD  
county and state

=====  
window openings are marked by flat stone sills and lintels. Vertically aligned with the first story openings, five window openings containing 1/1 replacement metal sashes extend across the second story of the facade. These openings also possess wide stone sills, but are devoid of lintels, instead abutting the aluminum cornice. Above the second story, two hipped dormers light the half story. Each dormer contains a pair of 1/1 replacement metal sash windows with original trim encased in aluminum sheeting.

The northeast elevation consists of the two gable end walls of the parallel rectangular blocks connected by a two-and-a-half-story brick hyphen. Each of the gable ends contains a single window opening at each of the two-and-a-half-stories, while the hyphen contains two window openings at the first and second stories. Two boarded up window openings with stone lintels pierce the foundation wall. All the window openings on this elevation contain 1/1 replacement metal sash and are embellished by flat stone sills and lintels. Additionally, one 1/1 replacement metal sash window pierces each of the two stories of the northwest and southeast walls of the front and rear side gable blocks where they meet the northeast wall of the hyphen. In the hyphen, the half story is lit by one 1/1 replacement sash window located in an added shed-roof dormer. Also opening into this shed dormer is a single panel-and-light wood door accessible via an open metal dog-legged stair.

The rear, or northwest wall, of 3712 Bladensburg Road reveals a one-story wood frame shed addition extending across the majority of the elevation. The first story of this elevation contains two doorways. One holds a single-leaf flush wood door and is located in the north corner of the one-story shed addition. The second door is recessed near the center of the rear elevation and was not visible at the time of the survey. The shed addition is pierced by two sliding metal windows and a group of seven metal jalousie windows. Five 1/1 replacement metal sash windows fill the second story window openings adorned by stone sills. The central window opening at the second story is unique in that it is set slightly lower on the wall and in addition to the stone sill is marked by a segmentally arched brick lintel. Four 1/1 replacement metal sash windows pierce the shed dormer in the upper half story. Two of these are paired and set near the north corner of the dormer.

The southwest elevation is composed much like the opposite northeast elevation. Single window openings containing 1/1 replacement metal sash windows pierce each story of the two gable

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. PG68-89

Section 7 Page 3

3712 Bladensburg Rd.  
name of property  
Prince George's Co., MD  
county and state

=====  
ends. Again, the hyphen contains two 1/1 metal sash windows at each of its two stories. Smaller 1/1 replacement metal sash windows open on the northwest and southeast walls of the front and rear side gable sections. One of these, at the second story of the southeast wall, has been infilled with aluminum siding. All the windows on this elevation are adorned with flat stone sills and lintels.

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. PG68-89

Section 8 Page 1

3712 Bladensburg Rd.  
name of property  
Prince George's Co., MD  
county and state

=====  
Built between 1915 and 1930 the apartment building at 3712 Bladensburg Road is one of only a few multiple dwellings erected in Cottage City. The building stands on the busy Bladensburg Road corridor where, historically, its occupants had easy access to Washington, DC via the electric streetcar line. The apartment house appears to have been built by Charles M. Lightbown, one of the original developers of Cottage City, as an income-producing property. Colonial Revival in style, this building is typical of many small-scale apartment houses erected in and around Washington, DC between the 1910s and 1940s.

Apartment housing gained popularity in Washington, DC and its suburbs during the early twentieth century. After World War ~~II~~, 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 the rapid growth of the street railway system; the new popularity of the automobile; the revision of building codes to ensure safer, more healthy living environments; and the passage of zoning regulations requiring the "gathering" of buildings and accessory services.<sup>2</sup> 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.

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."<sup>3</sup> 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.<sup>4</sup> Despite its

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<sup>2</sup> 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.

<sup>3</sup> Land Records of Prince George's County, Liber 34, Folio 317.

<sup>4</sup> 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. PG68-89

Section 8 Page 2

3712 Bladensburg Rd.  
name of property  
Prince George's Co., MD  
county and state

1906, borrowed money to construct five modest frame "cottages" which he sold to working-class families.<sup>5</sup> 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.

At the time of his death in 1940, Charles Lightbown owned the apartment building located at 3712 Bladensburg Road.<sup>6</sup> It is likely that he had the building erected as an income-producing property between 1915 and 1930, the period in which he was most active in the development of Cottage City. In 1915, Lightbown began construction of single-family dwellings in Cottage City. City directory research indicates that the current building was occupied as an apartment house by 1930.<sup>7</sup>

In 1930, *Polk's Washington Suburban Directory* lists seven occupants of the apartment building at 3712 Bladensburg Road. These occupants appear to have been mainly professionals, including an editor, a printer, a civil engineer, an instructor, and a butcher.

After Lightbown's death in 1940, the property was sold at public auction on July 9, 1943, following a court case involving his estate. The purchaser, James F. Sager, retained ownership of the property until 1952, when it was passed to Louis and Marjorie B. Reznik. The Rezniks sold the property to Arthur R. and Blanche B. Young in 1961. The Young's continued to own the property until 1979, when current owners Thomas and Patricia Bonacorda obtained it.

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<sup>5</sup> *A History of the Town of Cottage City, Maryland*, p.31.

<sup>6</sup> *A History of the Town of Cottage City, Maryland*, Compiled by Raleigh A. Donley, Jr. for the Bicentennial Committee, May 8, 1976.

<sup>7</sup> *Polk's Washington Suburban Directory of Maryland and Virginia Towns Adjacent to the District of Columbia, 1930-1931*, R.L. Polk & Company, Publishers, 1930.

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. PG68-89

3712 Bladensburg Rd.  
name of property  
Prince George's Co., MD  
county and state

=====

**HISTORIC CONTEXT:**

**Geographic Organization:** Western Shore

**Chronological/Development Period (s):**

Industrial/ Urban Dominance (1870-1930)  
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. PG68-89

3712 Bladensburg Rd.  
name of property  
Prince George's Co., MD  
county and state

=====  
**Chain of Title:**

Charles M. Lightbown died seized of property in 1940.

- August 26, 1943: T. Hammond Welsh and Charles W. Clagett,  
Trustees to James F. Sager  
\$18,000  
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 22, 23; Block 4 Cottage City  
Land Records of Prince George's County  
Liber 696 Folio 370
- August 31, 1943: James F. and Cecelia D. Sager to Louis C.  
Dismer, Melvin F. Bergman and Julius A.  
Maedel, Trustees of the Northern Liberty  
Building Association  
Lots 22, 23; Block 4 Cottage City  
Land Records of Prince George's County  
Liber 696 Folio 372
- August 31, 1943: James F. and Cecelia D. Sager to Anna Pararas  
Lots 22, 23; Block 4 Cottage City  
Land Records of Prince George's County  
Liber 696 Folio 373
- August 31, 1943: Anna Pararas to James F. and Cecelia D. Sager  
Lots 22, 23; Block 4 Cottage City  
Land Records of Prince George's County  
Liber 696 Folio 374
- January 7, 1952: James F. and Cecelia D. Sager to Louis and  
Marjorie B. Reznik  
Lots 22, 23; Block 4 Cottage City  
Land Records of Prince George's County  
Liber 1452 Folio 172

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. PG68-89

3712 Bladensburg Rd.  
name of property  
Prince George's Co., MD  
county and state

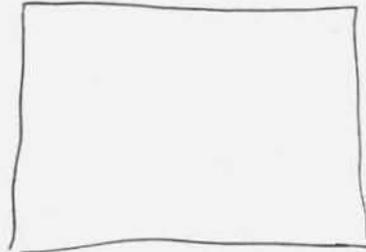
=====  
January 3, 1961: Louis and Marjorie B. Reznick to Arthur R. and  
Blanche B. Young  
Lots 21, 22, 23; Block 4 Cottage City  
Land Records of Prince George's County  
Liber 2521 Folio 85

August 31, 1979: Arthur R. and Blanche B. Young to Thomas E. and  
Patricia J. Bonacorda  
Lots 21, 22, 23; Block 4 Cottage City  
\$220,000  
Land Records of Prince George's County  
Liber 5149 Folio 675

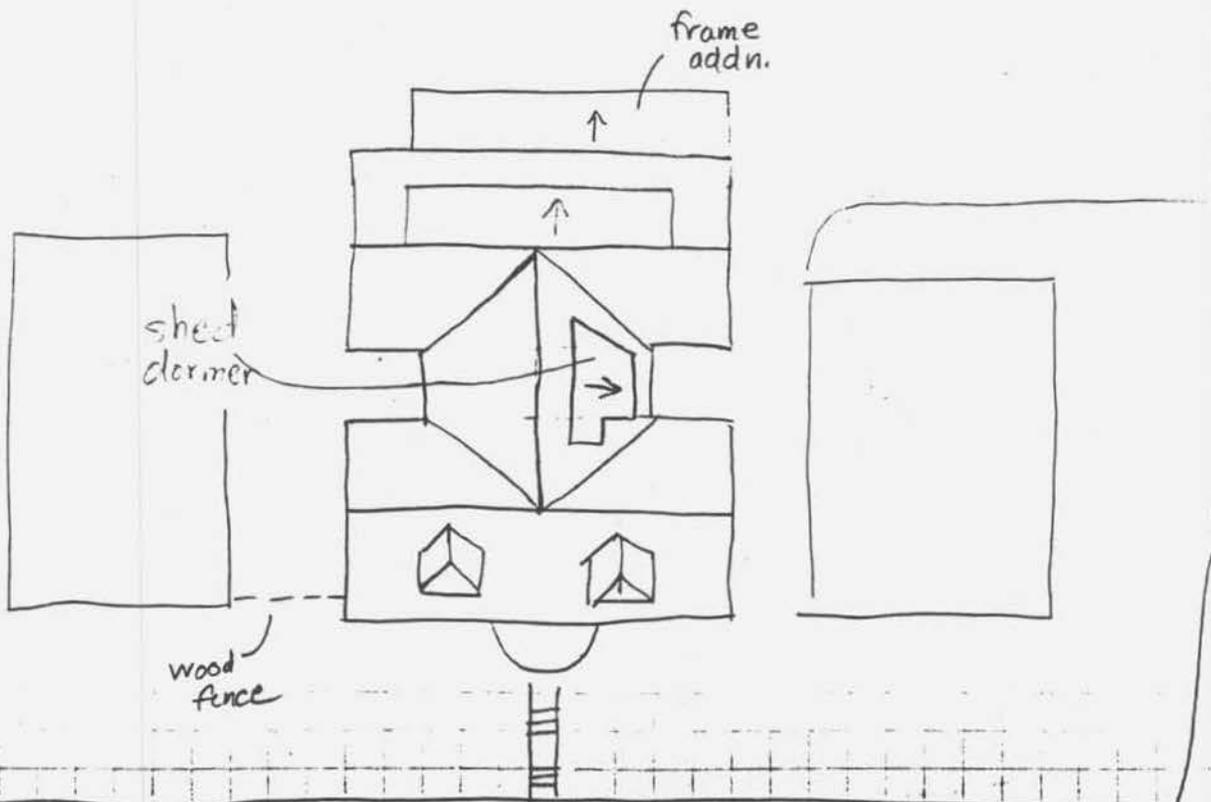
SKETCH MAP

3712 Bladensburg Rd.  
Cottage City, MD  
Prince George's County

PG 68-89



Asphalt Parking Area



Bladensburg Rd.



PG68-90  
 PG68-89  
 PG68-92  
 PG68-87  
 PG68-91  
 PG68-88  
 PG68-14  
 PG68-15

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

1965  
 PHOTOREVISED 1979  
 BATHYMETRY ADDED 1982  
 DMA 5661 IV NW-SERIES V853



PG: 68-89

3712 Bladensburg Rd  
Prince George's County, MD

Traceries

1/98

Maryland SHPO  
Apartment Building, SE Elevation

1 of 4



PG: 68-89  
3712 Bladensburg Rd.  
Prince George's County, MD  
Tracevies

1/98  
Maryland SHPD  
Apartment Building, Looking S  
2 of 4



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1/98  
Maryland SHPO  
Apartment Building, Looking S  
3 of 4



PG: 68-89  
3712 Bladensburg Rd.  
Prince George's County, MD  
Tracenes

1/98  
Maryland SHPO  
Apartment Building, Looking N.  
4 of 4