

## CAPSULE SUMMARY SHEET

**Survey No.:** PG:75A-35

**Construction Date:** circa 1930

**Name:** Percy Benson Sansbury Property

**Location:** 7905 Marlboro Pike, Forestville, Prince George's County

Private Ownership / Present Use: Vacant/ Unoccupied / Condition: Good/ Restricted Access

### **Description:**

The Percy Benson Sansbury Property is located on the south side of Marlboro Pike, immediately northwest of Capital Beltway Exit 11 in Forestville, Prince George's County. The property is located along a lightly-traveled, dead-end road in a suburban area that is in transition from residential to industrial use. A circa 1930 Sears-Roebuck house faces north on the narrow, deep lot.

The Sansbury house is 1 ½-stories tall, 3-bays wide and 2-rooms deep. It rests on a concrete-block foundation with yellow-brick details and has wood weatherboard siding with cornerboards. The side-gable roof is covered with asphalt shingles and has deep eaves with cornice returns. The gables are faced with wood shingle. A plain, exterior yellow-brick chimney is located on the north end of the east elevation. The house has an original portico on the north elevation, an original porch on the east, and a modern porch on the south. There are a variety of wood windows, the most common being 6/1 double-hung. Three-light hopper windows light the basement. All windows have plain wood surrounds.

The Sansbury house occupies a narrow, deep lot that is fenced on the east, south and west sides. Several large trees line the street. A driveway leads along the east edge of the lot to the rear. Behind a hedge in the backyard is a small, short outbuilding with a brick foundation, lattice walls, and a gable roof covered with asphalt. A wren's house rests on top of the roof. The Sansbury Property is currently unoccupied.

### **Significance:**

The Percy Benson Sansbury Property was constructed circa 1930 from a mail-order kit from Sears-Roebuck in "The Crescent" model. Sears Roebuck emerged in the early twentieth century as a leading manufacturer of mail-order houses aimed at the middle class. These affordable kits came with pre-cut lumber, cladding materials, interior finishes, hardware, windows and cabinets. Appliances could be ordered for an extra cost. Approximately 100,000 Sears-Roebuck houses were built. The Sansbury Property included some changes to the east elevation of the house, but was otherwise faithful to the design. The property retains a high degree of integrity with most of its original materials. The property is eligible for the National Register of Historic Places under Criterion C as an outstanding surviving example of a Sears-Roebuck Honor-Bilt house.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties

DOE  yes  no

### 1. Name (indicate preferred name)

historic Percy Benson Sansbury Property (Preferred)

and/or common Sansbury Property

### 2. Location

street &amp; number: 7905 Marlboro Pike

 not for publication

city, town vicinity of Forestville

congressional district

state Maryland

county Prince George's

### 3. Classification

**Category**

- district  
 building(s)  
 structure  
 site  
 object

**Ownership**

- public  
 private  
 both

**Public Acquisition**

- in process  
 being considered  
 not applicable

**Status**

- occupied  
 unoccupied  
 work in progress

**Accessible**

- yes: restricted  
 yes: unrestricted  
 no

**Present Use**

- agriculture  
 commercial  
 educational  
 entertainment  
 government  
 industrial  
 military

- museum  
 park  
 private residence  
 religious  
 scientific  
 transportation  
 other: vacant

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

name John R. and Louise B. Sansbury

street &amp; number: 3712 Bayview Dr.

telephone no.:

city, town Chesapeake Beach

state and zip code: MD 20732

### 5. Location of Legal Description

courthouse, registry of deeds, etc. Land Records Office of Prince George's County,  
Prince George's County Judicial Center

liber: 11028

street &amp; number 14741 Governor Oden Bowie Drive

folio: 469

city, town Upper Marlboro

state Maryland

### 6. Representation in Existing Historical Surveys

title

date  federal  state  county  local

depository for survey records

city, town

state

## 7. Description

Survey No. PG:75A-35

### Condition

- excellent  
 good

- deteriorated  
 ruins

### Check one

- unaltered  
 altered

### Check one

- original site  
 moved

date of move

Resource Count: 2

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

The Percy Benson Sansbury Property is located on the south side of Marlboro Pike, immediately northwest of Capital Beltway Exit 11 in Forestville, Prince George's County. The property is located along a lightly-traveled, dead-end road in a suburban area that is in transition from residential to industrial use. A circa 1930 Sears-Roebuck house faces north on the narrow, deep lot.

The Sansbury house is 1 1/2-stories tall, 3-bays wide and 2-rooms deep. It rests on a concrete-block foundation with yellow-brick details and has wood weatherboard siding with cornerboards. The side-gable roof is covered with asphalt shingles and has deep eaves with cornice returns. The gables are faced with wood shingle. A plain, exterior, yellow-brick chimney is located on the north end of the east elevation. The house has an original portico on the north elevation, an original porch on the east, and a modern porch on the south. There are a variety of wood windows, the most common being 6/1 double-hung. Three-light hopper windows light the basement. All windows have plain wood surrounds.

On the front (north) elevation, the main entry is located in the center bay. The original door has an 8-light sash, 6-light sidelights, and a plain surround. Above the surround is a carved wood ornamental shell. The entry is approached by wide, concrete steps with yellow-brick nosing. Yellow-brick piers flank the steps. Three small, Doric columns rest on each pier and support a pedimented portico. The pediment has a heavy appearance with deep eaves, shingled cornice returns, and a curved underside. On each side of the entry is a triple window comprised of two narrow, 4/4 double-hung windows flanking a fixed-sash window with one large light beneath ten small lights.

A 1-story porch stretches across the east elevation. The porch has a concrete-block foundation with a yellow-brick edge. Concrete steps with yellow-brick nosing and concrete-block piers are located in the center bay of the porch. Four Doric columns connected by a simple balustrade support the hipped roof. Behind the porch, two small, 4-light, casement windows flank the chimney on the north end of the first floor. A casement door occupies the south bay. Paired 6/6 windows are located in the gable.

On the south elevation, the east bay has a window similar to those on the north elevation, with narrow, 4/1 double-hung windows flanking a large, 8/8 double-hung window. The center window appears to be a replacement. A cross-gabled wing extending south covers the western two-thirds of the south elevation. The east elevation of this wing has a small, 6/1 double-hung window at the first floor level and a half-glass door with sunken steps at the basement level. The south elevation of this wing has a small, 6/1 window and a narrow door on the east end and a 6/6 window on the west end. A modern, concrete-block porch with red-brick steps and piers, metal posts, and a metal awning shelters the east end of the wing. A garage bay originally occupied the west end at the basement level. A sunken driveway with concrete retaining walls on each side led to the garage. Although the driveway remains, the garage bay has been filled with a modern window and door. A 6/1 window occupies the gable at the upper level of the wing.

The west elevation has two 8/1 windows and a 6/1 window on the first story. Paired 6/1 windows are located in the gable.

The Sansbury house occupies a narrow, deep lot that is fenced on the east, south and west sides. Several large trees line the street. A driveway leads along the east edge of the lot to the rear. Behind a hedge in the backyard is a small, short outbuilding with a brick foundation, lattice walls, and a gable roof covered with asphalt. A wren's house rests on top of the roof. The Sansbury Property is currently unoccupied.

## 8. Significance

Survey No. PG:75A-35

Period	Areas of Significance – Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archaeology-prehistoric	<input 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/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
	<input type="checkbox"/> invention			

**Specific Dates** circa 1930

**Builder Architect** Sears-Roebuck Honor-Bilt

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 lot on which the Percy Benson Sansbury Property is located was surveyed by Arcenius W. Bean, a large land holder in the area, in May 1928. Percy Benson Sansbury bought the 0.77-acre lot in November 1928 and built the Sears-Roebuck house on it. Following Sansbury's death around 1975, the property passed to his children. His son and daughter-in-law, John R. and Louise B. Sansbury, are the current owners. The property is currently vacant but zoned for industrial use.

The Sansbury Property is an example of a Sears-Roebuck house, a type of pattern book house that was particularly popular during the 1920s and 1930s. Pattern books emerged in the United States during the mid-nineteenth century when architects such as Asher Benjamin, Alexander Jackson Davis, Andrew Jackson Downing and Calvert Vaux published books of their designs, which included modest and large houses, outbuildings, schools, and churches. Later in the century, magazines such as *Ladies Home Journal* and *Godey Lady's Book* frequently featured new home designs (Upton 1984, 108, 119-126; Wright 1981, 8-85).

A major development in the pattern book house industry occurred in the first decade of the twentieth century when complete house packages became available by mail. The largest manufacturers of mail-order houses were Aladdin (1904), Sears-Roebuck (1908) and Montgomery-Ward (1910). The Sears-Roebuck Company eventually sold more than 100,000 mail-order houses. Mail-order houses were primarily intended for moderate-income customers. Bungalows and small Colonial-Revival dwellings dominated pattern books. These books included elevations and plans of each design, sometimes with extra sketches and short descriptions. The house package included pre-cut lumber, cladding materials, interior finishes, hardware, windows and cabinets. Appliances could be ordered for an extra cost. The houses were inexpensive and modern, and could be constructed by the owner or a local contractor. Approximately 80 mail-order houses have been identified in Prince George's County (King 1988, 1-3).

The Sansbury Property is an example of the Sears-Roebuck Honor-Bilt model known as "The Crescent" (floor plan P3259A). This example is relatively faithful to the original, but some adaptations were made. On the east elevation, the side-porch, chimney with two small casement windows, and door may have been options available from Sears for any of its houses. On the south elevation, the cross-gabled wing was an option specified for the Crescent model; on the Sansbury house this wing has an extra window next to the door and an added porch of a later date. Finally, the original Crescent model came with slate shingles. These were either not used by the Sansbury family or were replaced at a later date. The interior of the house was not accessible at the time of this survey, but what was visible through windows appears to follow the original plan and retain most of its original materials.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST  
STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Percy Benson Sansbury Property

SURVEY NO.: PG:75A-35

ADDRESS: 7905 Marlboro Pike, Forestville, Prince George's County

8. Significance (Continued)

National Register Evaluation:

The Percy Benson Sansbury Property is eligible for the National Register of Historic Places. The property is eligible under Criterion C as an outstanding surviving example of a Sears-Roebuck Honor-Bilt house. Although more than 100,000 Sears-Roebuck houses were built, this example retains an unusually high degree of integrity with nearly all its original materials. Alterations, such as the replacement of several windows and the addition of the rear porch, are minor and reversible and are limited to the rear elevation. Comparison of the current house to the original design reveals that it has undergone very few other changes and remains an intact example of a mail-order house. The property is not eligible under Criterion A, as research conducted indicates no association with any historic events or trends significant in the development of local, state or national history. Historic research indicates that the property has no association with persons who have made specific contributions to history, and therefore it does not meet Criterion B. Investigations have not been conducted to determine whether the property has the potential to yield information important in history or pre-history, therefore eligibility under Criterion D cannot be assessed at this time.

MARYLAND HISTORICAL TRUST

Eligibility recommended

XX

Eligibility Not Recommended:

Comments: A GOOD EXAMPLE

Reviewer, OPS: [Signature]

Date: 9/11/00

Reviewer, NR Program: [Signature]

Date: 10/12/00

[Handwritten mark]

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## 9. Major Bibliographical References

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Survey No. PG:75A-35

See Continuation Sheet

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## 10. Geographical Data

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Acreage of nominated property 0.77 acres

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Quadrangle name Upper Marlboro, MD

Quadrangle scale 1:24,000

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### Verbal boundary description and justification

See Continuation Sheet

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

state	code	county	code
state	code	county	code

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## 11. Form Prepared By

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name/title Julie Darsie

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organization KCI Technologies, Inc.

date January 2000

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street & number 10 North Park Drive

telephone 410-316-7800

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city or town Hunt Valley

state/zip Maryland, 21030

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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  
DHCP/DHCD  
100 Community Place  
Crownsville, MD 21032-2023  
410-514-7600

## CONTINUATION SHEET

**MARYLAND HISTORICAL TRUST**

**STATE HISTORIC SITES INVENTORY FORM**

**RESOURCE NAME:** Percy Benson Sansbury Property

**SURVEY NO.:** PG:75A-35

**ADDRESS:** 7905 Marlboro Pike, Forestville, Prince George's County

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### 9. Major Bibliographical References (Continued)

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King, Marina. 1988. *Sears Roebuck and Company Mail Order House Survey in Prince George's County, Maryland*. Upper Marlboro, MD: Maryland – National Capital Park and Planning Commission.

Land Records Office of Prince George's County. Prince George's County Judicial Center. Upper Marlboro, MD.

Upton, Dell. 1984. "Pattern Books and Professionalism." In *Winterthur Portfolio*, The Henry Francis du Pont Winterthur Museum: 107-150.

Wright, Gwendolyn. 1983. *Building the Dream: A Social History of Housing in America*. Cambridge, MA: The MIT Press.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Percy Benson Sansbury Property

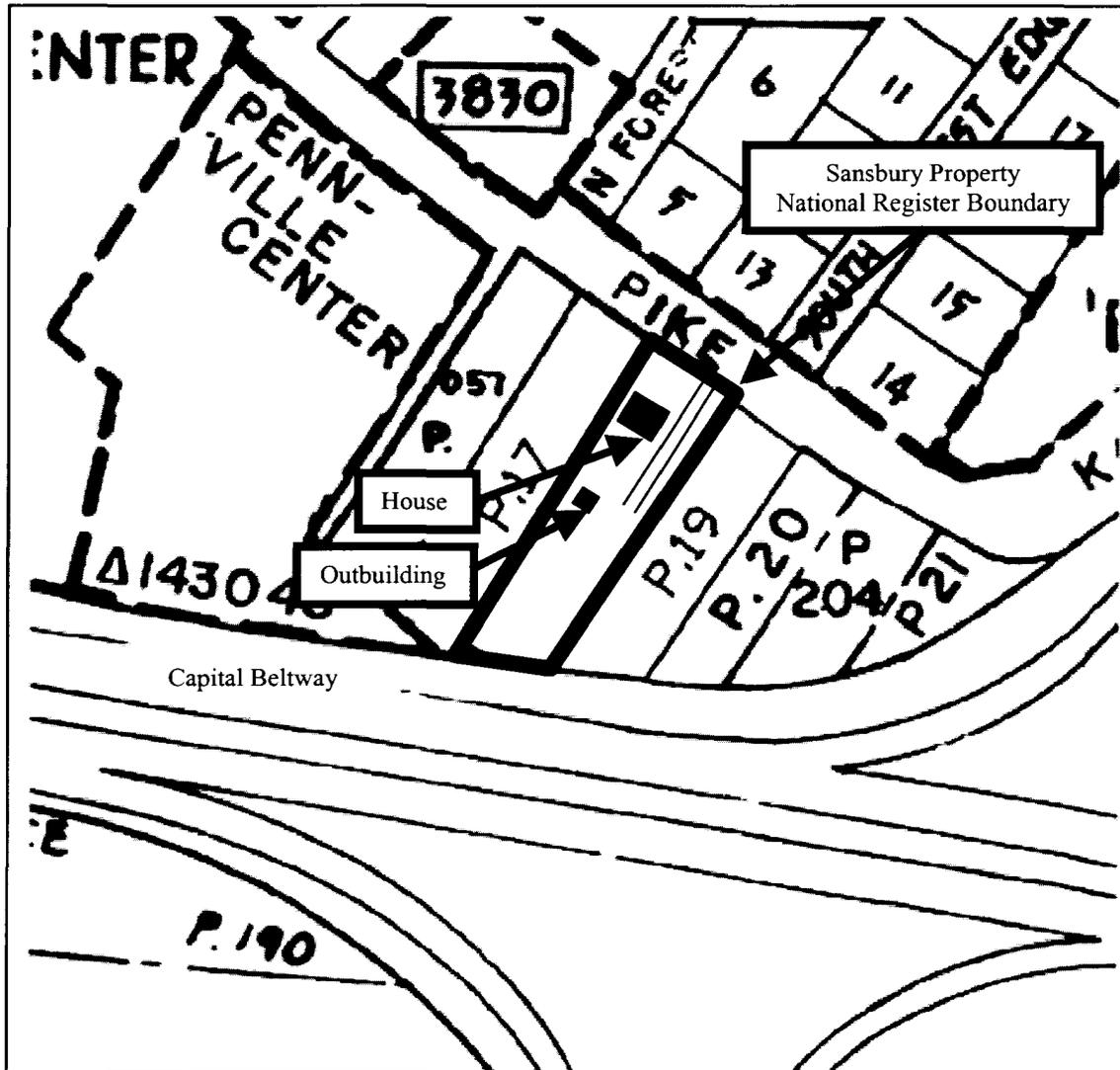
SURVEY NO.: PG:75A-35

ADDRESS: 7905 Marlboro Pike, Forestville, Prince George's County

10. Geographical Data (Continued)

Resource Sketch Map and National Register Boundary Map:

Prince George's County Tax Map 90, Parcel 18



## CONTINUATION SHEET

**MARYLAND HISTORICAL TRUST**

**STATE HISTORIC SITES INVENTORY FORM**

**RESOURCE NAME:** Percy Benson Sansbury Property

**SURVEY NO.:** PG:75A-35

**ADDRESS:** 7905 Marlboro Pike, Forestville, Prince George's County

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### 10. Geographical Data (Continued)

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Verbal Boundary Description and Justification:

The National Register Boundary of the Percy Benson Sansbury Property corresponds to the boundary defined for Prince George's County Tax Map 90 Parcel 18. The boundary encompasses 0.77 acres and is bounded on the north by Marlboro Pike, and on the east, south and west by adjacent tax parcels. The boundary follows the original lot lines surveyed in 1928 and includes the house and outbuilding.

**CONTINUATION SHEET**

**MARYLAND HISTORICAL TRUST**

**STATE HISTORIC SITES INVENTORY FORM**

**RESOURCE NAME:** Percy Benson Sansbury Property

**SURVEY NO.:** PG:75A-35

**ADDRESS:** 7905 Marlboro Pike, Forestville, Prince George's County

**Maryland Comprehensive Historic Preservation Plan Data Sheet**

**Historic Context:**

**MARYLAND COMPREHENSIVE PRESERVATION DATA**

**Geographic Organization:**

Western Shore

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

Modern Period: A.D. 1930-present

**Prehistoric/Historic Period Theme(s):**

Architecture

**RESOURCE TYPE:**

**Category (see Section 3 of survey form):**

Building

**Historic Environment (urban, suburban, village, or rural):**

Suburban

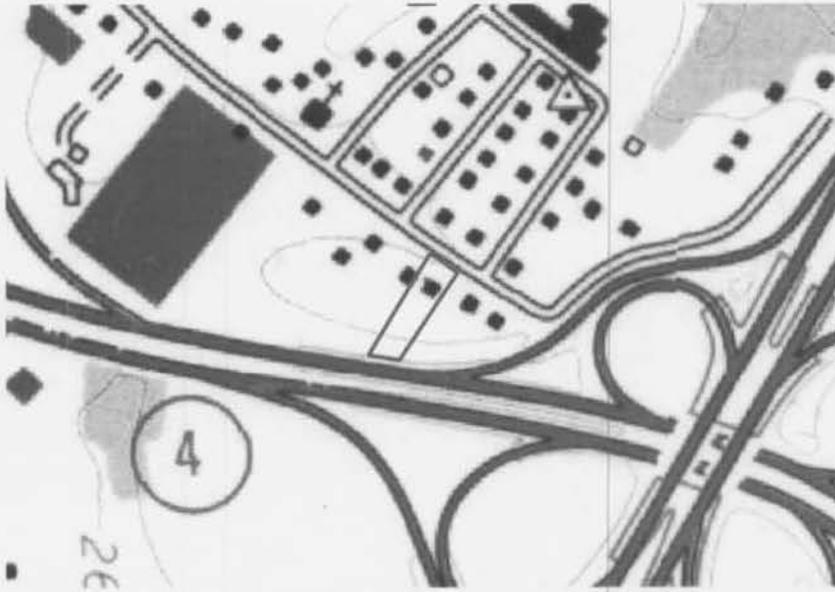
**Historic Function(s) and Use(s):**

Residential

**Known Design Source (write none if unknown):**

Sears-Roebuck Honor-Bilt

PG:75A-35  
Percy Benson Sansbury Property  
7905 Marlboro Pike  
Forestville  
Upper Marlboro Quadrangle  
Prince Georges County

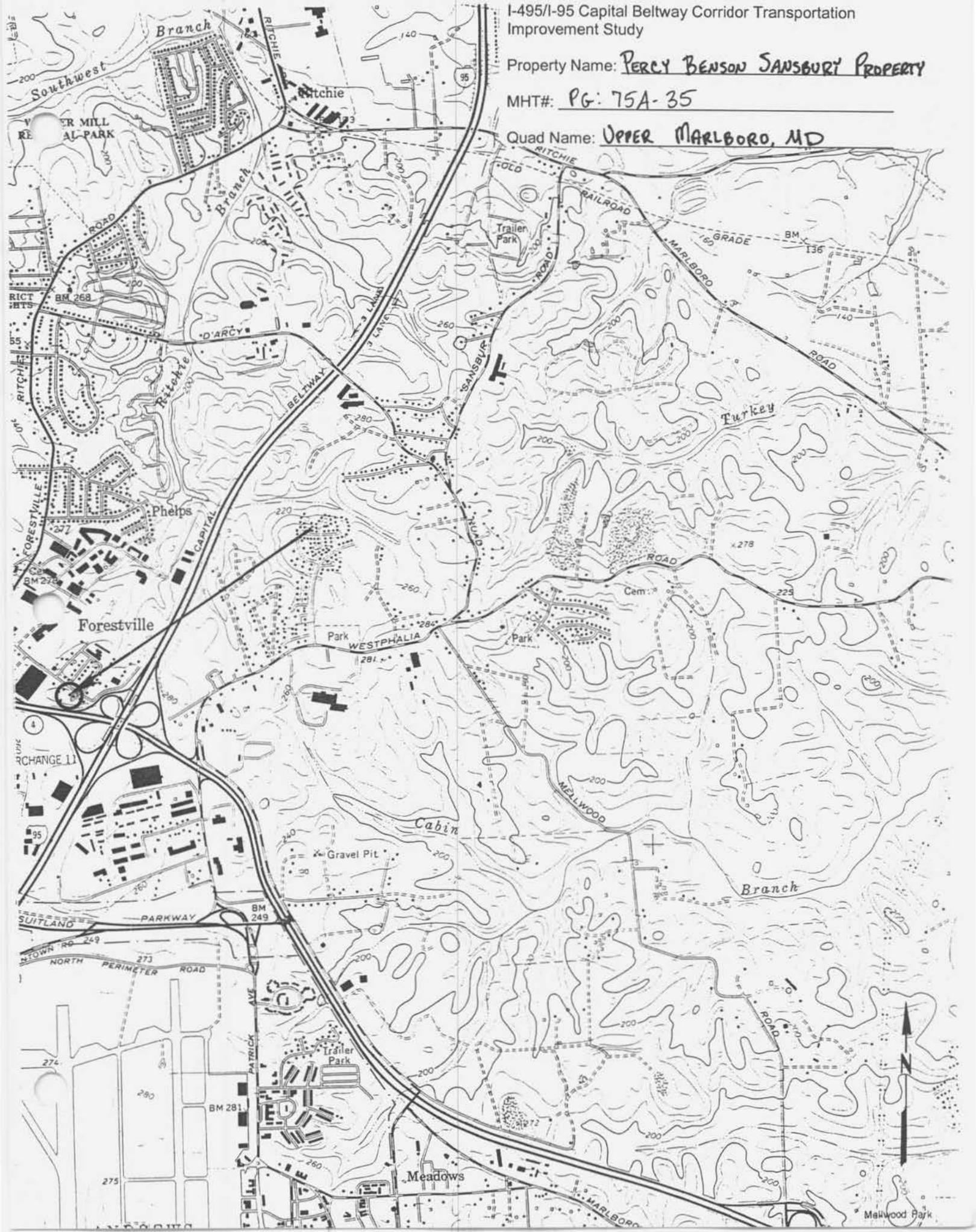


I-495/I-95 Capital Beltway Corridor Transportation Improvement Study

Property Name: PERCY BENSON SANSBURY PROPERTY

MHT#: PG: 75A-35

Quad Name: UPPER MARLBORO, MD





1. PG:75A-35
2. Percy Benson Salisbury Property
3. Prince George's County, MD
4. Julie Darsie
5. 10/99
6. MD SHPC
7. 7905 Old Salisbury Pike North Elevation, View S
8. 10' x



1 PG175A-35

2 Perry Benson Sansbury Plaintiff

3 Prince Georges County, MD

4 Julie Dorsic

5 12/99

6 MD SHPO

7 7905 Old Marlboro Turn At Green, Virginia

8 2 of 8



1 PG-TSA 35

2 Percy Benson Sunshiny Property

3 Prince Georges County, MD

4 Index Varsie

5 12/20

6 MD SHPO

7 7905 Old Marlboro Pike, SE Corner, Unincorporated

8 3 of 8



1 PG. 75A-55

2 Percy Benson Sorsburg Property

3 Rice Georges County MD

4 Julie Dorsie

5 12199

6 MISSISSIPPI

7 7905 Old Marlboro Pk. S. Elevation View 20

8 4 of 8



1. PS775A-35

2. Percy Benson Sansbury Property

3. Dixie (Eringer's) County, MD

4. Julie Dursic

5. 12/99

6. MD SHPO

7. 7905 Old Marlboro Pike, Sw Corner, View NE

8. 5 of 8



- 1 Per 75A-35
- 2 Priscy Benson Sausbury Property
- 3 Prince George's County, MD
- 4 Julie Dorrie
- 5 18199
- 6 MD STATE
- 7 7905 Old Marlboro Pike, New Corner, Va. 22156
8. 6 of 8



1 PG: 75A-35

2 Percy Benson Sarisbury Property

3 Prince Georges County MD

4 Julie Darsie

5. 12/99

6 MD SHPO

7 7905 Old Marlboro Pike, out building View St

8. 7 of 8



1. Pk 75A 55

2. Percy Benson Sarsbery Property

3. Prince George's County, MD

4. Suite Daisie

5. 12149

6. MD SHPO

7. 7905 Old Marlboro Pk; outbuilding, View New

8. 8 of 8