

PRINCE GEORGE'S COUNTY
HISTORIC SITE SUMMARY SHEET

Survey: PG#82A-42-43 Building Date: ca. 1908

Building Name: Hicks House

Location: 10811 Frank Tippett Road, Cheltenham, Maryland

Private/Residence/Unoccupied/Good/Inaccessible

Description:

The Hicks House is a two-and-one-half story frame dwelling of the I-House form, with a lower kitchen wing forming an ell in the rear. It fronts on Frank Tippett Road in Cheltenham, and stands in a complex of outbuildings with a variety of plantings and old trees. Entrance to the main block is in the center bay of the east facade through a door with three-pane transom and two-pane sidelights, sheltered by a one-story hip-roof porch which turns and wraps around part of the south gable end. Above the entrance at third level is a central crossgable, originally sided with sawtooth shingles and a horizontal molding at eave level forming a pediment; the rest of the building was sheathed with German siding painted beige. All of the house is now covered with grained white aluminum siding. Two small corbelled brick chimneys flank the crossgable at the ridge. The interior features a closed-string stair with turned newel and pendants, and multiband moldings with bullseye cornerblocks. Outbuildings to the south and west include a meat house/storage building, a peacock house, and garage; a tobacco barn stands a bit farther west on adjoining property.

Significance:

The Hicks House is a frame farmhouse of the I-House form which stands in the rural community of Cheltenham. This community had its beginnings with the construction of the Baltimore and Potomac Railroad in the early 1870s; a small community developed around the railroad station, including two churches, several stores and a post offices, surrounded by the farms of several families. In 1873, the House of Reformation (a reform school and work farm for wayward Baltimore boys) was established immediately west of Cheltenham; it became a place of employment for many members of local families. The subject house was built and the farm developed by John B. Pyles, who served as superintendent of the reform school in the early years of this century; it was probably actually built by the boys from the school, and became the residence of one of Pyles' tenant families. In 1944, the house became the home of W. Carlton Hick, who operated the general store in Cheltenham; in 1946 after the death of Pyles' widow, the Hicks bought the house, and it still remains in their possession.

Acreeage: 3.213 acres

HISTORIC CONTEXT:

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Geographic Organization: Western Shore

Chronological/Development Periods:

Industrial/Urban Dominance - AD 1870 - 1930

Historic Period Themes:

Architecture, Landscape Architecture, Community Planning

Resource Type:

Category: building

Historic Environment: Rural

Historic Functions and Uses: Domestic/Single Dwelling

Design Source: unknown

Survey No. PG#82A-42-43

Magi No.

DOE yes no

Maryland Historical Trust State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic Hicks House

and/or common

2. Location

street & number 10811 Frank Tippett Road not for publication

city, town Cheltenham vicinity of congressional district 5

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	Public Acquisition	Accessible	<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 checked="" 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 Estate of Cecelia Hicks

street & number 10811 Frank Tippett Road telephone no.: 301-586-1507

city, town Cheltenham state and zip code Maryland 20623

5. Location of Legal Description

courthouse, registry of deeds, etc. Prince George's County Courthouse liber 890

street & number 14735 Main Street folio 103

city, town Upper Marlboro state MD

6. Representation in Existing Historical Surveys

title None

date federal state county local

depository for survey records

city, town state

7. Description

Survey No. PG#82A-42-43

Condition		Check one	Check one	
<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.

The Hicks House is a two-and-one-half-story frame dwelling of the I-House form, with a lower kitchen wing forming an ell in the rear. It fronts on Frank Tippet Road in Cheltenham, and stands in a complex of outbuildings with a variety of plantings and old trees around the house.

The Hicks House is side-gabled, two-and-one-half stories high, with three-by-one-bay main block, and a lower two-by-two-bay gable-roof rear wing attached at right angles to the main block. Entrance to the main block is in the center bay through a door with three-pane transom and two-pane sidelights over square panels. The original cream-colored German siding is now covered with grained white aluminum siding, as is the door enframingent. The main east facade is sheltered by a one-story hip-roof porch which turns and wraps around part of the south gable end. The porch is supported by plain (hollow) square posts with square caps and bases; there are six posts across the front of the porch. The porch was originally bounded by a plain balustrade railing; the plain vertical balusters have rotted and been removed, and only the horizontal rails remain. The porch rests on concrete piers, infilled with green lattice.

Windows are modern 1/1 double hung sash, with modern 2/2 aluminum-sash storm windows. All windows have black louvered aluminum shutters. Above the entrance at third level is a central crossgable which encloses a small four-pane single-sash window. The crossgable was originally sided with sawtooth shingles, and a horizontal molding at eave level formed a pediment. The crossgable is now covered with horizontal aluminum siding, as are all other elevations of the building. All corner boards, cornices and soffits are now covered with aluminum, and there is no decorative trim.

There are two small corbelled brick chimneys at the ridge of the main block, one on each side of the central crossgable. These chimneys serve small fireplaces, designed for stoves, in the interior walls of the two front parlors. The gable roof is covered with asphalt shingle, over the original wood shingles.

Extending to the west is a rear wing which appears to have been built in several stages. The southmost section was probably the earliest, and formed a T at right angles to the main block. It was later enlarged by a northerly addition flush with the north gable end of the main block; the enlarged wing thus forms a wide ell behind the main block. This rear kitchen wing is two bays by two, and two stories high, with gable roof. The ridge of its gable roof is slightly lower than that of the main block. Windows, like those of the main block, are 1/1

double hung sash with black louvered aluminum shutters. Materials of siding and roof match the main block, and the cornices are returned at the west gable end.

A one-story shed-roof porch sheltered the side (south) elevation of this rear wing. The eastmost part of the porch has been enclosed to form a small storage space accessible from inside, and the rest of the side porch is now screened. A small, one-story gable entry projects from the north end of the west gable end. It leads into a small cellar space which has poured concrete foundation walls, and postdates the main block of the house. Directly behind (to the west of) the wing is a large maple tree.

Interior of the main block consists of a narrow central stairhall with a single parlor on each side. The closed-string stair rises to the west along the south wall of the stairhall, turns 90 degrees at a landing, then turns again and rises three more steps to the second story. It has a turned newel and plain square balusters of natural wood. Intermediate newels of the same form mark the corners of the balustrade at the landing and at the second story, and are further decorated with molded pendants. The spandrel is panelled with narrow vertical wainscoting, painted white.

Moldings in both the main block and the wing are typical turn-of-this-century multi-band, with bulls-eye cornerblocks. The plain baseboards have crown moldings. There are fixed two-pane transoms over some of the interior doors. Wood mantels (painted white) frame the fireplaces in the interior walls of the two parlors; they are said to replace original marble mantels. Each of the present mantels has a plain wide frieze with applied wreath in the center. The firebox is framed with plain narrow pilasters; at the top of each is a large decorative wood bracket which supports the shelf. In the garage on this property were found pieces of a marble mantel which is believed to have framed one of these parlor fireplaces. This marble mantel has a wide round-arch opening with a carved ruffle border, and deeply molded spandrels. Another mantel is stored in the game-room outbuilding; it is of natural wood with slim colonnettes framing the firebox, and is believed to have come from one of the bedroom fireplaces.

The front and side yards around the house are planted with several hollies and other ornamental shrubs. There are several outbuildings on the grounds behind the house. Close to the house, and to the southwest is a small one-story gable-roof frame building. Possibly built originally as a meat house, it was later used as a game room and for storage. It is sheathed with German wood siding painted white. Entrance is in the east gable end, and there is one 6/6 double hung sash window centered in the south elevation. The eaves are covered with

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM

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Description (continued)

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flared vergeboards. Just southeast of this small outbuilding is a large old maple tree, and east of the maple is an old well.

Behind, to the west of this outbuilding is a front-gabled garage which rests on a concrete slab. It has two car bays, accessible from the east, and is sided with plain horizontal board painted red. There is a low shed-roof addition on the south elevation.

North of the garage is another gable-roof frame outbuilding which served as a peacock house. It is sheathed with synthetic siding and accessible by a door in the south gable front.

To the west, standing on adjoining property is a large gable-roof tobacco barn. It has vertical board siding, and standing-seam metal roof with tall ornamental lightning rods at each end of the ridge. There is a double door centered in the south elevation.

8. Significance

Survey No. PG#82A-42-43

Period	Area of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-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 checked="" 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 ca. 1908

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 Hicks House is a frame farmhouse of the I-house form, which stands in a small complex of farm buildings, fronting on the old road which runs through the Cheltenham community. The house has been altered in recent years by the application of synthetic siding, but the complex of buildings is still representative of small farms in Prince George's County at the beginning of this century.

The Cheltenham community had its beginnings with the construction of the Baltimore and Potomac Railroad in the early 1870s. Within a short time of the railroad's completion, a small rural community developed, with a railroad station, two churches, several stores and a post office, surrounded by the farms of the Diehl, Pyles, Quander, Talbert and Tayman families. In 1873, the House of Reformation, was established immediately west of Cheltenham, its location determined by the existence of the new railroad. This large establishment, a reform school and work farm for wayward Baltimore boys, became a place of employment for many members of the local families.¹

The subject house was built and the farm developed by John B. Pyles, whose family lived on the nearby Westwood farm. Pyles' father, Julius H. Pyles, had in the 1870s established the Westwood Methodist Church in the Cheltenham community. Many members of the Pyles family, including John B. Pyles and his brother, George W. Pyles, worked at the reformatory; in the early years of this century, John B. Pyles became superintendent of the institution.²

Much of the land adjoining The House of Reformation had been, during the nineteenth century, part of the large Poplar Neck plantation of the Brooke family. In 1899, shortly after he began working at the reform school, John B. Pyles purchased a small parcel (7.5 acres) of the Poplar Neck acreage, immediately west of his father's Westwood farm; one small house already stood on this parcel of land.³ By 1908, Pyles had built a second dwelling (the subject house) with a small complex of farm

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STATE HISTORIC SITES INVENTORY FORM
Statement of Significance (continued)

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outbuildings. This small farmstead fronted on a small lane (now Frank Tippett Road) which ran north from the House of the Reformation to connect with the old Woodyard-Rosaryville road. Local tradition holds that the house was built by boys from the reform school; the house became the residence of one of Pyles' tenant families. At this time, as Superintendent, Pyles was living in a residence building on the Reform School campus.⁴

Construction began in 1922 on the Crain Highway, to form an automobile link between Baltimore and Southern Maryland. Completed in 1927, the new road divided the Cheltenham community, and the commercial focus was shifted from the railroad to the auto route. In 1924, while the road was under construction, John B. Pyles purchased several parcels of land fronting on the new right-of-way. As soon as the new road was completed, he built on one of these parcels a general store which fronted directly on the new road. For several years, the store was operated by the Miller family, who rented and occupied the subject house about one-half mile northwest of the store.⁵

John B. Pyles died in 1936, leaving all of his real and personal estate to his widow, Alice.⁶ At this time, Alice Pyles was living on one of the the parcels of land which her husband had bought in 1924, in a bungalow which fronted on the Crain Highway. In 1944, the Millers left the area, and the operation of the store was turned over to W. Carlton Hicks; in that year, the Hicks family moved into the subject house. Alice Pyles died in 1946, leaving instructions that the tenants could purchase the various properties at their assessed values. Accordingly, W. Carlton and Cecelia Hicks purchased both their residence (the subject house) and the store. Soon after this time, the original German siding and shingled gables were covered with aluminum siding. The Hicks raised their family in this dwelling, and resided there for the rest of their lives.

Today the community of Cheltenham has greatly changed. In the 1950s, the two-lane Crain Highway was expanded to the present-day four-lane divided highway (U.S. 301). The railroad station, some of the old store buildings, and one of the two churches have been destroyed. Only a few turn-of-the-century dwellings such as the subject house, as well as the 1930s store and post office, remain to reflect the earlier community of Cheltenham.

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STATE HISTORIC SITES INVENTORY FORM
Statement of Significance (continued)

Survey No. PG#82A-42-43

Section 8 Page 3

1. Biennial Report of the Board of Managers of the House of Reformation, 1901, 1913.
2. Annual and Biennial Reports of the Board of Managers of the House of Reformation and Instruction for Colored Children, 1873, 1895, 1901, 1911, 1913. See also MHT Inventory Form for Dheltenham (Westwood) Methodist Church, PG#82A-42-21.
3. Prince George's Conty Deed JB#9:339; Prince George's County Tax Assessments for Election District #11, 1897 and following.
4. Prince George's County Tax Assessments, Election District #11, 1900-1915; Biennial Reports of the Board of Managers, House of Reformation for Colored Boys, Cheltenham, Maryland.
5. Prince George's County Deed PG#216:402. See also MHT Inventory Form for the Cheltenham Store, PG#82A-20.
6. Prince George's County Administration file #5744; Will WTD#4:261.
7. Prince George's County Administration file #8378; Will WEC#2:42; Prince Deed #890:103, 104.

9. Major Bibliographical References

Survey No. PG#82A-42-43

See Notes, Item #8
See Chain of Title

10. Geographical Data

Acreeage of nominated property 3.213 acres Tax Map #126, parcel 22
Quadrangle name Brandywine Quadrangle scale 1:24000

UTM References do NOT complete UTM references

A	<input type="text"/>	<input type="text"/>	<input type="text"/>	B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<input type="text"/>	<input type="text"/>	<input type="text"/>	D	<input type="text"/>	<input type="text"/>	<input type="text"/>
E	<input type="text"/>	<input type="text"/>	<input type="text"/>	F	<input type="text"/>	<input type="text"/>	<input type="text"/>
G	<input type="text"/>	<input type="text"/>	<input type="text"/>	H	<input type="text"/>	<input type="text"/>	<input type="text"/>

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 Susan G. Pearl, Research/Architectural Historian

organization P.G.Co. Historic Preservation Commission date March 1992

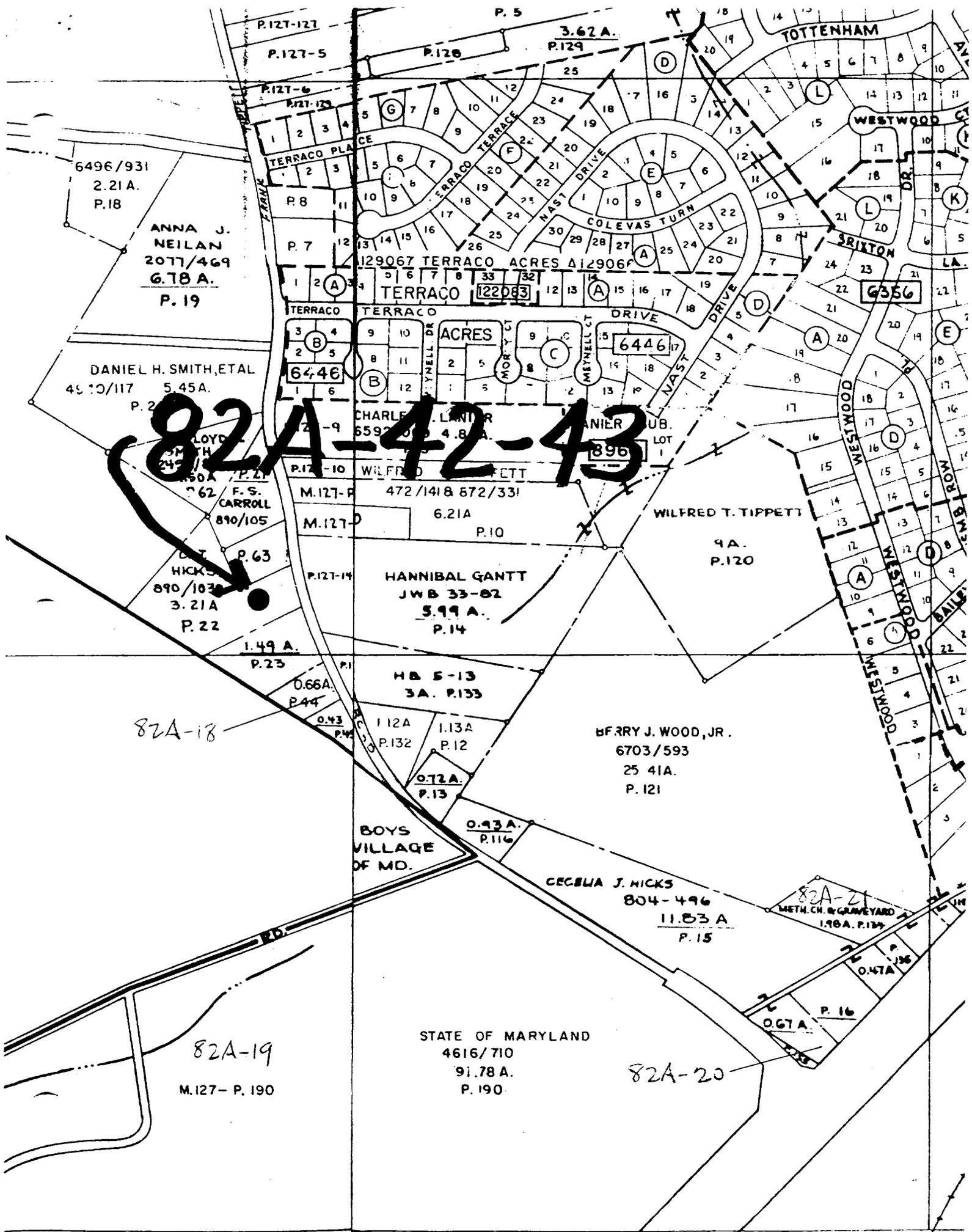
street & number 14741 Gov. Oden Bowie Drive, telephone 301-952-3521

city or town Upper Marlboro state Maryland 20772

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
(301) 269-2438



82A-42-13

82A-18

82A-19

82A-20

82A-21

6496/931
2.21 A.
P.18

ANNA J. NEILAN
2077/469
6.78 A.
P.19

DANIEL H. SMITH, ETAL
45.10/117 5.45A.
P.2

W. T. HICKS
890/103
3.21A
P.22

1.49 A.
P.23

WILFRED T. TIPPETT
472/1418 672/331
6.21A
P.10

HANNIBAL GANTT
JWB 33-82
5.99 A.
P.14

HB 5-13
3A. P.133

1.12A P.132
1.13A P.12

0.72A
P.13

0.93A
P.116

BOYS VILLAGE OF MD.

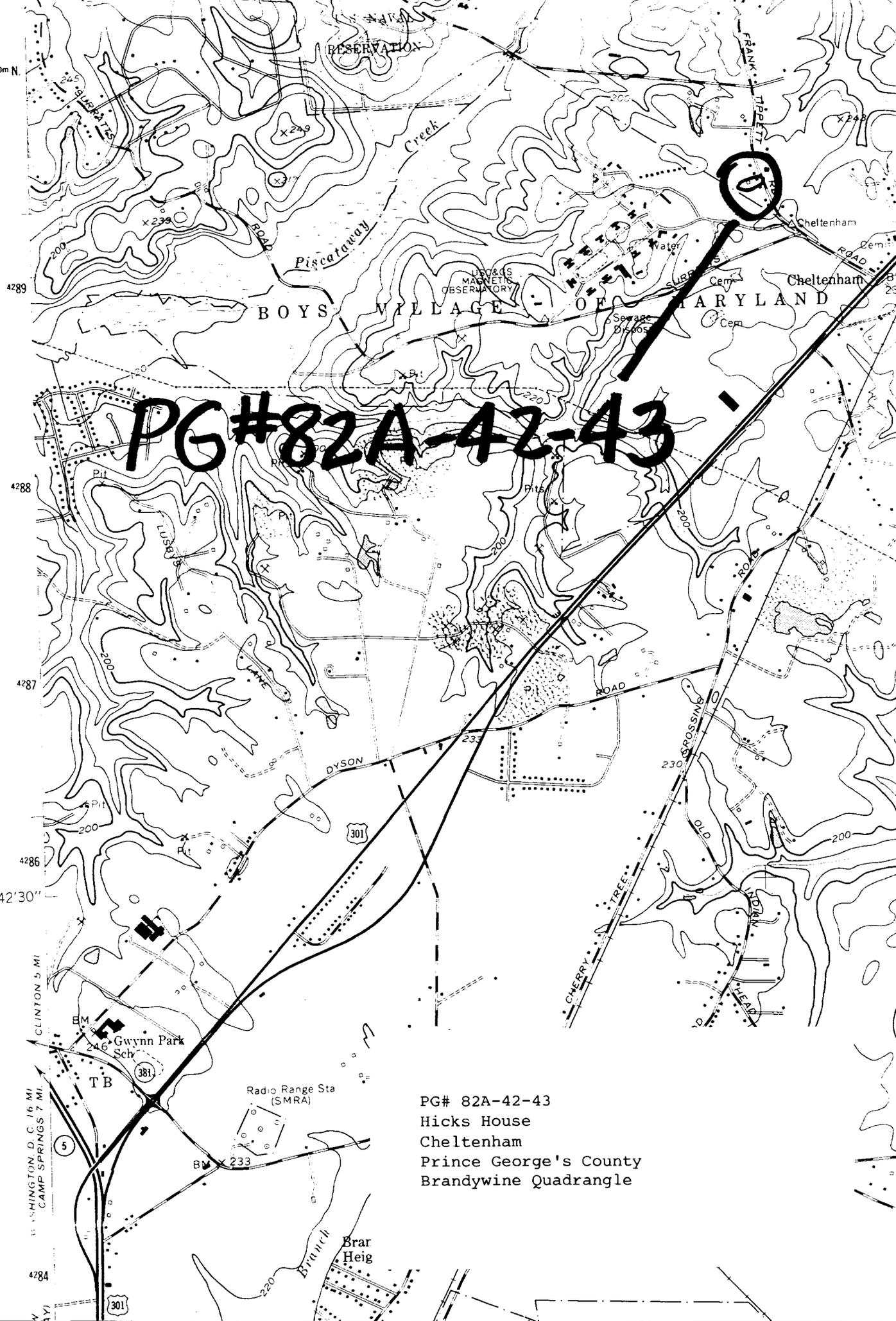
CECELIA J. HICKS
804-496
11.83 A
P.15

STATE OF MARYLAND
4616/710
91.78A.
P.190

METH. CH. & GRAVEYARD
1.90A. P.134

0.67A
P.16

4290000m N



PG#82A-42-43

PG# 82A-42-43
 Hicks House
 Cheltenham
 Prince George's County
 Brandywine Quadrangle

CLINTON 5 MI
 WASHINGTON, D. C. 16 MI
 CAMP SPRINGS 7 MI

42'30"

4289

4288

4287

4286

4284

RESERVATION

BOYS WILLAGE OF MARYLAND

USGS MAGNETIC OBSERVATORY

Gwynn Park Sch

Radio Range Sta (SMRA)

Brar Heig

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233

301

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Cheltenham

Cheltenham

ROAD

ROAD

ROAD

ROAD

CHERRY TREE CROSSING

ROAD



Hicks House
Cheltenham, P.G. Co.
Susan G. Pearl
October 1991

Antonia malden



Hicks House
Cheltenham, P. G. Co.
Susan G. Pearl
October 1991

Born of peacock house
from southeast



Hicks House
Cheltenham, P. G. Co.
Susan G. Pearl
October 1991

Meat Lense / storage
from east



Hicks House
Cheltenham, P. G. Co.
Susan G. Pearl
October 1991
East entrance



Hicks House
Cheltenham, P. G. Co.
Susan G. Pearl
October 1991

Stair from east



Hicks House

Cheltenham, P-G-Co-

Susan G. Pearl

October 1991

Manal, north parlor



PG # 82A-42-43

Hicks House

Cheltenham, P.G. Co.

Susan G. Pearl

October 1991

Mantel



Pa # 82A-42-43

Hicks House
Cheltenham, P-G-Co.
Susan G. Pearl
October 1991

Arch. celebration

879



Hicks House
Cheltenham, P. G. Co.
Susan L. Rosal
October 1991
East facade