

Hyattsville Historic District (Amended and Expanded)

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name HYATTSVILLE HISTORIC DISTRICT(Amended and Expanded)

other names/site number PG: 68-10

2. Location

street & number Roughly bounded by the Northwest Branch, B&O Railroad Tracks, East-West Highway, 42nd Place, Madison Street, 37th Street, 38th Avenue, Hamilton Street, and 37th Place not for publication NA

city or town Hyattsville

vicinity NA

state Maryland

code MD

county Prince George's County

code 033

zip code 20772

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ___ nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide X locally. (___ See continuation sheet for additional comments.)

Signature of certifying official

Date

State or Federal Agency or Tribal government

In my opinion, the property ___ meets ___ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of commenting official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- ☐ entered in the National Register
 ☐ See continuation sheet.
☐ determined eligible for the National Register
 ☐ See continuation sheet.
☐ determined not eligible for the National Register
☐ removed from the National Register

☐ other (explain): _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property (Check as many boxes as 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>965</u>	<u>132</u> buildings
<u>0</u>	<u>0</u> sites
<u>0</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>965</u>	<u>132</u> Total

Number of contributing resources previously listed in the National Register 584

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) Historic Residential Suburbs in the United States, 1830-1960

6. Function or Use

Historic Functions (Enter categories from instructions):

Cat: Domestic
Domestic
Commerce/Trade
Commerce/Trade
Commerce/Trade
Social
Government
Religious

Sub: Single Dwelling
Secondary Structures
Professional
Financial Institution
Specialty Store
Meeting Hall
Post Office
Church

Current Functions (Enter categories from instructions):

Cat: Domestic
Domestic
Commerce/Trade
Commerce/Trade
Commerce/Trade
Social
Government
Religious

Sub: Single Dwelling
Secondary Structures
Professional
Financial Institution
Specialty Store
Meeting Hall
Post Office
Church

7. Description

Architectural Classification (Enter categories from instructions):

Late Victorian/Queen Anne
Late 19th and 20th Century Revivals/Colonial Revival
Late 19th and 20th Century Revivals/Tudor Revival
Modern Movement/Art Deco
Modern Movement/Moderne

Materials (Enter categories from instructions):

foundation: STONE/Granite; BRICK
roof: ASPHALT; STONE/Slate
walls: WOOD/Weatherboard; WOOD/Shingle; BRICK; STONE/Sandstone; STUCCO; ASPHALT;
ASBESTOS; CONCRETE; SYNTHETIC/Vinyl
other:

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

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.

Areas of Significance (Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

Ca. 1860 to 1954

Significant Dates

1873

1886

1899

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation

Unknown

Architect/Builder

Cutler, Howard

Kea, Paul H.

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☒ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☒ University
- ☐ Other

Name of repository: _____

10. Geographical Data

Acreage of Property: 577.619 acres

UTM References (Place additional UTM references on a continuation sheet): Washington West

	Zone	Easting	Northing		Zone	Easting	Northing
1)	_____	_____	_____	3)	_____	_____	_____
2)	_____	_____	_____	4)	_____	_____	_____

____ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Kristie Baynard and Laura V. Trieschmann/Architectural Historians
organization EHT Traceries, Inc. date May 27, 2004
street & number 1121 Fifth Street, NW telephone 202.393.1199
city or town Washington state D.C. zip code 20001

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this info at the request of the SHPO or FPO.)

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). A federal agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number.

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to Keeper, National Register of Historic Places, 1849 "C" Street NW, Washington, DC 20240.

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 1

**Hyattsville Historic District (Amended and Expanded) PG: 68-10
Prince George's County, Maryland**

DESCRIPTIVE SUMMARY

The City of Hyattsville, located in Prince George's County, Maryland, is six miles northeast of Washington, D.C., and thirty miles southeast of Baltimore, Maryland. The amended and expanded historic district is roughly bordered by Baltimore Avenue (U.S. Route 1) to the east, the Northeast Branch of the Anacostia River to the southeast, and the Northwest Branch of the Anacostia River to the southwest, with the Baltimore and Ohio (B&O) Railroad tracks (now CSX Transportation) running north-south along the south/southeastern boundary. The Town of Riverdale Park is located to the north and east, and the Town of Bladensburg is sited to the south. Hyattsville developed gradually over time between the initial platting in 1873 to its final addition in 1942. Residential buildings make up most of the community, with a commercial corridor on the eastern boundary along Rhode Island and Baltimore Avenues. The buildings reflected late-nineteenth- and early-twentieth-century architectural trends, particularly the Queen Anne, Craftsman, and Colonial Revival styles. Examples of the Shingle, Stick, Italianate, and Moderne Movement styles were noted in the neighborhood, but minimally. The expanded Hyattsville Historic District consists of 1,322 primary resources (buildings) and 359 secondary resources (buildings) on a total of 1,681 properties. The aboveground resources date from circa 1860 to 2000. Building uses include single-family, multi-family, commercial, industrial, governmental, educational, religious, and social. The residential buildings of Hyattsville are typically set back from the tree-lined streets on rectangular building lots. Many of these properties have driveways to the side of the primary resources, several with freestanding garages at the rear. Generally, the commercial resources are set closely along Baltimore Avenue and Rhode Island Avenue, with vehicular access and parking at the rear of the property and/or directly in front of the buildings.

GENERAL DESCRIPTION

Resources Pre-Dating the 1873 Plat

One of the earliest dwellings in the community is located at 4901 40th Place (PG: 68-10-24). Also known as the Kuhns House, this wood-frame dwelling possibly dates to the 1860s, but certainly existed by 1873. The house faces southwest and is set slightly back from the street. The modest I-house, influenced by the Colonial Revival style, is two-and-a-half-stories high and three bays wide. Resting on a brick foundation, this dwelling has been re-clad with German vinyl siding, and is capped with a hipped roof. Rising from the roof are two large paired interior brick chimneys. The central entrance contains a single-leaf, paneled wood door flanked by sidelights and 8-light double-leaf French doors. Eave brackets with pendants decorate the overhanging cornice on each elevation of the house.

Other examples of buildings that pre-date the initial 1873 platting of Hyattsville include the houses at 4204 Gallatin Street (1866 ca.) and 4641 42nd Place (1871).

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 2

Hyattsville Historic District (Amended and Expanded) PG: 68-10
Prince George's County, Maryland

Initial Development of Hyattsville, 1873-1919

The buildings, primarily residential in use, constructed from 1873 to 1919 in Hyattsville reflected late-nineteenth- and early-twentieth-century architectural trends, particularly the Queen Anne and Colonial Revival styles. Examples of the Shingle, Stick, and Italianate styles were noted in the neighborhood, but minimally. Each dwelling displayed an irregular square or rectangular form typically articulated by intersecting gables, projecting bays, wrap-around porches, and asymmetrically placed windows and entries, all high-style elements popular during the Victorian era.

Domestic Buildings

Queen Anne Style

The overwhelming majority of these late-nineteenth- and early-twentieth-century dwellings display elements commonly associated with Queen Anne-style design. Most of these buildings are located south of Jefferson Street along Farragut Street, Gallatin Street, Hamilton Street, and 42nd Avenue. Examples of high-style Queen Anne houses in the community include the dwellings at 4107 Gallatin Street (1891, PG: 68-10-35), 5005 42nd Avenue (1891), 4106 Gallatin Street (1887, PG: 68-10-16), 4112 Gallatin Street (1897, PG: 68-10-02), 5108 42nd Avenue (1898, PG: 68-10-73), and 5103 42nd Avenue (1910, PG: 68-10-79).

A significant example of the Queen Anne style is located at 4106 Gallatin Street, which was constructed in 1887. This grand house, which features a cross-gable roof, is two-and-a-half stories in height and four bays across on the façade. The double-hung, wood-sash windows have multi-lights over a single-light, a traditional Queen Anne-style embellishment. Each story of the structure is clad in a different material: the first story is covered with German weatherboard siding, the second is clad with fish-scale shingles, and the upper-half story is covered with false half-timbering and stucco. The wrap-around porch is supported by turned balusters and posts, which are ornamented with corner brackets.

The house at 5005 42nd Avenue, built circa 1891, is exemplary of the Queen Anne style of architecture as it was illustrated just prior to the turn-of-the-twentieth century in Hyattsville. This wood-frame dwelling is sited close to the street and is capped by a cross-gable roof. Reclad with beaded vinyl siding, it is ornamented with a wrap-around porch supported by turned balusters and posts. Stylistic features of the house include exposed false timbering on the gables, overhanging eaves, a bay window on the side elevation, and an interior corbeled brick chimney.

Dating to 1897, the house at 4112 Gallatin Street is another example of a Queen Anne-style dwelling. This imposing two-and-a-half-story residence has a wood-frame structural system and presents an irregular rectangular footprint. It is detailed with a wrap-around porch supported by continuous arched posts resting on brick piers and scroll-sawn balusters. Steeply pointed gable roofs with exposed false timbering cover the porch entry and function as an upper-half story on the façade. Other stylistic features include German weatherboard siding, heavily molded cornice returns, overhanging eaves, and scroll-sawn brackets visually supporting the porch gable roof.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 3

Hyattsville Historic District (Amended and Expanded) PG: 68-10
Prince George's County, Maryland

The Queen Anne-style house at 4005 Buchanan Street was constructed in 1898 according to the property tax assessments records. It is two-and-a-half stories high and three bays across, featuring a prominent two-story Classical Revival shed-roof porch that extends the full-width of the façade. The tapered Tuscan columns rest on brick piers and have an iron balustrade. Clad with German weatherboard siding, this single-pile house is capped with a side-gable roof sheathed in asphalt shingles. The projecting central-entry bay features a single-leaf door illuminated with a one-light transom. The double-hung windows are 2/1, except for the second-story central bay, which contains a 6/6 window. A center cross-gable bay is pierced with a 6-light casement window and is clad with wood shingles.

Many of the buildings from this period, however, reflect more vernacular interpretations of the Queen Anne style. Typically, the vernacular rendition makes limited use of the high-style vocabulary, including such motifs as scroll-sawn brackets and bargeboard, to detail less complex domestic forms. Overall, the vernacular Queen Anne buildings have simplified rooflines and regular footprints. Noted examples include those at 5502 43rd Place (1898), 4002 Crittenden Street (1900), 4916 40th Place (1904), and 4213 Jefferson Street (1908) to name a few. Other examples of Queen Anne-style dwellings largely devoid of ornamental detailing include the houses at 5506 43rd Place (1892), 4506 Buchanan Street (1898), 4206 Jefferson Street (1903), 6001 44th Avenue (1907), and 4111 Crittenden Street (1910).

Presenting a rectangular footprint, the house at 5506 43rd Place, built in 1892, is a representative example of a vernacular Queen Anne-style house as illustrated in Hyattsville. Two-and-a-half-stories high and two bays wide, this modest house features a half-hipped roof porch on the façade and an interior brick chimney. A spindle-work frieze with corner brackets ornaments the porch, which is supported by square wood posts.

A late example of a Queen Anne-style house is located at 4206 Jefferson Street, built in 1903. Featuring a lower pitched roof than earlier examples, this dwelling is nearly devoid of any applied ornament. The house is two-and-a-half stories and was originally three bays wide. Augmented by a wrap-around porch, this wood-frame structure is capped with a cross-gable roof and pedimented gables. It is clad with asbestos shingles and features 1/1 double-hung, wood-sash windows.

Stick Style

A single representation of the Stick style was noted at 4110 Gallatin Street (PG: 68-10-17), which was erected in 1883. The building stands two-and-a-half stories and is three bays wide. Resting on a brick foundation, the wood-frame residence is clad with weatherboard siding. The full wrap-around porch is supported by square wood posts and scroll-sawn brackets. The second-story windows are segmentally arched and the lintels are pointed arches. Multiple cross gables and gable dormers intersect the hipped roof. Other stylistic features include wide overhanging eaves and exposed scroll-sawn roof rafters. This dwelling features an irregular footprint similar to other late-Victorian-era houses, particularly the Queen Anne-style structures, in the community. The house at 4110 Gallatin Street is embellished with long diagonal trusses that extend from the eaves of the front gable to the apex of the roof, a distinguishing feature of the Stick style. The gable is clad with vertical-board siding in a picket-fence pattern at the eaves.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 4

Hyattsville Historic District (Amended and Expanded) PG: 68-10
Prince George's County, Maryland

Shingle Style

The Shingle style is represented in Hyattsville on the houses at 5011 42nd Avenue (1892, PG: 68-10-74), and 4114 Jefferson Street (1913). The wood-frame dwelling at 5011 42nd Avenue, which is known as Fox's Barn, is categorized as Shingle style because of its form and wood-shingle cladding. This building, constructed circa 1892, is one-and-a-half stories and four bays across on the façade. The side elevations are two-and-a-half stories and four bays deep. The wide gambrel roof, often a characteristic of the style, extends over an inset porch on the façade, which is supported by posts and a solid balustrade. Two large hipped dormers extend above the roof on the façade and contain 8/1 double-hung, wood-sash windows. Rising from the asphalt-shingled roof is one interior brick chimney.

The Fuller-Cooper House at 4114 Jefferson Street, erected in 1913, is two-and-a-half stories and three bays wide. The wood-frame structure rests on a brick foundation and is capped with a side-gable roof. The first story of the Shingle-style dwelling is clad with stucco, topped by a slightly flared second-story pent clad with wood shingles. Multi-light sidelights and a three-part transom flank the off-center entry. Extending the full width of the façade, the one-story, flat-roof porch is supported with square posts, an iron balustrade, and features a rooftop balustrade. The second story features a projecting three-sided bay and a single-leaf door on the façade. A center cross-gable roof embellishes the façade. A canted, two-story bay on the east elevation has 1/1 double-hung, wood-sash windows.

Italianate Style

Constructed in 1889, the wood-frame dwelling at 5107 42nd Avenue is an example of the Italianate style. This two-story house is modest in form and ornament because of minor alterations to its stylistic embellishments. The Italianate style is clearly interpreted through the building's three-story tower, which is reminiscent of an Italian campanile. The tower, set off-center on the façade, has a concave-sloped pyramidal metal roof topped by an ornamental ball. A shallow-pitched, cross-gable roof sheathed with standing-seam metal covers the L-shaped house. The three-bay-wide residence features 2/2 double-hung, wood-sash windows, a center-interior brick chimney, overhanging eaves, and German weatherboard siding. A window opening on the first story of the façade has been replaced by a double-leaf entry.

Another example of the Italianate style can be seen at 5104 42nd Avenue, which was erected between 1886 and 1888. The wood-frame house stands two stories, covered by a cross-gabled roof with a shallow pitch. The first story of the façade was originally sheltered by a full-width front porch that was subsequently replaced between 1922 and 1933 by the present wrap-around porch, which is supported by Tuscan columns. Elements indicative of an informal Italianate villa include the asymmetrical form, the shallow-pitched roof with wide overhanging eaves, molded cornice with frieze and returns, projecting window hoods with modillions, and the double-leaf entry doors with large semi-circular arched panes and molded square panels. Two canted bays project from the side elevation of the building, reflecting the influence of the tower or campanile commonly associated with Italian villas.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 5

Hyattsville Historic District (Amended and Expanded) PG: 68-10
Prince George's County, Maryland

Colonial Revival and Queen Anne Transition

By the early twentieth century, the form and ornament of late-nineteenth-century styles gave way to Colonial Revival motifs. Consequently, many buildings in Hyattsville exhibit this transitional detailing. The more uniform box of the central-passage plan structure and the American foursquare plan supplanted the asymmetry commonly associated with the Queen Anne style. The ornament, which was often restricted to the porch and cornice, made greater use of classical motifs as opposed to scroll-sawn detailing. The half-hipped roofs of the front porches are supported by either the turned posts indicative of the Queen Anne style or the square posts and Tuscan columns more commonly associated with the Colonial Revival style. These buildings typically have side-entry doors of wood and glass that lack the multi-light transoms and ornate surrounds of their stylistic predecessors.

Constructed circa 1892, the Rogers Mansion at 5220 42nd Place (PG: 68-10-18) is a good example of this transition between the Queen Anne style and the beginnings of the Colonial Revival style. Two-and-a-half stories and four bays wide, this house has an unusual footprint. The side-gable main block faces east and has a small ell on the side elevation that extends to the southeast with a front-gable roof. Resting on a raised brick foundation, this dwelling has a large entry illuminated with an elliptical transom and two-light sidelights. An imposing feature on the façade is the classical portico supported by paired Tuscan columns. The upper-half story is created by a large cross-gable with knee brackets, and pierced by a pair of double-hung windows. This upper story is clad with fishscale shingles and false half timbering. The main block of the house has two brick interior-end chimneys and the ell has one interior brick chimney. The 2/2 windows have been replaced with 6/6 vinyl-sash windows and the original siding is covered with German vinyl siding.

A large foursquare dwelling at 4914 43rd Avenue, constructed in 1904, is a representative example of the early-twentieth-century interpretation of the Colonial Revival style with minimal Queen Anne-style embellishments. This wood-frame house has a four-room plan typical of the American foursquare, a term often used in reference to an architectural style, yet it indicates a particular house form. It is three bays wide and two-and-a-half stories high. A hipped roof sheathed with asphalt shingles covers the structure. Protruding from the roof are two interior brick chimneys. A hipped dormer illuminates the upper story at the front of the building. A half-hipped roof porch covers the full width of the façade. The porch is supported with square balusters and square posts that are ornamented with Queen Anne-style corner brackets. The original siding has been covered with vinyl siding.

A number of Queen Anne-style vernacular dwellings and foursquare houses are found in the turn-of-the-twentieth-century subdivisions. One foursquare house at 4525 Buchanan Street, the Dorr House (PG: 68-10-77), is quite distinctive with its polychrome appearance. Constructed circa 1908 of brick and rock-faced concrete block, this dwelling is two-and-a-half stories and is three bays across. Stylistic features include the hipped roof and dormer, a half-hipped roof porch supported by battered wood posts, 2/2 wood-sash arched windows, and segmental-arched lintels. The polychrome appearance is created by the whitewashed concrete block and red brick, which was laid in a decorative pattern to mimic quoins around each of the openings.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 6

Hyattsville Historic District (Amended and Expanded) PG: 68-10
Prince George's County, Maryland

The 4100 block of Emerson Street is lined with houses placed in a "checkerboard" pattern with Dutch Colonial Revival-style buildings improving every other building lot. The modest houses sited at 4101, 4104, 4105, 4108, 4109, and 4112 Emerson Street were constructed circa 1906. The replication of form and ornament suggests the same community builder constructed each of these houses as speculative development. Each of the Dutch Colonial Revival-style houses is covered by cross-gambrel roof with a gambrel-front façade. The buildings stand two stories and three bays wide, featuring a recessed corner entrance. The symmetrical fenestration includes 2/2 double-hung, wood-sash windows, where they have not been replaced. A skirt roof, indicative of the style, connects the eaves on the façade.

Bungalows and the Craftsman Style

The bungalow first emerged at the turn of the 20th century, often ornamented with details attributed to the Craftsman style. The Craftsman-style bungalow dominated Hyattsville's domestic architecture in the third decade of the twentieth century. The ubiquitous bungalow form found in Hyattsville is that of the one-and-a-half-story house of wood-frame construction with a side-gable roof that hangs over the façade to form an inset full-width porch. Typically, these buildings have gabled or shed-roofed dormers, which are pierced by single opening or a grouped window. Bungalows that date to this period usually feature symmetrical fenestration on a three- or five-bay-wide façade. Craftsman-style ornamentation on these early buildings consists of open triangular brackets in the gable ends of the building and rafter tails that are exposed below the eaves. The porch roofs are typically supported by square and tapered porch posts, which often rest atop masonry piers of brick, stone, or rock-faced and rusticated concrete block. In many cases, however, the gable-end brackets have been removed during the late-twentieth century trend of re-cladding the exterior structure, including the soffit.

Examples of bungalows that date prior to 1920 include the houses at 4304 Queen Street (ca. 1910), 5218 42nd Place (ca. 1914), 4105 Crittenden Street (ca. 1915), 4101 Crittenden Street (ca. 1915), 5316 43rd Avenue (ca. 1915), and 4310 Kennedy Street (1916). The dwelling at 5008 43rd Avenue, constructed in 1913, is a representative example of an early Craftsman-style bungalow. Standing one-and-a-half stories, this dwelling rests on a parged concrete foundation and is covered with a side-gable roof. Three bays across, the house features a full-width inset porch supported by columnettes standing on brick piers connected by square balusters. Rising from the asphalt-shingle roof is an interior brick chimney and a small gable dormer clad with wood shingles. The single-leaf door is flanked by 6/6 wood-sash paired windows. This house also exhibits exposed roof rafters typical of the Craftsman style.

The Craftsman style was also applied to other building forms, particularly the American foursquare. Constructed circa 1906, the dwelling at 5006 42nd Avenue (PG: 68-41-10) is a good example of a Craftsman-style foursquare extant in Hyattsville. Adorned with open triangular brackets, exposed rafter tails, and very wide overhanging eaves, this dwelling demonstrates the adaptation of the Craftsman style to other forms. This house is two-and-a-half stories and is two bays wide with a side entry next to three grouped windows. A shallow-pitched, gable-roof portico covers the entry and a hipped roof caps the structure. Rather than the characteristic tapered posts, the porch roof is supported by square posts, which signify the occasional retention of some classical motifs in Craftsman-style design. The wood-frame building has been clad in asbestos shingles. Other examples of dwellings adorned in the Craftsman style exist at 4313 Hamilton Street (ca. 1915) and 4410 Oliver Street (ca. 1915).

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 7

Hyattsville Historic District (Amended and Expanded) PG: 68-10
Prince George's County, Maryland

Semi-Detached (Twin) Dwellings

Several twin dwellings are found in Hyattsville that date around the turn-of-the-twentieth century. Two similar sets of houses are 4107-4109 Crittenden Street and 4203-4205 Crittenden Street, both dating to circa 1906. The L-shaped footprints consist of a cross-gable roof with a projecting front gable centered on the façade. The façades are eight bays wide and rise two-and-a-half stories. The two bays on both ends of the façade are covered with a shed-roof porch supported with decorative metal posts. A few of the original 2/2 double-hung, wood-sash windows remain, however many have been replaced with 1/1 wood-sash windows. The upper-half story of each building is pierced with a 4-light wood casement window. The gables are embellished with cornice returns and two interior brick chimneys rise from the asphalt-shingled roof.

Commercial, Religious, and Social Buildings

A number of commercial buildings were constructed during this first phase of development between 1873 and 1919. These buildings include 5121-5123 Baltimore Avenue (1889, PG: 68-41-13), 4512 Buchanan Street (1892), 5200 Baltimore Avenue (1904, PG: 68-41-01), 5128-5130 Baltimore Avenue (ca. 1910), 5132 Baltimore Avenue (1910), 4342 Farragut Street (ca. 1910), 4332-4334 Farragut Street (ca. 1912), 5126 Baltimore Avenue (1916), and 5100 Baltimore Avenue (1917).

One of the earliest commercial structures, built circa 1889, is located at 5121-5123 Baltimore Avenue. Standing three stories, this commercial building is capped with a shed roof and features a rectangular footprint typical of many urban commercial buildings from this period. The building, three bays across, has a recessed central entry flanked by replacement store windows and a brick bulkhead. The upper stories are pierced with paired 2/2 segmental-arched windows. Ornamented with decorative brick corbelling and a saw-tooth pattern at the cornice, the commercial building is also embellished with a variety of corbelled brick belt courses. Beneath the cornice is a painted sign that reads "HYATTSVILLE HARDWARE Co." A two-story addition was recently built on the north elevation. Set slightly back from the Hardware Store, the addition is wood frame with a brick veneer on the first story and corrugated sheet metal covering the second story. The historic building that the addition replaced was wood frame and two-stories high with eave brackets and 2/2 windows. The *Sanborn Fire Insurance Maps* denote this building was first used as a carriage factory (1906 map), and then housed the local fire department (1910 map). By 1913, the building had been converted into a hardware store (noted on the 1922 map), a use it continued for nearly 80 years.

The Professional Building (PG: 68-41-01) is an architecturally significant and prominent structure at the northwest corner of Baltimore Avenue and Gallatin Street. This Neo-Classical structure at 5200 Baltimore Avenue was constructed in 1904 and initially served as a bank. The building's brick structural system is faced with limestone and features a twin-columned entrance portico. The long elevation of this rectangular building faces east towards Baltimore Avenue and is seven bays

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 8

Hyattsville Historic District (Amended and Expanded) PG: 68-10
Prince George's County, Maryland

across. The main façade faces south towards Gallatin Street. Topped with a flat roof, the Professional Building is adorned by a heavy entablature with a plain frieze and heavy modillions. The portico on the facade is supported with half-round Doric columns and the east elevation features Doric pilasters.

The Maryland National Guard Armory was housed in an imposing structure at 5340 Baltimore Avenue, which was built in 1918 (individually listed on the National Register of Historic Places). This castle-like granite stone structure is nine bays wide on the façade and three stories in height with a full-height English basement. The Armory has an irregular footprint because of the projecting and recessed bays on each elevation. Double-entry stairs lead to the *piano nobile*, which has a recessed entry at the center of the façade. The double-leaf entry is located in a two-story protruding vestibule. Above the entrance is a triple window composed of double-hung, wood-sashes with a limestone surround. A large insignia rises above the crenellated roof of this vestibule section. Flanking the vestibule are three-story towers, each one bay wide. Other features include a stone water table, crenellated parapets, and 12/12 double-hung, wood-sash windows.

According to the *Sanborn Fire Insurance Maps*, several churches were built in Hyattsville by 1920. The one extant example is the edifice at 4203 Farragut Street. Constructed in 1915, the Church of God and Saints of Christ was originally known as the Hyattsville Presbyterian Church. Designed in a late Gothic Revival style and built of coursed stone, this building stands one story and has a cruciform footprint. The church borrows ornamental details from several different styles such as the Gothic Revival, Craftsman, and Richardsonian Romanesque styles. A shed-roof porch with a pointed-arch entry and a bracketed canopy covers the entry at the northeast corner of the structure. The northwest entry is covered by a steep gable roof supported by curved brackets and embellished with molded cornice returns and pendants. The original slate tiles on the jerkin-head roof have been replaced with asphalt shingles.

In addition to the commercial area and several churches, Hyattsville is home to a Masonic Lodge, built in 1893. This imposing two-story brick building at 4207 Gallatin Street is the only representative of the Romanesque Revival exhibited in Hyattsville. Capped with a gable roof, this building has a rectangular footprint seven bays long. The grand façade is three bays wide and is embellished with two corner buttresses leading to pyramidal pinnacles. The first story of the façade features a central double-leaf entry with a stone surround containing paneled wood doors. The first-story windows are 4/4 wood-sash with 2-light awning transom windows. Many of the second-story windows are boarded, however, the original fenestration includes a double row of segmental-arch brick lintels and stone sills similar to the first-story windows. Each of the second-story openings has been sized down by brick infill and new rowlock sills. Important features of the lodge include buttresses on each elevation, brick corbelling, three brick chimneys, and a stone insignia of the Masonic symbol G, which is centered above the façade entrance.

Period of Greatest Development, 1921-1953

The success of the streetcar, emergence of the automobile and continued growth of Washington, D.C., stimulated residential and commercial construction in Hyattsville. As a result, beginning in the 1920s, the suburb experienced a second phase of development that resulted in the construction of nearly 700 buildings in just thirty years. This included more than 600 dwellings, fifty commercial and industrial resources, three churches, a post office, two schools, a meeting

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 9

Hyattsville Historic District (Amended and Expanded) PG: 68-10
Prince George's County, Maryland

hall, a municipal building, and an automobile repair garage. The dwellings generally occupied narrow lots and were set back from the street. Stylistically, during this period, the Colonial Revival and Craftsman styles dominated. The American foursquare, bungalow, and two-story/side-gable structure commonly adorned with Colonial Revival-style elements were popular forms. The majority of the dwellings were wood-frame construction clad with weatherboard siding, wood shingles, asbestos shingles, or a brick veneer. Several of the buildings have since been re-clad with aluminum or vinyl siding.

Domestic Buildings

Bungalows

The mass-production of the Craftsman-style bungalow by numerous companies resulted in its dominance in residential construction from the early 1920s through the 1930s. The majority of the bungalows in Hyattsville were constructed between 1921 and 1953. Noted examples include the dwellings at 5606 42nd Avenue (1920), 4111 Decatur Street (1924), 4219 Nicholson Street (1926), 5707 40th Place (1927), 4613 Burlington Street (1928), and 6008 43rd Avenue (1929). Like earlier versions, these later bungalows are typically one-and-a-half stories high with hipped or side-gable roofs, dormer windows, and full-width porches.

Colonial Revival Style

A number of Colonial Revival-style dwellings from this period are found throughout Hyattsville. High-style examples stand at 4017 Jefferson Street (1927) and 4200 Crittenden Street (1935). The former is a two-and-a-half-story residence, three bays wide. The façade is composed of two-course and four-course Flemish bonds. This house has a pyramidal porch roof covering the entry, header sills, brick quoins, and a porte cochere on the side elevation. Rising from the large jerkin-head roof is a brick chimney.

Less ornate and imposing Colonial Revival-style dwellings include 4016 Jefferson Street (1928), 4113 Hamilton Street (1929), 4100 Jefferson Street (1934), and 4101 Jefferson Street (1938). The house at 4101 Jefferson Street is two-and-a-half stories and three bays across on the facade. It has a rectangular footprint and a brick structural system comprised of six-course Flemish bond. The center entry is illuminated by an elliptical transom and is trimmed with a Colonial Revival door surround featuring a pediment and flat pilasters. Rising above the slate tile roof is one exterior-end brick chimney and three gable dormers. Other modest details include rowlock sills and soldier lintels.

The Dutch Colonial Revival style continued in popularity through this period, with examples noted at 4222 Jefferson Street (1920), 5501 42nd Avenue (1921), 4231 Oglethorpe Street (1924), 4024 Hamilton Street (1925), 5511 40th Avenue (1927), 5601 42nd Avenue (1930), and 6007 44th Avenue (ca. 1930). Like earlier examples of this style, Dutch Colonial Revival-style dwellings that date from the 1920s to 1930 are one-and-a-half or two stories with gambrel roofs and rectangular plans. Typically, the facades are pierced by central entries. A representative example is the wood-frame house at 5511 40th Avenue, which is one-and-a-half stories and three bays across. Covered with a side-gambrel roof, this dwelling has an off-

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 10

Hyattsville Historic District (Amended and Expanded) PG: 68-10
Prince George's County, Maryland

center entry, 3/1 wood-sash windows, a central-interior brick chimney, and a shed-roof dormer on the facade. This residence is clad with weatherboard siding and rests on a brick foundation.

Cape Cod Houses

The increasing need for mass-produced, low-cost housing led to the reinvention of the eighteenth-century "Cape Cod" house. These buildings are typically one- to one-and-a-half stories with a side-gable roof and a single end chimney. Unlike its eighteenth-century predecessor, the twentieth-century Cape Cod house was illuminated with dormers that allowed greater use of the upper story. Classically derived door surrounds commonly marked the facades. Rear additions and projecting bays on the facade often augmented the modest form. The majority of the Cape Cod dwellings erected in Hyattsville during this period feature wood-frame construction clad in a variety of materials, including brick and stone veneers and asbestos shingles. The decorative details of these houses were generally based on the Colonial Revival style, although elements characteristic of the Tudor Revival style were also used. Excellent examples of this modest form can be seen at 3901 Jefferson Street (1936), 4104 Jefferson Street (1937), 3905 Jefferson Street (1938), and 4006 Crittenden Street (1947).

Tudor Revival Style

Hyattsville is also home to a number of Tudor Revival-style dwellings, the majority in the northern section of the city. As with the Queen Anne and Colonial Revival styles, many of the Tudor Revival-style resources found in Hyattsville, and Prince George's County as a whole, reflect the simplified interpretations of the style rather than the initial high-style expression. The distinguishing features of local examples include multiple-gabled roofs, the placement of an exterior brick chimney on the facade, application of stone as an accenting material around openings or on chimneys, and steeply pitched front gables. Typically constructed after 1930, Tudor Revival-style buildings include those at 3913 Madison Street (1930), 5416 39th Avenue (1932), 4907 42nd Avenue (1933), 5717 39th Avenue (1934), 5022 38th Avenue (ca. 1935), 4701 Banner Street (1935), 5605 42nd Avenue (1935), 5018 40th Place (1939), and 5803 40th Avenue (1942).

The house at 4018 Jefferson Street is a representative example of a Tudor Revival residence in Hyattsville. Built in 1935, this wood-frame dwelling is one-and-a-half stories. The first story is clad with random-coursed stone and the upper-half story is covered with false half timbering and stucco. The projecting gable has a recessed central entry flanked by narrow 1/1 double-hung, wood-sash windows. The overhanging projecting gable is supported with scroll-sawn brackets. The steeply pitched, side-gabled roof is sheathed with asphalt shingles. Other stylistic features include rowlock sills, 6/6 double-hung sash windows, and an exterior brick chimney on the side elevation.

Multi-Family and Semi-Detached (Twin) Dwellings

Multi-family dwellings in Hyattsville reflect the increased need for housing during the second quarter of the twentieth century. Those erected during this period include 4310 Jefferson Street (1940), 3900 Hamilton Street (1941), 3800-3806 Hamilton Street (1944), 5301-5407 38th Avenue (1944), 5103 43rd Avenue (1945), 5701-25 43rd Avenue (1945), 5030-44

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 11

Hyattsville Historic District (Amended and Expanded) PG: 68-10
Prince George's County, Maryland

38th Avenue (ca. 1948), and 3821-3839 Hamilton Street (1959). Some of these feature Art Deco-stylistic elements, while the remainder are Colonial Revival in style. The garden apartment building at 4310 Jefferson Street is modestly ornamented and exhibits a U-shaped plan with a central courtyard. An entry in the center block provides access to the interior. This entry is ornamented with a Colonial Revival door surround with a full pediment and flat pilasters. This six-course Flemish-bond brick building is two stories and is surmounted by a flat roof.

Twin or semi-detached dwellings dating from circa 1950 are located along 38th Avenue in R.P. Evans' Addition to Hyattsville. These include 4929-4931, 4933-4935, 5001-5003, 5005-5007, 5009-5011, and 5013-5015 38th Avenue. The modest Colonial Revival-style houses, set on brick foundations, are two stories and four bays across. Each building is capped by a side-gabled roof sheathed with asphalt shingles. The single-leaf doors are covered with shed-roof porches and the windows are double-hung sash.

Secondary Resources

As the use of the automobile increased through the 1920s, the garage supplanted the carriage house as the most important secondary resource. The *Sanborn Fire Insurance Maps* for 1906 and 1911 depict a number of freestanding wood-frame carriage house or small stables existed at the rear of many residential lots. However, by the 1920s, the vast majority of these structures had been converted for automobile use or replaced by a new structure specifically tailored to meet the needs of this popular mode of transportation. Not only were garages constructed to accompany existing dwellings, but were also included in plans for new residential construction. These buildings are typically one story with front gable or hipped roofs and wood-frame construction. Examples of garages that date to this period exist throughout Hyattsville, and can be found at 4413 Oliver Street, 4226 Oglethorpe Street, 4111 Kennedy Street, and 4108 Jefferson Street. The one-story, wood-frame shed continued to be constructed in Hyattsville. This utilitarian structure was typically not permanent by nature or construction and very few of those constructed during this period are extant.

Commercial and Industrial Buildings

The influence of the automobile on the community resulted in the further commercialization of Baltimore Avenue and Rhode Island Avenue. More than fifty commercial and industrial buildings were constructed along Baltimore Avenue and Rhode Island Avenue between 1921 and 1954. Styles represented along the commercial corridor include Art Deco, Art Moderne, Colonial Revival, Neo Classical, Tudor Revival, and International. The commercial resources are one to two stories, typically with flat or shed roofs obscured by parapet walls. Many of the two-story commercial buildings have abstracted patterned brickwork as the only element of ornamentation. A few of the one-story resources display elements of the Art Deco, Art Moderne, and Colonial Revival styles.

Art Deco and Art Moderne Styles

Art Deco buildings are represented in Hyattsville by 4708 Baltimore Avenue, 5122 Baltimore Avenue, 5314 Baltimore Avenue, 5323 Baltimore Avenue (PG: 68-41-29), 5324 Baltimore Avenue, and 5504 Baltimore Avenue among others.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 12

Hyattsville Historic District (Amended and Expanded) PG: 68-10
Prince George's County, Maryland

The Art Deco style is characterized by angular, zigzag, or other geometric ornamentation as seen on many of the commercial buildings in the community.

A noteworthy commercial building is located at 4318 Hamilton Street, which was built specifically for the Water Suburban Sanitary Commission (WSSC). Paul H. Kea and Howard Cutler designed the WSSC building in 1939. It features elaborate detailing including carved limestone, metal grillwork, and urns at the Hamilton Street entrance. The building's Art Deco ornamentation is primarily focused at the central entrance bay, which is marked by four vertical projecting bands of limestone, which give the entrance a strong vertical organization. A horizontal limestone panel tops the central doorway and is detailed with stylized scrolls. Two iron grilles flank the entrance. Paul H. Kea (1886-1968) started his own architectural firm in Portsmouth, Virginia, when he was 35. By 1929, he moved his offices to Hyattsville, Maryland. Kea is credited with the design of over fifty public schools in Prince George's County, the First Baptist Church of Hyattsville, the Hyattsville Municipal Building, and the County Courthouse and the Board of Education buildings in Upper Marlboro. Kea collaborated with Howard Cutler on numerous projects, including the Coliseum and Women's Field House at the University of Maryland-College Park campus.

The Lustine Collision Center at 5315-5323 Baltimore Avenue is comprised of two separate buildings, both in a vernacular Art Deco style. The south building at 5315 Baltimore Avenue is one story high and four bays wide with an angled parapet and flat corner buttresses. The first story has been slightly altered, with a garage door replaced by plate-glass windows and a single-leaf entry door. Plate-glass windows flank the original central single-leaf entry. The north building at 5323 Baltimore Avenue is two stories and seven bays across on the façade. Topped with a flat roof and a brick parapet, this brick commercial building includes features such as a central entry, brick quoins, 8/8 wood-sash windows, a denticulated cornice, and four large plate-glass windows.

Following the Art Deco style, the Art Moderne style became increasingly popular during the 1930s and 1940s. It is characterized by smooth stuccoed wall surfaces, flat roofs, architectural details that emphasize the horizontal appearance of the building, rounded exterior corners, ribbon windows, glass blocks, and asymmetrical façades. Incorporating characteristics from the Art Moderne style are the buildings at 5126 Baltimore Avenue (1916), 4805 42nd Place (1930), 5312 Baltimore Avenue (1930), 5310 Baltimore Avenue (1932, PG: 68-41-28), 5103-5113 Baltimore Avenue (1935), 5306 Baltimore Avenue (1939, PG: 68-41-25), 5609 Baltimore Avenue (1940), 4017 Hamilton Street (1940), and 5710 Baltimore Avenue (1951).

In 1951, the Lustine-Nicholson Building at 5710 Baltimore Avenue was designed as an automobile showroom. The one-story, brick building has its showroom designed specifically to attract the eye of those traveling along Baltimore Avenue. The showroom section features highly defined rounded corners composed of one-light plate-glass windows that continue across the façade. The service area is located to the rear and marked by an industrial façade.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 13

Hyattsville Historic District (Amended and Expanded) PG: 68-10
Prince George's County, Maryland

Neo-Classical Style

One architecturally significant building along the commercial corridor is the Prince George's Bank at 5214S Baltimore Avenue (PG: 68-41-02), built in 1925. Constructed with Neo-Classical characteristics, this limestone building is ornamented with a two-story columned entrance portico. This building is two stories and three bays across on the façade and four bays deep on the side elevations. Ionic columns flank the entry and the paired fenestration consists of awning windows. Covered by a flat roof, this classical building has a large entablature with a denticulated cornice and an unadorned frieze.

Colonial Revival Style

Through the mid-twentieth century, the fashionable styles employed in residential buildings also began to influence the design and construction of commercial buildings. One extant commercial building in the Baltimore Avenue corridor displays strong ties to the Colonial Revival style. Sited at the northwest corner of Jefferson Street is 5500 Baltimore Avenue. This three-story brick building was constructed circa 1940 (with a non-historic addition of four stories built in 1962). Several features include a pedimented gable with the tympanum pierced with a circular window, a heavily molded cornice, and decorative swags between the second and third stories. The 1962 addition respected the form and used the same materials as the earlier building, thus preserving the integrity of the building's design.

Another Colonial Revival-style building along the commercial corridor is the County Service Building at 5012 Baltimore Avenue. Built in 1939, this brick structure is three stories, nine bays wide, and capped with a hipped asphalt-shingle roof. A prominent feature on the façade is a two-story pedimented portico covering the three center bays and central entrance. Additional features include 12/12 double-hung, wood-sash windows, brick quoins, and a large cupola with a domed roof.

The brick Hyattsville Post Office at 4325 Gallatin Street is exemplary of a Colonial Revival-style federal government building. The building was designed under the authority of Louis A. Simon, Supervising Architect of the Treasury. The architects were F.H. McCrary, A.W. Clark, Spittel, Flanagan, Santelmann, Moore, Swasey, and Boyer. The Chicago-based Blauner Construction Company erected the building in 1935 for the cost of \$76,000. One-and-a-half stories, the main block of the building is three bays wide with one-bay-wide pavilions. The main block is capped with a slate-tile, side-gable roof and features a wood-frame cupola rising from the center. The brick parapets on the side elevations terminate into interior-end brick chimneys. The brick walls are constructed of Flemish bond and embellished by a brick watertable. Limestone quoins accentuate the corners of the main block and the flat-roof pavilions. The recessed central entry is illuminated by a fanlight transom set over paneled and glazed double-leaf doors. Extending below the frieze of the entry surround is a molded entablature with a fluted frieze. The words "HYATTSVILLE MD" are engraved on a recessed panel above the doors. The 18/8 double-hung, round-arched windows are trimmed with limestone surrounds and molded keystones. Brick jack arches top the rectangular 9/6 double-hung windows in the pavilions. Single limestone panels are set above each of the windows. The limestone cornice, featuring modillion blocks, is engraved along with frieze with the

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 14

Hyattsville Historic District (Amended and Expanded) PG: 68-10
Prince George's County, Maryland

words "UNITED STATES POST OFFICE." Half round, multi-lights pierce the side elevations in the upper-half story. The Hyattsville Post Office was listed in the National Register of Historic Places in 1986. It is "one of the most architecturally distinguished 20th century buildings in Hyattsville."¹

Tudor Revival Style

The building at 4806-4816 Rhode Island Avenue (PG: 68-41-05) is an example of a Tudor Revival multi-storefront structure. This building, erected in 1930, is composed of a one-story section that is six bays wide with a gable roof and a two-story section that is three bays wide with a hipped roof. The first story is constructed of brick pierced with one-light plate-glass windows and single-leaf doors. The second story, illuminated with 6/6 double-hung, wood-sash windows, is clad with a stucco and half-timbering indicative of the Tudor style. The building rests on a brick foundation and the roof is sheathed with asphalt shingles.

Religious and Social Buildings

Four churches constructed between 1921 and 1954 include the Seventh-Day Adventist Church at 4905 42nd Place (ca. 1930), Pinkney Memorial Episcopal Church at 4301 Gallatin Street (1931), St. Jerome's Catholic Church at 5205 43rd Avenue (1940), and First Baptist Church (1954). The one-story Gothic Revival church at 4905 42nd Place has a rectangular footprint with a gable roof. Constructed of coursed stone, this five-bay building has a projecting front gable containing a double-leaf paneled entrance. The paired fenestration has lancet-arched, stained-glass windows with a concrete surround. Features include a slate tile roof, side parapet roofs with a concrete coping, and stone buttresses dividing each of the window bays on the facade.

The cornerstone of the First Baptist Church at 5701 42nd Avenue bears a date of 1954. Facing west towards Oglethorpe Street, this imposing building is two stories and three bays across. Constructed of six-course Flemish bond, this brick church has a front gable roof and rests on a brick foundation. It features Classical Revival elements such as a two-story pedimented portico supported with Tuscan columns and a large steeple atop the roof. The lantern of the steeple is brick and the multi-faceted spire is wood frame. Elements of the church include denticulated pediments on the front gable and the portico, half-round arch lintels above the first story, 6/9 double-hung, wood-sash windows, and brick quoins on the corners. Round multi-light windows flank the portico, and pierce the tympanum, and the lantern of the steeple. A Colonial Revival door surround ornaments the double-paneled wood door.

The Independent Order of Odd Fellows (I.O.O.F.) building, located north of the Masonic Lodge, is sited at the corner of Gallatin Street and 42nd Place. Built in the Colonial Revival style in 1921, the I.O.O.F. building stands two stories and five bays wide. This building features a flat roof with side parapets and a false asphalt-shingle roof on the facade. The first story is accentuated by projecting bays containing plate-glass windows and a brick bulkhead. This building is pierced with 6/1 double-hung, wood-sash windows and adorned by a soldier stringcourse above both stories, recessed brick spandrels, transoms over each of the three entry openings, and square wood lintels.

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 15

Hyattsville Historic District (Amended and Expanded) PG: 68-10
Prince George's County, Maryland

Construction After 1954

Very few buildings have been erected in the Hyattsville Historic District since 1954. Typically, modern domestic architecture mimicked the forms, materials, and styles utilized earlier by their historic neighborhoods. The traditional forms included the Cape Cod, two-story/front-gable structure, and two-story/side-gable dwellings. The demands of home owners in the middle part of the twentieth century introduced the split-foyer and ranch houses to Hyattsville. As architectural styles became less high style, ornament was expressed more through the use of modern building materials such as simulated stone, brick veneer, aluminum siding, and asphalt shingles, rather than applied stylistic embellishments such as brackets, half timbering, and ornate shingles. The cladding materials used after 1954 are typically post-war inventions.

Several examples of ranch houses were noted in Hyattsville, including 4904 41st Place (1955), 4906 41st Place (1955), 4908 41st Place (1955), 4202 Emerson Street (1955), and 5317 42nd Avenue (1964). Each of these houses is one story and is typically three bays wide with a side-gable roof. Split-foyer houses within the district include examples such as 4008 Emerson Street (1973), 4902 41st Place (1986), and 4706 Banner Street (2001). Split-foyer houses are two stories high, typically three bays wide with a side-gable roof, and named for their second-story overhang and division of public and private spaces on the interior. The houses at 4113 Emerson Street (1989) and 5201 42nd Avenue (1999) are representative examples of modern front-gabled residences that are ornamented with Queen Anne styling. Typical of this type of modern house are the front-gable roofs, gables clad with fish-scale or other geometric vinyl siding, porch brackets, and overhanging eaves. Reminiscent of Queen Anne-style buildings commonly erected around the turn of the twentieth century, the modern front-gabled buildings are typically wider than their historic counterparts.

Governmental and Commercial Buildings

One of the most architecturally significant buildings built within the last fifty years is the municipal building at 4307 Jefferson Street. Constructed in 1962, this Modern-style structure was designed by the architectural firm of Paul H. Kea, David Shaw and Associates. With a rectangular footprint, this office building is six stories in height and has a flat roof. This abstract style of architecture lacks embellishments; therefore stylistic features are employed with the asymmetrical placement of openings and the types of materials.

The addition to the Water Suburban Sanitary Commission (WSSC) building is another significant example of modern architectural details and composition. Architects Walton & Madden designed this section of the building, which was added in 1963. The two-story façade of public spaces located on Hamilton Street introduces a long horizontal band of ribbon windows. The horizontal setting of the windows, a signature of the International Style, contrasts sharply with the more traditional punched windows of the first addition and original building. East of the ribbon windows, the wall ends in a two-story decorative geometric design composed of industrial looking tiles. The entire composition occurs within a limestone surround.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 7 Page 16

**Hyattsville Historic District (Amended and Expanded) PG: 68-10
Prince George's County, Maryland**

¹ Betty Bird, *Hyattsville Post Office*, National Register of Historic Places Inventory--Nomination Form, Maryland Historical Trust, (October 27, 1985).

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 17

Hyattsville Historic District (Amended and Expanded) PG: 68-10
Prince George's County, Maryland

SIGNIFICANCE SUMMARY

The City of Hyattsville is an excellent example of the many residential subdivisions that emerged in Prince George's County, Maryland, in the late nineteenth and early twentieth centuries to support the burgeoning population flocking to the nation's capital. The middle-class suburb of Hyattsville, which is framed by major transportation corridors, began to develop as a railroad suburb in the middle part of the nineteenth century and expanded with the early-twentieth-century advent of the streetcar and automobile. The area had its start as a small hamlet known as Beall Town in the eighteenth century, but was soon overshadowed by the successful development of the neighboring Town of Bladensburg. In the middle of the nineteenth century, the area that has become Hyattsville regained popularity because of its location along the Baltimore and Ohio (B&O) Railroad, which was utilized by local residents for wholesale trade between Washington, D.C., and Baltimore, rather than for commuting and leisure travel. Anticipating the development of a residential suburb to serve the growing population of the District of Columbia, Christopher C. Hyatt purchased a tract of land in 1845 adjacent to the B&O Railroad and the Washington and Baltimore Turnpike (now Baltimore Avenue) and began to develop town lots. Hyatt's Addition, which was successfully platted in 1873, was followed by numerous additions subdivided by other real estate developers. Incorporated in 1886, Hyattsville is significant as the first town in America to attempt the single-tax system, only later to be determined unconstitutional in Maryland. Further, Hyattsville was one of the first towns in Maryland to start a public water works program, a significant step towards the development of a successful suburban community. Despite Hyattsville's advantageous location along the railroad and turnpike, suburban development was slow until the extension of the streetcar lines in 1899. Providing excellent suburban neighborhood living, Hyattsville continued to grow throughout the early twentieth century with no less than twenty-five additions, subdivisions, and re-subdivisions by 1942. The end of the streetcar service and the ever-increasing rise of the automobile transformed Hyattsville into a successful automobile suburb, with a commercial corridor stretching along Baltimore Avenue that represents the city's several phases of development.

In 1983, the Hyattsville Historic District was listed in the National Register of Historic Places under Criteria A and C. The historic district included 584 properties (539 contributing resources and 45 non-contributing resources) that represented the late-nineteenth and early-twentieth-century design characteristics of the City of Hyattsville. It was recognized for its association with typical patterns of suburban development based on the various modes of transportation and communication that encouraged its development. The period of significance, noted as the late-nineteenth and early-twentieth centuries, is presumed to be circa 1860 to 1932 (the fifty-year mark when the nomination was prepared). The historic district is being nominated under the National Register Multiple Property Documentation Form, "Historic Residential Suburbs in the United State, 1830-1960."

The amended and expanded Hyattsville Historic District enhances the statement of significance established in the original National Register nomination and reflects continued volunteer and professional survey and documentation efforts. The historic district is eligible under Criterion A as an example of a nineteenth-century railroad and streetcar suburb that continued to development as an automobile suburb in the second quarter of the twentieth century. The residential, commercial, social, and industrial buildings document the development and transformation of the city because of these major transportation modes. The historic district is also eligible under Criterion C for its contiguous collection of

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 18

**Hyattsville Historic District (Amended and Expanded) PG: 68-10
Prince George's County, Maryland**

distinctive architecture that reflects the styles and forms fashionable in the late nineteenth and early twentieth centuries. The period of significance for the amended and expanded historic district begins circa 1860, the date of the oldest extant building in the historic district, and ends in 1954. The Hyattsville Historic District as amended and expanded includes 1,681 properties, 1,504 of which are contributing and 177 of which are non-contributing. Of these 1,681 properties, there are 1,322 primary resources (1,196 contributing and 126 non-contributing) and 359 secondary resources (308 contributing and 51 non-contributing).

RESOURCE HISTORY AND HISTORIC CONTEXT

Settlement, 1713-1844

Two of the original settlers to the city now known as Hyattsville were John Beall and John Chittum¹, owners of large tracts called New Dumfrieze and Black Ask, respectively. The exact location of these original parcels is unknown. The first documented improvements on either of these tracts occurred on or about September 3, 1713, when Laurance Morgan was granted permission by his son-in-law John Chittum to build on Black Ask.² Subdivision of New Dumfrieze along the forks of the Eastern Branch of the Potomac River by John Beall began shortly thereafter. The small town lots were sold on December 12 and 13, 1728. Four months following the sale of the first town lots by Beall, John Chittum began selling land from his tract. This small developing area was called Beall Town (also seen as Beale Town), in honor of John Beall. Although the exact boundaries of the hamlet are not known, it is believed they were part of the Ravenswood tract at the southern end of Hyattsville.³ In 1742, area residents petitioned to have a new town laid out immediately south of Beall Town.⁴ This new town, known as Bladensburg, immediately prospered. Beall Town was soon overshadowed and development stagnated.

The area surrounding Beall Town was predominately agricultural, connected to Baltimore, Bladensburg, and Georgetown by colonial and post-Revolutionary War roads. The main road traversing the area was the Washington and Baltimore Turnpike, the predecessor to today's U.S. Route 1 (also known as Baltimore Avenue). This sixty-foot-wide, stone-and-gravel road was incorporated as a turnpike by an Act of the Maryland General Assembly in 1812. The turnpike was opened in part at the beginning of 1815, and completed to its total length of thirty-six miles in the following years. The amount of traffic along the Washington and Baltimore Turnpike prompted the construction of numerous taverns and inns for those traveling by horse-car between the nation's capital and Baltimore.

Running parallel to the turnpike are the tracks of the Baltimore and Ohio (B&O) Railroad, the first steam-powered railroad to operate in the United States. Chartered in 1827, the railroad's immediate success enabled interior trade for the area. By 1835, a branch was laid between Baltimore and Washington, D.C., providing merchants and farmers with accessibility to wholesalers in Baltimore and New York for the first time. The railroad company, targeting a new source of revenue, added stations along the route to pick up passengers by the middle of the nineteenth century. Many of these stations, such as the one established in Hyattsville prior to 1861, became the focal point of villages and towns that developed along the railroad lines radiating outward from cities like Washington, D.C. These railroad suburbs initially offered an escape from the city to the rural countryside, but generally did not encourage large-scale residential development in Prince George's County.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 20

Hyattsville Historic District (Amended and Expanded) PG: 68-10
Prince George's County, Maryland

line in 1870 known as the Washington and Potomac Branch of the B&O Railroad. The Washington and Potomac Branch split from the mainline at Hyattsville and continued southwest along the Anacostia River to Shepherd's Point on the Potomac River, and was primarily used for agricultural cargo.

Anticipating the development of a residential suburb to serve the growing population of the District of Columbia, Christopher C. Hyatt purchased another large tract of approximately twenty acres from Thomas Clements in 1859. The land was platted as Hyatt's Addition to Hyattsville in 1873.⁸ Hyatt's Addition contained a total of twenty-eight subdivided lots. Twenty-three rectangular-shaped parcels of equal size were laid out along County Road (now Crittenden Street) and Central Avenue (now 41st Place). The remaining five lots varied in size around the perimeter of the Addition. The plat exhibits a building line for lots one through fifteen and also documents the location of Melrose Park and the Melrose Institute.⁹

The second development initiative to occur in Hyattsville was instituted by Thomas Parker, J.P. Bartholow, and Benjamin F. Guy. Together, these three men purchased ten acres between the B&O Railroad, the Washington and Baltimore Turnpike, and the Eastern Branch of the Anacostia in 1874. The land was subdivided specifically for suburban residential development. Located to the south of Hyatt's Addition, the platted addition was named Cottage Square. It was comprised of forty-two lots.¹⁰ However, like Hyatt's Addition and Hyattsville proper, Cottage Square was slow to improve.

Following the creation of Cottage Square, several small adjacent plats were created and new streets were laid out. These included the J.A. Register's Addition (1880), Whiteside's Subdivision (1882), Littlefield and Evans Subdivision of J.A. Register's Addition (1884), and Register's Addition (1884) to name a few. Two of the largest additions were platted by Louis D. Wine and George Johnson, speculative real estate developers who had purchased land in Hyattsville in 1882. Wine and Johnson's First and Second Additions (1882 and 1884) encompassed ninety-three building lots, the majority of which measured 50 feet by 150 feet. An article in the *Evening Star* dating from 1886 suggests that Wine and Johnson were not only involved in selling unimproved lots in their addition, but also were involved in construction.¹¹ Unlike subdividers such as Hyatt, who sold unimproved building lots, Wine and Johnson were typical of home-builder developers who enhanced the marketability of their land by building houses on a small number of lots. The Hyattsville Building Company, which platted land in 1877, is another example of the home-builder developer, offering improved or vacant lots for prospective homeowners.

The G.M. Hopkin's *Atlas of Prince George's County*, published in 1878, describes Hyattsville as a "beautiful village [with] tasteful houses in the modern style of architecture ornamented with gardens and lawns... it has gradually increased in beauty and prosperity until it stands as one of the foremost villages between Baltimore and Washington."¹²

By 1887, ten additions encompassing over 180 acres had been surveyed and platted in Hyattsville. The 611 building lots were sporadically improved by only twenty houses, the majority centered around the B&O station stop or adjacent to the Washington and Baltimore Turnpike. The vast majority of residents in Hyattsville continued to be associated with agriculture-related occupations such as farmers and farm laborers. Blacksmith, tailor, merchant, hotelkeeper, and lawyer were also noted vocations in the census records for 1870 and 1880.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 20

Hyattsville Historic District (Amended and Expanded) PG: 68-10
Prince George's County, Maryland

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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 21

Hyattsville Historic District (Amended and Expanded) PG: 68-10
Prince George's County, Maryland

Suburban Neighborhood Living, 1880s-1899

The growing industrialization of Washington, D.C., during the second half of the nineteenth century created pressures for the suburbanization of rural areas surrounding the city's edges. Since its establishment, Hyattsville had been suitable for this suburban development because of its location along the railroad and turnpike. The impending development, which the burgeoning growth of Washington, D.C., promised, propelled Hyattsville residents to request that the Maryland General Assembly incorporate the town in 1886. The act of incorporation called for the election of a clerk/treasurer, bailiff, clerk of the court, three elected judges, and a Board of Commissioners made up of five residents.

An 1886 advertisement placed by real estate speculators in the *Prince George's Post and Independent* stated "the water is excellent; Hyattsville is rapidly growing; Hyattsville is a cheap and desirable place to get a home; Hyattsville air is pure; Hyattsville society is splendid; Hyattsville is a safe place to invest."¹² In an article dated February 6, 1892 in the *Suburban Citizen*, Hyattsville was described as the "largest and most substantial town in Prince George's County."¹⁴ Advertisements like these, and numerous others throughout the last decades of the nineteenth century, brought about a large and steady population increase to Hyattsville. As a result, property values increased nearly 100% by 1891 with an assessed value of \$469,000. Remarkably, over 150 new houses had been constructed by 1892.¹³

The Hyattsville Building Association, organized in February 1887, was instrumental in the "actual building and development of the City."¹⁶ Thirty-six persons made investments totaling \$301 at the first meeting on March 8, 1887. The first loan was awarded in June for "Lot 68, Wine and Johnson's first addition to the village of Hyattsville" (4209 Farragut Street).¹⁷ By the end of the first year of operation, assets totaled \$5,206.75 with a net profit of \$144.63. The Association has grown substantially with over fifteen offices and more than 50,000 customers today. Regarded strictly as a home financing institution, the Association was the oldest financial institution in the City of Hyattsville and the second oldest in Prince George's County.¹⁸ The Hyattsville Building Association is now known as the Maryland Federal Savings and Loan Association.

The Queen Anne style that was so fashionable in the United States beginning in the second half of the nineteenth century was the dominate architecture of choice in Hyattsville at the end of the nineteenth century. The stylistic elements of the Queen Anne style exhibited in Hyattsville on the residences and other buildings like the B&O station stop (demolished) include complex gable roofs with dormers, multi-faceted bay windows, wrap-around porches, porches with turned posts, diamond-shaped wood shingles in the gable ends, scroll-sawn brackets, pressed-metal shingles on the roof, diamond-shaped windows or window panes, a mixture of cladding materials, and varying wall planes. As is common to the style, there is a wide variety of building forms executed in the Queen Anne style. Unlike city houses that are wholly oriented to the street like a row house, the Queen Anne-style buildings improving the landscape of Hyattsville in the second half of the nineteenth century presented ornate side and rear elevations clearly visible from the public right-of-way. This new kind of dwelling design, specific to the suburbs, was suited for small contiguous lots. The design and siting of the Queen Anne-style buildings within a suburban setting like that offered in Hyattsville were deemed "therapeutic refuge from the city, offering tranquility, sunshine, spaciousness, verdure, and closeness to nature – qualities opposite those of [the] city."¹⁹

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 22

Hyattsville Historic District (Amended and Expanded) PG: 68-10
Prince George's County, Maryland

This was promoted through pattern books, the writings of domestic reformers, and popular magazines, and well executed in Hyattsville. A number of early examples of this architectural style within a new suburban setting are located along Gallatin Street, Farragut Street, and 42nd Avenue.

In 1892, Hyattsville became the first municipality in the United States to adopt the controversial single-tax system made famous by Henry George in his book, *Progress and Poverty* (published in 1879).²⁰ George believed that economic problems stemmed from the unavailability of land for those who needed access to it. The injustices of rent robbed the working man of his wages, and overzealous speculation in land led to poverty. George therefore suggested a single tax on land, to absorb all rents, with no tax whatsoever on personal property or built improvements. A single tax was intended to eventually lead to the ownership of land as common property, rather than as individual property. He believed that the single tax would raise wages, increase earnings of capital, abolish poverty, provide employment, and relieve other economic ills through a massive redistribution of wealth. After its publication of *Progress and Poverty*, George promoted his ideas by traveling and speaking around the world. Despite the worldwide praise, the single-tax system experiment in Hyattsville resulted in a heated debate between members of the Board of Commissions, who retained counsel to argue the constitutionality of the system before the Maryland Court of Appeals. The system was quickly abandoned in Hyattsville, although the "Georgism" theory continued to be studied and implemented elsewhere.²¹

By 1893, Town of Hyattsville was home to a public school, a volunteer fire department, an amateur baseball team, and provided the more than 170 residences with electric and telephone services. Historic maps indicate the town boasted churches of four denominations, three groceries, three butcher shops, blacksmith and tinsmith shops, wood and coal dealers, a livery stable, and a Masonic lodge.²² The religious, commercial, and social buildings were located along or within a block of Maryland Avenue (now Baltimore Avenue), which was the main transportation corridor traveling through Hyattsville.

Streetcar and Automobile Suburb, 1899-present

Despite Hyattsville's advantageous location along the railroad and turnpike, suburban development was slow until the extension of the streetcar lines in 1899. Unlike the railroad suburbs, streetcar suburbs attracted a wider range of citizens from the working to upper-middle class, with the great majority being middle class. The subdivided lots, both improved and vacant, proved attractive to prospective homeowners who wished to take advantage of the shortened commute offered by the streetcar. The electric streetcar line, under the direction of the City and Suburban Railway Company of the District of Columbia, provided direct access to the Washington, D.C. terminus at the U.S. Treasury Building at 15th and G Streets, N.W., from its northern terminus in Laurel, Maryland.²³ The Hyattsville station stop was located in the northeastern corner of the intersection of what are now Rhode Island Avenue and Crittenden Street. Suburban service was eventually provided to the neighboring communities of Riverdale Park, College Park, Lakeland, Berwyn, Branchville, Beltsville, and Contee.²⁴

The arrival of prospective buyers by streetcar fostered real estate development in Hyattsville, particularly for builders who offered single-family dwellings incorporating modern technological advances such as indoor plumbing, built-in gas and

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 23

Hyattsville Historic District (Amended and Expanded) PG: 68-10
Prince George's County, Maryland

electric facilities, and central heating. Between 1900 and 1942, no less than twenty-five additions, subdivisions, and re-subdivisions were created in Hyattsville. One of the smallest additions was Shepherd's First Addition (1910), which contained just seventeen building lots on the west side of Baltimore Avenue, immediately south of Riverdale Park. The largest addition was Hyattsville Hills. Platted in 1922, Hyattsville Hills contained 498 building lots and encompassed nearly 90 acres. This section subsumed Wine and Johnson's Third Addition and added nineteen blocks to the west of 42nd Avenue.

The architecture in Hyattsville at the turn of the twentieth century was executed in modest interpretations of the Queen Anne and Colonial Revival styles. The adaptation of house designs for more modest incomes within the growing number of suburbs like Hyattsville resulted in a fundamental change in the perception of the ideal home.²⁵ "Progressive ideals emphasizing simplicity and efficiency called for house designs that reflected less hierarchical relationships, technological innovations, and more informal and relaxed lifestyles."²⁶ This resulted in structural simplicity, balanced proportions, and minimal ornamentation as exhibited on the houses along 40th Avenue, 40th Place, Gallatin Street, Emerson Street, and Jefferson Street. The improvements made in Hyattsville at the turn of the twentieth century were undertaken by real estate entrepreneurs and builders who constructed and individually sold dwellings that only slightly varied from neighboring residences.

The streetcar not only encouraged the establishment of a residential suburb, but also enhanced the existing commercial corridor that serviced the growing town and commuters. The commercial buildings in Hyattsville, the vast majority fronting along Baltimore Avenue and Rhode Island Avenue at the turn of the twentieth century, were composed of one- and two-story buildings. These freestanding and attached structures were ornamented in the Queen Anne and Classical Revival styles. The freestanding one-story commercial buildings provided distinct services such as the printing shop, fruit store, Chinese laundry, general merchandise store, and bank along Baltimore Avenue, north of the railroad tracks. The larger two-story commercial buildings, typically attached, provided a first story open to the public spaces, while the upper story was used for more private spaces such as offices or meeting halls. The *Sanborn Fire Insurance Maps* for 1906 indicate the two-story commercial buildings on the northern end of Baltimore Avenue, between Farragut Street and Gallatin Street, housed stores such as building supplies, general merchandise, and a cobbler. The functions of the upper stories were not indicated separately on the maps, suggesting the use was related to that of the public spaces.²⁷

Hyattsville's system of government was reorganized in 1900 with a Mayor and a City Council replacing the five-member Board of Commissioners. Michael V. Tierney was elected as the first mayor in 1900 and held this title for a two-year term. The city council was made up of Joseph A. Aman, Charles Acker, Frederick A. Holden, Harry B. Major, Dr. Joseph Owens, and Dr. Charles Wells. The latter two members of the first city council eventually served terms as Mayor of Hyattsville, and Dr. Charles Wells was later elected to the State Senate.²⁸

The expansion of Hyattsville as a streetcar suburb required the installation of modern public amenities, which were often undertaken by the developers subdividing and improving the land. Real estate developer William H. Perkins of Baltimore requested a central water system be installed to service his subdivision, which was to be "located just west of the Baltimore and Ohio Railroad, with the Hyatt mansion occupying the central position."²⁹ The city granted permission, requiring

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 24

Hyattsville Historic District (Amended and Expanded) PG: 68-10
Prince George's County, Maryland

Perkins place five fire hydrants within the neighborhood and that the town be given the option to purchase the water system. The system was installed under the direction of George R. Truclove, the former superintendent of the Baltimore Water Department. It was completed in 1898. In 1901, a referendum was passed for the installation of a center water system for the entire city. Drilling began on Decatur Street (then Wells Avenue) adjacent to the Chesapeake Beach Railroad Line in 1901. Completed in 1905, the public water works system in the city of Hyattsville was one of the first in the state of Maryland.³⁰ In 1920, the system was sold to the Washington Suburban Sanitary Commission.

The *Sanborn Fire Insurance Maps* for 1933 depict a well-developed streetcar suburb with single-family dwellings supported by numerous churches, schools, businesses, social institutions, and industries. The architectural styles and forms continued to modify traditional expressions to meet the needs of single-family households moving into Hyattsville at a quick pace. The open-plan bungalow, the American foursquare, and Cape Cods, began popular building forms, often embellished with Colonial Revival- and Craftsman-style elements. Excellent examples of these operative-builder residences where the developer subdivided, improved and sold the property are located along Hamilton Street, Ingraham Street, Kennedy Street, Longfellow Street, and Madison Street to name just a few. The construction of single-family dwellings in these same styles and forms continued well into the middle part of the twentieth century as Hyattsville became an automobile suburb.

Commercial architecture in the early twentieth century truly reflected the social demographics of the city and the architectural expressions of the period. The census reflects the decreasing importance of farming in Hyattsville, which was well established as a streetcar and automobile suburb of Washington, D.C., by 1920. Residents were employed in a variety of professions, including dentistry, medicine, journalism, bookkeeping, surveying, teaching, banking, architecture, and law. High-style, temple-front banks and professional buildings with elevations derived from the temples of Greece and Rome improved prominent corners along Baltimore Avenue and easily attracted the eye of passing motorists. One of the most striking buildings in the community erected during this period was the Maryland National Guard Armory. The fortress-like structure, completed in 1918, was set atop a sloping site at 5340 Baltimore Avenue and quickly became a prominent landmark for the city.

With increasing traffic through town via Baltimore Avenue, the B&O grade crossing became a significant hazard to automobilists and pedestrians. Plans were developed in the 1920s to eliminate the crossing in Hyattsville and extend Rhode Island Avenue north of the proposed overpass. Numerous houses were razed or moved in order to make way for the new roadway west of the railroad tracks. Rhode Island Avenue was opened on December 7, 1929. This new avenue decreased of travel on Baltimore Avenue.

Many of the newer commercial buildings were sited closer to the road to entice passing motorists. The landscaping plans of these properties often included parking, either along Baltimore Avenue or behind the structures. Improvements to road surfaces and the establishment of new commercial businesses, with the demise and ultimately the termination of streetcar service, made Baltimore Avenue (U.S. Route 1) the primary north-south thoroughfare through the area.³¹ As a result of this historic route's rejuvenation, many of the residential buildings constructed along the road during the late 1800s and the first half of the twentieth century were demolished to accommodate new transportation-related and service-related

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 25

Hyattsville Historic District (Amended and Expanded) PG: 68-10
Prince George's County, Maryland

buildings. The 1933 *Sanborn Fire Insurance Map* denotes numerous automobile repair business, filling stations, and garages along Baltimore Avenue and the immediate vicinity. Baltimore Avenue was informally nicknamed "Auto Alley" because of the substantial number of automobile-related resources such as the Lustine-Nicholson Automobile Showroom. The few single-family dwellings that remained along the route were converted for use as commercial structures and extensively altered with the application of late-twentieth-century commercial façades. Additionally, the residential buildings located in the Cottage Square Addition at the southeastern corner of the city were either razed or significantly altered when this area of Hyattsville became industrial.

On May 1, 1940, street names were changed and houses were renumbered by the Maryland-National Capital Park and Planning Commission (M-NCPPC). The renaming of the streets was to conform to the standards of the United States Postal Service and attempted to extend the pattern established in Washington, D.C. Accordingly, the north-south roads were renamed numerically, while the east-west streets were given alphabetical names like Decatur, Emerson, Farragut, and Gallatin. In 1943, the corporate name was changed from the Town of Hyattsville to the City of Hyattsville. In 1944, the neighborhoods of Queens Chapel Manor, Clearwood and Castle Manor were annexed as part of the city of Hyattsville. Additional neighborhoods were annexed into the city in 1953 and again in 1956.

With continued development and construction, the City of Hyattsville has been sustained as a residential suburb of Washington, D.C. The population increased by more than two thousand to over 6,500 by 1940, and more than doubled by 1950. Statistical information gathered by the United States Census and interpreted by students at George Washington University in 1996 indicates that in 1960 approximately 800 residents of Hyattsville lived in dwellings they had purchased about 1940.³² Further, an additional ten thousand citizens had moved into the area after 1950. Nearly half of the working residents were employed outside the county, the vast majority commuting by automobile as the era of the streetcar that had rejuvenated the development of Hyattsville as a successful Washington, D.C. suburb had passed. By 2000, the City of Hyattsville was home to nearly 15,000 residents.

In February 1980, the Hyattsville Preservation Association was founded for the purpose of supporting homeowners attempting to restore and maintain the city's oldest resources. The efforts of the Association, coupled with that of single residents and other local groups such as the Hyattsville Citizens' Association, resulted in the survey and documentation of approximately 600 buildings representing the late-nineteenth- and early-twentieth-century development of Hyattsville. The Hyattsville Historic District was listed in the National Register of Historic Places in 1982. Additionally, a number of individually significant properties have been listed on the National Register, including the United States Post Office, Maryland National Guard Armory, and Ash Hill. Survey, documentation, and preservation of the city's many historic resources dating from its founding in the eighteenth century as Beall Town to the growth of the transportation-related suburb in the late-nineteenth and early-twentieth centuries continues.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 26

Hyattsville Historic District (Amended and Expanded) PG: 68-10
Prince George's County, Maryland

HYATTSVILLE SUBDIVISIONS

1873	Hyatt's Addition
1874	Cottage Square
1877	Hyattsville Building Company Land
1880	J.A. Register's Addition
1882	Whiteside's Subdivision
1882	Wine and Johnson's 1st Addition
1884	Wine and Johnson's 2nd Addition
1884	Littlefield and Evans Subdivision of Registers Addition
1884	Registers Addition
1884	Wine and Johnson's 2nd Addition
1886	Bane's Re-subdivision
1887	Holladay Company's Addition
1887	Emmons and Swartzell's Subdivision
1888	Pettit, R.T. Addition
1888	Pettit's Addition
1888	Levi Nalley Addition
1889	RP Evans Addition
1890	Ellaville Heights
1890	Melrose Park; R.K. Elliott's Addition
1892	Hyattsville Hills Re-subdivision
1892	Wine and Johnson's 3rd Addition
1897	Zegra's Subdivision
1898	Perkin's Addition
1900	Donath's Re-subdivision
1901	Kemp's Re-subdivision
1902	Rogers and Phillips
1902	Wells Subdivision of J.P. Greenwell Property
1903	Lancasters Re-subdivision
1904	Holladay Company Addition to Bartletts Subdivision
1904	Maryland Real Estate and Title Investment Company
1907	Burgess Re-subdivision of Rogers and Phillips
1907	Tierney, E.E. Block of Johnson and Wine's 2nd Addition
1907	Tierney's Subdivision
1910	Shepherds 1st Addition
1912	Shepherds 2nd Addition
1913	Shepherds Re-subdivision of the 2nd Addition
1922	Hyattsville Hills

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 27

Hyattsville Historic District (Amended and Expanded) PG: 68-10
Prince George's County, Maryland

1923 Furman's Addition
1924 Smith Addison Arundel
1926 Bergling's Re-subdivision
1935 Hampshire Heights
1938 Arundel Re-subdivision
1940 Burgess, Zoura, Re-subdivision
1940 Ellaville Re-subdivision
1942 Hartman Re-subdivision
Unknown Hyatts Division of Registers Subdivision
Unknown Hyattsville Elementary School

¹Two different spellings for Chittum have been found in various resources listed in the Bibliography. The second spelling is Chittam.

²Prince George's County Courthouse, Deed Records, Liber E, Folio 319.

³"The Bicentennial and 90th Anniversary," Souvenir Booklet, (Hyattsville, MD, 1976), p. 5.

⁴"History of Hyattsville." Home page on-line. Available from <http://www.hyattsville.org/history.html>; Internet; accessed 2 September 2003.

⁵Harold L. Reem, "The Development of Rail Transportation Systems, Road, and Streets in College Park, Maryland, circa 1749-1998" (Paper prepared for American Civic/History Class 278, April 1, 1998, The George Washington University), pp. 3 and 6.

⁶*Hyattsville, Our Home Town: 100 Years of Life, Growth and Service in Prince George's County Maryland*, (Hyattsville, MD: City of Hyattsville, 1988), p. 1.

⁷"The Bicentennial and 90th Anniversary," p. 1.

⁸"The Bicentennial and 90th Anniversary," p. 5.

⁹Melrose Institute, founded around 1873, was a finishing school for girls in the Hyattsville area. It closed in 1902 with a graduate class of seven girls. *Hyattsville, Our Home Town*, p. 164.

¹⁰"The Bicentennial and 90th Anniversary," p. 5.

¹¹*The Evening Star*, Washington, D.C., March 28, 1886.

¹²Hopkins Atlas, 1878.

¹³*The Prince George's Post and Independent*, (October 6-8, 1961), p. B-6.

¹⁴Eileen S. McGuckian, "National Register of Historic Places Registration Form: Hyattsville Historic District," (Washington, D.C., 1980), p. 8.

¹⁵*Hyattsville, Our Home Town*, p. 7.

¹⁶"Hyattsville Building Association Was Integral Part of Early Hyattsville," *The Prince George's Post and Independent*, Diamond Jubilee Supplement, October 6-8, 1961, p. B.

¹⁷Alison Barr, "The Early Residential Development of Hyattsville Before World War I," (Paper prepared for American Civic/History Class 278, 1996, The George Washington University), p. 8; *Hyattsville, Our Home Town*, p. 215.

¹⁸*Hyattsville, Our Home Town*, p. 214.

¹⁹David L. Ames and Linda Flint McClelland, "National Register Bulletin, Historic Residential Suburbs," (Washington, D.C.: National Park Service, September 2002), p. 52.

²⁰*The Washington Post*, Washington, D.C., July 2, 1892.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 28

Hyattsville Historic District (Amended and Expanded) PG: 68-10
Prince George's County, Maryland

²¹ *Hyattsville, Our Home Town*, p. 7; Bob DeNigris, "Henry George and the Single Tax," July 1999. Downloaded on May 2004 from the internet <http://www.henrygeorge.org/denigris.htm>.

²² McGuckian, pp. 7-8.

²³ *Hyattsville, Our Home Town*, p. 11.

²⁴ Alan Virta, *Prince George's County: A Pictorial History*. (Virginia Beach, VA: The Donning Company, 1984), p. 209.

²⁵ Ames, p. 56.

²⁶ Ames, p. 56.

²⁷ Richard Longstreth, *The Building of Main Street: A Guide to American Commercial Architecture*, (Washington, D.C.: The Preservation Press, 1987), p. 24 and pp. 54-55.

²⁸ *Hyattsville, Our Home Town*, p. 14.

²⁹ *Hyattsville, Our Home Town*, p. 134.

³⁰ McGuckian, p. 8.

³¹ Howard S. Berger, Marina King, Susan G. Pearl, et al. *Historic Contexts in Prince George's County: Short Papers on Settlement Patterns, Transportation and Cultural History*, (Upper Marlboro, MD: Maryland-National Capital Park and Planning Commission, Prince George's County Regional Office, 1990-1991), p. 34.

³² Shannon Bell, "A Social Profile of the Residents of Hyattsville, Maryland Post World War I," (Paper prepared for American Civics/History Class 278, March 1996, The George Washington University), p. 5.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 28

Hyattsville Historic District (Amended and Expanded) PG: 68-10
Prince George's County, Maryland

²¹ *Hyattsville, Our Home Town*, p. 7; Bob DeNigris, "Henry George and the Single Tax," July 1999. Downloaded on May 2004 from the internet <http://www.henrygeorge.org/denigris.htm>.

²² McGuckian, pp. 7-8.

²³ *Hyattsville, Our Home Town*, p. 11.

²⁴ Alan Virta, *Prince George's County: A Pictorial History*. (Virginia Beach, VA: The Donning Company, 1984), p. 209.

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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 30

Hyattsville Historic District (Amended and Expanded) PG: 68-10
Prince George's County, Maryland

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The Hyattsville Independent, September 5, 1941.

Prince George's Post and Independent, October 6-8, 1961.

Prince George's Sentinel, March 20, 1969.

The Washington Post, July 2, 1892 and August 29, 1985.

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Unpublished Materials

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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 30

Hyattsville Historic District (Amended and Expanded) PG: 68-10
Prince George's County, Maryland

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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 10 Page 32

Hyattsville Historic District (Amended and Expanded) PG: 68-10
Prince George's County, Maryland

GEOGRAPHICAL DATA

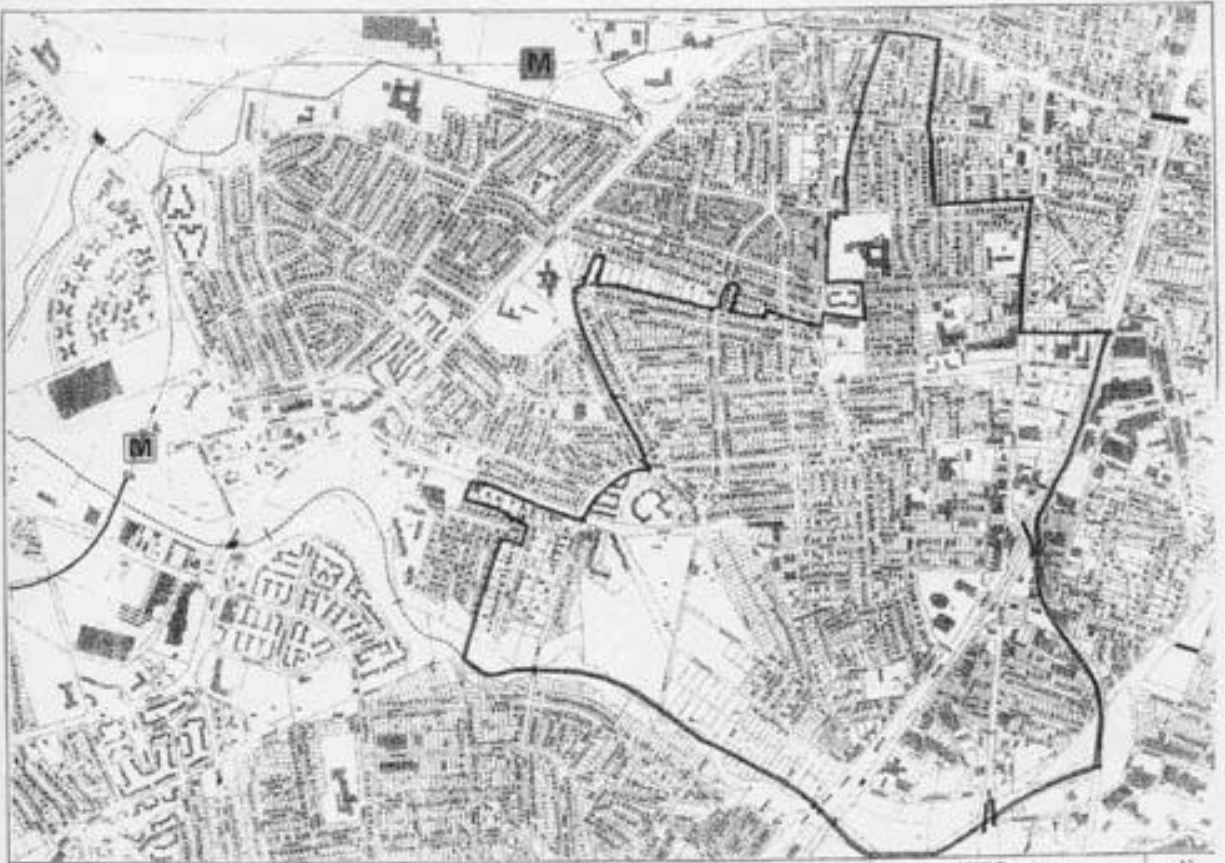
Verbal Boundary Description

The amended and expanded Hyattsville Historic District follows the City of Hyattsville boundaries along the southern and eastern edges. The southern edge is defined by the Northwest Branch of the Anacostia River and Northwest Branch Park, and the eastern edge abuts the Town of Riverdale Park and Edmonston. The northern boundary of the historic district follows the city boundary lines as it frames West Riverdale, a neighborhood of Riverdale Park. At the intersection of East-West Highway and 43rd Avenue, the boundary turns south, including those properties fronting 43rd Avenue and 42nd Place to Oliver Street. The boundary juts southwestward to 42nd Avenue to include Hyattsville High School. At Oglethorpe Street, the boundary intersects with 42nd Place and travels south to Nicholson Street, where it intersects with the northernmost border of the existing historic district. Those properties fronting Madison Street, as well as the block of 40th Avenue south of Oglethorpe Street, are included in the historic district boundary as it travels westward to intersect with 39th Street. The expanded boundary runs southward, including those buildings fronting both sides of 39th Street, to Jefferson Street where it intersects with the original historic district boundary. At Jefferson Street, the expanded boundary moves southwest as it follows 38th Avenue to Hamilton Street, where it turns at westward. Only those buildings on the south side of Hamilton Street to its intersection with 36th Avenue are included. The boundary continues southward along 37th Place, including properties on both sides of the street. The historic district meets the southern boundary at the end of 37th Street, which dead ends at 38th Avenue Park and Northwest Branch Park.

Boundary Justification

The boundaries of the amended and expanded Hyattsville Historic District include the vast majority of properties that have been surveyed to date and represent the mid- to late-nineteenth- and early-twentieth-century development of the City of Hyattsville. The boundaries are inclusive of the original plats for Hyattsville from 1873 to 1922. The historic district boundaries will be expanded upon the completion of additional survey work, thereby more fully documenting the development of Hyattsville as a streetcar and automobile suburb in the twentieth century.

The southern boundary has been established by the city limits of Hyattsville and the Northwest Branch of the Anacostia River. The eastern boundary also follows the city limits as they developed to the west of the Town of Riverdale Park, Edmonston, and the Baltimore and Ohio Railroad Tracks (now Maryland Rail Commuter Train Lines and CSX Transportation), which directly impacted the development of Hyattsville in the nineteenth century. The northern boundary, abutting the city limits of the Town of Riverdale Park, include a section of Ellaville Heights originally platted in 1890. The western boundary reflects the level of survey and documentation conducted to date and the location of the plats in this area. The northwestern triangular corner of the expanded district represents the platted boundaries of Hyattsville Hills (1922), while the southwestern corner represents RP Evan's Addition to Hyattsville (1889).



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CITY OF HYATTSVILLE

LEGEND
 --- Boundary Line
 --- City of Hyattsville
 --- County Line
 --- State Line
 --- Water
 --- Other
 --- Road
 --- Rail
 --- Airway
 --- Canal
 --- Pipeline
 --- Utility Line
 --- Other



Source: Maryland Department of Transportation, 1997