PRINCE GEORGE'S COUNTY

HISTORIC SITE SUMMARY SHEET

Survey: P.G.#66-21-31 Building Date: 1927

Building Name: Holbrook House

Location: 4618 College Avenue, College Park

Private/Residence/Occupied/Excellent/Inaccessible

Description

The Holbrook House is a two story, stucco-covered frame dwelling with a hipped roof and roughly square plan. Constructed in 1927, it is a Sears, Roebuck and Company Alhambra model mail-order house. Its rectangular form is embellished by Mission style elements such as stepped parapets, projecting bays, many casement windows of varied size, a combination open veranda and hipped roof entrance porch, and stucco wall covering. The house stands on a town lot in Old Town College Park.

Significance

The Holbrook house is significant as an excellent example of a Sears, Roebuck and Company mail-order house. It is the Mission style Alhambra model, one of the more distinctive and recognizable models offered by Sears over the life of its Modern Homes Department, from 1908 to 1940. The house is distinctive for its stepped parapets, multiple casement windows of varied size, projection bays and original interior details such as oak moldings, oak newel post and brick mantel, all features offered through the Sears catalog. the house was constructed for the William A. Holbrook family in 1927. Holbrook was an active member of the small community of university professors and government workers that formed the suburb of College Park prior to its incorporation in 1945.

Acreage: 10,000 square feet

HISTORIC CONTEXT:

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Geographic Organization: Western Shore

Chronological/Development Periods:

Industrial/Urban Dominance - AD 1870 - 1930

Historic Period Themes:

Architecture, Landscape Architecture, Community Planning

Resource Type:

Category: building

Historic Environment: Suburban

Historic Functions and Uses: Domestic/Single Dwelling

Design Source: Sears, Roebuck and Company

Survey No. PG#66-21-31

Magi No.

DOE ___yes ___no

Maryland Historical Trust
State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic Holbrook House

and/or common

2. Location

street & number 4618 College Avenue ___ not for publication

city, town College Park ___ vicinity of congressional district 5

state MD county Prince George's

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	X occupied	___ agriculture	___ museum
X building(s)	X private	___ unoccupied	___ commercial	___ park
___ structure	___ both	___ work in progress	___ educational	X private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	X yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
	X not applicable	___ no	___ military	___ other:

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

name H. Burlin Texier

street & number 4618 College Avenue telephone no.:

city, town College Park state and zip code MD 20740

5. Location of Legal Description

courthouse, registry of deeds, etc. Prince George's County Court House liber 4978

street & number Main Street folio 568

city, town Upper Marlboro state MD 20772

6. Representation in Existing Historical Surveys

title Sears, Roebuck & Company Mail Order House Survey

date Spring 1988 ___ federal ___ state X county ___ local

depository for survey records Historic Preservation Section, M-NCPPC

city, town Upper Marlboro state MD 20772

7. Description

Survey No.PG#66-21-31

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	X original site
X good	___ ruins	X altered	___ moved date of move _____
___ fair	___ unexposed		

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

The Holbrook House is a two story, stucco-covered frame dwelling with a hipped roof and roughly square plan. Constructed in 1927, it is a Sears, Roebuck and Company Alhambra model mail-order house. Its rectangular form is embellished by stepped parapets, projecting bays, many casement windows of varied size, an open veranda and a hipped roof entrance porch. The house stands on a town lot in the College Park subdivision.

The three-bay south, main elevation has entrance in the east bay, through a door with a glazed central panel of ten lights. The door is flanked by ten-light sidelights which open as casement windows. The plain board door surround has a narrow rectangular outer molding. The entrance door is sheltered by a one-bay hipped roof entrance porch with boxed deeply overhanging eaves. The roof rests on stucco-covered rectangular posts which stand on a half wall enclosing the porch. The porch is the covered bay of a facade-wide uncovered veranda. Access to the veranda is gained via a flight of six brick stairs on the west side of the elevation.

The south elevation is irregularly fenestrated. Adjoining the entrance to the west is a shallow, shed roof projecting rectangular bay lighted by multi-pane double casement windows. A small square casement window of eight lights is at the west edge of the facade. All of the windows have a plain board surround with a narrow rectangular outer molding, similar to the door surround.

The second story has two large casement windows in the east and west bays and a small double-hung sash window of 9/1 lights centered on the facade. The large casement windows are replacements installed since 1978. They are composed of three large rectangular panes which open singlely, hinged at the center of each window. The facade is surmounted by a central dormer with a stepped parapet which breaks the cornice line. The boxed cornice has deeply overhanging eaves concealing an enclosed gutter. The parapet is embellished by a board molding along the upper edge. The dormer is lighted by a square casement window of eight lights.

The hipped roof is covered with asphalt shingle. The dwelling is covered with stucco painted beige. The foundation line is emphasized by a soldier course of red brick. A brick chimney projects from the west roof slope.

The three-bay east elevation has two shallow rectangular projecting bays in the north and south bays, similar to that on the main facade. The bays are lighted by multi-pane double casement windows. Flanking the south projecting bay are two narrow single casement windows. Aligned above the bays at second story level are two 12/1 double-hung sash windows. The center bay is emphasized by a dormer window with a stepped parapet, identical to that on the main facade, breaking the cornice line at attic level.

The three-bay west elevation is dominated by a facade-wide one-and-one-half story shallow projecting bay with a stepped parapet. This bay contains the stair well and a side and rear entrance door. The south bay has a small square window which lights the bottom of the stairs. The center bay has an entrance door to the basement stairs at first story level with a 1/1 sash window aligned above it, which lights the upper stair landing. A door in the narrow north side of the bay is a side entrance to the kitchen. Two double-hung sash windows are in the main block in the north and south bay. The center of the facade is surmounted by a dormer identical to that on the east and the main elevation.

The two-bay north, rear elevation has a multi-pane double casement window on the first story in the west bay. The second story is lighted by 12/1 double-hung sash windows in the east and west bays. The facade is dominated by a one story gable roof addition of two-by-one bays attached on the east side of the facade. Windows in the addition are 8/1 double-hung sash. An cellar entrance is on the north end at foundation level.

The interior of the Holbrook House has an open, rectangular plan. Entry is on the east side of the dwelling, into a sunroom lighted by the glazing of the entrance door and the adjoining sidelights, and a projecting bay window flanked by single casement windows. North of the entrance door is a wide opening with no door, leading to the dining room. West of the sunroom is a wide opening to the living room. Doorway and window surrounds, the entrance door and the windows themselves, as well as a molding encircling the sunroom at lintel level, and the baseboards are all of oak of a natural finish.

The living room has an oak cornice molding. The fireplace centered in the north wall has a brick mantel and an oak mantel shelf. The frieze above the firebox has a decorative rectangular panel of herringbone pattern brick. A segmental archway gives access to the stair at the west end of the room, which is reached from a landing two steps up from the level of the living room. The upper landing of the stair gives access to a flight running down to the kitchen in the northwest corner of the house, as well as a flight to the second story.

The dining room has oak molding similar to that in the sunroom. The molding has been painted, however. A door in the north wall of the dining room leads to the north addition, which contains a bathroom, a study and a den.

The Holbrook House stands on a level, 10,000 square foot suburban lot in Old Town College Park. It shares a driveway with the older dwelling on the adjoining lot. The lots on which the houses stand have been jointly owned since 1919.

8. Significance

Survey No. PG#66-21-31

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	X community planning	___ landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	X architecture	___ education	___ military	___ social/ humanitarian
___ 1700–1799	___ art	___ engineering	___ music	___ theater
___ 1800–1899	___ commerce	___ exploration/settlement	___ philosophy	___ transportation
X 1900–	___ communications	___ industry	___ politics/government	___ other (specify)
		___ invention		

Specific dates 1927 **Builder/Architect**

check: Applicable Criteria: ___A ___B X C ___D
and/or
Applicable Exception: ___A ___B ___C ___D ___E ___F ___G

Level of Significance: ___national ___state X local

Prepare both a summary paragraph of significance and a general statement of history and support.

The Holbrook House is significant as an excellent example of a Sears, Roebuck and Company mail-order house. It is the mission style Alhambra model, one of the more distinctive and recognizable models offered by Sears over the life of its Modern Homes Department, from 1908 to 1940. The house is distinctive for its stepped parapets, multiple casement windows of varied size, projecting bays and original interior details such as oak moldings, oak newel post and the brick mantel, all features offered through the Sears catalog. The house was constructed for the William A. Holbrook family in 1927. Holbrook was an active member of the small community of university professors, government workers that formed the suburb of College Park prior to its incorporation in 1945.

William A. Holbrook and family moved to College Park from Kentucky in 1919 and purchased Lots 5 and 6 in Block 16 of Johnson and Curriden's Subdivision of College Park.[1] The dwelling on Lot 6 had been constructed in 1908 and improved in 1916.[2]

William A. Holbrook was listed as a government clerk in the 1920 U. S. Census. He was president of the College Park Home and School Association in 1925, and helped form the College Park Volunteer Fire Department in that year.[3]

The Holbrook family had the Alhambra constructed on Lot #5 in 1927.[4] They moved into the new dwelling and turned the older dwelling on Lot #6 into a rental property. The two properties remain in joint ownership and the dwelling on Lot #6, at 4620 College Avenue remains a rental property. The Holbrook family continued in ownership of the Alhambra until 1974.[5]

The Holbrook House is a well-preserved example of a Sears mail-order house. Its exterior appearance remains unchanged from that of the Sears catalog's Alhambra model, except for the two large windows on the second story of the main facade. The original windows deteriorated and were replaced after 1978 by casement windows not identical to the original. The house has also had a one story addition to the north (rear). Other exterior features, which make this Sears model so distinctive, remain intact. These include the stucco wall covering, many wood casement windows, stepped parapets with wood cap moldings, the open veranda and covered porch on the entrance facade, the overhanging

eaves and the use of projecting window bays.

The interior of the Holbrook House retains many original features, including the entrance door, hardwood flooring, the plaster walls, the oak moldings including cornice and picture rails, the newel post and fireplace mantel. It retains its original arrangement of rooms, which features entry into a sunroom, with open archways giving access to the dining room to the north and the living room to the west. This open, informal plan was a feature of a "modern" home, and one that Sears advertised.

1.U.S. Census, 1920, Prince George's County, Election District #1; and Prince George's County Land Records, 151:231.

2.Prince George's County Tax Assessments, Election District #1, 1908 and 1916.

3.Kenneth S. Crisp, T. R. Richards, William M. Burton, A History of the College Park Volunteer Fire Department, Inc., 1925-1975,1974, pg. 2.

4.Prince George's County Tax Assessments, District #1, 1927.

5.Prince George's County Land Records, 4382:894.

9. Major Bibliographical References

Survey No. PG#66-21-31

See end notes

10. Geographical Data

Acreage of nominated property 10,000 sq ft

Lot 5 Block 16

Quadrangle name Washington East B

Quadrangle scale

UTM References do NOT complete UTM references

	Zone	Easting	Northing		Zone	Easting	Northing
A				B			
C				D			
E				F			
G				H			

Verbal boundary description and justification

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

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Marina King, Preservation Planner

organization Historic Preservation Commission date April 1992

street & number 14741 Gov. Oden Bowie Dr. telephone 301-952-4609

city or town Upper Marlboro state MD 20772

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

PS-2746

Chain of Title

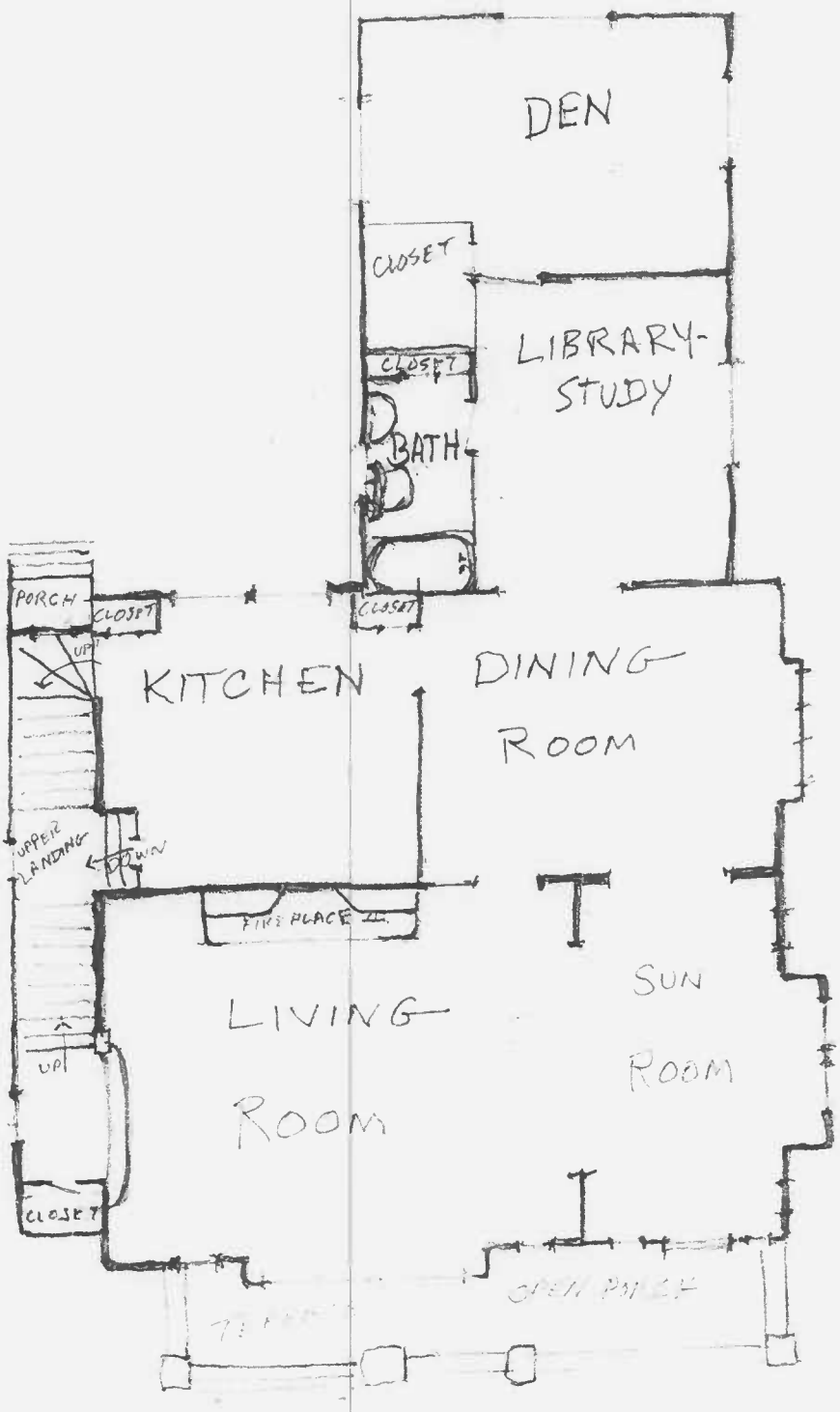
Holbrook House
PG: 66-21-31

4978:568 14 Aug 1978 Deed	Arnold J. Belisle and wife to H. Burlin Texier and wife, for $52,500. Same obtained 19 June 1974, 4382:894, Lot 6 in Block 16, with right to cross Lot 5 for ingress over common driveway.
4978:568 14 Aug 1978 Deed	Arnold J. Belisle and wife to H. Burlin Texier and wife, for $82,500. Same obtained 4382:894, Lot 5 in Block 16, with right to cross Lot 6 for ingress over common driveway.
4382:894 19 June 1974 Deed	Helen Holbrook Tucker, Charles C. Holbrook, William A. Holbrook, Jr., Harold H. Holbrook to Arnold J. Belisle and wife, for $52,600. Lots 5 and 6 in Block 16, obtained 4196:638.
4196:638 7 March 1973 Deed	David A. McNamee, Personal Representative of the estate of Zella B. Holbrook, dec'd. to heirs as tenants in common. Zella B. Holbrook died 20 March 1971, intestate, leaving 4 adult children. Owner of Lots 5 and 6 in Block 16, by devise of husband, William A. Holbrook, died 21 August 1959, Ad.#13,390.
151:231 23 Nov 1919 Deed	Harold C. Thorne of College Park, Maryland to William A. Holbrook, Lots 5 and 6 in Block 16 of Johnson and Curriden's Subdivision of College Park. Subject to mortgage of $2500 to Hyattsville Building Association, dated 20 October 1916, 93:499.
93:499 20 Oct 1916 Mortgage	Harold C. Thorne conveys to Hyattsville Building Association Lot 6 in Block 16 of Johnson and Curriden's Subdivision of College Park, for loan of $2500. Same obtained from Minnie Ruppert and husband, recorded prior hereto.
44:51 20 Jan 1908 Deed	George H. and Florence L. Lloyd to Thomas Ruppert, Lot 6, Block 16.
32:534 14 Aug 1907 Mortgage	George H. and Florence L. Lloyd of Washington, D.C. to Hyattsville Building Association, for loan of $1400, convey Lot 6 in Block 16.

PG:66-21-31

39:427
19 Nov 1906
Deed

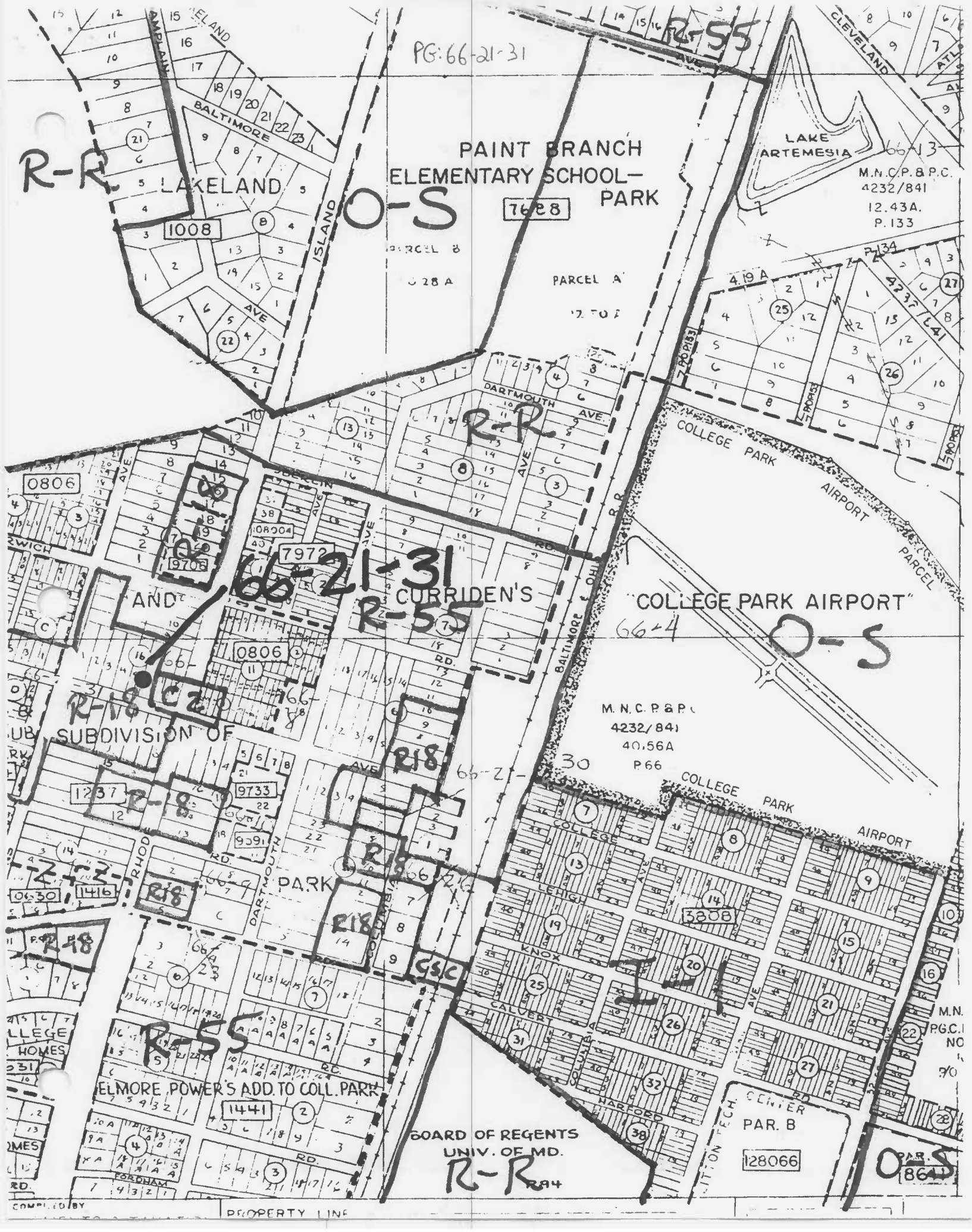
Elizabeth E. Smith (nee Johnson) and William A. Smith of Suffern, New York, to George H. Lloyd of Washington, D.C. For $250 convey Lot 6, Block 16 of College Park, same obtained from H.B. McDonell and J.B. McDonell, 1 Oct 1896, JWB 38:677.

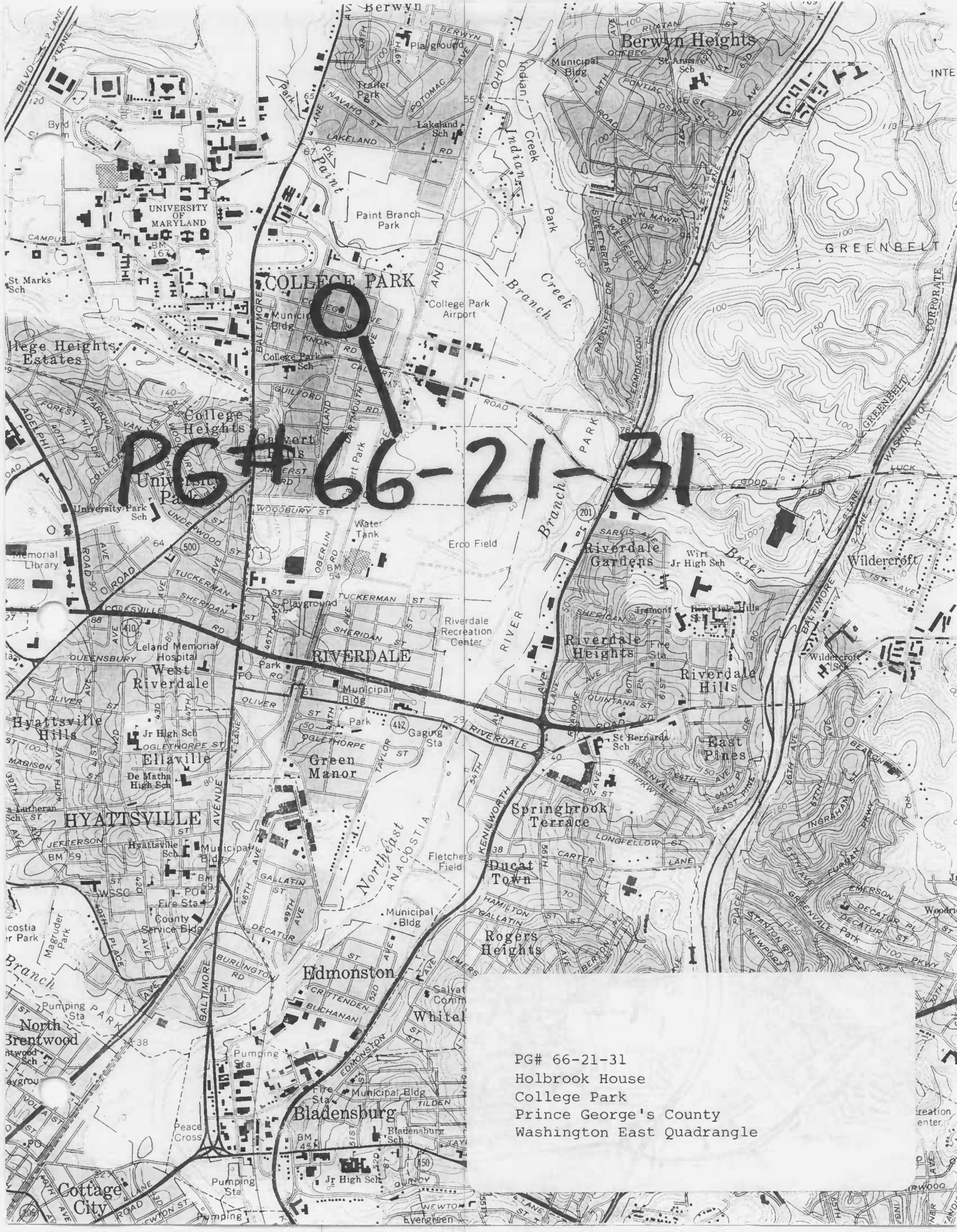


1st FLOOR PLAN -
4618 COLLEGE AVE.
COLLEGE PARK, MD.

ALHAMBRA MODEL
SHOWING REAR ADDITION

PG: 66-21-31


PG:66-21-31
R-55
R-R
LAKELAND
1008
BALTIMORE
ISLAND
PAINT BRANCH
ELEMENTARY SCHOOL—
PARK
O-S
7628
PARCEL B
PARCEL A
LAKE
ARTEMESIA
M.N.C.P.&P.C.
4232/841
12.43A.
P.133
CLEVELAND
DARTMOUTH AVE.
R-R
COLLEGE PARK AIRPORT PARCEL
0806
7972
66-21-31
CURRIDEN'S
R-55
"COLLEGE PARK AIRPORT"
O-S
66-4
BALTIMORE & OHIO R.R.
M.N.C.P.&P.C.
4232/841
40.56A
P.66
R-18
C2
SUBDIVISION OF
R18
66-21-30
COLLEGE PARK AIRPORT
1237
R-18
9733
9591
PARK
R18
R18
R18
R18
R-18
0630
1416
3808
I-1
CSC
R-55
ELMORE POWER'S ADD. TO COLL. PARK
1441
BOARD OF REGENTS
UNIV. OF MD.
R-R
PAR. B
128066
O-S
PROPERTY LINE



PG# 66-21-31
Holbrook House
College Park
Prince George's County
Washington East Quadrangle

PG # 66-21-31

Holbrook House
(College Park)
South Elevation
Summer 1991
Marina King
Neg: MD SHPO

1 of 4

PG # 66-21-31

Holbrook House, College Park
North Elevation
Summer 1991
Marina King
Neg: MD SHPO

2 of 4

PG # 66-21-31

Holbrook House, College Park
East Elevation
Summer 1991
Marina King
Neg: MD SHPO

3 of 4

PG # 66-21-31

Holbrook House
College Park
West Elevation

Summer 1991

Marina King

Neg: MD SHPO

4-84