NPS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

PG: 66-29
MHT Inventory No.

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

historic name: University Park Historic District

other name/site number: PG: 66-29

2. Location

street & number: bounded by Baltimore Ave., MD Route 410 and Adelphi Rd.

not for publication: n/a

city/town: University Park

vicinity: n/a

state: MD county: Prince George's code: 33 zip code: 20782

3. Classification

Ownership of Property: multiple (more than fifty) public and private

Category of Property: district

Number of Resources within Property:

Contributing	Noncontributing	
774	159	buildings
1		sites
		structures
		objects
775	159	Total

Number of contributing resources previously listed in the National Register: 0

Name of related multiple property listing: n/a

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this __X__ 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 __X__ meets ____ does not meet the designation criteria. I recommend that this property be considered significant ___ nationally ___ statewide __X__ locally. ___ See continuation sheet.

STATE HISTORIC PRESERVATION OFFICER 9-5-96

Signature of certifying official Date

State or Federal agency and bureau

In my opinion, the property ____ meets ____ does not meet the National Register criteria. ___ See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. 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 Keeper Date of Action

6. Function or Use

Historic:	Domestic	Sub:	single dwelling
	Domestic		secondary structure
	Religion		religious facility
Current :	Domestic	Sub:	single dwelling
	Domestic		secondary structure
	Religion		religious facility
	Government		city hall

7. Description PG:66-29

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Architectural Classification:

Late 19th and 20th Century Revivals: Colonial Revival
Late 19th and 20th Century Revivals: Tudor Revival
Late 19th and 20th Century Revivals: Mission/Spanish Colonial Revival
Late 19th and 20th Century American Movements: Bungalow/Craftsman

Other Description: n/a

Materials: foundation brick; concrete
walls brick
weatherboard
shingle
stone
stucco
aluminum
vinyl
roof slate; asphalt; asbestos; terra cotta
other wood; brick; concrete

Describe present and historic physical appearance. _X_ See continuation sheet.

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8. Statement of Significance

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Certifying official has considered the significance of this property in relation to other properties: locally.

Applicable National Register Criteria: A, C

Criteria Considerations (Exceptions) : n/a

Areas of Significance: Architecture
Community Planning

Period of Significance: 1920-1945

Significant Dates : n/a

Significant Person(s): n/a

Cultural Affiliation: n/a

Architect/Builder: _ various architects and builders, including:
_ Groff, Forrest U., architect
_ Moffatt, H.J., architect
_ Talley, Charles M., architect
_ Hannum & Turner, builders
_ Rimmer, James. H., builder
_ Harrison, George, builder

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.
_X_ See continuation sheet.

PG:66-29

9. Major Bibliographical References

_X_ See continuation sheet.

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:

X State historic preservation office
_ Other state agency
_ Federal agency
X Local government
_ University
_ Other -- Specify Repository: _____

10. Geographical Data

Acreage: approximately 191 acres
USGS quad: Washington East, MD

UTM References:

	Zone	Easting	Northing		Zone	Easting	Northing
A	18	332100	4315800	B	18	332000	4314400
C	18	331040	4314650	D	18	331280	4315850

___ See continuation sheet.

Verbal Boundary Description: _X_ See continuation sheet.

Boundary Justification: _X_ See continuation sheet.

11. Form Prepared By

Name/Title: Howard S. Berger, Architectural Historian
Organization: P.G. Co. Historic Preservation Commission Date: April 1995
Street & Number: 14741 Gov. Oden Bowie Drive Telephone: (301) 952-3520
City or Town: Upper Marlboro State: MD ZIP: 20772

DESCRIPTION SUMMARY

The University Park Historic District is a picturesque, early 20th century, middle-class, automobile suburb within the Route 1 corridor in northwestern Prince George's County, Maryland. The district, which developed over the period 1920-1945, is exclusively residential. The primary building type is the detached single-family dwelling; the secondary building type is the freestanding garage. The only non-residential buildings within the district and the town are two churches and the Town Hall, which is located in a former residence. Prominent features of the historic district include its gently rolling landscape, a broad diagonal avenue that bisects the community from the southwest to the northeast, and as a counterpoint, the meandering course of a stream valley park runs from the northwest to the southeast. Other notable features include the property's original farmhouse [which is now a private residence] and the nearby family cemetery. The district is characterized by streets of evenly spaced, neatly-kept houses shaded by mature trees. The houses are built in a range of popular early 20th century architectural styles including Tudor and Mediterranean Revival, and varied interpretations of the Craftsman Aesthetic and the Colonial Revival. The historic district contains 774 contributing buildings, 1 contributing site, and 159 non-contributing buildings.

GENERAL DESCRIPTION

Methodology

A study of the architectural and social history of the Town of University Park was conducted from the fall of 1993 to the spring of 1995. The study was requested by the Town. The study involved the work of more than thirty volunteers who participated in comprehensive field survey and photography projects and archival research involving maps and historic tax assessment data as primary source materials. The intent of the field survey and photography was to document, in a general way, the architectural character of the study area and to provide the community with a comprehensive record of its character dating to early 1995. Secondary source materials consulted included historic newspapers and periodicals, fire insurance maps, aerial photographs, community histories, census data and oral interviews with longtime residents.

In order to be consistent with National Register guidelines, the study area focused on that portion of University Park with architectural and historical significance that pre-dated 1945. The initial study area included all major land subdivisions registered before the end of 1945; in all, almost 1000 buildings were surveyed. The final district boundaries reflect only those areas with the highest concentration of buildings meeting National Register criteria.

Summary Statistics

The historic district is an area composed of all or part of 35 subdivided blocks. Within the boundaries of the historic district there are 933 buildings and 1 site, constructed between 1920 and 1994.[1] Of the total count, 774 buildings and 1 site contribute to architectural and historic character of the district; 159 buildings are considered to be non-contributing either because of a recent construction date or a lack of architectural integrity. This count reflects the fact that only freestanding garages were tallied separately. The number of garages attached to houses does not, therefore, affect the total number of quantified elements within the district.

As a related statistic, within the historic district there are a total of 475 garages. Of these, 278 are freestanding and 197 are attached to houses. In addition, 131 houses accommodate automobiles only with driveways; only 44 houses have neither a garage nor a driveway.

Resource Sketch Map and Building Inventory

A Resource Sketch Map indicating the boundaries of the historic district uses a Prince George's County, Maryland Property Address Map as its base (see Continuation Sheet 7.43). The map also indicates the location and address of all standing primary buildings as of August 1, 1994. Freestanding garages, a ubiquitous secondary building type, are not indicated on the map. The Deakins family cemetery, the district's single contributing site, is identified on the Resource Sketch Map and included in the count of contributing elements. The remnants of the original farm lane, discussed in the text as a matter of historical interest, is not shown on the map or included with counted elements because the lane has substantially lost physical integrity, and by itself conveys no significance.

The exact location and character of all contributing and non-contributing elements in the district are included in the Building Inventory found at the end of Section 7. The Inventory also includes an exact count of district elements. The building inventory is organized alphabetically by street name and in ascending numerical order by house number; numbered streets are found at the beginning of the list. The existence of all primary and secondary buildings was verified in a field survey.

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[1]The historic district includes Bloomfield, a frame plantation house built in the mid-nineteenth century. The house was extensively remodeled in the 1920s. Today, little if any, nineteenth-century fabric remains and the house is more accurately considered a product of the 1920s.

Photograph Key

Because of the large number of resources within the historic district and the number of photographs required to effectively illustrate them, a photographic sketch map locating historic features discussed in the text is included with the physical description (see Continuation Sheet 7.44). Each photograph is numbered according to its initial reference in the text. Representative streetscapes and representative non-contributing buildings are also indicated on the sketch map.

Landscape Features

Topography/Natural Features

The historic district is characterized by a gently undulating landscape. The lowest elevation within the district, 57′ above sea level, is found near its southeast corner, at Wells Parkway and Baltimore Avenue. To the north, near the intersection of Pineway and Baltimore Avenue, the highest elevation within the district is approximately 138 feet above sea level. Between these points, a series of broad, gently rolling hills descend to the north and south. In general, to the south and west, the topography is flat; to the northeast it is hilly.

Running roughly through the center of the district from the northwest to the southeast are two shallow streambeds that unite to form a larger, unnamed tributary of the nearby Northeast Branch. The Northeast Branch runs through the adjacent community of Riverdale to the southeast and ultimately into the Anacostia River, slightly more than 2 miles downstream. The unnamed streambeds within the historic district now form the spine of a public park maintained by the Town of University Park.[2]

Vegetation

The Town of University Park and the historic district are nestled in a mature mixed hardwood forest of oaks (Quercus var.), tulip poplars (Liriodendron tulipfera), maples (Acer var.) sycamore (Platanus occidentalis) and sweetgum (Liquidambar styraciflua), which from their size, appear to predate the development of the town. This "background" woodland has been augmented by extensive street tree and front yard plantings, which are a mix of major hardwoods, and minor ornamentals. The major hardwood street trees which predominate, include a broad variety of mature oaks (Scarlet, willow, pin, red and sawtooth), along with sycamores and maples. The minor street trees include a large number of mature

[2]The Town has developed its stream valley park with a series of recreational facilities including walking/biking paths, tennis courts and ball fields.

Bradford pears (Pyrus calleryana), dogwoods, flowering cherries, and hawthorns. During the summer months, the tree canopy creates a series of verdant and shaded enclaves.

Throughout many of the neighborhoods, residents have planted ornamental and flowering trees and shrubs including dogwood, weeping cherry, rhododendron, azalea and crepe myrtle on private property and within curbside greenspace. Throughout the spring, the delicate white blossoms of the Bradford Pear are supplemented by masses of pink, purple, lavender and red blossoms. In many areas, the display continues through mid-summer. The fall represents a time of equal variety; the community is ablaze in autumnal colors ranging from the bright red of the Bradford Pears to the orange, yellows and browns of numerous cherry, maple and oak trees.

Street Pattern

The pattern of streets and blocks within the historic district is based generally on a rectangular grid. The district is framed on three sides pre-existing major thoroughfares. On the east, Baltimore Avenue (US 1) is two lanes in each direction and runs almost directly north-south. On the west, Adelphi Road has followed the same north-northwesterly course since the end of the nineteenth century when it bounded the Deakins property and led north to Colesville in Montgomery County. The leg of Colesville Road that formed the southern boundary of the Deakins farm and today is the southern boundary of University Park, is now MD Route 410, a multi-lane divided road also known as East-West Highway.

Departures from the historic district's internal rectilinear grid are the result of both natural and manmade landscape features. Some adjustments were made in response to the gently rolling topography and the southeasterly course of the streambed that bisects the community. Others are the result of manmade features like historic property boundaries and Queens Chapel Road, the broad diagonal avenue that runs through the historic district from the southwest to the northeast, and is a counterpoint to the course of the streambed.

Although most developed blocks are generally rectangular, a number have at least one curvilinear side. Several blocks are triangular, the result of diagonally intersecting streets. Within the historic district, internal residential streets have roadbeds ranging from 22' to 35'; Queens Chapel Road at its widest has approximately 40' of paved surface. Service alleys are few, and in all but one case are found within blocks fronting major roads bordering the historic district. The alleys provide vehicular access to lots were heavy traffic or steep grades make individual driveways impractical. Concrete sidewalks are found along most streets.

Lot Size and Use

Streetscapes within the historic district are neatly ordered. The location of structures and improvements on building lots has little variety. By far the most common arrangement of these features places the dwelling roughly at the center of a rectangular lot with its main entry and mass oriented to the street. Throughout the historic district, building lots are typically small and rectangular. As many blocks are irregularly shaped, some building lots are wider to the front or to the rear. The typical development pattern is a single house on a single lot with a standard front setback of between 50'-100', and side-yard setbacks between 6'-10'. Commonly, side and rear yards are defined by fencing of various types and vegetative screening. In a number of cases, a single house may occupy two or three lots as a result of a corner location, substantial changes in grade, or the historic acquisition of multiple lots.

Typically, to one side of a lot a driveway leads to a freestanding or attached garage. Freestanding garages are either immediately adjacent to the house or located to the extreme rear of the property. Attached garages are located at or below grade depending on topography; only occasionally is an attached garage located behind the house and concealed by it from the street. Because of the narrow lotting pattern, the vast majority of garage entrances directly face both the driveway and street. 131 houses have driveways but no garage.

In areas with concrete sidewalks, the space between the sidewalk and the roadway is typically planted with grass and evenly spaced street trees. In these areas, a concrete walkway, usually employing a direct route, connects the main door of the dwelling with the sidewalk. In neighborhoods without public sidewalks, walkways lead from the main door to the street or to the dwelling's driveway or parking area.

All but four buildings were built as single-family, detached, residences. One building, now a residence, was originally built as the office for the University Park Company. Of the three buildings currently in non-residential use, two are purpose-built churches, and one, the Town Hall, was originally built as a residence.

DOMESTIC ARCHITECTURE: TYPE, FORM AND STYLE, 1920-1945

The Town of University Park (and the historic district) was largely developed from 1920 to 1945. During this 25 year period, the land that once surrounded a simple nineteenth century vernacular farmhouse was transformed into a modern, automobile-oriented suburb. As part of this development, the farmhouse itself was retained and transformed in part as architectural exemplar. By 1945, the grandly remodeled farmhouse was surrounded by hundreds of modestly scaled, detached, single-family houses

with tidy yards and gardens and a driveway and/or garage for the family car.

The oldest houses in the historic district are found in the areas of earliest subdivision, near pre-existing roads and adjacent communities at the extreme northeastern and southeastern edges of the present-day Town. Later, as additional land on the interior and western side of the large property was platted and cleared, roads were laid and these areas developed. Development in these areas was guided by the established grid as well as the naturally rolling topography. In almost every case, development immediately followed subdivision and was largely completed within a brief period. Therefore, subdivisions or neighborhoods directly mirror popular trends in both housing and design; they are reflections of the interests of suburban homebuyers of a particular period (see Photographs 1-6).

Type

University Park is an exclusively residential community and the detached, single-family residence is the primary building type in the historic district. There are no commercial buildings or uses within the municipality. However, there are four buildings with non-residential uses. Three of these, two churches and the Town Hall which was originally built as a residence, are within the historic district. These institutional and civic uses are housed in buildings constructed with materials, massing, scale, siting and style that are compatible with and complimentary to the early twentieth-century residential character of the historic district.

The freestanding garage is considered to be a secondary, but closely related building type. As such, the same notions of form, materials and architectural style that apply to the houses were extrapolated to the garages that are associated with them. Typically, a freestanding garage will extend or at least evoke and compliment the form, style and materials of the house with which its is associated. In some instances, garages are fully designed counterparts to houses. In the vast majority of cases, a garage is less detailed than its associated house; in many cases, the materials and design elements linking the two buildings, are found only on the publicly visible portions of the garage.

Form

The term "form" is used to generally describe a combination of physical characteristics that define a building including mass, scale, and exterior organization and internal plans. Some house forms are closely associated with particular architectural styles, while others have been applied more generally to a range of styles. In both instances the result is often a blurred separation between the ideas of physical, structural form and decorative elements applied to it. The names used to describe

many forms themselves indicate a combination of attributes with a particular emphasis on defining characteristics.

The streetscapes of the University Park Historic District are both unified and varied. There is uniformity of use. However, even with a single building type and a uniformity of siting, most streetscapes have a varied character that belies the fact that they are all composed of relatively few design elements. Variety is largely achieved by both the random and regular arrangement of individual house forms. Many common historic American house forms, or modern forms derived from them, are found within the historic district. Among those most frequently found are houses with Center Hall or Full Georgian or Side Hall or Two-thirds Georgian forms (or plans); the [American] Foursquare; the Bungalow, and houses with Complex, Massed or Irregular Plans.

The typical house is small in scale; it has a generally rectangular plan oriented to the street; two primary stories; two secondary levels including a basement and an attic; a main facade that is a modulated composition of openings; and a sde-gabled roof. In addition, most properties also contain a driveway and/or a garage accommodating at least one automobile. By extension, the typical streetscape is a unified row of modestly scaled houses on narrow lots with a shared frontal orientation, a driveway, a garage, and a walkway leading to the front door.

Some neighborhoods within the historic district are more varied in character than others because of their development history. However, for the most part, the district developed over a period of twenty-five years, and was the collective product of a large numbers of property owners, builders and designers, rather than the particular vision of a single developer/builder. Even in locations where relatively large numbers of houses were the work of a single builder, attempts were made to provide variety and identity to neighborhoods, and the streets and houses within them. When developers did employ a limited range of house styles, plans and materials (a common practice by the late 1930s), attempts were made to visually distinguish one dwelling from another. Common devices used to individualize houses included the irregular distribution of house styles or models across the development, and the use of varied decorative treatments.

Materials

The historic district displays a variety of building materials and decorative treatments. While the overall effect is a random and eclectic one, some areas within the district demonstrate more consistent uses of materials than others. Most standard twentieth century exterior materials are present; these include wooden board siding of various types; shingles of different designs; brick in a variety of hues from beige to pink, red and brown; cast stone or concrete used as foundation material or decorative trim; natural stone for decorative elements as well as foundation and wall

material; stucco in a variety of finishes; asbestos and concrete shingles, and aluminum and vinyl siding. Common roofing materials include asbestos, slate and asphalt shingles and tiles in a variety of colors, and standing seam metal and copper which are usually employed as decorative edge trimmings such as snow slides. Secondary finish materials include wood, metal, vinyl or aluminum are employed as window sash and trim, shutters and entry and garage doors.

Condition

Both primary and secondary buildings within the historic district are in very good repair. Most buildings have been well maintained and today retain a high degree of original fabric including shutters, doors and windows. There are large numbers of masonry buildings requiring less substantial maintenance. Very few of these buildings have been painted, although original wood trim has in some cases been covered in vinyl or aluminum. Frame structures are also well kept, although aluminum or vinyl siding has been applied to a few without substantial loss of architectural character.

Throughout the district, many original windows have been replaced although many houses retain original metal clad casement or jalousie windows. Most of the replacement windows closely match the configuration of the original. Many houses retain of their original slate shingle or asbestos or concrete tile roofs, although asphalt shingles used as original or replacement roofing are also common.

Over the years, a number of smaller houses in the historic district have been enlarged. The most common methods of capturing additional space have been the enclosure of originally open side or rear porches, new additions to the side or rear, and attic expansions made possible by rear dormers. In most cases, these additions are of compatible scale and materials; typically new and old window spacing and configurations match.

Style

Taken as a whole, the historic district contains a large selection of popular early twentieth century domestic architectural styles. All but a few houses are the work of designers or skilled contractors rather than architects; they are vernacular expressions of prevailing architectural themes. As in the neighboring communities of College Park, Riverdale, and Hyattsville, houses in University Park were the work of trained builders familiar with the popular styles of the day.

Buildings in the historic district exemplify several important themes in early twentieth century domestic architecture. These themes, revivalism and eclecticism, can be considered independently and together. Separately, revivalism represented a reinterpretation of the architectural past and

eclecticism, the value placed on variety. Early twentieth century builders and designers inventively employed both American and European precedents, valued as much for their historical associations as well as their emphasis on the picturesque. Throughout the period, a wide variety of styles were concurrently popular and the revivalist and eclectic themes were continuously combined. The result was an almost limitless variety of architectural expressions. These designs range from direct quotations of historical styles to modern evocations of them based on prevailing tastes, programmatic requirements, materials and technology.

The following descriptions of architectural styles found within the historic district are ranked according to overall popularity; a style represented by a relatively small number of examples, precedes a more popular style.

Bloomfield -- The Deakins Family Farmhouse and Cemetery

One of the architectural focal points of the historic district is Bloomfield, the Deakins family farmhouse now located at 6404 Queens Chapel Road (Homestead Block, Section 4, University Park).[3] As construction began in nearby subdivisions developed around it, Bloomfield, a simple, two-and-one-half story vernacular frame structure, possibly constructed c. 1850, was transformed into a neo-classical suburban house that is one of the most prominent and identifiable houses in the community.[4] Once the community was laid out around it beginning in the 1920s, Bloomfield, the family cemetery nearby, and the entrance drive leading to the house (from what was then Colesville Road to the south), became the only vestiges of the Deakins family occupancy of the property.

Originally the house was a five-bay, side-gabled structure measuring approximately 40′ x 28′ with a centered entrance and a south-facing main facade[5] (see Photograph 7). The current, grandly neo-classical character of the house is a result of a substantial modernization carried out c.1925. At that time, the structure was re-oriented to more directly address the

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[3]Unless otherwise indicated, all property references are within subdivisions of "University Park".

[4]When the area around Bloomfield was subdivided as the Section 4 in June 1925, the Deakins "homestead" its setting was laid out as a rectangular lot (150′ x 174′) on the west side of Queens Chapel Road (then University Drive).

[5]See early twentieth century photograph of Bloomfield included in Phyllis Bates Sparks, University Park 1936-1976, A Short History of a Young Bicentennial Community, University Park Bicentennial Committee, 1976.

newly platted diagonal boulevard dissecting the community from the southwest to the northeast (Queens Chapel Road). The house was pivoted 30° to the southeast; a basement was excavated under the new location and a foundation of molded concrete block was laid. Several chimneys were also removed and relocated; new exterior siding and roofing were applied; the interior plan and finishes were modified; and the prominent neo-classical portico as well as a free-standing garage to the north were added (see Photographs 8-11).

The house is now sided with plain horizontal boards. Window surrounds are plain board with an outer molding. Both the body of the house and the trim are painted white; the house is sheltered by a green asphalt shingle roof. There are no shutters. The main facade is sheltered by a two-story Classical portico supported by four Tuscan-style columns and two engaged pilasters. Both the columns and the pilasters have molded bases and capitals. The hollow, wood columns support a full entablature with a double frieze. The porch roof is fully pedimented. The tympanum is sided with rectangular shingles; at its center is a five-light lunette window. The porch floor is brick.

The centered entrance is composed of a single-leaf door with glazed upper panels, a narrow five-pane transom and eight-pane sidelights. Flanking the entrance are two wide openings that contain fully glazed French doors. Above the main entrance at the second story, a single-leaf door opens to a small balcony. Across the second story, four six-over-six, double-hung wood sash windows are arranged symmetrically in relation to the balcony.

The east and west gable ends of the house have boxed cornices with returns. The house has two brick chimneys, an interior one just north of the roof ridge on the east gable end, and an exterior one at the ridge of the west gable end. This more prominent chimney is flanked by on either side by a small, three-pane, semi-lunette window. There is a one-story sunporch across the first story of the west gable end with a shallow hip roof and pairs of eight-pane wood sash casement windows.

Today access to the house is provided by a shallow, semi-circular cinder drive that runs across the front of the property. At the north end of the arc, an asphalt driveway leads to a one-story, side-gabled, frame, two-car garage located just north of the house. The garage, which has separate accommodations for yard equipment, was constructed when the house was remodeled.

The other remaining features of the community related to the Deakins family include the small cemetery and the remnant of the farm's entry drive. Historically, the drive led from Colesville Road north to the house. As part of the subdivision of Section 2, the drive was platted as an extension of Wine Avenue (to the south in Hyattsville). Currently this

stretch of Wine Avenue appears on plats and maps as 42nd Avenue between Maryland Route 410 and Sheridan Street. What remains of the entry drive is now paved with asphalt and approximately 12′ wide; rather than part of the road network as was planned, the drive now exists only as a pedestrian walkway without curb cuts for vehicles.

Located about a block to the northwest of Bloomfield near the intersection of Tennyson Road and 41st Avenue, the Deakins family cemetery became Parcel A, an outlot within Block 20 of Section 5A which was platted in April 1936. The burial plot itself measures about 20′ square and is surrounded by late Victorian wrought iron fence. The plot contains approximately twenty burials; about half of them are marked with stones (see Photograph 12). The cemetery is a contributing site within the district.

Mediterranean Revival

The general term "Mediterranean Revival" refers to a number of substyles inspired by the latin countries of southern Europe. These styles are defined by their use of brick, stucco or stone in an earthy palette of beige and terra cotta colors; the use of glazed or unglazed terra cotta barrel tiles covering multi-slope roofs; and varied window openings set deeply within smooth or simply worked wall planes. The decorative elements of the style were often applied to non-Mediterranean building forms such as the traditional Foursquare, the center- or side-hall two-story Colonial; the Cape Cod and the Bungalow. While not common in University Park, good examples of the style within the historic district is the large house with a center-hall plan at 6714 Queens Chapel Road (Block 26, Section 6A) , built c. 1927; and the large bungalow at 6400 Baltimore Avenue (Block 2, Section 1), also built c. 1927 (see Photographs 13-14).

Tudor Revival

Houses employing the irregular massing and varied materials of the style commonly known as English Tudor or Tudor Revival are found in the College Heights Subdivision (platted 1920) and in Section 1, University Park which was platted three years later. In both areas, no two houses are exactly alike, but all have a common approach to massing and ornamentation. Based on 16th century English precedents, Tudor Revival houses are characterized by picturesque massing composed of a main block, and smaller, asymmetrical additions or accretions. The house is usually sheltered by a single, large, sloping slate (often multi-colored) roof, but multiple gables and projecting dormers are common features. A variety of surface textures and materials is also common to the style; frequently a single house will employ stone, brick, and stucco as well as structural or decorative half-timbering and carved wood or stone decorative elements. Windows vary in size and shape on a single house; many employ leaded glass

multi-pane, casement windows reminiscent of the historical precedent, but just as commonly, traditional double-hung sash are also used.

Excellent examples of Tudor Revival houses are found at 6807 Pineway (Block B, College Heights) built c. 1926; 6814 Pineway (Block E, College Heights) built 1934; 6912 and 6916 Oak Ridge Road (Block D, College Heights) built in 1938 and 1939; 4212 Sheridan Street (Block 8, Section 2) built in 1933; 4305 Sheridan Street (Block 4, Section 1) built in 1930; and 4320 Woodberry Street (Block 25, Section 6A) built in 1938 (see Photographs 15-21).

Smaller examples of the style frequently employ a traditional Cape Cod form; a one-and-one-half story house with a generally rectangular plan and an attic story lighted by a variety of dormers. Examples of this subtype are found at 6902 and 6904 Oak Ridge Road (Block C, College Heights) built in 1932 and 1933; 6926 Pineway (Block E, College Heights) built in 1939; 4307 Woodberry Street (Block 24, Section 6A) built in 1939 (see Photographs 22-25).

Craftsman Aesthetic

The popular Craftsman Aesthetic is found on a number of houses within the historic district. The style is most commonly employed with three distinct house forms, the box-like, two-story, Foursquare; a two-story, side-gabled house of similar detail but a clearly rectangular footprint, and the Bungalow, a one- or one-and-one-half story house with a front porch and a large sheltering roof. With all three forms, the Craftsman style relied on the picturesque combination of a variety of building materials including brick, stone, stucco, structural tile, clapboard, shingles, and timbers. These materials were worked as both structural and applied decorative elements. Houses had prominent dormers lighting the attic story, recessed front porches across the main facade with substantial columns and supports, deeply overhanging eaves supported by simply joined brackets and large multi-light windows.

Typically, houses were detailed and decorated to integrate them with the surrounding landscape rather than separate them from it. To achieve this effect, dark, earthtone colors and simply worked materials were preferred. Although Craftsman style houses exist in great numbers in neighboring communities, in University Park, they are in relatively small number. Here Craftsman houses are among the historic district's most modest; they are located within the oldest parts of the community near Baltimore Avenue. These areas were largely developed by 1935, when the popularity of the Craftsman style had waned.

Notable examples of the Foursquare form are located at 4411 Beechwood (Block B, College Heights) built c. 1923; 4406 Sheridan Street (Block 2, Section 1) built in 1925; and 4410 Van Buren Street (Block 16, Section 3)

built in 1932 (see Photographs 26-28). Examples of the two-story side-gabled form are found at 6803 Pineway (Block B, College Heights) built in 1933; 4308 Tuckerman Street (Block 6, Section 1) built in 1927; and 4207 Sheridan Street (Block 8, Section 2) built in 1927 (see Photographs 29-31). An unusual variant, the Craftsman "front-gable" is exemplified by the shingle house at 4206 Tuckerman Street (Block 9, Section 2) built in 1927 (see Photograph 32). The popular bungalow form and its varied interpretations are represented by houses at 6806 Baltimore Avenue (Block A, College Heights) built in 1923; 4201 Tuckerman Street (Block 8, Section 2) built in 1926; 4412 Sheridan Street (Block 2, Section 1) built in 1925; 4306 Sheridan Street (Block 5, Section 1) built in 1925; and 4302 Tuckerman Street (Block 6, Section 1) built in 1927 (see Photographs 33-37).

Colonial Revival

The term "Colonial Revival" is used generically to describe a broad range of colonial and early federal stylistic subtypes which include houses with English Georgian influences as well as those with details based on the houses of colonial New England and the German and Dutch colonial settlements of the eastern seaboard. Reflecting national trends, architectural styles derived from America's colonial and early federal past were popular in University Park from the early 1920s through the mid 1940s. Beginning in the late 1930s, more Colonial Revival houses were built there than any other style.

In University Park there are a number of substantial, elaborate Colonial Revival houses as well as large numbers of modest houses in the style. The more substantial examples tend to be unique or built in small numbers; the modestly detailed ones appear in great profusion. Common to all of them are "colonial" design elements that include a straightforward "diagrammatic" massing, simple gable roofs, symmetrically organized facades and the modest detailing derived from late-eighteenth and early-nineteenth century American houses. In many cases, more elaborate neo-classical decorative elements derived from historic precedents, appear on both substantial and modest examples.

The roofs of many Colonial Revival houses are covered with slate shingles. Typically, more substantial houses have slates of greater thickness and size; some have a range of colors (greys, greens and reds) in a single roof. More modest houses in the style also frequently employ slate roofing, but in these examples, the shingles are often smaller and thinner; usually a single color, a medium grey, is used.

Massing variations involve either a linear arrangement of secondary volumes or a perpendicular arrangement with subsidiary volumes to the side or rear. Facades are almost always balanced; a centered entry flanked by repetitive window openings is most common, and reflects the use of a "Full-Georgian" or center-hall and double-parlor interior plan. There are

however a number of houses with asymmetrical facades, a side entrance offset by window openings. These houses display the influence of the "Two-thirds Georgian" or side-hall-and-double-parlor plan.

Character-defining features include window-sash arrangements and ornamentation applied to window and door openings and to eaves, cornice lines and gable ends. Decorative trim is usually of simply molded wood that is classically inspired with reeding, stop fluting or other historic motifs. In many cases elaborate decorative treatments are focused on the main entry with a full or broken pedimented surround, transoms, side and fanlights. On more substantial examples, cornices are often detailed with dentils, entablatures and friezes. The cornices of simpler houses are defined with a plain entablature.

Most commonly, a house will be lighted by a regular arrangement of similarly sized windows spread evenly across a facade. Window openings are often defined by wood, brick or cast stone sills and lintels, and frequently the openings are flanked by decorative louvred or paneled shutters. Colonial Revival windows are most often double-hung, multi-pane sash placed in vertical, rectangular openings. Commonly, top and bottom sash will be of equal size and have the same number of panes; occasionally, the upper sash will be longer and contain more panes than the lower one. Similarly, the main entry door is most often decorated with a series of inset or raised panels.

Typically in University Park, Colonial Revival houses are built of brick with applied wood trim and detailing. Houses built in the late 1930s and early 1940s often include molded concrete ornamentation in imitation of stone. This ornament, typically a decorative panel applied to the main facade, is an element drawn from the Art Moderne aesthetic of the 1930s rather than the 18th century. Often these houses also employ metal-clad casement windows rather than the more traditional wood, double-hung sash.

Examples of the style are found throughout the historic district. A number of the larger and more elaborate Colonial Revival houses are found in the College Heights Subdivision as well as Sections 1 and 2 of University Park including 6812 Pineway (Block E, College Heights) built in 1928; 4402 Sheridan Street (Block 2, Section 1) built in 1929; and 4339 Clagett Road (Block 25, Section 6A) built in 1938 (see Photographs 38-40).

More modest examples are spread throughout the historic district. A few of these were individually built beginning in the 1920s, but most of the modest Colonial Revival houses are concentrated in areas developed in the late 1930s and early 1940s by independent developers. An example of an early, modest and individually built Colonial Revival house is the one at 4309 Sheridan Street (Block 4, Section 1) built c. 1935 (see Photograph 41). The more common Colonial Revival houses of the late 1930s and early 1940s are exemplified by 6413 Queens Chapel Road (Block 8, Section 2) built

in 1937; 4312 Van Buren Street (Block 24, Section 6B) built in 1939; 4209 Woodberry Street (Block 29, Section 7) built c. 1940; 4214 Woodberry Street (Block 27, Section 7) built in 1941; 4315 Woodberry (Block 24, Section 6A) built c. 1938; 6506 and 6508 40th Avenue (Block 21, Section 5A) built in 1937; 6507 40th Avenue (Block 20, Section 5A) built in 1938; and 6502 43rd Avenue (Block 9, Section 2) built c. 1941 (see Photographs 42-50).

An important Colonial Revival subtype found in the historic district is the "Dutch" Colonial. The most character-defining of the subtype is a gambrel roof that shelters a full second story. Stylistic variations involve the use of a large shed-roof dormer or smaller front-gabled dormers at the second story; a front- or side-gable roof; and a centered or asymmetrical entry, and a variety of finish materials including board siding, brick, stone and stucco. Notable examples of the style are found at 6911 Oakridge Road (Block A, College Heights) built c. 1940; 4307 Sheridan Street (Block 4, Section 1) built c. 1927; 4408 Van Buren Street (Block 16, Section 3) built in 1930; 4408 Tuckerman Street (Block 3, Section 1) built in 1927; and 4310 Sheridan Street (Block 5, Section 1) built in 1926 (see Photographs 51-55).

Another important Colonial Revival subtype is the New England Cape Cod. As defined here, this style is a one-and-one-half story house with a rectangular plan, a side- or front-gable roof and an attic story lighted by an arrangement of dormers. It is important to note that, throughout the years before World War II, this form, which was based on American colonial precedents, was also used in conjunction with another decorative aesthetic, the Tudor Revival. In University Park, the New England or Colonial Cape Cod, was smaller, simpler and less expensive than "Full" or "Two-thirds" Georgian, two-story counterparts, and was popular beginning in the mid 1930s.

In many cases, these Cape Cods are well detailed and have many of the same architectural treatments as other Colonial Revival houses. Still others are minimally ornamented and infer rather than evoke the attributes of an architectural style or subtype. An example of the more elaborate Cape Cod form is found 4305 Van Buren Street (Block 23, Section 6B) built c. 1940 (see Photograph 56). More typical examples are the houses at 4324 Van Buren Street (Block 24, Section 6B) built c. 1941; 4412 Underwood Street (Block 14, Section 3) built in 1936; 4337 Clagett Road (Block 25, Section 6A) built in 1937; 6515 41st Avenue (Block 19, Section 5B) built c. 1941; 6506 43rd Avenue (Block 9, Section 2) built c. 1941 (see Photographs 57-61).

NON-RESIDENTIAL ARCHITECTURE: 1926 - 1960

The character of the historic district is overwhelmingly residential; as established by the terms of the original subdivisions and later incorporation as a municipality, there are no commercial uses within the

community. However, within the historic district there are currently three buildings that serve non-domestic purposes. These uses include two churches and the Town Hall.[6] A fourth building, originally the office of the University Park Company, has been converted for use as a residence and is included here because of its original use. Specifically, the four "non-residential" buildings are the University Park Church of the Brethren at 4413 Tuckerman Street, the Riverdale Presbyterian Church at 6513 Queens Chapel Road, the University Park Town Hall at 6724 Baltimore Avenue, and the Hurtt Residence at 4400 Tuckerman Street. Both churches were purpose-built. The Town Hall is located in a large, detached, single-family residence adapted for use as a municipal building.

University Park Church of the Brethren

The University Park Church of the Brethren (Block 2, Section 1) in a one-story brown brick building rendered in a simplified Gothic Revival style. The building has a T-shaped plan and an expansive and steeply pitched cross-gabled roof covered with asphalt shingles. The roof has pedimented end gables with boxed cornices and returns. The building is composed of two, perpendicular wings of almost equal size connected by a front-gabled brick vestibule and the entire building rests on a high basement. The wing to the west (now the parish hall) is the original church which was completed in 1927; the wing to the east (the sanctuary) and the vestibule connecting it to the parish hall, were completed in 1952 (see Photographs 62-63).

The later additions extended the materials and decorative vocabulary of the original structure, and the entire building is a unified architectural composition. All sections of the building have engaged brick buttresses with stone caps; motifs include multi-light windows and decorative elements abstracted from Gothic churches including stained glass and pointed arched openings. Surmounting the vestibule is a slender wood and metal-clad faceted spire, projecting slightly above the ridge of the main roof.

Riverdale Presbyterian Church

The Riverdale Presbyterian Church at 6513 Queens Chapel Road (Block 9, Section 2), is a large, L-shaped, red brick building in the Colonial Revival style. The building consists of two sections; the overscaled one-story sanctuary oriented to the west and Queens Chapel Road, and perpendicular to it, the multi-story parish hall and educational wing to the east, which faces 43rd Avenue. The building displays many of the

[6]Another non-residential building, the University Park Elementary School, completed in the early 1980s, is outside the boundaries of the historic district.

classically inspired attributes of the style applied to institutional buildings.

These elements include the pedimented portico with a multi-pane, demi-lune window centered in the otherwise blank typanum; Doric columns; the elaborate main door surround composed of a broken-scroll pediment with urn; the double-hung, multi-pane windows with brick lintels and sills and stone keystones, and simply molded stone-quoining and watertable. All of these elements are rendered at a larger (in some instances, colossal scale) and set against the simple red brick wall plane characteristic of the style. The building was constructed in two phases; the sanctuary was completed in the fall of 1950 and the educational wing in 1954. Even though the Colonial Revival vocabulary is consistent with large sections of the historic district and a number of houses within the church's immediate vicinity, the recent construction dates make it a non-contributing building within the historic district (see Photograph 64).

University Park Town Hall

The University Park Town Hall at 6724 Baltimore Avenue (Block 15, Section 3), is a large, two-and-one-half story, three-by-two-bay, brown brick building with a rectangular plan and a side-gabled roof. The building was constructed in 1927 and was originally a single-family residence. It is sited on a nearly one-acre, triangular property at the intersection of Baltimore Avenue, Queens Chapel Road and Pineway. The interior of the building, particularly the second floor, has been modified for municipal use. With the exception of the asphalt-paved parking lot on the east side of the property, and modern fire escapes, the building still retains its original, residential appearance.

Stylistically the building combines elements of the Colonial Revival and the Craftsman styles. The use of dark brown rather than red brick, the deeply overhanging eaves of the main roof, and the six-over-one double-hung windows are derived from the Craftsman Aesthetic. Other decorative elements, like the rounded broken pediment with returns of the entry porch, the broken gable-end pediments, the simple Doric columns of the side and entry porches, the arrangement of entry door-and-sidelights, and the two-story, rectangular massing and symmetrically organized facade are Colonial Revival in aspect (see Photograph 65).

University Park Company Office/Hurtt Residence

The University Park Company Office, located at the northeast corner of Tuckerman Street and 44th Avenue at 4400 Tuckerman Street (Block 3, Section 1), was built in the early 1920s. The simply detailed, one-story-and-attic structure has a generally rectangular plan and a steeply sloped hip roof; it was built of reddish-brown structural tile. The building is lighted by attached pairs of six-over-six, double-hung, wood-sash windows

spaced widely across each elevation. The building is almost devoid of architectural embellishment; there are small exposed rafter ends at the eaves of the roof, and slender, Doric-style columns support a shallow porch on the west side of the main facade. Because of the extreme simplicity of the building, the attribution of an architectural style is difficult; even with its commonly used Colonial Revival-style elements, the massing of the building and the use of structural tile give it a Craftsman-like appearance (see Photograph 66).

Non-Contributing Buildings

The boundaries of the historic district were drawn to exclude concentrations of non-historic buildings while delineating logical and easily interpreted boundaries. Within the boundaries, non-contributing buildings are found in small numbers across the entire district. Most of the buildings are considered to be non-contributing elements of the historic district because their construction date falls outside of the district's period of signif-icance, 1920 - 1945. There are only one or two buildings identified as non-contributing because of a loss of architectural or historical integrity; in both cases these are secondary structures. Large numbers of these non-contributing buildings were constructed after World War II, in the late 1940s and early 1950s. These buildings are clearly differ in scale, form, detail, and in some cases materials from pre World War II houses. A smaller number of non-contributing buildings are of more recent construction date; several houses in the district were constructed in the late 1970s or 1980s. Two houses were completed in 1994. Representative examples of non-contributing buildings are illustrated in Photographs 67-70.

UNIVERSITY PARK HISTORIC DISTRICT BUILDING INVENTORY					
No.	Street	Description	Date Built	# contrib. resources	# non-contrib.
6403	40TH AVE	HOUSE & GARAGE	1938	2	
6404	40TH AVE	HOUSE & GARAGE	1937	2	
6406	40TH AVE	HOUSE & GARAGE	1937	2	
6407	40TH AVE	HOUSE & GARAGE	1937	2	
6408	40TH AVE	HOUSE & GARAGE	1939	2	
6410	40TH AVE	HOUSE & GARAGE	c.1950		2
6412	40TH AVE	HOUSE & GARAGE	1938	2	
6500	40TH AVE	HOUSE	1939	1	
6502	40TH AVE	HOUSE & GARAGE	1937	2	
6503	40TH AVE	HOUSE	1938	1	
6504	40TH AVE	HOUSE & GARAGE	1937	2	
6505	40TH AVE	HOUSE	1938	1	
6506	40TH AVE	HOUSE & GARAGE	1937	2	
6507	40TH AVE	HOUSE & GARAGE	1938	2	
6508	40TH AVE	HOUSE & GARAGE	1937	2	
6509	40TH AVE	HOUSE & GARAGE	1938	2	
6510	40TH AVE	HOUSE & GARAGE	1938	2	
6511	40TH AVE	HOUSE & GARAGE	c.1940	2	
6512	40TH AVE	HOUSE & GARAGE	1938	2	
6513	40TH AVE	HOUSE & GARAGE	c.1940	2	
6514	40TH AVE	HOUSE	1938	1	
6515	40TH AVE	HOUSE & GARAGE	1938	2	
6516	40TH AVE	HOUSE & GARAGE	c.1940	2	
6517	40TH AVE	HOUSE	1939	1	
6518	40TH AVE	HOUSE & GARAGE	1939	2	

6519	40TH AVE	HOUSE & GARAGE	c.1940	2	
6520	40TH AVE	HOUSE	c.1940	2	
6521	40TH AVE	HOUSE & GARAGE	1939	2	
6523	40TH AVE	HOUSE	c.1980		1
6525	40TH AVE	HOUSE	c.1980		1
6501	41ST AVE	HOUSE	c.1942	1	
6503	41ST AVE	HOUSE	c.1942	1	
6505	41ST AVE	HOUSE	c.1942	1	
6506	41ST AVE	HOUSE	c.1942	1	
6507	41ST AVE	HOUSE	c.1942	1	
6508	41ST AVE	HOUSE	c.1942	1	
6509	41ST AVE	HOUSE & GARAGE	c.1942	2	
6510	41ST AVE	HOUSE & GARAGE	c.1942	2	
6511	41ST AVE	HOUSE	c.1942	1	
6512	41ST AVE	HOUSE	c.1942	1	
6513	41ST AVE	HOUSE	c.1942	1	
6514	41ST AVE	HOUSE & GARAGE	c.1942	2	
6515	41ST AVE	HOUSE	c.1942	1	
6516	41ST AVE	HOUSE	c.1942	1	
6517	41ST AVE	HOUSE	c.1942	1	
6518	41ST AVE	HOUSE	c.1942	1	
6519	41ST AVE	HOUSE	c.1942	1	
	41st AVE & TENNYSON	DEAKINS FAMILY CEMETERY		1	
6502	43RD AVE	HOUSE	c.1941	1	
6504	43RD AVE	HOUSE	c.1941	1	
6506	43RD AVE	HOUSE	c.1941	1	
6507	43RD AVE	HOUSE & GARAGE	c.1946		2

6509	43RD AVE	HOUSE & GARAGE	c.1946		2
6300	44TH AVE	HOUSE & GARAGE	1939	2	
6500	44TH AVE	HOUSE & GARAGE	c.1936	2	
6501	44TH AVE	HOUSE & GARAGE	c.1940	2	
6502	44TH AVE	HOUSE & GARAGE	1936	2	
6503	44TH AVE	HOUSE & GARAGE	c.1936	2	
6504	44TH AVE	HOUSE & GARAGE	c.1936	2	
6505	44TH AVE	HOUSE & GARAGE	c.1936	2	
6600	44TH AVE	HOUSE	1936	1	
6601	44TH AVE	HOUSE & GARAGE	1930	2	
6602	44TH AVE	HOUSE	c.1960		1
6603	44TH AVE	HOUSE & GARAGE	c.1940	2	
6604	44TH AVE	HOUSE & GARAGE	c.1935	2	
6605	44TH AVE	HOUSE & GARAGE	c.1935	2	
6606	44TH AVE	HOUSE & GARAGE	c.1940	2	
6607	44TH AVE	HOUSE & GARAGE	1937	2	
6701	44TH AVE	HOUSE	1941	1	
6702	44TH AVE	HOUSE & GARAGE	1941	2	
6703	44TH AVE	HOUSE	1927	1	
6704	44TH AVE	HOUSE	1941	1	
6705	44TH AVE	HOUSE & GARAGE	c.1946		2
6706	44TH AVE	HOUSE	1936	1	
6707	44TH AVE	HOUSE	1929	1	
6708	44TH AVE	HOUSE	1946		1
6709	44TH AVE	HOUSE	c.1950		1
6710	44TH AVE	HOUSE & GARAGE	c.1946		2
6711	44TH AVE	HOUSE	c.1950		1
6712	44TH AVE	HOUSE	c.1940	1	

6713	44TH AVE	HOUSE & GARAGE	c.1941	2	
6715	44TH AVE	HOUSE	1941	1	
6717	44TH AVE	HOUSE	c.1941	1	
6719	44TH AVE	HOUSE	c.1941	1	
6723	44TH AVE	HOUSE	c.1960		1
6725	44TH AVE	HOUSE	1941	1	
6409	ADELPHI RD	HOUSE & GARAGE	c.1941	2	
6411	ADELPHI RD	HOUSE & GARAGE	1939	2	
6413	ADELPHI RD	HOUSE	1938	1	
6415	ADELPHI RD	HOUSE & GARAGE	1939	2	
6417	ADELPHI RD	HOUSE & GARAGE	c.1939	2	
6419	ADELPHI RD	HOUSE & GARAGE	1938	2	
6421	ADELPHI RD	HOUSE & GARAGE	1938	2	
6423	ADELPHI RD	HOUSE & GARAGE	1938	2	
6425	ADELPHI RD	HOUSE & GARAGE	1938	2	
6427	ADELPHI RD	HOUSE & GARAGE	c.1939	2	
6501	ADELPHI RD	HOUSE & GARAGE	1939	2	
6503	ADELPHI RD	HOUSE & GARAGE	1938	2	
6505	ADELPHI RD	HOUSE & GARAGE	1939	2	
6507	ADELPHI RD	HOUSE & GARAGE	1939	2	
6509	ADELPHI RD	HOUSE & GARAGE	1941	2	
6511	ADELPHI RD	HOUSE & GARAGE	1940	2	
6513	ADELPHI RD	HOUSE & GARAGE	1941	2	
6515	ADELPHI RD	HOUSE & GARAGE	1941	2	
6517	ADELPHI RD	HOUSE & GARAGE	1941	2	
6519	ADELPHI RD	HOUSE & GARAGE	1941	2	
6521	ADELPHI RD	HOUSE & GARAGE	1940	2	
6300	BALTIMORE AVE	HOUSE & GARAGE	c.1940	2	

6312	BALTIMORE AVE	HOUSE & GARAGE	1925	1	1
6314	BALTIMORE AVE	HOUSE & GARAGE	1928	2	
6320	BALTIMORE AVE	HOUSE & GARAGE	1927	2	
6400	BALTIMORE AVE	HOUSE & GARAGE	1927	2	
6412	BALTIMORE AVE	HOUSE	1927	1	
6502	BALTIMORE AVE	HOUSE	c.1964		1
6504	BALTIMORE AVE	HOUSE	c.1962		1
6506	BALTIMORE AVE	HOUSE	c.1962		1
6600	BALTIMORE AVE	HOUSE & GARAGE	1937	2	
6606	BALTIMORE AVE	HOUSE	1939	1	
6612	BALTIMORE AVE	HOUSE	1938	1	
6702	BALTIMORE AVE	HOUSE	c.1942	1	
6704	BALTIMORE AVE	HOUSE	c.1942	1	
6706	BALTIMORE AVE	HOUSE	c.1942	1	
6708	BALTIMORE AVE	HOUSE	1982		1
6710	BALTIMORE AVE	HOUSE	1982		1
6714	BALTIMORE AVE	HOUSE	1982		1
6716	BALTIMORE AVE	HOUSE	1982		1
6724	BALTIMORE AVE	TOWN HALL	1927	1	
6800	BALTIMORE AVE	HOUSE	1976		1
6802	BALTIMORE AVE	HOUSE	1923	1	
6806	BALTIMORE AVE	HOUSE & GARAGE	1923	1	1
6908	BALTIMORE AVE	HOUSE	1985		1
6910	BALTIMORE AVE	HOUSE	1985		1
6912	BALTIMORE AVE	HOUSE	1985		1
6914	BALTIMORE AVE	HOUSE	1985		1
7000	BALTIMORE AVE	HOUSE	1985		1

7002	BALTIMORE AVE	HOUSE	1985		1
4402	BEECHWOOD RD	HOUSE & GARAGE	1931	2	
4403	BEECHWOOD RD	HOUSE & GARAGE	1939	2	
4405	BEECHWOOD RD	HOUSE	c.1932	1	
4407	BEECHWOOD RD	HOUSE & GARAGE	c.1932	2	
4408	BEECHWOOD RD	HOUSE & GARAGE	1935	2	
4409	BEECHWOOD RD	HOUSE & GARAGE	c.1932	2	
4410	BEECHWOOD RD	HOUSE & GARAGE	1930	2	
4411	BEECHWOOD RD	HOUSE	c.1923	1	
4413	BEECHWOOD RD	HOUSE & GARAGE	1926	2	
4415	BEECHWOOD RD	HOUSE	1990		1
4201	CLAGETT RD	HOUSE	c.1940	1	
4202	CLAGETT RD	HOUSE	1941	1	
4204	CLAGETT RD	HOUSE	1953		1
4301	CLAGETT RD	HOUSE	c.1941	1	
4302	CLAGETT RD	HOUSE & GARAGE	1940	2	
4303	CLAGETT RD	HOUSE	1940	1	
4304	CLAGETT RD	HOUSE	1939	1	
4305	CLAGETT RD	HOUSE	1939	1	
4306	CLAGETT RD	HOUSE	1939	1	
4307	CLAGETT RD	HOUSE	1941	1	
4308	CLAGETT RD	HOUSE & GARAGE	1939	2	
4309	CLAGETT RD	HOUSE & GARAGE	1939	2	
4310	CLAGETT RD	HOUSE	1939	1	
4311	CLAGETT RD	HOUSE	1941	1	
4312	CLAGETT RD	HOUSE	1939	1	
4314	CLAGETT RD	HOUSE	c.1940	1	
4315	CLAGETT RD	HOUSE	1938	1	

4316	CLAGETT RD	HOUSE	1941	1	
4317	CLAGETT RD	HOUSE	1938	1	
4318	CLAGETT RD	HOUSE	c.1940	1	
4319	CLAGETT RD	HOUSE	1939	1	
4320	CLAGETT RD	HOUSE & GARAGE	1938	2	
4321	CLAGETT RD	HOUSE	1938	1	
4322	CLAGETT RD	HOUSE	1938	1	
4323	CLAGETT RD	HOUSE & GARAGE	1938	2	
4324	CLAGETT RD	HOUSE	c.1940	1	
4325	CLAGETT RD	HOUSE	1938	1	
4326	CLAGETT RD	HOUSE & GARAGE	c.1940	2	
4327	CLAGETT RD	HOUSE & GARAGE	c.1950		2
4328	CLAGETT RD	HOUSE & GARAGE	1939	2	
4329	CLAGETT RD	HOUSE	1938	1	
4330	CLAGETT RD	HOUSE & GARAGE	1938	2	
4331	CLAGETT RD	HOUSE	1938	1	
4332	CLAGETT RD	HOUSE	1941	1	
4333	CLAGETT RD	HOUSE	1938	1	
4334	CLAGETT RD	HOUSE	1937	1	
4335	CLAGETT RD	HOUSE & GARAGE	1938	2	
4336	CLAGETT RD	HOUSE	1936	1	
4337	CLAGETT RD	HOUSE & GARAGE	1937	2	
4338	CLAGETT RD	HOUSE & GARAGE	1937	2	
4339	CLAGETT RD	HOUSE	1938	1	
4300	CLAGETT-PINEWAY	HOUSE	1940	1	
4310	CLAGETT-PINEWAY	HOUSE & GARAGE	c.1950		2
4316	CLAGETT-PINEWAY	HOUSE	c.1960		1

4317	CLAGETT-PINEWAY	HOUSE	1938	1	
4318	CLAGETT-PINEWAY	HOUSE	1939	1	
4319	CLAGETT-PINEWAY	HOUSE	1941	1	
4401	COLLEGE HEIGHTS DR	HOUSE	c.1950		1
4110	EAST-WEST HWY	HOUSE	1940	1	
4112	EAST-WEST HWY	HOUSE	1940	1	
4114	EAST-WEST HWY	HOUSE	c.1941	1	
4116	EAST-WEST HWY	HOUSE	c.1941	1	
4200	EAST-WEST HWY	HOUSE	1939	1	
4202	EAST-WEST HWY	HOUSE & GARAGE	1940	2	
4204	EAST-WEST HWY	HOUSE	1940	1	
4206	EAST-WEST HWY	HOUSE	1939	1	
4208	EAST-WEST HWY	HOUSE	1934	1	
4212	EAST-WEST HWY	HOUSE & GARAGE	1934	2	
4214	EAST-WEST HWY	HOUSE	1941	1	
4216	EAST-WEST HWY	HOUSE	c.1941	1	
4218	EAST-WEST HWY	HOUSE	1941	1	
4220	EAST-WEST HWY	HOUSE & GARAGE	c.1941	1	
4222	EAST-WEST HWY	HOUSE & GARAGE	1936	2	
4224	EAST-WEST HWY	HOUSE & GARAGE	c.1935	2	
4300	EAST-WEST HWY	HOUSE & GARAGE	1928	2	
4302	EAST-WEST HWY	HOUSE & GARAGE	1937	2	
4304	EAST-WEST HWY	HOUSE & GARAGE	1938	2	
4306	EAST-WEST HWY	HOUSE & GARAGE	1940	2	
4308	EAST-WEST HWY	HOUSE	c.1941	1	
4310	EAST-WEST HWY	HOUSE	c.1941	1	
4312	EAST-WEST HWY	HOUSE	c.1941	1	
4314	EAST-WEST HWY	HOUSE	c.1941	1	

4316	EAST-WEST HWY	HOUSE	1941	1	
4400	EAST-WEST HWY	HOUSE & GARAGE	1936	2	
4402	EAST-WEST HWY	HOUSE	c.1950		1
4404	EAST-WEST HWY	HOUSE & GARAGE	c.1941	2	
4406	EAST-WEST HWY	HOUSE & GARAGE	1938	2	
4408	EAST-WEST HWY	HOUSE & GARAGE	1939	2	
4410	EAST-WEST HWY	HOUSE & GARAGE	1936	2	
4412	EAST-WEST HWY	HOUSE	c.1941	1	
4414	EAST-WEST HWY	HOUSE & GARAGE	1937	2	
4416	EAST-WEST HWY	HOUSE & GARAGE	c.1941	2	
4400	HOLLY HILL RD	HOUSE	1938	1	
4401	HOLLY HILL RD	HOUSE	1938	1	
4402	HOLLY HILL RD	HOUSE	1938	1	
4403	HOLLY HILL RD	HOUSE & GARAGE	1937	2	
4405	HOLLY HILL RD	HOUSE & GARAGE	1938	2	
4406	HOLLY HILL RD	HOUSE	c.1960		1
4407	HOLLY HILL RD	HOUSE	1994		1
6900	OAKRIDGE RD	HOUSE	c.1952		1
6902	OAKRIDGE RD	HOUSE	1932	1	
6903	OAKRIDGE RD	HOUSE	1935	1	
6904	OAKRIDGE RD	HOUSE	1933	1	
6905	OAKRIDGE RD	HOUSE & GARAGE	1935	2	
6906	OAKRIDGE RD	HOUSE & GARAGE	c.1950		2
6907	OAKRIDGE RD	HOUSE & GARAGE	1936	2	
6909	OAKRIDGE RD	HOUSE	1937	1	
6911	OAKRIDGE RD	HOUSE	c.1940	1	
6912	OAKRIDGE RD	HOUSE	1938	1	
6913	OAKRIDGE RD	HOUSE & GARAGE	c.1984		2

6914	OAKRIDGE RD	HOUSE	c.1950		1
6915	OAKRIDGE RD	HOUSE & GARAGE	1940	2	
6916	OAKRIDGE RD	HOUSE	1939	1	
6917	OAKRIDGE RD	HOUSE & GARAGE	1938	2	
6919	OAKRIDGE RD	HOUSE	c.1940	1	
6715	PINEWAY	HOUSE	1976		1
6800	PINEWAY	HOUSE	1924	1	
6801	PINEWAY	HOUSE & GARAGE	1927	2	
6802	PINEWAY	HOUSE & GARAGE	1937	2	
6803	PINEWAY	HOUSE & GARAGE	c.1930	2	
6804	PINEWAY	HOUSE	1929	1	
6805	PINEWAY	HOUSE & GARAGE	1928	2	
6807	PINEWAY	HOUSE & GARAGE	1926/30	2	
6808	PINEWAY	HOUSE & GARAGE	1930	2	
6809	PINEWAY	HOUSE & GARAGE	c.1928	2	
6810	PINEWAY	HOUSE & GARAGE	c.1939	2	
6812	PINEWAY	HOUSE & GARAGE	1928	2	
6814	PINEWAY	HOUSE & GARAGE	1931	2	
6816	PINEWAY	HOUSE & GARAGE	1931	2	
6817	PINEWAY	HOUSE & GARAGE	c.1950		2
6819	PINEWAY	HOUSE	1932		1
6820	PINEWAY	HOUSE	c.1930	1	
6821	PINEWAY	HOUSE	1951		1
6822	PINEWAY	HOUSE	c.1936	1	
6824	PINEWAY	HOUSE	c.1940	1	

6825	PINEWAY	HOUSE	c.1940	1	
6826	PINEWAY	HOUSE	1939	1	
6828	PINEWAY	HOUSE	1957		1
6829	PINEWAY	HOUSE	1962		1
6830	PINEWAY	HOUSE	1954		1
6832	PINEWAY	HOUSE	1956		1
6901	PINEWAY	HOUSE	1940	1	
6902	PINEWAY	HOUSE	1938	1	
6904	PINEWAY	HOUSE	c.1950		1
6905	PINEWAY	HOUSE	c.1950		1
6906	PINEWAY	HOUSE & GARAGE	1937	2	
6907	PINEWAY	HOUSE	c.1950		1
6909	PINEWAY	HOUSE & GARAGE	1938	2	
6910	PINEWAY	HOUSE & GARAGE	c.1946	2	
6914	PINEWAY	HOUSE & GARAGE	c.1940	2	
6924	PINEWAY	HOUSE	1952		1
6926	PINEWAY	HOUSE	1939	1	
6930	PINEWAY	HOUSE	c.1946		1
6934	PINEWAY	HOUSE	1982		1
6935	PINEWAY	HOUSE	1987		1
6302	QUEENS CHAPEL RD	HOUSE	c.1946		1
6303	QUEENS CHAPEL RD	HOUSE	c.1940	1	
6304	QUEENS CHAPEL RD	HOUSE	c.1941	1	
6305	QUEENS CHAPEL RD	HOUSE	c.1941	1	
6307	QUEENS CHAPEL RD	HOUSE	c.1941	1	
6308	QUEENS CHAPEL RD	HOUSE	1927	1	
6309	QUEENS CHAPEL RD	HOUSE	c.1950		1
6400	QUEENS CHAPEL RD	HOUSE	1927	1	

6402	QUEENS CHAPEL RD	HOUSE	c.1950		1
6403	QUEENS CHAPEL RD	HOUSE & GARAGE	1927	2	
6404	QUEENS CHAPEL RD	HOUSE & GARAGE	1923	2	
6405	QUEENS CHAPEL RD	HOUSE & GARAGE	c.1937	2	
6406	QUEENS CHAPEL RD	HOUSE	1934	1	
6407	QUEENS CHAPEL RD	HOUSE & GARAGE	1937	2	
6408	QUEENS CHAPEL RD	HOUSE	1937	1	
6409	QUEENS CHAPEL RD	HOUSE & GARAGE	1936	2	
6410	QUEENS CHAPEL RD	HOUSE	1937	1	
6411	QUEENS CHAPEL RD	HOUSE & GARAGE	1937	2	
6413	QUEENS CHAPEL RD	HOUSE & GARAGE	1937	2	
6500	QUEENS CHAPEL RD	HOUSE & GARAGE	1927	2	
6501	QUEENS CHAPEL RD	HOUSE	c.1937	1	
6502	QUEENS CHAPEL RD	HOUSE	1937	1	
6503	QUEENS CHAPEL RD	HOUSE	c.1937	1	
6504	QUEENS CHAPEL RD	HOUSE	c.1937	1	
6505	QUEENS CHAPEL RD	HOUSE	c.1940	1	
6506	QUEENS CHAPEL RD	HOUSE	c.1948		1
6507	QUEENS CHAPEL RD	HOUSE	c.1940	2	
6508	QUEENS CHAPEL RD	HOUSE	c.1948		1
6510	QUEENS CHAPEL RD	HOUSE	c.1948		1
6511	QUEENS CHAPEL RD	HOUSE	c.1940	1	
6512	QUEENS CHAPEL RD	HOUSE	c.1948		1
6513	QUEENS CHAPEL RD	RIVERDALE PRES. CHURCH	1950/54		1
6600	QUEENS CHAPEL RD	HOUSE	c.1940	1	
6601	QUEENS CHAPEL RD	HOUSE & GARAGE	1940	2	
6602	QUEENS CHAPEL RD	HOUSE & GARAGE	c.1940	2	

6605	QUEENS CHAPEL RD	HOUSE & GARAGE	1936/41 GAR	2	
6701	QUEENS CHAPEL RD	HOUSE & GARAGE	1934	2	
6702	QUEENS CHAPEL RD	HOUSE	c.1960		1
6703	QUEENS CHAPEL RD	HOUSE & GARAGE	1938	2	
6704	QUEENS CHAPEL RD	HOUSE	c.1950		1
6705	QUEENS CHAPEL RD	HOUSE & GARAGE	1939	2	
6707	QUEENS CHAPEL RD	HOUSE & GARAGE	c.1941	2	
6709	QUEENS CHAPEL RD	HOUSE & GARAGE	c.1941	2	
6710	QUEENS CHAPEL RD	HOUSE	c.1950		1
6711	QUEENS CHAPEL RD	HOUSE & GARAGE	1939	2	
6712	QUEENS CHAPEL RD	HOUSE	c.1945	2	
6713	QUEENS CHAPEL RD	HOUSE	c.1950		1
6714	QUEENS CHAPEL RD	HOUSE	c.1927	1	
6715	QUEENS CHAPEL RD	HOUSE	1938	1	
4103	SHERIDAN ST	HOUSE	c.1940	1	
4200	SHERIDAN ST	HOUSE & GARAGE	1935	2	
4201	SHERIDAN ST	HOUSE	1941	1	
4202	SHERIDAN ST	HOUSE	c.1940	1	
4203	SHERIDAN ST	HOUSE & GARAGE	1933	2	
4204	SHERIDAN ST	HOUSE & GARAGE	1930	2	
4205	SHERIDAN ST	HOUSE & GARAGE	1940	2	
4206	SHERIDAN ST	HOUSE & GARAGE	1926	2	
4207	SHERIDAN ST	HOUSE	1927	1	
4208	SHERIDAN ST	HOUSE	1941	1	
4209	SHERIDAN ST	HOUSE & GARAGE	1929	2	
4210	SHERIDAN ST	HOUSE	1941	1	
4211	SHERIDAN ST	HOUSE	1936	1	

4212	SHERIDAN ST	HOUSE & GARAGE	1933	2	
4213	SHERIDAN ST	HOUSE & GARAGE	1932	2	
4214	SHERIDAN ST	HOUSE & GARAGE	1932	2	
4215	SHERIDAN ST	HOUSE & GARAGE	1934	2	
4216	SHERIDAN ST	HOUSE & GARAGE	1932	2	
4217	SHERIDAN ST	HOUSE & GARAGE	c.1935	2	
4219	SHERIDAN ST	HOUSE & GARAGE	1937	2	
4220	SHERIDAN ST	HOUSE & GARAGE	1933	2	
4221	SHERIDAN ST	HOUSE & GARAGE	c.1927	2	
4222	SHERIDAN ST	HOUSE & GARAGE	1927/30 ADD	2	
4300	SHERIDAN ST	HOUSE & GARAGE	1932	2	
4301	SHERIDAN ST	HOUSE & GARAGE	1932	2	
4302	SHERIDAN ST	HOUSE & GARAGE	1927	2	
4304	SHERIDAN ST	HOUSE & GARAGE	1932	2	
4305	SHERIDAN ST	HOUSE & GARAGE	1930	2	
4306	SHERIDAN ST	HOUSE & GARAGE	1925	2	
4307	SHERIDAN ST	HOUSE & GARAGE	c.1927	2	
4308	SHERIDAN ST	HOUSE & GARAGE	1931	2	
4309	SHERIDAN ST	HOUSE & GARAGE	c.1935	2	
4310	SHERIDAN ST	HOUSE & GARAGE	1926	2	
4311	SHERIDAN ST	HOUSE & GARAGE	1927	2	
4312	SHERIDAN ST	HOUSE & GARAGE	1932	2	
4313	SHERIDAN ST	HOUSE & GARAGE	1927	2	
4314	SHERIDAN ST	HOUSE & GARAGE	1932	2	
4315	SHERIDAN ST	HOUSE	c.1985		1
4316	SHERIDAN ST	HOUSE & GARAGE	1925	2	
4317	SHERIDAN ST	HOUSE & GARAGE	c.1930	2	

4318	SHERIDAN ST	HOUSE & GARAGE	1928	2	
4320	SHERIDAN ST	HOUSE & GARAGE	1933	2	
4322	SHERIDAN ST	HOUSE & GARAGE	1933	2	
4400	SHERIDAN ST	HOUSE & GARAGE	1933	2	
4401	SHERIDAN ST	HOUSE & GARAGE	1927	2	
4402	SHERIDAN ST	HOUSE	1929	1	
4403	SHERIDAN ST	HOUSE & GARAGE	1925	2	
4404	SHERIDAN ST	HOUSE	1994		1
4405	SHERIDAN ST	HOUSE & GARAGE	1939	2	
4406	SHERIDAN ST	HOUSE	1925	1	
4407	SHERIDAN ST	HOUSE & GARAGE	1925	2	
4408	SHERIDAN ST	HOUSE & GARAGE	1926/32 GAR	2	
4409	SHERIDAN ST	HOUSE & GARAGE	1927	2	
4410	SHERIDAN ST	HOUSE & GARAGE	1932	2	
4411	SHERIDAN ST	HOUSE & GARAGE	1925	2	
4412	SHERIDAN ST	HOUSE & GARAGE	1925	2	
4000	TENNYSON ST	HOUSE	c.1940	1	
4003	TENNYSON ST	HOUSE	1938	1	
4005	TENNYSON ST	HOUSE	c.1937	1	
4007	TENNYSON ST	HOUSE	c.1937	1	
4008	TENNYSON ST	HOUSE	1939	1	
4009	TENNYSON ST	HOUSE	1941	1	
4010	TENNYSON ST	HOUSE	c.1940	1	
4011	TENNYSON ST	HOUSE	1941	1	
4012	TENNYSON ST	HOUSE & GARAGE	1939	2	
4013	TENNYSON ST	HOUSE	c.1937	1	
4014	TENNYSON ST	HOUSE	c.1940	1	

4015	TENNYSON ST	HOUSE & GARAGE	c.1940	2	
4016	TENNYSON ST	HOUSE	1940	1	
4017	TENNYSON ST	HOUSE	c.1940	1	
4101	TENNYSON ST	HOUSE & GARAGE	1937	2	
4102	TENNYSON ST	HOUSE	c.1942	1	
4103	TENNYSON ST	HOUSE & GARAGE	1937	2	
4104	TENNYSON ST	HOUSE	c.1942	1	
4105	TENNYSON ST	HOUSE	c.1940	1	
4106	TENNYSON ST	HOUSE	c.1942	1	
4107	TENNYSON ST	HOUSE	c.1940	1	
4108	TENNYSON ST	HOUSE	c.1942	1	
4109	TENNYSON ST	HOUSE	c.1940	1	
4110	TENNYSON ST	HOUSE	c.1942	1	
4111	TENNYSON ST	HOUSE	c.1940	1	
4113	TENNYSON ST	HOUSE	c.1940	1	
4115	TENNYSON ST	HOUSE	c.1940	1	
4201	TUCKERMAN ST	HOUSE & GARAGE	1926	2	
4202	TUCKERMAN ST	HOUSE	1927	1	
4204	TUCKERMAN ST	HOUSE	c.1941	1	
4205	TUCKERMAN ST	HOUSE & GARAGE	1931	2	
4206	TUCKERMAN ST	HOUSE & GARAGE	1927	2	
4207	TUCKERMAN ST	HOUSE & GARAGE	1931	2	
4208	TUCKERMAN ST	HOUSE	1940	1	
4209	TUCKERMAN ST	HOUSE & GARAGE	1932	2	
4211	TUCKERMAN ST	HOUSE & GARAGE	c.1940	1	
4213	TUCKERMAN ST	HOUSE & GARAGE	1930	2	
4300	TUCKERMAN ST	HOUSE	1938	1	
4301	TUCKERMAN ST	HOUSE & GARAGE	1937	1	

4302	TUCKERMAN ST	HOUSE & GARAGE	1927	2	
4303	TUCKERMAN ST	HOUSE & GARAGE	c.1936	2	
4304	TUCKERMAN ST	HOUSE	1939	1	
4305	TUCKERMAN ST	HOUSE & GARAGE	1926/30 ADD	2	
4306	TUCKERMAN ST	HOUSE	1928	1	
4307	TUCKERMAN ST	HOUSE & GARAGE	1927	2	
4308	TUCKERMAN ST	HOUSE	1927	1	
4309	TUCKERMAN ST	HOUSE & GARAGE	1927	2	
4310	TUCKERMAN ST	HOUSE & GARAGE	1932	2	
4311	TUCKERMAN ST	HOUSE	c.1946		1
4312	TUCKERMAN ST	HOUSE & GARAGE	1926	2	
4313	TUCKERMAN ST	HOUSE & GARAGE	1928	2	
4314	TUCKERMAN ST	HOUSE & GARAGE	1927	2	
4315	TUCKERMAN ST	HOUSE & GARAGE	1927	2	
4316	TUCKERMAN ST	HOUSE & GARAGE	1932	2	
4317	TUCKERMAN ST	HOUSE & GARAGE	1925	2	
4318	TUCKERMAN ST	HOUSE	1925	1	
4320	TUCKERMAN ST	HOUSE	c.1941	1	
4321	TUCKERMAN ST	HOUSE	1927	1	
4322	TUCKERMAN ST	HOUSE & GARAGE	1926	2	
4323	TUCKERMAN ST	HOUSE & GARAGE	1927	2	
4400	TUCKERMAN ST	HOUSE	1926	1	
4401	TUCKERMAN ST	HOUSE & GARAGE	1937	2	
4402	TUCKERMAN ST	HOUSE	1941	1	
4403	TUCKERMAN ST	HOUSE & GARAGE	1927	2	
4404	TUCKERMAN ST	HOUSE & GARAGE	1933	2	
4405	TUCKERMAN ST	HOUSE & GARAGE	1933	2	

4406	TUCKERMAN ST	HOUSE & GARAGE	c.1930	2	
4407	TUCKERMAN ST	HOUSE & GARAGE	1935	2	
4408	TUCKERMAN ST	HOUSE & GARAGE	1927	2	
4409	TUCKERMAN ST	HOUSE & GARAGE	1925	2	
4410	TUCKERMAN ST	HOUSE	1950		1
4411	TUCKERMAN ST	HOUSE & GARAGE	1927	2	
4413	TUCKERMAN ST	CHURCH OFTHE BRETH	1927/52		1
4300	UNDERWOOD ST	HOUSE	c.1941	1	
4302	UNDERWOOD ST	HOUSE	c.1946		1
4304	UNDERWOOD ST	HOUSE	c.1946		1
4306	UNDERWOOD ST	HOUSE	c.1946		1
4308	UNDERWOOD ST	HOUSE	c.1946		1
4310	UNDERWOOD ST	HOUSE	c.1946		1
4312	UNDERWOOD ST	HOUSE & GARAGE	c.1946		2
4318	UNDERWOOD ST	HOUSE	c.1946		1
4320	UNDERWOOD ST	HOUSE	c.1946		1
4322	UNDERWOOD ST	HOUSE	c.1946		1
4324	UNDERWOOD ST	HOUSE	c.1946		1
4326	UNDERWOOD ST	HOUSE	c.1946		1
4328	UNDERWOOD ST	HOUSE	c.1950		1
4400	UNDERWOOD ST	HOUSE	1936	1	
4401	UNDERWOOD ST	HOUSE & GARAGE	1938	2	
4402	UNDERWOOD ST	HOUSE	1940	1	
4403	UNDERWOOD ST	HOUSE & GARAGE	c.1940	2	
4404	UNDERWOOD ST	HOUSE	c.1938	1	
4405	UNDERWOOD ST	HOUSE	c.1936	1	
4406	UNDERWOOD ST	HOUSE	1936	1	

4407	UNDERWOOD ST	HOUSE	1936	1	
4408	UNDERWOOD ST	HOUSE & GARAGE	1938	2	
4409	UNDERWOOD ST	HOUSE	1937	1	
4410	UNDERWOOD ST	HOUSE & GARAGE	1937	2	
4411	UNDERWOOD ST	HOUSE	1937	1	
4412	UNDERWOOD ST	HOUSE & GARAGE	1936	2	
4413	UNDERWOOD ST	HOUSE & GARAGE	c.1937	2	
4414	UNDERWOOD ST	HOUSE & GARAGE	1936	2	
4415	UNDERWOOD ST	HOUSE	1937	1	
4416	UNDERWOOD ST	HOUSE & GARAGE	1936	2	
4417	UNDERWOOD ST	HOUSE	c.1950		1
4418	UNDERWOOD ST	HOUSE & GARAGE	c.1936	2	
4419	UNDERWOOD ST	HOUSE	c.1950		1
4420	UNDERWOOD ST	HOUSE & GARAGE	1937	2	
4421	UNDERWOOD ST	HOUSE	c.1940	1	
4423	UNDERWOOD ST	HOUSE & GARAGE	c.1938	2	
4425	UNDERWOOD ST	HOUSE & GARAGE	c.1938	2	
4427	UNDERWOOD ST	HOUSE & GARAGE	c.1938	2	
4429	UNDERWOOD ST	HOUSE	c.1962		1
4431	UNDERWOOD ST	HOUSE	c.1962		1
4200	VAN BUREN ST	HOUSE	c.1946		1
4201	VAN BUREN ST	HOUSE	c.1946		1
4202	VAN BUREN ST	HOUSE	c.1950		1
4203	VAN BUREN ST	HOUSE	c.1946		1
4204	VAN BUREN ST	HOUSE	c.1950		1
4205	VAN BUREN ST	HOUSE	c.1946		1
4206	VAN BUREN ST	HOUSE	c.1946		1
4207	VAN BUREN ST	HOUSE & GARAGE	c.1946		2

4208	VAN BUREN ST	HOUSE & GARAGE	c.1946		2
4209	VAN BUREN ST	HOUSE	c.1946		1
4210	VAN BUREN ST	HOUSE	c.1946		1
4211	VAN BUREN ST	HOUSE & GARAGE	c.1950		2
4212	VAN BUREN ST	HOUSE	c.1946		1
4213	VAN BUREN ST	HOUSE & GARAGE	c.1946		2
4214	VAN BUREN ST	HOUSE	c.1946		1
4215	VAN BUREN ST	HOUSE & GARAGE	c.1946		2
4216	VAN BUREN ST	HOUSE & GARAGE	c.1946		2
4218	VAN BUREN ST	HOUSE & GARAGE	c.1946		2
4219	VAN BUREN ST	HOUSE	c.1946		1
4300	VAN BUREN ST	HOUSE & GARAGE	c.1941	2	
4301	VAN BUREN ST	HOUSE	c.1941	1	
4302	VAN BUREN ST	HOUSE & GARAGE	c.1941	2	
4303	VAN BUREN ST	HOUSE	c.1941	1	
4304	VAN BUREN ST	HOUSE	1942	1	
4305	VAN BUREN ST	HOUSE & GARAGE	c.1941	2	
4306	VAN BUREN ST	HOUSE	1941	1	
4307	VAN BUREN ST	HOUSE & GARAGE	c.1941	2	
4308	VAN BUREN ST	HOUSE & GARAGE	c.1941	2	
4309	VAN BUREN ST	HOUSE & GARAGE	1941	2	
4310	VAN BUREN ST	HOUSE & GARAGE	1940	2	
4311	VAN BUREN ST	HOUSE & GARAGE	1941	2	
4312	VAN BUREN ST	HOUSE	1939	1	
4313	VAN BUREN ST	HOUSE & GARAGE	1939	1	
4314	VAN BUREN ST	HOUSE	c.1941	1	
4315	VAN BUREN ST	HOUSE & GARAGE	c.1941	2	
4316	VAN BUREN ST	HOUSE	c.1941	1	

4317	VAN BUREN ST	HOUSE	1940	1	
4318	VAN BUREN ST	HOUSE & GARAGE	1940	2	
4319	VAN BUREN ST	HOUSE & GARAGE	c.1941	1	
4320	VAN BUREN ST	HOUSE & GARAGE	1940	2	
4321	VAN BUREN ST	HOUSE & GARAGE	1941	2	
4322	VAN BUREN ST	HOUSE & GARAGE	1941	2	
4323	VAN BUREN ST	HOUSE	c.1941	1	
4324	VAN BUREN ST	HOUSE & GARAGE	1941	2	
4325	VAN BUREN ST	HOUSE	c.1941	1	
4326	VAN BUREN ST	HOUSE & GARAGE	c.1941	2	
4327	VAN BUREN ST	HOUSE & GARAGE	c.1941	2	
4328	VAN BUREN ST	HOUSE & GARAGE	c.1941	1	
4401	VAN BUREN ST	HOUSE & GARAGE	c.1941	1	
4402	VAN BUREN ST	HOUSE & GARAGE	c.1941	1	
4403	VAN BUREN ST	HOUSE & GARAGE	1939	2	
4404	VAN BUREN ST	HOUSE	c.1941	1	
4405	VAN BUREN ST	HOUSE & GARAGE	1938	2	
4406	VAN BUREN ST	HOUSE & GARAGE	1929	2	
4407	VAN BUREN ST	HOUSE	c.1941	1	
4408	VAN BUREN ST	HOUSE & GARAGE	1930	2	
4409	VAN BUREN ST	HOUSE & GARAGE	1937	2	
4410	VAN BUREN ST	HOUSE	1932	1	
4411	VAN BUREN ST	HOUSE & GARAGE	c.1941	2	
4412	VAN BUREN ST	HOUSE & GARAGE	1941	2	
4413	VAN BUREN ST	HOUSE	1940	1	
4416	VAN BUREN ST	HOUSE	c.1976		1
4417	VAN BUREN ST	HOUSE	1941	1	
4433	WELLS PKWY	HOUSE	c.1940	1	

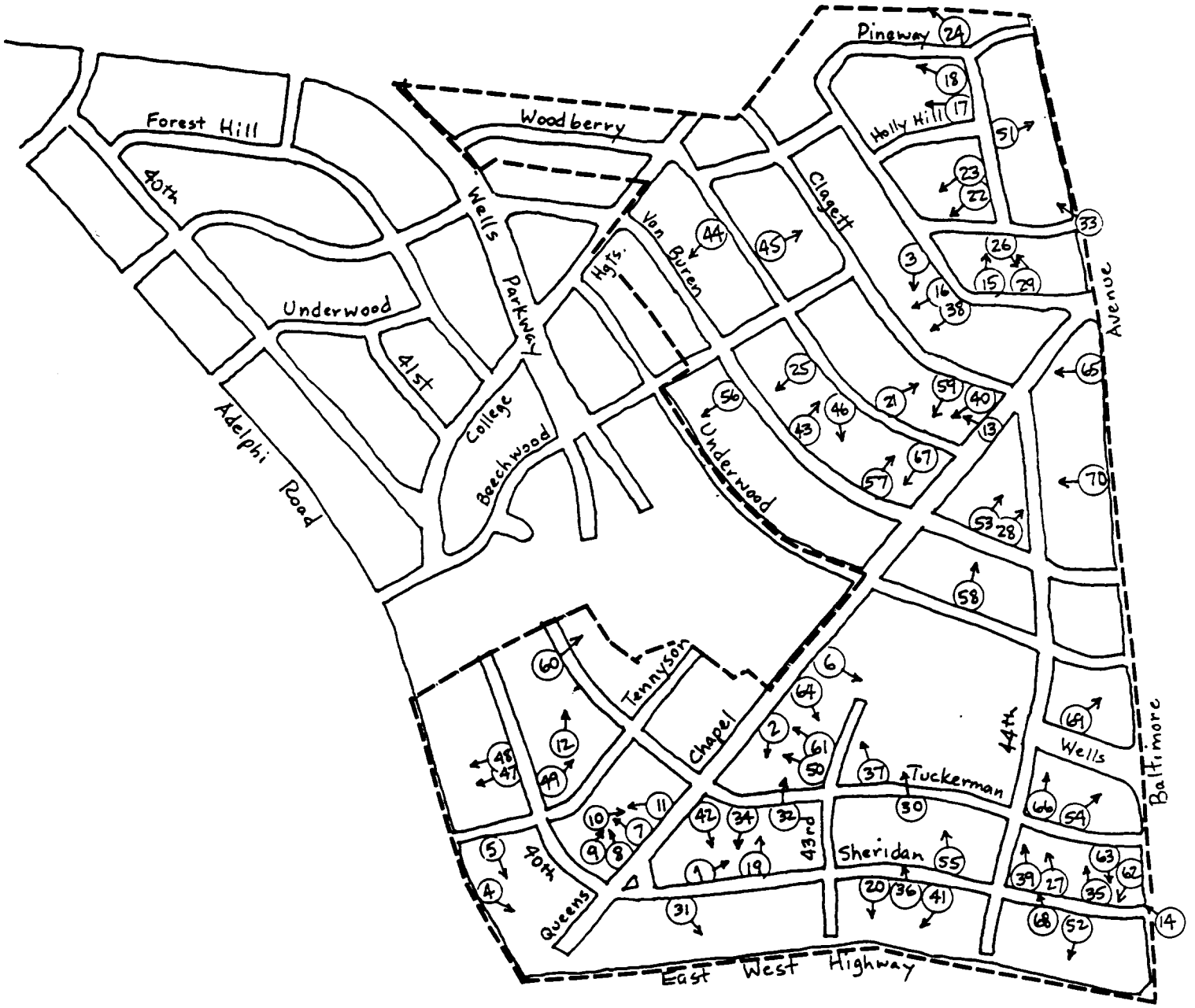
4435	WELLS PKWY	HOUSE	c.1940	1	
4437	WELLS PKWY	HOUSE & GARAGE	c.1950		1
4438	WELLS PKWY	HOUSE	c.1965		1
4439	WELLS PKWY	HOUSE	c.1935	1	
4440	WELLS PKWY	HOUSE	c.1969		1
4441	WELLS PKWY	HOUSE	c.1940	1	1
4443	WELLS PKWY	HOUSE	c.1950		1
4444	WELLS PKWY	HOUSE	c.1969		1
4445	WELLS PKWY	HOUSE	c.1950		1
6905	WELLS PKWY	HOUSE	c.1950		1
6907	WELLS PKWY	HOUSE	c.1950		1
4101	WOODBERRY ST	HOUSE	c.1950		1
4102	WOODBERRY ST	HOUSE	c.1950		1
4103	WOODBERRY ST	HOUSE	c.1950		1
4104	WOODBERRY ST	HOUSE	c.1950		1
4105	WOODBERRY ST	HOUSE	c.1950		1
4106	WOODBERRY ST	HOUSE	c.1950		1
4107	WOODBERRY ST	HOUSE	c.1950		1
4108	WOODBERRY ST	HOUSE	c.1950		1
4109	WOODBERRY ST	HOUSE	c.1950		1
4110	WOODBERRY ST	HOUSE	c.1950		1
4111	WOODBERRY ST	HOUSE	c.1942	1	
4112	WOODBERRY ST	HOUSE	c.1942	1	
4113	WOODBERRY ST	HOUSE & GARAGE	c.1942	1	
4114	WOODBERRY ST	HOUSE	c.1950		1
4115	WOODBERRY ST	HOUSE	c.1950		1
4116	WOODBERRY ST	HOUSE	c.1950		1
4117	WOODBERRY ST	HOUSE	c.1950		1

4118	WOODBERRY ST	HOUSE	c.1942	1	
4119	WOODBERRY ST	HOUSE	c.1950		1
4120	WOODBERRY ST	HOUSE	c.1942	1	
4122	WOODBERRY ST	HOUSE	c.1942	1	
4124	WOODBERRY ST	HOUSE	c.1950		1
4201	WOODBERRY ST	HOUSE	c.1950		1
4202	WOODBERRY ST	HOUSE	c.1950		1
4203 A	WOODBERRY ST	HOUSE	c.1985		1
4203	WOODBERRY ST	HOUSE	c.1942	1	
4204	WOODBERRY ST	HOUSE	c.1946		1
4205	WOODBERRY ST	HOUSE	c.1941	1	
4206	WOODBERRY ST	HOUSE	c.1946		1
4207	WOODBERRY ST	HOUSE	c.1941	1	
4208	WOODBERRY ST	HOUSE	c.1941	1	
4209	WOODBERRY ST	HOUSE	c.1941	1	
4210	WOODBERRY ST	HOUSE	c.1941	1	
4211	WOODBERRY ST	HOUSE	c.1941	1	
4212	WOODBERRY ST	HOUSE	1941	1	
4213	WOODBERRY ST	HOUSE	c.1941	1	
4214	WOODBERRY ST	HOUSE	1941	1	
4215	WOODBERRY ST	HOUSE & GARAGE	c.1941	2	
4216	WOODBERRY ST	HOUSE	c.1941	1	
4217	WOODBERRY ST	HOUSE	1941	1	
4218	WOODBERRY ST	HOUSE	c.1941	1	
4219	WOODBERRY ST	HOUSE & GARAGE	c.1941	2	
4300	WOODBERRY ST	HOUSE	c.1940	1	
4301	WOODBERRY ST	HOUSE	c.1940	1	

4303	WOODBERRY ST	HOUSE & GARAGE	c.1940	2	
4304	WOODBERRY ST	HOUSE	c.1941	1	
4306	WOODBERRY ST	HOUSE	c.1941	1	
4307	WOODBERRY ST	HOUSE & GARAGE	1939	2	
4308	WOODBERRY ST	HOUSE & GARAGE	1941	2	
4309	WOODBERRY ST	HOUSE & GARAGE	c.1940	2	
4310	WOODBERRY ST	HOUSE	1941	1	
4311	WOODBERRY ST	HOUSE	c.1995		1
4312	WOODBERRY ST	HOUSE	c.1941	1	
4313	WOODBERRY ST	HOUSE	c.1938	1	
4314	WOODBERRY ST	HOUSE	1941	1	
4315	WOODBERRY ST	HOUSE	c.1938	1	
4317	WOODBERRY ST	HOUSE	1938	1	
4319	WOODBERRY ST	HOUSE & GARAGE	1938	2	
4320	WOODBERRY ST	HOUSE & GARAGE	1938	2	
4321	WOODBERRY ST	HOUSE	c.1938	1	
4322	WOODBERRY ST	HOUSE & GARAGE	1938	2	
4323	WOODBERRY ST	HOUSE	1939	1	
4324	WOODBERRY ST	HOUSE & GARAGE	1937	2	
4325	WOODBERRY ST	HOUSE	c.1980		1
4326	WOODBERRY ST	HOUSE & GARAGE	1938	2	
4330	WOODBERRY ST	HOUSE	c.1940	1	
			RESOURCE TOTALS	775	159

RESOURCE SKETCH MAP

PHOTOGRAPH KEY



N

SIGNIFICANCE SUMMARY

The University Park Historic District is significant as a large and essentially intact example of an early twentieth century, middle-class automobile suburb. Under Criterion A, the historic district represents the transformation of the western edge of Prince George's County into part of the Washington, DC metropolitan area by the development of suburban communities throughout the first half of the twentieth century. The community was initiated in 1920 and largely completed before World War II. The district is significant as one of the first communities in Prince George's County specifically designed to accommodate the automobile. Also significant is the fact that the district was platted and developed largely by individual homeowners who conformed to a set of covenants established by the developer. The district derives additional significance under Criterion A for its noteworthy collection of vernacular buildings demonstrating the evolution of early twentieth century American domestic architecture. Examples of common styles of the period found in the historic district include the Mediterranean and Tudor Revivals, variations on the Craftsman Aesthetic, and numerous examples of the Colonial Revival including interpretations of Dutch, Georgian and Federal period substyles.

Historic Setting

University Park is an incorporated municipality in northwestern Prince George's County. The University Park Historic District is that portion of the town developed as an early twentieth century, middle-class, automobile suburb, part of the early twentieth century suburbanization of the Washington, DC area. Throughout the nineteenth century and the early years of the twentieth century, University Park and its environs had been an area of sparsely populated woodland and large farms. Beginning in the 1880s, a rapid process of suburbanization began, made possible by a nearby railroad line and the extension of streetcar lines from Washington, DC. Development in University Park was initiated in 1920. Development there was aided only in part by a public transportation infrastructure. From the outset, the community of University Park differed from its older neighbors in that it was designed to accommodate the automobile.

University Park was also different from its neighbors and contemporaries in that its developers maintained an active role in the community for a period of twenty years. Although at the outset the historic district was two separate tracts of land, the companies controlling them had many directors or shareholders in common. As a result, the two original parts of the community were very similar in character and were ultimately united within a single municipality. As part of this active oversight, the developers established a set of strict standards for construction within the community; all construction had a minimum value, and each proposed building was reviewed by the developer for

its compatibility and appropriateness. The result was a community of architecturally diverse, sensitively sited and comparably valued houses within a well maintained environment. Non-architectural restrictions established by the developer also ensured a uniformity in the social, financial and racial backgrounds of the community's residents.

Resource History

Prior to its development in the 1920s, the land on which the Town of University Park was laid out had been in agricultural use. Like much of this western edge of Prince George's County, the immediate vicinity had developed as an area of large and successful farms by the early 19th century. Many of these farms were operated by families prominent with in the County and the larger region. Nearby farms and their associated families included Green Hill (Digges/Riggs) to the west, Riversdale (Stier/Calvert) to the east and south, Rossborough Farm (Ross/Calvert) to the north, McAlpine (Calvert/Campbell) to the east, the eponymous. Eversfield Farm immediately adjacent to the north, and Bellview (Heurich) to the west. By the end of the nineteenth century, these large tracts of land were sold, subdivided and developed into suburban communities for Washington's growing middle class. This process continued until the country's entry into World War II, when domestic construction ceased. In some communities where undeveloped land remained, the housing of the post-war years completed the development process.

The Deakins Family Farm

The first land patent within the Town of University Park, Edmonston's Pasture, was recorded in 1723. By the middle of the eighteenth century, several hundred acres within this patent came into the possession of William Deakins of Georgetown (Maryland, prior to the establishment of the District of Columbia).

The Deakins family traces its history in America to a John Deakins (d. 1743), an Englishman who is said to have arrived as early as 1659. Deakins may have been of high birth; at least one early source alludes to his mother as the sister of the Duke of Worcester, and his father as an Admiral in the British Navy. In 1759, John Deakins' son William purchased a portion of Edmonston's Pasture containing about 224 acres. It is not known whether William Deakins farmed this parcel, which was only a small part of the family's vast landholdings in the area. William Deakins was prominent in local business affairs; he was actively involved in many of the land transactions that led to the establishment of the District of Columbia and

the commission that oversaw the planning and design of the federal city.[7]

At William Deakins' death in 1800, the Edmonston's Pasture tract passed to his son, Leonard Marbury Deakins. Leonard Deakins (1746-1824), also conducted his business in Georgetown and had distinguished himself in the Revolutionary War. By the end of the war, Deakins had risen from the rank of Captain to Colonel. It appears that the Edmonston's Pasture property was held as an investment. The 1798 Federal Direct Tax indicates that the property then contained a small frame dwelling (28' x 26') occupied by Thomas Young, a tenant farmer. Some time around 1814, Leonard Deakins moved his family from Georgetown to Prince George's County. It appears that for a time, the family resided in the house formerly occupied by Young. It was here that Leonard Deakins died in 1824; he was buried in the family graveyard on the property.[8]

After his death, Leonard Deakins' property passed to his son, William Francis Deakins (1799-1884), who also made it his home. It is with William's ownership that the property became known as "Bloomfield"; it is believed that, around 1830, William Deakins built the house that is still known by that name. The 1832 Prince George's County tax assessment indicates that William's property then contained "one new two-story frame dwelling house large" and "one ditto with other buildings out of repair". The 1850 Census reveals that at that time, William Deakins, his wife Elizabeth (1803-1883), and their children James and Elizabeth, along with the senior Deakins' sister Glorvina, resided at Bloomfield. At that time, the property was described as a 250-acre dairy farm that was valued at $12,000.[9] William Francis Deakins died in 1884, leaving Bloomfield to his surviving children, James R. H. and Elizabeth A. Deakins.

By the end of the nineteenth century, when James R.H. Deakins (1840-1923) and his sister Elizabeth A. Deakins (1834-1929) lived at Bloomfield, the family had been associated with the property for more than 100 years.

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[7]No confirmation of William Deakins' connections to the Duke of Worcester has been found. See article on the Deakins family by James C. Wilfong, Jr., "Large Names in Small Print", *The Washington Post*, 12 December 1968, p.17. See also Historical Society of Washington, DC (Columbia Historical Society) *Records*, volumes, 31-32, 35-36.

[8]See entry for "Deakins Family Cemetery", *Stones and Bones, Cemetery Records of Prince George's County, Maryland*, 1988, edited by Jean A. Sargent, Prince George's County Genealogical Society, Inc., p. 571.

[9]Prince George's County Tax Assessments 1840s; Census for Prince George's County, 1850.

James and Elizabeth would also be the last generation of the family to own it. James, a local land surveyor, was a widower and childless; his sister had never married. In April 1920, they sold the property, then 285 acres, to the Riverdale Realty Company. James died in June 1923, and was buried in the family graveyard; as part of the sale of the farm, ownership of and access to the cemetery were reserved by the family (see Photograph 12).[10]

By the time of James' death, the immediate vicinity of Bloomfield had already lost much its rural character. Beginning in the late 1880s, many of the large and small farms in the area had been sold, subdivided and transformed into the suburban communities of College Park, Riverdale, Hyattsville, Mount Rainier and Brentwood. In the six years that followed the sale of Bloomfield and preceded Elizabeth Deakins' death in 1929, the farm became a part of the Washington area's burgeoning suburban landscape as well.[11] This transformation was made possible by improvements in the region's transportation infrastructure. Although the B & O Railroad line had traversed the area since the 1830s, and had helped establish Hyattsville as well as a number of prosperous local farms, it was not until streetcar lines were extended from Washington around 1890, that the suburbanization of the area took off.

Modern Subdivisions: 1920-1945 - Physical and Social Character

The 1920s: The Establishment of College Heights and University Park

By the time Bloomfield was sold out of the Deakins family in the spring of 1920, the suburbanization of present-day University Park had already begun. The process here would be different from that of nearby communities begun in the late 19th century. Because of their proximity to University Park, many would-be homebuilders and early residents undoubtedly took advantage of existing streetcar and railroad lines to commute to work or conduct shopping. Suburban communities of the 1920s like University

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[10]See deed conveying Bloomfield from J.R.H. and E. A. Deakins to Riverdale Realty Company, #158:77; Prince George's County Land Records. In her will, Elizabeth Deakins established the Vestry of Pinkney Memorial Chapel in Hyattsville as the custodian of the family cemetery. The Vestry received monies as a gift and in trust to defray the maintenance of the plot. Some years later, one of Elizabeth's cousins made and an addition to the trust.

[11]Upon her death, Elizabeth A. Deakins was also buried in the family graveyard. Several other distant relatives were buried there after Elizabeth; the last dated interment was in 1951.

Park reflect the ascendancy of the family car as the preferred mode of transportation and the role the automobile had in making many such communities possible.

The first modern subdivision, located at the extreme northeastern corner of the town, was the only portion of the present-day Town that had not been Deakins family property. In April 1920, a hilly 30-acre parcel west of
Baltimore Avenue near College Park and the University of Maryland was platted by Harry W. Shepherd and Claude Gilbert. Shepherd and Gilbert named their subdivision *College Heights*, undoubtedly because of its rolling topography and its vicinity to College Park and the University of Maryland.[12]

Shepherd and Gilbert had acquired the property from David M. Nesbit, a prominent local real estate attorney and investor, active in land deals throughout the region.[13] From at least 1890 until about 1915, Nesbit was an active investor in the nearby suburbs of Mount Rainier, Brentwood, Cottage City and Hyattsville. Nesbit had owned a half-interest in the property since 1890, when he and Anna B. Montgomery acquired it from Ella Calvert Campbell. The property had been deeded to Campbell as part of the partition of the Riversdale Plantation after the death of her father, Charles Benedict Calvert.[14]

In College Heights, Shepherd and Gilbert platted five blocks, all with at least 20 building lots. As originally designed, the subdivision was largely self-contained; there were three access points from the major thoroughfare of Baltimore Avenue on the east. Most blocks have multiple exposures; a single block (A) is oriented equally to Baltimore Avenue and to the interior of the subdivision. Access to those portions of blocks (A and B) oriented to Baltimore Avenue was provided either by a narrow alley (Block B) or by a series of driveways separated by pairs of building lots to the west (Block A). The largest of the blocks (E) wraps around three

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[12]See subdivision plat 2:52, Prince George's County Land Records.

[13]David Montgomery Nesbit (1842-1932) was born in Pennsylvania and had come to Washington in 1870. Nesbit lived in Washington, DC, and there is no evidence that he was involved in the construction of houses in College Heights. Instead, his interests appear to be limited to the purchase, sale and transfer of parcels and subdivided lots that could be developed by others.

[14]College Heights was identified as Lot 7 in the deed of Partition of Riversdale. See Prince George's County Equity Records, #475.

sides of the property to the north, west and south with a single row of lots. Streets were originally given the names of indigenous trees and shrubs; Pine, Oak, Holly and Beech (see Illustration 1).

Harry W. Shepherd (1870-1924) was born in Washington, DC. As a young man he settled in Hyattsville were he worked as a cashier at the First National Bank. He later became a vice president of the bank and served two terms as the City's Mayor. Shepherd left the bank to engage in real estate with Claude Gilbert; the two men did not incorporate as Shepherd and Gilbert Co., Inc., until April 1923.[15] Shepherd's association with the College Heights venture was cut short by his death in June 1924; his obituary indicates that he then resided in a recently completed house on Baltimore Avenue.[16] Little is known about Claude Gilbert, although Prince George's County Incorporation records indicate that the company continued to operate after Shepherd's death with the same shareholders.[17]

The marketing strategy used by Shepherd and Gilbert is unknown as no company records or advertising has been located. Tax assessments indicate that for about three years after the subdivision was platted, the only activity there was the construction of houses for the Shepherd and Gilbert families. Both houses were located at the southern end of the subdivision, on higher ground and easily visible to travelers on Baltimore Avenue. By 1923 with the construction of their own houses, both men attempted to set a standard for the quality of construction in College Heights. The Gilbert House at 4411 Beechwood Road is a frame Foursquare; the Shepherd House at 6806 Baltimore Avenue is a substantial buff-brick Craftsman bungalow (see Photographs 26 and 33).

Throughout the remainder of the 1920s, as lots were sold, the streets in College Heights, particularly Oak Ridge (Oak), Beechwood (Beech) and the southern half of Pineway (Pine), were dotted with substantial houses in the popular architectural styles of the day. Individual houses of varying styles were built near one another; while some houses appear to be similar,

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[15]Other company directors included Shepherd's wife Clara and Gilbert's wife Augusta. See Prince George's County Incorporation Records #2-13; 23 April 1923.

[16]"Hyattsville Ex-Mayor, H.W. Shepherd, Dead", *The Evening Star*, 12 June 1924, p.15.

[17]In 1937, the corporation changed its name to College Heights Estates, Inc. By this time, the company was developing property north and west of College Heights then and now outside of the corporate limits of University Park; part of the "Estates" is unincorporated Hyattsville, the remainder is within the City of College Park.

no two are alike. Wood-trimmed Tudor Revival houses in stucco, brick and stone are intermingled with Craftsman bungalows and two-story houses. Most of the properties in College Heights were developed to include a driveway leading to a garage at the rear of the lot (see Photographs 22,33,38,51).

In 1920, the Riverdale Realty Company purchased the Deakins farm. The company president was Isham S.D. Sauls; the secretary, Joseph D. Eason (c.1885-1969), was a local attorney.[18] Whatever plans the Riverdale Realty Company had for the Deakins property seemed to have gone unrealized. During its ownership no plats of subdivision were filed for the property and no evidence of any promotional activity regarding it has been found. On April 3, 1923, the Riverdale Realty Company sold the Deakins farm to The University Park Company, Inc.

The University Park Company was incorporated in Delaware on March 12, 1923. The company's president was J. Frank Rushe (1875-1956), a prominent Hyattsville plumbing contractor and Mayor of the town from 1921 to 1925. Harry Shepherd was among the original directors of the University Park Company, and served as its Treasurer upon incorporation. Other early directors and investors were prominent local businessmen and professionals including Harry J. Patterson, E. Hilton Jackson, Charles W. Clagett, George N. Bowen, James H. Rimmer and B. O. Lowndes Wells. Directors and stockholders in the Company were supposed to build and occupy houses within the development. Early tax assessment records indicate that most directors owned houses within the community at least through the 1920s.[19]

H.J. Patterson (1866-1948) lived in College Park, and was at various times dean and president of Maryland Agricultural College and director of the Maryland Agricultural Experiment Station. Jackson (1870-1950) was a prominent Washington trial lawyer who lived in Chevy Chase, Maryland. Clagett (1870-1958), a scion of a prominent County family, lived just south of the development in Hyattsville; he was a lawyer and a member of the Maryland General Assembly who helped establish the Washington Suburban Sanitary Commission. George Bowen (1882-1941) was a successful lumber dealer with a business in Hyattsville. James Hunt Rimmer (1883-1944) was an English emigre who arrived in the country in 1907. Rimmer had been

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[18]In the early 1920s, Eason was an attorney with Continental Life Insurance Co., in Washington. He was a native of Wilson County, North Carolina who had moved to the area in 1919. See obituary "Joseph D. Eason, Former Executive in Insurance Firm", *The Evening Star*, 30 June 1969, p.B-5.

[19]See obituary "J. F. Rushe, 81, Of Hyattsville", *The Evening Star*, 4 April 1956, p.A-24. See also Certificate of Incorporation and Annual Reports (1923 and 1942) of The University Park Company, State of Delaware, Secretary of State, Division of Incorporations.

involved in suburban development activity since 1912 when he arrived in Riverdale and began an association with the Riverdale Park Company. Wells (1880-1954) was a director of the Hyattsville Building Association and Citizens' Bank of Riverdale with extensive dealings in local real estate.[20]

The Company's initial efforts were focused on the extreme southeastern edge of its property at the intersection of Baltimore Avenue and Colesville Road. This location was closest to the major north-south transportation routes and the established suburbs of Hyattsville and Riverdale. In September 1923, a 30-acre subdivision known as *Section 1* was platted; it contained six rectangular blocks with building lots oriented primarily to the north and south, except to the east where lots were oriented to Baltimore Avenue.
Early on, the Company erected a small sales building at the corner of Baltimore Avenue and Tuckerman Street (Block 3, Lot 1, Section 1 -- now demolished).

The University Park Company promoted an exclusively residential community. To that end, Company deeds included language designed to regulate the character of both houses and their occupants. All Company deeds and subsequent transfers of property contained language precluding, among other things, non-residential buildings and uses within the community. The Company, however, retained the right to sell land for non-residential purposes and "from time to time, create business areas... and [that] the land so set aside for business may be sold free from the restrictions that it shall not be used for trade, business, manufacturing or mercantile purposes." Deeds also included the minimum value of the house to be erected; throughout the mid 1920s, that value was at least $5,000.

In addition, a number of other restrictions ran with the deeds including the mandatory placement of "garages, carriage houses [and] other outbuildings" at the rear of a building lot; that for twenty years after the first day of sale (August 1, 1923), construction was limited to one, single-family house per lot; and that plans and specifications for each building were to be approved by the Company prior to construction. Additional language common to deeds for numerous surrounding communities was also found in University Park:

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[20]See Obituaries in *The Evening Star*; Shepherd, 12 June 1924, p.15; Patterson, 12 September 1948, p. A-5; Jackson, 17 July 1950, p. A-17; Clagett, 13 July 1958, p. C-10; Bowen, 17 April 1941, p. A-13; Rimmer, 8 January 1944, P. A-4; Wells, 2 February 1954, p. A-8.

That said land, or any part thereof, or interest therein, shall never be rented, leased, sold, transfered or conveyed unto any negro or colored person[21]

Among the first houses to be completed in Section 1 was a house occupied by company director and stockholder, B. O. Lowndes Wells. The Wells house at 4307 Sheridan Street, the first house completed in the subdivision, was finished by the end of 1924. The house is typical of 1920s suburban interpretations of the Dutch Colonial style; the most prominent features of the frame house are its balanced facade and gambrel roof (see Photograph 52). Not long after the Wells house was finished, the second house completed was built a block to the west at 4406 Sheridan Street for the A. M. Brown family. The Browns lived in Riverdale when they decided to relocate to the nascent community to the west. Their house, a commodious but simply detailed frame Foursquare, was also completed by the end of 1924 (see Photograph 27).

After the construction of houses began in Section 1, the Company continued to register subdivision plats. The community expanded to the west with *Section 2* (20 acres) in October 1924, to the north with *Section 3* (30 acres) in March 1925 and in June 1925, further west with *Section 4* (4 acres), surrounding the Deakins family house. As the community expanded, the Company frequently named streets after its directors including Jackson (Sheridan Street), Patterson Place (Tennyson Road), Bowen Place (now platted as Toledo Road but undeveloped) and Rushe, Shepherd and Lanhardt roads (now Underwood, Van Buren and Woodberry streets).

To encourage visitation and the sale of lots, the Company erected a one-and-one-half story brick office/sales building at the northwestern edge of Section 1 by 1926 (see Photograph 66). The University Park Company office, located at 4400 Tuckerman Street, also contained several rooms originally used as the school facility the Company had promised to provide for local children. In addition to providing educational facilities, the Company had pledged to provide public services including road development and maintenance and trash removal.

Through the mid 1920s, the University Park Company was responsible for the construction of a number of houses of varying styles, sizes and prices. The Company's houses were concentrated in Sections 1 and 2, but several were located nearby in Sections 3 and 4. Houses built by the Company reflect the range of popular architectural styles of the period including Craftsman bungalows and Foursquares, front- and side-gable Dutch Colonials and Georgian Center-hall Colonials. While several houses are similar to one another, no two are identical; the random distribution of these Company

[21]See sample deed, Liber 221, Prince George's County Land Records.

houses contributes to the picturesque and varied streetscape. Most of the houses are of frame construction sheathed with horizontal board siding; several are sheathed with stucco and built of structural tile, a number employ decorative shingling. (see Photographs 1,14,30-32,34,36,37,55).

The subdivision of Section 4 (also known as the "Homestead Block") in June 1925 signaled changes for the then vacant and deteriorated Deakins house (see Photograph 7). The subdivision was a single rectangular block with seventeen building lots on the west side of Queens Chapel Road (then known as University Drive). The Deakins farmhouse was located on Lot 3, the largest at just over one-half acre. The remaining lots in the block were smaller and typical of others throughout the community. The Company sold or transferred Lots 1-5 of the block to its president J. Frank Rushe in August 1925.[22]

Rushe then set about improving the old farmhouse as a home for his family and as an architectural exemplar for the community around it. His comprehensive renovation of the house made it fit for modern use and provided the unassuming mid-nineteenth building with a grand architectural character befitting its role as the historic treasure in the midst of the modern community. The house was re-oriented slightly to face Queens Chapel Road (University Drive), the grand diagonal avenue that traversed the growing community. The interior of the house was modernized and the neo-classical portico with colossal columns and the detached garage were added (see Photographs 8-11).[23]

By 1928, after several years of successful sales and construction, a total of sixty houses had been completed in University Park by the Company as well as individual builders.[24] The Company then needed more space within its offices, and in exchange for the schoolrooms, donated a three-acre parcel on Queens Chapel Road to the County School Board. Later that

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[22]See subdivision plat SDH 3:25, June 1925; see deed 221:51, 4 August 1925, Prince George's County Land Records.

[23]Rushe, then a widower, sold Bloomfield in 1946. See deed #831:25, 20 June 1946, Prince George's County Land Records.

[24]"University Park Co. Effects Reorganization", *The Evening Star*, 7 April 1928, p.A-19.

year, a new, four-room schoolhouse that housed eighty students was completed.[25]

The 1930s: Growth and Incorporation

By the mid 1930s, the areas subdivided in the 1920s began to fill in and the Company began to develop other areas of the Deakins property. These new areas were to the north and west of the established sections of the community, and, deferring to topography, extended the generally rectilinear street grid. The subdivisions of the 1930s largely completed and framed both sides of Queens Chapel Road as the community's grand diagonal avenue. By this time, in both the recently subdivided areas and in the remaining open lots of the older sections of the community, architectural preferences had changed. By the mid 1930s, the european-based revival styles and the Craftsman aesthetic of the 1920s were supplanted by increasingly popular and numerous variations on American colonial and early federal period architectural themes.

In 1933, the University Park Company announced that it would no longer provide public services. To meet their communal needs, residents banded together as the University Park Community Association. Members' contributions defrayed the costs of street, sidewalk and streetlight maintenance, and trash removal. Apparently, both the regular and comprehensive collection of funds and compliance with Association rules were difficult.

Almost from the outset, there was talk of incorporation and the benefits it would bring the community in terms of revenue and regulatory authority. A charter for the Town of University Park was introduced in the State Legislature in March 1936, approved in April and took effect on August 3. Town government was composed of a mayor and council, with a councilmember representing each three wards then within the corporate limits. Additional officials included a treasurer and a clerk. Thomas E. Bourne, one of the community's first residents, was elected its first mayor. With its taxing authority and a share of State road maintenance funds, the new town was responsible for street maintenance and garbage disposal. Responsibilities for police and fire protection were met by either Hyattsville or Riverdale.

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[25]The original schoolhouse was demolished in the late 1970s and replaced with an even larger building. Phyllis Bate Sparks, *A Brief History of the Town of University Park, 1936-1976*, pp.17-18. The boundaries of the historic district have been drawn to exclude the present school building because of its recent construction date.

In April 1936, the Company platted *Section 5A* (17.5 acres), west of Section 4 "Homestead Block". Within Block 20 of this Section, parcel A (within Lot 7) was set aside around the Deakins family burying ground as had been specified in the deed from the Deakins family to the Riverdale Realty Company (see Footnote 5). This area extended Sheridan and Tuckerman streets but in a generally north-south rather than east-west direction. For this reason, west of Queens Chapel Road the street names change to 40th and 41st avenues (originally they were also Jackson and Monroe).

Tennyson Road (originally known as Patterson Place after H. J. Patterson, a Company director) is at the center the blocks created by Sections 4 and 5A. By spring 1937, parts of Section 5A were developed with commodious two-story brick houses in variations of the Colonial Revival style. Over the next several years, the subdivision was completed with more modest, speculatively built, two-story "Center-hall Colonial" houses constructed by Company stockholder and builder James Rimmer (see Photographs 47-49).

In the mid 1930s, the Company changed its sales strategy. Prior to this time, the Company had been the sole owner and subdivider of the Deakins tract. Beginning in 1936, the Company sold parcels to other individuals or companies who either carried out the subdivision alone or in partnership with the Company. In one case, an individual owner was also a director of the Company. In several cases, land was sold outright to developers or builders who subdivided the land and constructed houses. Frequently, the Company held the mortgages that financed these transactions. These subdivisions, on the western edge of the Company's Sections, extended the established street grid.

In June 1936, almost 15 acres south of College Heights and west of Section 3 were platted as *Section 6A*. This subdivision was composed of a large lot the Company had sold to DeVoe and Florence Meade in 1926, as well as several acres sold to John C. Palmer. The new plat created Clagett Road and Woodberry Street (originally Lanhardt Road after a Company director) west of Queens Chapel Road. The Meade lots were apparently derived from an unrecorded subdivision plat from 1926 (see Meade House, Photograph 13).[26] A number of lots comprising both sides of Clagett Road west of Queens Chapel and east of Beechwood were purchased by George and Hilda Harrison in July 1936. George Harrison (1895-1941) lived at 18 Oak Street in College Heights and was active in the construction and sale of houses in and around University Park until his death.

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[26]The unrecorded plat apparently was for Section 6, University Park; Section 6 was later platted in two parts, Section 6A and 6B. See subdivision plats, 4:67 and 6:55, Prince George's County Land Records.

By October 1936, two items appeared in the Washington *Evening Star* promoting Harrison's development. A small article and an advertisement promoted "University Park Hiland" and the four houses Harrison had completed there. One of the four houses, 4337 Clagett Road, was illustrated; it was a home "with all the modern conveniences dear to the housewife" and contained three bedrooms, two bathrooms and a detached garage. The advertisement indicated that Harrison would also build to suit on the remaining available lots in his development (see Photograph 59).[27]

The Company sold a parcel of 7.3 acres north of Section 6A to the Harrisons in January 1937. When they platted it as part of blocks 26, 27 and 28 in *Section 7* in August 1937, the new subdivision extended Clagett Road and created Clagett-Pineway which became a connection to the northwestern part of College Heights and to the unincorporated area of College Heights Estates to the north which were now being developed by College Heights Estates, Inc. (formerly Shepherd & Gilbert).[28]

In July 1938, the area south and west of Section 6A, was platted by the University Park Company as *Section 6B* (14 acres). This new subdivision was just north of the three-acre school lot the Company had provided in the late 1920s. While the Company's standard covenants accompanied the sale of lots in Section 6B, a clause was modified to allow for the construction of garages "under or attached to brick or stone houses." This change reflected the physical character of the community. The hilly topography of the Deakins tract, particularly to the north and west, lent itself to the placement of garages at or below grade and near the street rather than to the rear of a building lot. As a result, by the mid 1930s, many houses were built either with a garage below grade at basement level or at the first story. This was not only economical but also provided greater comfort for the homeowner who could go from the car to the house without coping with the elements.

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[27]See Real Estate advertisement for "University Park Hiland" [4337 Clagett Road, College Heights Estates], *The Evening Star*, 24 October 1936, P.C-5. See also "Death Notices", *The Washington Post*, 5 January 1941, p. A-12 and Interment Records, Fort Lincoln Cemetery.

[28]Beginning in the mid 1930s, College Heights Estates, Inc., was developing portions of the former Eversfield farm, north of the Deakins tract and outside of the corporate limits of University Park. The character of College Heights Estates is distinct from the character of University Park; the meandering streets of the "Estates" contain considerably larger lots and more expensive houses, better described as "mid-century suburban villas".

By August 1, 1938, the Company had sold approximately half of the subdivision (the north side of Block 23 and the south side of Block 24 framing Van Buren Street west of Queens Chapel Road) to James H. Rimmer, a Company director and builder.[29] Rimmer proceeded to speculatively build modest center-hall Colonial houses that were the favored local house form by the late 1930s. Many of the Rimmer houses from this period include attached or below grade garages (see Photograph 43).

In July 1939, George and Hilda Harrison expanded *Section* 7 to the south and platted the remainder of Block 27 and the north half of Block 29, extending Woodberry Street to College Heights Drive (see Photographs 44-46). Thus, by the end of the 1930s the University Park Company and others had opened more of the Deakins tract for development; throughout the decade, the land area of the community had effectively doubled. For several years beginning around 1936, many houses were under construction. The character and circumstances of this construction were different; the houses were the work of a small number of local developers and builders who found that minor variations of a few standard house forms and plans made for cost-effective construction and salable houses.

The 1940s: Before World War II

By 1940, four years after incorporation and seventeen years after its establishment, University Park had grown substantially. The Town of University Park was now identified in the US Decennial Census. In 1940, the population of 878 individuals occupied almost 300 houses. Numerous houses were completed after incorporation and before the country's entry into World War II, but the platting of subdivisions involved only small parcels. This activity discontinued altogether by the spring of 1941 and did not resume until after the war.

The activity of the University Park Company appears to have slowed by the early 1940s as well. Throughout the late 1930s, rather than sell to individual customers, the Company had primary sold small parcels that would be developed by speculative builders. By 1940, the Company still owned the northwestern one-third of the Deakins farm which remained unsubdivided.

As the country prepared for war, University Park was expanded with three small subdivisions. To the extreme north and west, both sides of Woodberry Street between College Heights Drive and Wells Parkway (8.2

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[29]By July 1938, Rimmer had replatted several lots to the east to face Van Buren Street rather than Queens Chapel Road. See deed # 516:340, 1 August 1938 and subdivision plats 6:55 and 7:22, Prince George's County Land Records.

acres) were platted by College Heights Estates, Inc., in February 1941. This property had been part of a large parcel purchased from the Company in August 1940. To distinguish its projects from those of the University Park Company, College Heights Estates, Inc., named its subdivisions near the Eversfield farm *The Village*. This block of Woodberry remained essentially unimproved throughout the war, when there was no construction activity.[30]

In May 1941, *Section 5B* was platted by the University Park Company and Hannum & Turner.[31] This small subdivision consisted of 23 lots (part of existing Block 18 and newly established Block 19) and extended 41st Avenue and Tennyson Road. Hannum & Turner had acquired the west side of 41st Avenue (Block 20, Section 5A) from the Company in 1938; with the subdivision of Section 5B, they were able to develop both sides of 41st above Tennyson Road and the north end of Tennyson Road with small and minimally detailed red brick Cape Cods. The austerity of these houses and the speed with which they were completed were at least in part a reflection of the war-related shut-down of the local housing industry. The simplicity of these houses apparently concerned local residents who felt that these structures did not meet the covenant requirement of a minimum house value of $5,000, an assumption later disproved through litigation (see Photograph 60).[32]

The last parcel to be subdivided before the War, in June 1941, was the block of Van Buren Street west of Beechwood Road. This area, also part of *Section 7* (part of Blocks 29 and 30), was platted by James Rimmer. Except for three or four houses at the southern end, the subdivision remained essentially undeveloped throughout the war. Rimmer died in 1944, and when his sons James, William and Harry, returned from war, they continued their father's work and built a number of houses in the late 1940s.

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[30]The system of block enumeration in "The Village" continues the one established in University Park. See subdivision plat 8:57 and deed 576:263, Prince George's County Land Records.

[31]Hannum & Turner was incorporated in Prince George's County in January 1936 for the purpose of engaging in "general contracting, building, remodeling, repairing and buying and selling real estate". The principals were Hiram L. Hannum and Albert H. Turner (1894-1986). See Prince George's County Incorporation Records, Vol 6, Folio 140. See also Obituary "Albert Hiram Turner", The Washington Post, 1 October 1986, p. C-10.

[32]Phyllis Bate Sparks, A brief History of the Town of University Park, 1936-1976, pp.14-15.

In July 1943, the Company again sold off a large part of its remaining land northwest of Town to College Heights Estates, Inc. This 27-acre parcel and the remainder of the August 1940 purchase would not be subdivided and developed until after the war. By mid 1943, with the sale of suburban house lots all but ended for the foreseeable future, the Company had succeeded in selling most of its land. After twenty years of operation, the stockholders convened for the purpose of dissolving the corporation. The papers were drawn up and became effective on December 15, 1943. These documents indicate that while a number of original stockholders had remained, only one continued to reside in the community.

Although construction activity ceased during the war, as it drew to a close, the Town of University Park was expanded significantly. In late 1944 there was a move to annex Shepherd & Gilbert's College Heights subdivision. Although it predated the subdivisions of the University Park Company, it had not been included within the municipal boundaries upon incorporation in 1936. In late 1944, a local special election on the issue was held and the annexation supported overwhelmingly. A bill authorizing the annexation was passed at the State House in Annapolis in April 1945. By this time, College Heights contained approximately 50 houses, many of which were substantial additions to the Town's tax base.[33]

Non-residential buildings

Within the historic district, there are three buildings with non-residential uses; two are churches, the third is a single-family dwelling adapted for use as the Town Hall. Both churches have played active roles in the community since their construction. The Town Hall represents the initial and recent establishment, of a permanent home for the municipal government.

University Park Church of the Brethren

The University Park Church of the Brethren began in the early 1920s as a meeting of local worshippers for whom travel to the existing congregation in Washington, DC, was difficult. Initially, lay leaders within the congregation held services and conducted Sunday School in a two-room school house (now demolished) associated with Green Hill, the Riggs' family farm about a mile to the west of University Park. In 1925, the schoolhouse property was sold and the congregation began to meet at the Oddfellow's Hall in Riverdale. The congregation had grown substantially; at Sunday services more than 100 people were sometimes in attendance. The need for a permanent place of worship became more pressing.

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[33]"College Height Indorses Bill for Annexation", *The Evening Star*, 25 June 1945, p. A-3.

Later that year, the congregation purchased several lots in Block 2, Section 1, from the University Park Company. The lots were located at the corner of Baltimore Avenue and Tuckerman Street, convenient to the established communities of Hyattsville to the south, Riverdale to the east, the developing community of University Park (which was within two or three blocks). On October 16, 1927, a modest brick church with simplified Gothic details was completed and dedicated; the church was located on the western portion of Lots 4 and 5 and oriented to the north and Tuckerman Street (see Photograph 63). Brother Henry C. Lamb of the congregation oversaw construction; the building was completed at a cost of $9,000.[34]

Throughout the 1930s and 1940, although financially unstable at times, the congregation grew sufficiently to require additional space for both worship services and educational purposes. In 1950, the congregation arranged with the regional church hierarchy to obtain the consulting services of Brother Forrest U. Groff, General Board Architect, to draw up preliminary plans to expand the church. The church also retained the services of a local architect, H.J. Moffatt, to finalize the plans in consultation with Groff.[35] Construction was begun in June 1952, and the enlarged building was rededicated on February 1, 1953. The building now contained a large new sanctuary to the east of the original building which had been remodeled into classrooms. The new sanctuary was completed at a cost of $38,500 and furnished by gifts of an additional $4,500. The remodeling of the original building cost another $12,000. The large sanctuary wing to the east shares the simplified Gothic style of the building's older section (see Photograph 62).

University Park Town Hall

The University Park Town Hall (6724 Baltimore Avenue), is a large detached brick building sited prominently at the intersection of Queens Chapel Road, Pineway and Baltimore Avenue (see Photograph 65). The building, a single-family detached residence, was built c. 1926 by Frederic and Edna Lee. The house may have been built speculatively; in May 1927, the property was advertised for sale in Washington's *Evening Star* newspaper. The advertisement, which included a photograph, describes a property with "10 rooms, two tiled baths... hardwood floors, two open fireplaces... and a two-car built-in heated garage... with Spacious Lawns Under Ancient Forest Oaks". The listing agent for the property was Thos. J. Fisher & Co., a prominent downtown brokerage active in communities like Washington's Kalorama neighborhood and Chevy Chase, Maryland. The Lees

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[34] *50th Anniversary of God's Sanctuary - University Park Church of the Brethren - Sunday, October 16, 1977*, pp.2-3. University Park Church of the Brethren Commemorative Book.

[35] Ibid, p.8.

were apparently unable to sell the house; for a time in the late 1930s it was used as a tourist home. The Lees sold the property in 1946.[36]

Over the years and with a later owner, the Lee house continued to have a number of multi-family, and thereby illegal, uses. Since its purchase by the Town in 1981, the building has served as the first permanent location for the Town government, Police Station and Public Works department. Prior to the purchase, municipal affairs were conducted at the Elementary School (outside the National Register boundaries) and storage facilities were provided by individual elected officials. More recently, since no commercial uses are permitted within the Town, office space was rented nearby on Baltimore Avenue in College Park.[37]

Riverdale Presbyterian Church

The Riverdale Presbyterian Church was organized at Riverdale Park in July 1896. Soon after organization, the Riverdale Park Company donated land for a church site near the Calvert Family Cemetery at 4609 Rittenhouse Street. The following year, the frame building's cornerstone was laid. As the congregation grew, the original building was expanded. In 1947, the church purchased several lots on the south side of Queens Chapel Road in Block 9, Section 2 of University Park. In September 1950, the Church dedicated a large brick sanctuary in the Colonial Revival style, the first of a planned two-part building. The architect of the building was Charles M. Talley of Telford, Pennsylvania. The educational wing of the building was dedicated in 1954.[38] Although the architectural style of the church building is compatible with the immediate streetscape and surrounding historic district, the construction date postdates the district's period of significance, rendering the church a non-contributing element (see Photograph 64).

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[36]See advertisement "Spacious Lawns Under Ancient Forest Oaks...", *The Evening Star*, 28 May 1927, p.15; see also deeds #221:67, 22 July 1925; #221:95, 15 March 1926; #835:135, 22 April 1946; Prince George's County Land Records.

[37]Oral Interview with Ms. Margaret Mallino, Mayor, Town of University Park, 12 December 1994.

[38]*History of Riverdale, Maryland*, Town of Riverdale Golden Panorama Committee, 1970, pp.61-63; see also article "New Riverdale (Md.) Presbyterian Church", *The Evening Star*, 30 September 1950, p.A-8; "Riverdale Church To Lay Cornerstone", *The Evening Star*, 15 May 1954, p. A-7.

Epilogue: After World War II

By the conclusion of World War II in 1945, the development of the area of the University Park Historic District, which represents more than half of the present-day Town, was essentially completed. The University Park Company had ceased operation during the war; in the next few years the remaining land was developed by others in a time when restrictive racial covenants were invalidated and modern, standardized construction materials and techniques produced cost-effective, if architecturally undistinguished houses.

In 1950, the Town of University Park had a population of 2,205. This substantial rise in population was the result of two primary factors; the increased number of households within the community and the beginning of the post-war baby boom that lasted through the 1950s. In the late 1940s and the 1950s, the extreme northwestern portion of the Deakins tract (the area west and north of Wells Parkway and North of Toledo Road) was developed in sections by several different companies or partnerships that had either acquired property from the University Park Company, its stockholders or their successors. Most active among these were College Heights Estates, Inc., (then operated by Arthur Seidenspinner as successor to Shepherd & Gilbert) who developed several small subdivisions in the vicinity of Forest Hill Drive and Van Buren Street, and University Park Homes, Inc., operated by Milton Polinger, David Lorenz and others, who developed Adelphi Road (then Colesville Road) and 40th Avenue north of Toledo Road.[39]

The areas developed by College Heights Estates, Inc., have larger lots and houses that are comparable to the unincorporated developments to the north on the Everfield Farm. However, the Polinger developments contain small lots and houses; each Polinger subdivision typically contains a single house model with little variation among buildings. The Polinger models represent post-war building styles and most frequently are ranch house or split-foyer, multi-level houses, all minimally detailed. The work of each developer is distinctly different in both physical form and architectural quality from the pre-war development of the Historic District (see Photographs 67-70).

In 1960, the Town's population reached a peak of 3,098. Since then, with the community essentially completely developed, construction activity to has been limited to a few locations with a small number of adjacent

[39]See subdivision plats 12:46; 14:63; 16:67; 17:1; 17:97; 18:45, Prince George's County Land Records.

undeveloped lots, or more commonly, single houses on isolated building lots within established neighborhoods.

According to the 1990 Census, after several decades of moderate decline reflecting a lower birth rate and reduction in the size of average households, the Town's population was 2,243. Today, thirty years after the abandonment of racial covenants, the community is no longer exclusively white. Although the population is still overwhelmingly white, local residents now include small numbers of African-Americans, Latinos, Asians and Native Americans.[40]

RESOURCE ANALYSIS

As an early 20th century, middle-class automobile suburb, the University Park Historic District is significant to an understanding of the evolution of Prince George's County and Maryland in the years between 1920 and 1945. Beginning in the late 19th century, the character of the County and State shifted from the largely rural context of the Civil War to the industrial and urban dominance of the years before the Depression. By that time, residential densities and the industrial and commercial components of the economy had substantially increased.

Although efforts at suburbanization had been initiated in Prince George's County as early as the 1870s, it was not until the close of the 19th century that any substantial level of development occurred, and when it did, it was in those areas closest to Washington, DC. The growth of these areas continued until World War I. Communities like Mount Rainier, Brentwood, Hyattsville and Riverdale to the north and Fairmount Heights and Seat Pleasant to the south were made possible by an expanding transportation network that included the railroad, the streetcar and automobile routes. By the early 1920s as these established areas were filled in, tracts of land further out began to be developed as suburbs. Because of more isolated locations the development of these areas was dependent on the newly popular automobile. Some of the new areas like Cheverly and Capitol Heights were almost totally auto-dependent. Others like University Park enjoyed the benefits of proximity to mass transit but as a reflection of the times, were auto-focused nevertheless. Most dwellings were designed to accommodate the family automobile with a garage or at least a driveway.

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[40]Sources: U.S. Bureau of the Census, *Table 4: Population of Counties by Minor Civil Divisions*, 1920-1950; 14th, 15th, 16th and 17th Decennial Census. See also *Selected Population and Housing Characteristics for Maryland: 1990*, Maryland Office of Planning, Planning Data Services, 1990.

From its founding in 1920 until the eve of World War II, the historic district developed as a quiet, middle-class suburb with shady streets and commodious, detached, single family houses. The exclusively residential community that developed at University Park is emblematic of the modern context of both Prince George's County and Maryland, when beginning around 1930, the dominant urban context of the area was continued and expanded. At University Park, houses were built by individuals as well as speculative builders in diverse architectural styles and were of uniform quality, architectural character and value, a result of the restrictive covenants and oversight provided by The University Park Company. Whether built by the University Park Company, a number of active speculative builders or individual homeowners, by World War II the community had become a broad reflection of the historically-inspired themes popular in early 20th century domestic architecture in a suburban context.

The Washington area grew significantly during World War II and local prosperity and growth continued after the war's conclusion. The prosperous local economy, together with a general movement away from dense urban centers, fostered the expansion of existing suburban communities and the establishment of new ones. University Park, already well established, took part in Washington's post-war surburban boom. However, post-war development in University Park was of a different character. For the most part, the architectural form, style and materials of the post-war houses were more clearly "modern" in their affect, if not directly modernist in their inspiration. These post-war houses bore little relationship to the historically-inspired houses of the pre-war period.

HISTORIC CONTEXT:

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Geographic Organization:
Western Shore

Chronological/Developmental Period(s):
Industrial/Urban Dominance
Modern Period

Prehistoric/Historic Period Theme(s):
Architecture, Landscape Architecture and Community Planning
Religion

Resource Type:
Category:
District

Historic Environment:
Suburban

Historic Function(s) and Use(s):

Domestic/single dwelling/residence
Domestic/secondary structure/garage
Religion/religious facility/church
Funerary/cemetery/burying ground

Known Design Source:

Architect/Forrest U. Groff
Architect/H.J. Moffatt
Architect/Charles M. Talley
Builder/Hannum & Turner
Builder/James H. Rimmer
Builder/George Harrison

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10. GEOGRAPHICAL DATA

Verbal Boundary Description

Beginning at the northeast corner of the subdivision known as College Heights (the same point being the northeast corner of the Town of University Park) proceed southward along the west side of Baltimore Avenue (US 1 and the Town boundary) to its intersection with East-West Highway (MD Route 410) and the southeast corner of the subdivision of University Park known as Section 1 (also the southeast corner of the Town). From said point, proceed west along the north side of East-West Highway to its intersection with Adelphi Road and the southwest corner of the subdivision of University Park known as Section 5A. From said point proceed north along the east side of Adelphi Road to the northwest corner of Lot 14, Block 21 of Section 5A, thence northeast along the north lines of Lots 21 and 20 in Section 5A and the north line of Lot 1, Block 19 of the subdivision of University Park known as Section 5B. From the northeast corner of Lot 1, Block 19, Section 5B, proceed along the rear lot lines of Block 19, across Tennyson Road, and along the north lot lines of Lots 8 and 9 in Block 18 to the easternmost point of Lot 9 (at Queens Chapel Road). From said point, proceed in a northeasterly direction along the west side Queens Chapel Road to the north side of Underwood Street. From said point, proceed in a northwesterly direction along the north side of Underwood Street to the westernmost corner of Lot 20, Block 23, Section 6B. From said point, proceed northeast along the south side of Beechwood Road to the southwestern corner of Lot 1, Block 30 of the subdivision of University Park known as Section 7. Thence, along the rear lines of Lots 1-10 of Block 30 to the intersection of College Heights Drive. From said point, proceed northeast along College Heights Drive to the southernmost point of Lot 1, Block 31 of the subdivision of University Park known as The Village. From said point, proceed northwest along the rear lines of Lots 1-10 in Block 31, The Village, to the intersection of Wells Parkway. From said point, proceed along the east side of Wells Parkway northwest to the intersection of the municipal boundary. From said point, follow the municipal boundary east, to the place of beginning.

Boundary Justification

The nominated historic district consists of approximately 191 acres of land within the municipal boundaries of the Town of University Park; the boundaries of the district are drawn to include the highest concentration of buildings erected between 1920 and 1945 within the Town of University Park. Included among those is Bloomfield, the Deakins Family farmhouse that predated the modern community and was rehabilitated as a residence in the 1920s. The family burying ground associated with Bloomfield is also included within the district's boundaries. The historic district's boundaries conform to municipal boundaries to the north, east, south and southwest. Where district boundaries depart from Town boundaries, they are

drawn along subdivision boundaries, natural features including a stream valley park, and to exclude concentrations of buildings constructed after World War II.

PG:66-29

UNIVERSITY PARK HISTORIC DISTRICT

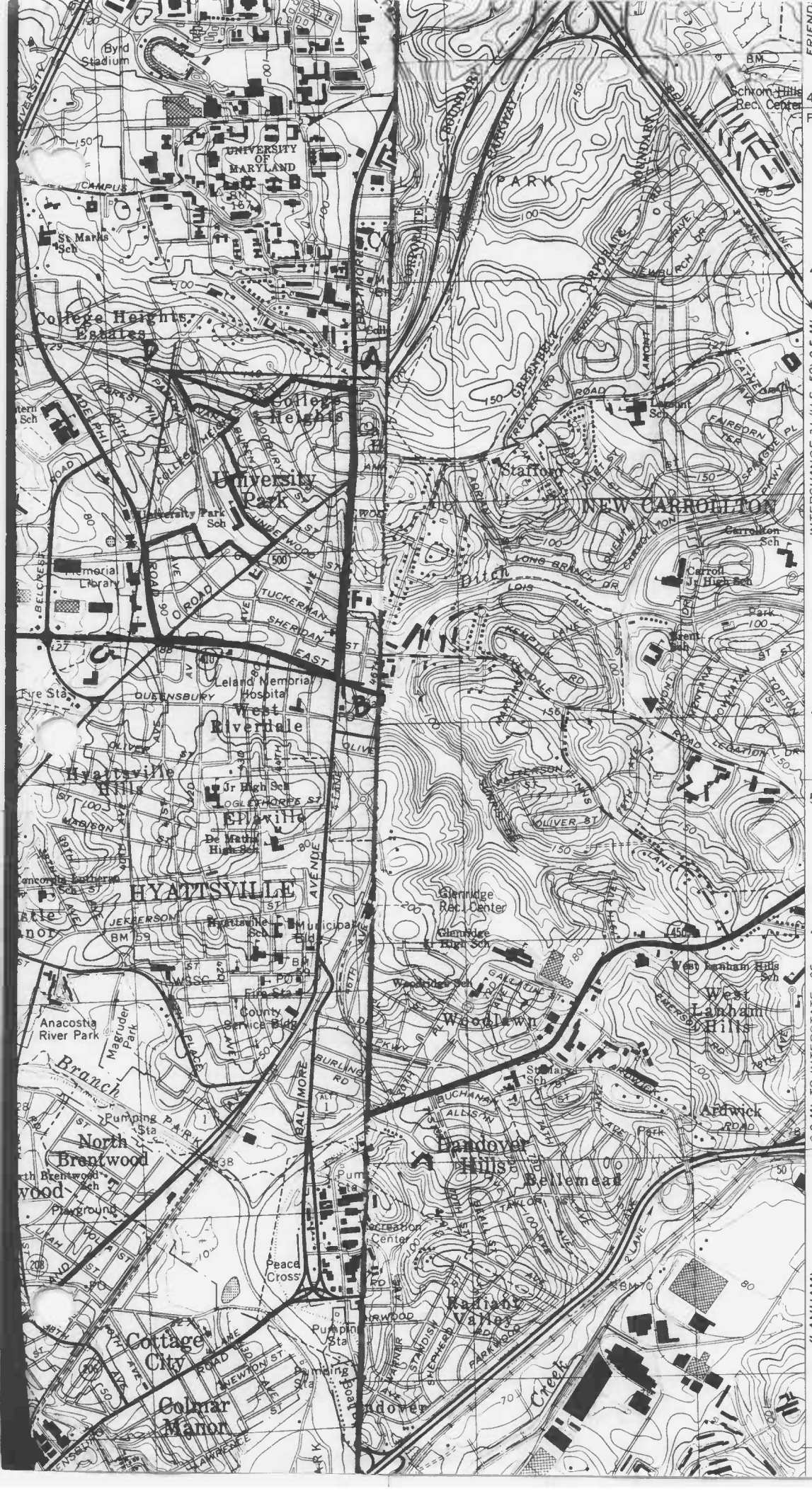
PRINCE GEORGE'S COUNTY, MD

A: 18-332100 4315800

B: 18-332000 4314400

C: 18-331040 4314650

D: 18-331280 4315850



4204-4214 Sheridan St.
University Park
PG County
Howard Berger
Dec 1994
Neg: MHT
from SW
1 of 70

PG:66-29

6503-13 Queens Chapel
University Park
PG County
Howard Berger
Dec 1994
Neg: MHT
From NW
2 of 70

PG: 66-29

6810-16 Pineway
University Park
PG County
Howard Berger
Dec. 1994
Neg: MHT
from NW
3 of 70

PG: 66-29

PG: 66-29

6400 bl. Adelphi Rd
University Park
PG County
Howard Berger
Dec 1994
Neg: MHT
from NW
4 of 20

6400 bl. Adelphi Rd service alley PG:66-29
University Park
PG County
Howard Berger
Dec 1994
Neg: MHT
from N
5 of 70

PG: 66-29

Park at Queens Chapel Rd.
University Park
PG County
Howard Berger
Oct 1994
Neg: MHT
from NW
6 of 70

6404 Queens Chapel Rd

University Park

PG County

unknown

c. 1900

Neg: M+T

from SE

7 of 70

PG: 66-29

6404 Queens Chapel Rd
University Park
PG County
Howard Berger
Nov: 1994
Neg: MHT
from E
8 of 20

PG: 66-29

PG: 66-29

6404 Queens Chapel Rd
University Park
PG County
Howard Berger
Nov 1994
Neg: MHT
from S
1 of 70

6404 Queens Chapel Rd

PG:66-29

University Park

PG County

Howard Berger

Nov. 1984

Neg: MHT

from SW

10 of 70

PG: 66-29

6404 Queens Chapel
University Park
PG County
Howard Berger
Nov. 1994
Neg: MHT
from E
11 of 70

Deakins family burial

PG:66-29

41st Av. near Tennyson Rd.
University Park
Prince Georges Co.

Howard Berger

Nov. 1994

Neg: MHT

from S

12 of 70

6714 QC Rd.
University Park
PG County
Howard Berger
Nov 1994
Neg MHT
from E
13 of 70

PG: 66-29

6400 Baltimore Ave.
University Park
Prince Georges Co.
Howard Berger
Nov 1994
Neg: MHT
from SE
14 of 70

PG: 66-29

6807 Pineway
University Park
P.G County
Howard Berger
Oct 1997
Neg: MHT
from S
15 of 70

PG: 66-29

PG: 66-29

6814 Pineway
University Park
PG County
Howard Berger
Oct 1994
Neg: MHT
from NE
16 of 70

6912 Oakridge
University Park
PG County
Howard Berger
Oct 1994
Neg: MHT
from SE
17 of 70

PG: 66-29

6916 Oakridge
University Pk

PG County

H. Berger
Oct 1994

Neg: MHT
from SE
18 of 70

PG: 66-29

4212 Sheridan
University Pk.
PG County
H. Berger
Oct 1994
Neg: MHT
from SW
19 of 70

PG: 66-29

4305 Sheridan
University Pk
PG County
H. Berger
Oct 1994
Neg: MHT
from N
20 of 70

PG: 66-29

4330 Woodberry
University Pk
PG County
H. Berger
Dec 1994
Neg: MHT
From SW
21 of 70

PG: 66-29

PG: 66-29

6902 Oakridge Rd
University Park
PG County
Howard Berger
Oct 1994

Neg: MHT
from NE

22 of 70

AXJ 764

6904 Oakridge Rd
University Park
Prince Georges Co.
Howard Berger
Nov 1994
from SE
NEG: MHT
23 of 70

PG: 66-29

6926 Pineway
University Park
Prince Georges Co.
Howard Berger
Nov 1994
Neg MHT
from SE
24 of 70

PG: 66-29

3307

4307 Woodberry St
University Park
PG County
Howard Berger
Oct 1994
Neg: MHT
from NE
25 of 70

PG: 66-29

4411 Beechwood
University PK
PG County,
L. Berger
Oct 1994
Neg: MHT
from NW
26 of 70

PG: 66-29

4406 Sheridan
University PK
PG County
H. Berger
Oct 1994
Neg: MHT
SE
27 of 70

PG:66-29

4410 Van Buren
University Park
H. Berger
PG. County
Oct. 1994
Neg MHT
SW
28 of 70

PG: 66-29

6803 Pineway
University Pk
PG County
H. Berger
Nov 1994
Neg: MHT
S
29 of 70

PG:66-29

4308 Tuckerman
University Park
PG County

H. Berger

Nov. 1994

Neg: MHT

SW

30 of 70

PG: 66-29

4207 Sheridan
University PK
PG County
H. Berger
Oct 1994
Neg: MHT
N
31 of 70

PG: 66-29

4206 Tuckerman
University Pk
PG County
H. Berger
Nov 1994
Neg: MHT
SW
32 of 70

PG: 66-29

NO
THRU
TRUCKS
OVER 3/4 TON
GROSS WT

6806 Baltimore Ave
University Pk
PG. County
H. Berger
Nov. 1994
Neg MHT
SE
33 of 70

PG:66-29

4201 Tuckerman
University Pk
PG County
H. Berger
Nov. 1994
Neg: MHT
NE
34 of 70

PG: 66-29

4412 Sheridan St

PG: 66-29

University Pk

PG County

H. Berger

Oct 1994

Neg: MHT

from S

35 of 70

4306 Sheridan St

Univ. Park

PG. County

Howard Berger

Oct 1994

Neg MHT

S

36 of 70

PG:66-29

4302 Tuckerman St.

University Park

PG County

Howard Berger

Oct. 1994

Neg MHT

SE

37 of 70

PG: 66-29

6812 Pineway
University Park
PG County
Howard Berger
Oct 1944
Neg: MHT
N.E
38 of 70

PG: 66-29

4402 Sheridan St.
University Park
P.G. County
Howard Berger
Oct 1994
Neg: MHT
SE
39 of 70

PG: 66-29

4331 Clagett Rd

University Park

PG County

Howard Berger

Oct 1996

Neg MHT

NE

40 of 70

PG: 66-29

4309 Sheridan St
University Park
PG County
Howard Berger
Oct 1994
Neg: MTT
N
41 of 70

PG: 66-29

6413 Queens Chapel Rd PG: 66-29
University Pk
PG County
Howard Berger
Oct 1994
Neg MHT
N
42 of 70

4312 Van Buren St.

PG: 66-29

University Pk

PG County

Howard Berger

Oct 1994

Neg: MHT

SW

43 of 70

4209 Woodberry St.
University Pk
PG County
Howard Berger
Oct 1994
Neg: MHT
NE
44 of 70

PG:66-29

4214 Woodberry St.
University PK
PG County
Howard Berger
Oct 1994
Neg: MHT
SW
45 of 70

PG: 66-29

4315 Woodberry St.
University Park
PG County
Neg: MHT
Howard Berger
Dec 1994
NE
56 of 70

PG: 66-29

6506 40th Avenue
University Pk
PG County
Howard Berger
MHT Neg
Oct 1994
E
dir of 70

PG:66-29

6508 40th Avenue
University Pk
PG County
H. Berger
Oct 1994
Neg: MHT
E
4 of 70

PG:66-29

6507 40th Ave
University Pk
PG County
H. Berger
Oct 1994
Neg: MHT
N
49 of 70

PG:66-29

6502 43rd Ave.
University Pk
PG Co.
H. Berger
Oct 1994
MHT Neg
SE
50 of 70

PG: 66-29

6911 Oakridge Rd
University Pk
PG County
H. Berger
Oct 1994
Neg: M+T
W
S1 of 20

PG: 66-29

4307 Sheridan St.

University Pk

PG County

H. Bergen

Oct 1994

Neg: MHT

N

52 of 70

PG:66-29

4408 Van Buren St.
University Pk
PG County

Howard Berger

Oct 1994

Neg: MHT

S

53 of 70

PG: 66-29

4408 Tuckerman St
University Pk
H. Berger
PG. County
Oct 1994
Neg: MHT
S
54 of 70

PG: 66-29

4310 Sheridan St
University Pk
PG County
H. Berger
Nov 1994
Neg MHT
SW

55 of 70

PG: 66-29

4305 Van Buren St.

PG: 66-29

University Pk

PG county

H. Berger

Oct 1994

Neg MHF

NE

56 of 70

4324 Van Buren St
University Pk
PG County
H. Berger
Nov 1994
Neg MHT
S
59 of 70

PG: 66-29

4412 Underwood St

PG: 66-29

University Pk

PG County

H Berger

Oct 1994

Reg: MHT

SW

58 of 70

4337 Clagett Rd
University Pk
H. Berger
PG. County
Neg: MHT
Dec. 1994
N
59 of 70

PG: 66-29

6515 41st Avenue
University Pk
PG County
H. Berger
Oct 1994
Neg: MHT
W
60 9170

PG. 66-29

6506 43rd Ave
University Pk
PG County
H. Berger
Oct 1984
Neg: MHT
E
61 of 70

PG:66-29

6724 Baltimore Ave

University Pk

PG County

H. Berger

Oct 1994

Neg: MHT

E

62 of 70

PG: 66-29

4400 Tuckerman St
University Pk
PG County
H. Berger
Oct 1994
Neg: MHT
S
63 of 70

PG: 66-29

4413 Tuckerman St

University Pk

PG County

H. Berger

Nov 1994

Neg: MHT

NE

64 of 70

PG: 66-29

University Park Church

4413 Tuckerman St.

University PK

PG County

H. Berger

Nov 1994

Neg: MHT

NE

65 of 70

PG: 66-29

6513 Queens Chapel Rd
University Pk
PG County

H. Berger
Neg: MHT
Dec 1994
N

66 of 70

PG: 66-29

4325 Woodberry St
University Pk
PG County
N. Berger
Oct 1991
Neg: MHT
N
67 of 70

PG: 66-29

4404 Sheridan St.
University Park
PG. County
H. Berger
Neg: MHT
Dec 1994
S
68 of 70

PG: 66-29

#438 Wells Parkway

PG: 66-29

University Pk

PG County

H. Berger

Oct 1984

Neg: MHT

SW

69 of 70

6714 Baltimore Ave

PG County

University PK

H. Berger

Nov 1994

Neg: MHT

E

70 of 70

PG: 66-29