

PRINCE GEORGE'S COUNTY
HISTORIC SITE SUMMARY SHEET

Survey #: P.G. #67-17 Building Date: 1888

Building Name: Kleiner-Dillon House

Location: 5603 Ruatan Stree, Berwyn Heights, Maryland

Private/Residence/Occupied/Good/Inaccessible

Description

The Kleiner-Dillon House is a large two-and-one-half-story frame house of the late Victorian Shingle Style. Built from an 1887 pattern book plan, it is embellished by a three-story corner tower and other Queen Anne style details. The house consists of a two-and-one-half-story gable-roof main block and a two-story gable-roof kitchen wing. Across the west facade is a one-story shed-roof porch supported by slim Tuscan columns on square wooden posts with a plain balustered railing. There is a small pedimented cross-gable in the roof of the porch at the entrance. The second story is slightly flared over the first story, and separated by a crown molding. Set into the southwest corner of the main block is a three-story octagonal tower with a bell-shaped flared roof covered with slate shingle and topped by a rounded acroterion. A pyramidal-roof dormer pierces the roof above the central bay of the west facade. The peak of its roof is ornamented with an acroterion similar to that of the tower. There is a rear dormer of a completely different design which pierces the east plane of the roof. A balustraded piazza (originally unroofed) extends around the south facade of the house; it is now roofed and enclosed with screen. The hexagonal porch is now glass enclosed as is part of the extended porch along the east facade. There is a two-story gable-roof kitchen wing attached to the north gable end of the house.

Significance

The Kleiner-Dillon House is a unique example in Prince George's County of a specific type of late Victorian/Shingle Style dwelling, embellished by a three-story corner tower, and other Queen Anne style decorative details. The Town of Charlton Heights was platted in 1888 by Edward Graves, on 383 acres of land bounded by the Branchville Road and the Baltimore and Ohio Railroad. Graves sold the land to the Charlton Heights Improvement Company in that year, and the company immediately began construction of dwellings ordered by pattern through the mail. Built in 1888 by the Charlton Heights Improvement Company, the Kleiner-Dillon house probably served as a model home for prospective buyers. It was constructed from a pattern advertised in 1887 in R. W. Shoppell's Modern Houses, and designed by the Cooperative Building Plan Association. Purchased by John and Helen Kleiner in 1895, it was their home until their deaths in 1911 and 1930. Since 1967 it has been the home of the Dillon family. This large and complex house has undergone several alterations in this century but it is still easily recognizable from its original plan. It is a fine example of a Queen Anne/Shingle Style pattern book house and is unique in Prince George's County.

Acreage: 20,656 square feet

Survey No. PG#67-17

Magi No.

DOE yes no

Maryland Historical Trust State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic KTeiner House

and/or common Dillon House

2. Location

street & number 5603 Ruatan Street not for publication

city, town Berwyn Heights vicinity of congressional district 5

state Maryland county Prince George's

3. Classification

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

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

name Edward and Carol Dillon

street & number 5603 Ruatan Street telephone no.:

city, town Berwyn Heights state and zip code MD 20740

5. Location of Legal Description

courthouse, registry of deeds, etc. Prince George's County Courthouse liber #3540

street & number Main Street folio 472

city, town Upper Marlboro state MD

6. Representation in Existing Historical Surveys

title None

date federal state county local

7. Description

Survey No. PG#67-17

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

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

The Kleiner-Dillon House is a large two-and-one-half-story frame house of the late Victorian Queen Anne/Shingle Style. It was built from an 1887 pattern book plan, is embellished by a three-story corner tower and other Queen Anne style details, and stands on one of the original lots platted for the 1888 suburb of Charlton Heights (now known as Berwyn Heights).

The house consists of a two-and-one-half-story gable-roof main block, and a two-story gable-roof kitchen wing, slightly offset to the north. The main block is of asymmetric plan, roughly square, three bays by three bays. Across the west facade is a one-story shed-roof porch; it is supported by slim Tuscan columns on square wooden posts with a plain balustered railing, and rests on brick piers infilled with lattice. Entrance to the main block is in the central bay of the principal west facade, through a double door in a slightly projecting vestibule. There is a small pedimented cross-gable in the roof of the porch at this entry position. The roof of the porch is covered with black asphalt shingle.

The main block is sided with white asbestos shingle on the first story, and rectangular wooden shingle (painted white) on the second and third. The second story is slightly flared over the first story, and separated by a crown molding. The narrow cornice is boxed with crown molding. The gable roof is covered with slate shingle, and a large corbelled brick chimney is roughly centered at the ridge.¹ Windows are 1/1 double-hung-sash with plainboard surrounds (and molded lintels) painted dark green; they have dark green louvered shutters. The building stands on a brick foundation which encloses a full basement.

Set into the southwest corner of the main block is a three-story octagonal tower. The tower has a bell-shaped flared roof, covered with slate shingle, and topped by a rounded acroterion. Windows in the third story of the tower are 25-pane single-sash, hinged on the side. These 25-pane windows continue along at third level beyond the octagonal tower and into the south gable end, so that that gable end is lighted by two more 25-pane windows (six in all). Above these two windows, the apex of the south gable end is decorated with applied geometric panelling. The third story in this south gable end overhangs the second story.

A pyramidal-roof dormer pierces the roof above the central bay of the west facade; it is filled with a fifteen-pane single-sash window. The peak of its roof is ornamented with an acroterion similar to but smaller than that of the tower. Another third level window projects from and ornaments the apex of the north gable end; it is similar in shape and design to the west dormer. There is a rear dormer of a completely different design which pierces the east plane of the roof. This easterly dormer has a gable roof

and is sided with rectangular wooden shingles. The sides of the dormer which frame the two 9-pane casement-type windows are rounded to resemble shingle-style columns.

A balustraded unroofed piazza originally extended around the south facade of the house; this section now has a roof which continues around to the south facade. Originally continuing from the piazza there was a one-story hip-roof hexagonal projecting porch at the southeast corner of the building which wrapped around to shelter the east facade. Access from the interior onto the hexagonal porch was through a full-length double-sash window in the third bay of the south gable end. The hexagonal porch is now enclosed, as is part of the veranda along the east facade: at lower level with siding, and above that, with vertical banks of four-pane windows. The enclosure of the hexagonal projecting porch shows in an early twentieth century photograph, and therefore represents a very early alteration. A modern carport has been constructed to the east of this (enclosed) veranda.

There is a two-story gable-roof kitchen wing attached to the north gable end of the house. It is one-bay by two-bays; windows are 1/1 double hung sash. The wing has been sided with vinyl and the roof has been covered with asphalt shingle. A one-story hip-roof projecting bay has been constructed in this century on the west (front) facade of this kitchen wing. At the juncture of main block and wing in the east plane of the roof, there is a tall corbelled brick chimney which originally served a large kitchen fireplace.

Interior of the main block consists of four principal spaces arranged around a large central chimney. This chimney serves four fireplaces on the first story, each positioned diagonally in the interior corner of its individual space. Each of these four fireplaces is embellished by a heavy Victorian carved wood mantel, with ornamental tiles insert around the fire box and hearth; each one is different from the others.

The stairhall in the northwest quadrant of the main block is, like the other three parlors, warmed by a diagonally placed fireplace in its southeast (interior) corner, an arrangement advocated by the Cooperative Building Plan Association through the Shoppell publications. The two-run staircase rises in the northwest corner of this space, turns 180° at a landing, and rises along the north wall of the main block to the second story. This ornate closed-string staircase has a heavy panelled newel with urnshaped cap, and turned balusters. The spandrel is panelled in old English style; the staircase is lighted on north and west (as is the adjoining closet) by stained glass windows.

A sliding door between the stairhall and the northeast parlor retracts into the north dividing wall. Door and window surrounds throughout the first story feature multi-band moldings with attractive rosette corner blocks.

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM

Survey No. PG#67-17

Description (continued)

Section 7 Page 3

Notes

1 A detailed description of this house design appears in Shoppell's Modern Houses, Volume #29, 1891. It recommends the following materials: "clapboard" siding on the first story, and shingles on the second story, the gables, and the veranda roof. The main roof was to be slate. The recommended colors were bronze green for the "clapboards", and dark red for trim, blinds, sashes and rain conductors. Wall shingles were to be red, and roof shingles a darker red.

8. Significance

Survey No. PG#67-17

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

Specific dates 1888 **Builder/Architect** Charlton Heights Improvement Co.

check: Applicable Criteria: A B C D
 and/or
 Applicable Exception: A B C D E F G
 Level of Significance: national state local

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

The Kleiner-Dillon House is a unique example in Prince George's County of a specific type of late Victorian Queen Anne/Shingle Style dwelling; it is embellished by a three-story corner tower, and other Queen Anne style decorative details. Constructed from a pattern book plan, this house was one of the first dwellings built in the 1888 town of Charlton Heights, now known as Berwyn Heights.

In 1887, Edward Graves of Washington, D.C. purchased 383 acres south of the Branchville Road and bounded on the west by the Baltimore and Ohio Railroad. He engaged the firm of Newby and Howell to survey and plat a new residential community, and called it Charlton Heights.¹ The plat of 1888 showed 50-foot-wide streets, criss-crossing at varied angles, and lots of approximately 50 by 200 feet. Graves sold the land in 1888 to the Charlton Heights Improvement Company, which immediately began construction of dwellings ordered by pattern through the mail. Within the same year, the Company began to sell lots, some unimproved, and some with new houses already erected.² By the end of the first year, approximately 20 houses had been built, and the new town became the home principally of professionals who used the Baltimore and Ohio railroad to commute into Washington, D.C.³

For the next three years, the Charlton Heights Improvement Company continued to sell lots, but with only limited success. In 1892, Edward Graves, the developer, and James Waugh, secretary of the Company, both of whom resided in Charlton Heights, bought the remaining unsold lots; they continued to sell them, and the Charlton Heights Improvement Company ceased operations. In 1896, by an act of the Maryland General Assembly, the town was incorporated, and its name was changed to Berwyn Heights. It continued to grow slowly; by 1910, the population was slightly over 150, and there were 38 dwellings.⁴ Today most of the lots have been filled in by 1950's subdivision housing, and Berwyn Heights is a quiet residential community with curving streets and old trees, set back and somewhat secluded, between two major highways.

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM
Statement of Significance (continued)

Survey No. PG#67-17
Section 8 Page 2

The subject house was built in 1888 by the Charlton Heights Improvement Company, and probably served as a model home for prospective buyers. It was constructed from a pattern advertised in 1887 in R. W. Shoppell's Modern Houses, and designed by the Cooperative Building Plan Association. The design from which this house was built (number #462) was one of the most ornate and expensive offered by the Association in 1887. Its construction cost, without mantels, range or heater, was estimated to be \$4600. It was advertised later, in 1891, including mantels and range (but not including the hearer) for \$5081.⁵

The house and ten lots were purchased by Ernestine H. Studley in October, 1888. Mrs. Studley defaulted on her mortgage, however, and by 1895 the house and ten lots were purchased by John and Helen Kleiner. It was their home until their deaths in 1911 and 1930. The property was sold by the Kleiner's grandson in 1947; it later served as student housing, and since 1967 has been the home of the Dillon family.⁶

This large and complex house has undergone several alterations in this century, e.g., enclosure of the hexagonal porch, and addition of the kitchen bay and the carport. It is still, however, easily recognizable from its original plan. It is a fine example of Queen Anne/Shingle Style pattern book house with outstanding interior detail; it is unique in Prince George's County. One of the first dwellings erected in the railroad suburb of Charlton (Berwyn) Heights, it is a significant landmark in that community today.

Notes

1 Prince George's County Deeds, JWB #9:127, 130; Prince George's County Plat, JWB #10:309.

2 Prince George's County Deeds, JWB #11:543; R. W. Shoppell Modern Houses, 1887; Artistic Modern Houses at Low Cost, 1888; Beautiful Homes, 1887; Building Plans for Modern Low Cost Houses, 1884, etc.; cf. Charlton Heights Improvement Company deeds, 1888.

3 Prince George's County Tax Assessments 1888-1890; Census for Prince George's County, E. D. #1, 1900.

4 JWB #20:496; JWB #21:225; JWB #22:53; G. M. Hopkins map, 1894; Census for Prince George's County, E.D. #1, 1900, 1910; Prince George's County Tax Assessments 1890-1910; Skarda, D.D., Berwyn Heights - History of a Small Maryland Town.

5 Shoppells Modern Houses, 1887, Design #462; also Vol. #29, 1891.

6 Prince George's County Deeds JWB #10:478; JWB #12:160, 163; JWB #27:564; JWB #29:209; JWB #30:660; #578:433; #949:22; #2887:74, 75; #2963:645; #3519:317; #3540:472. Equity D-2359, Will WTD #2:333.

9. Major Bibliographical References

Survey No. PG#67-17

Cf. notes, item #8

10. Geographical Data

Acreeage of nominated property 20,656 square feet

Tax map 33, Block 8, Tots 24-26

Quadrangle name Washington East, section B

Quadrangle scale _____

UTM References do NOT complete UTM references

A

Zone	Easting			Northing					

B

Zone	Easting			Northing					

C

Zone	Easting			Northing					

D

Zone	Easting			Northing					

E

Zone	Easting			Northing					

F

Zone	Easting			Northing					

G

Zone	Easting			Northing					

H

Zone	Easting			Northing					

Verbal boundary description and justification

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

state code county code

state code county code

11. Form Prepared By

name/title Susan G. Pearl, Research Historian

organization P.G. Historic Preservation Commission date August 1986 /September 1987

street & number c/o County Planning, MNCPPC telephone 952-3521

city or town Upper Marlboro state MD

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

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

return to: Maryland Historical Trust
Shaw House
21 State Circle

II

PRINCE GEORGE'S COUNTY
HISTORIC SITE SUMMARY SHEET

Survey #: P.G. #67-17

Building Date: 1888

Building Name: Kleiner-Dillon House

Location: 5603 Ruatan Stree, Berwyn Heights, Maryland

Private/Residence/Occupied/Good/Inaccessible

Description

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Acreage: 20,656 square feet

Maryland Historical Trust State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic Kleiner House

and/or common Dillon House

2. Location

street & number 5603 Ruatan Street _____ not for publication

city, town Berwyn Heights _____ vicinity of _____ congressional district 5

state Maryland _____ county Prince George's

3. Classification

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

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

name Edward and Carol Dillon

street & number 5603 Ruatan Street _____ telephone no.:

city, town Berwyn Heights _____ state and zip code MD 20740

5. Location of Legal Description

courthouse, registry of deeds, etc. Prince George's County Courthouse _____ liber #3540

street & number Main Street _____ folio 472

city, town Upper Marlboro _____ state MD

6. Representation in Existing Historical Surveys

title None

date _____ federal _____ state _____ county _____ local

depository for survey records _____

city, town _____ state _____

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
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8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
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<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1888 **Builder/Architect** Charlton Heights Improvement Co.

check: Applicable Criteria: A B C D
and/or
Applicable Exception: A B C D E F G
Level of Significance: national state local

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and is sided with rectangular wooden shingles. The sides of the dormer which frame the two 9-pane casement-type windows are rounded to resemble shingle-style columns.

A balustraded unroofed piazza originally extended around the south facade of the house; this section is now roofed and enclosed with screen. Originally continuing from the piazza there was a one-story hip-roofed hexagonal projecting porch at the southeast corner of the building which wrapped around to shelter the east facade. Access from the interior onto the hexagonal porch was through a full-length double-sash window in the third bay of the south gable end. The hexagonal porch is now glass enclosed as is part of the extended porch along the east facade. A modern carport has been constructed to the east of this enclosed porch.

There is a two-story gable-roof kitchen wing attached to the north gable end of the house. It is one-bay by two-bays; windows are 1/1 double hung sash. The wing has been sided with vinyl and the roof has been covered with asphalt shingle. A one-story hip-roof three-window bay has been constructed in this century on the west (front) facade of this kitchen wing. At the juncture of main block and wing in the east plane of the roof, there is a tall corbelled brick chimney which originally served a large kitchen fireplace.

The main block consists of four principal spaces around a central chimney. The ornate two-run staircase is in the northwest space, and has a heavy turned newel with urn-shaped cap, and turned balusters. All four spaces including the stairhall are warmed by fireplaces with heavy Victorian wooden mantels lined with decorative tiles.

The subject house was built in 1888 by the Charlton Heights Improvement Company, and probably served as a model home for prospective buyers. It was constructed from a pattern advertised in 1887 in R. W. Shoppell's Modern Houses, and designed by the Cooperative Building Plan Association.⁵ The house and ten lots were purchased by Ernestine H. Studley in October, 1888. Mrs. Studley defaulted on her mortgage, however, and by 1895 the house and ten lots were purchased by John and Helen Kleiner. It was their home until their deaths in 1911 and 1930. The property was sold by the Kleiner's grandson in 1947, and has since 1967 been the home of the Dillon family.⁶

This large and complex house has undergone several alterations in this century, e.g., enclosure of the hexagonal porch, and addition of the kitchen bay and the carport. It is still, however, easily recognizable from its original plan. It is a fine example of Queen Anne/Shingle Style pattern book house, and unique in Prince George's County. One of the first dwellings erected in the railroad suburb of Charlton (Berwyn) Heights, it is a significant landmark in that community today.

Notes

1 Prince George's County Deeds, JWB #9:127, 130; Prince George's County Plat, JWB #10:309.

2 Prince George's County Deeds, JWB #11:543; R. W. Shoppell Modern Houses, 1887; Artistic Modern Houses at Low Cost, 1888; Beautiful Homes, 1887; Building Plans for Modern Low Cost Houses, 1884, etc.; cf. Charlton Heights Improvement Company deeds, 1888.

3 Prince George's County Tax Assessments 1888-1890; Census for Prince George's County, E. D. #1, 1900.

4 JWB #20:496; JWB #21:225; JWB #22:53; G. M. Hopkins map, 1894; Census for Prince George's County, E.D. #1, 1900, 1910; Prince George's County Tax Assessments 1890-1910; Skarda, D.D., Berwyn Heights - History of a Small Maryland Town.

5 Shoppells Modern Houses, 1887, Antiquity Reprints 1983, Design #462.

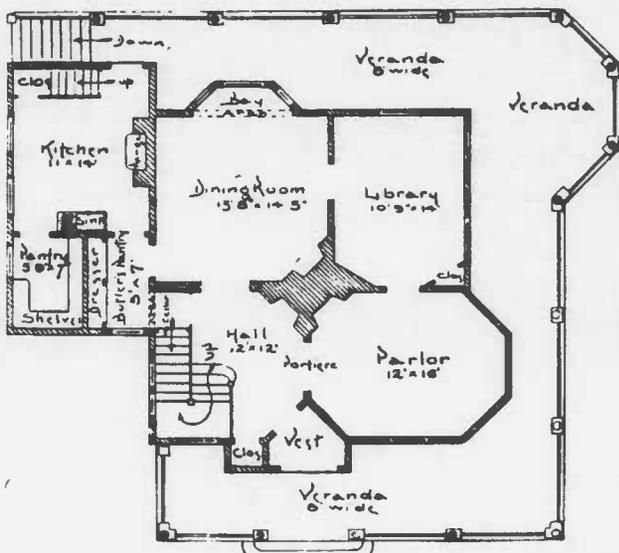
6 Prince George's County Deeds JWB #10:478; JWB #12:160, 163; JWB #27:564; JWB #29:209; JWB #30:660; #578:433; #949:22; #2887:74, 75; #2963:645; #3519:317; #3540:472. Equity D-2359, Will WTD #2:333.

Shoppell's Modern Houses—*Designs Patented.

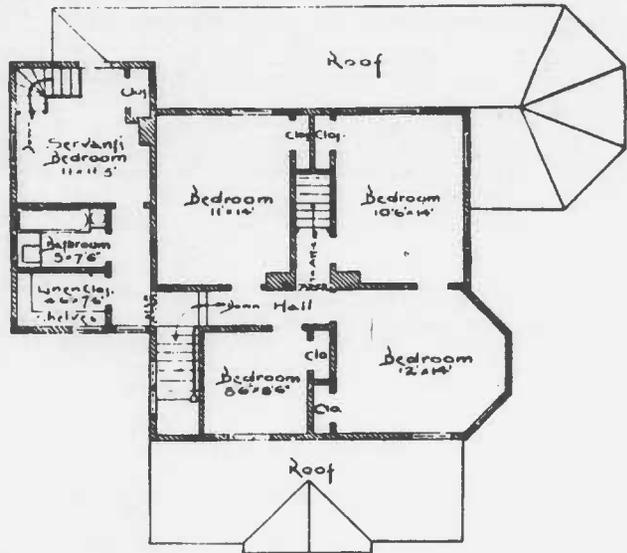
Residence, Design No. 462



PERSPECTIVE.



FIRST FLOOR.



SECOND FLOOR.

DESCRIPTION.

GENERAL DIMENSIONS: Width over all, 50 ft.; depth, including verandas, 43 ft. 6 in. Heights of stories: Cellar, 6 ft. 6 in.; first story, 9 ft. 6 in.; second story, 8 ft. 6 in.

EXTERIOR MATERIALS: Foundations, stone; first story, clapboards; second story, gables, and veranda roofs, shingles; main roof, slate. Outside blinds to all windows except those of the staircase, attic and cellar.

INTERIOR FINISH: Sand finish plaster. Cellar ceiling plastered with heavy coat. Ash floor in first story with an under-flooring of soft wood; hard pine floor in attic; soft wood floors elsewhere. Soft wood trim. Ash staircase. Panels under windows in parlor, dining room and library. Kitchen and bath-room wainscoted. Interior wood-work finished in hard oil.

COLORS: Clapboards, bronze green. Trim, blinds, sashes and conductors, dark red. Outside doors, dark red with bronze green panels. Veranda floor, dark olive drab. Veranda ceiling, blue. Brick-work, Indian red. Wall shingles, dipped and brush coated red; roof shingles a darker red.

ACCOMMODATIONS: The principal rooms and their sizes, closets, etc., are shown by the plans. Cellar under whole house. Laundry under kitchen. Attic plastered and finished as a large play-room; space for three or four bedrooms instead, if preferred. Heater pipes and registers in all rooms. All sides of the house equally presentable. Open fireplaces and mantels in hall, parlor and dining room, and set range in kitchen, included in estimate.

COST: \$5,081, † not including heater. The estimate is based on † New York prices for materials and labor. In many sections of the country the cost should be less.

Price for working plans, specifications and * license to build, \$55.00

Price for †† bill of materials, 10.00
Address, THE CO-OPERATIVE BUILDING PLAN ASSOCIATION, Architects, 63 Broadway, New York.

FEASIBLE MODIFICATIONS: Heights of stories, colors, sizes of rooms and kinds of materials may be changed. Laundry tubs may be placed in kitchen. Foundation may be planned for a level grade.

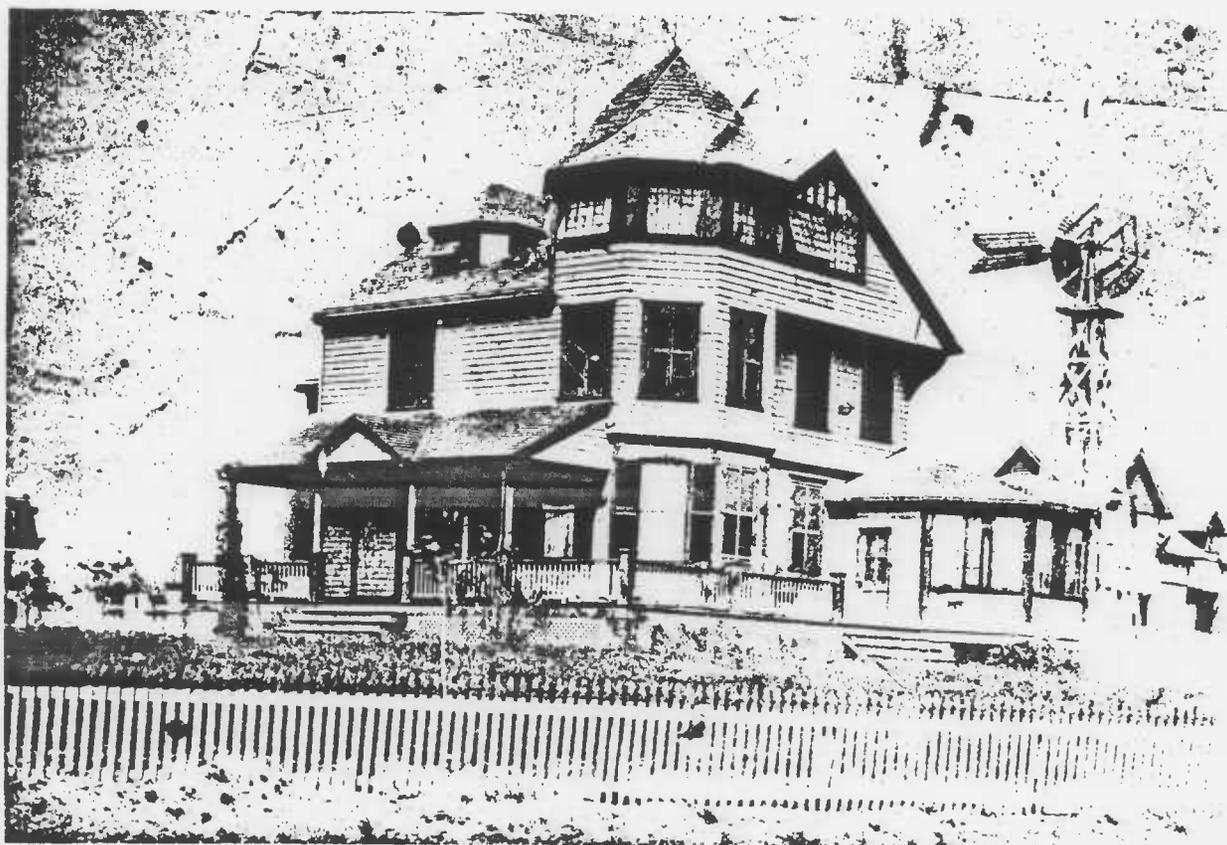


Photo circa 1900

Southwest 3/4 elevation

Chain of Title
Kleiner-Dillon House
P.G. #67-17

- #3540:472
27 Nov. 1967
Deed
John and Cornelia Luscombe to Edward and Carol Dillon, Lots 24-26 in Block 8, Berwyn Heights, same described in #3519:320.
- #3519:317
4 Oct. 1967
Deed
George T. Burroughs to John Luscombe. Lots 24-26 in Block 8, Berwyn Heights; Burroughs was appointed trustee for William B. Abrams to sell property, by decree of Equity Court in Case D-2359.
- D2359
1967
Equity
Cornelia Luscombe, and William B. Abrams vs. John Luscombe; complainants acquired property as heirs of their father, George J. Abrams who died 26 Sept. 1965 intestate; Cornelia resides on the property (5603 Ruatan Street, Berwyn Heights); George T. Burroughs appointed trustee to sell real estate; most advantageous sale is to John P. Luscombe for \$20,000.
- #2887:75
9 October 1963
Deed
George T. Burroughs and Henry Babcock to George J. Abrams; parts of Lots 24-26 in Block 8, Berwyn Heights.
- #2887:74
9 Oct. 1963
Deed
George J. and Amanda Abrams to Henry Babcock and George T. Burroughs, Lots 21-23 and parts of 24-26 in Block 8, Berwyn Heights.
- #949:22
25 July 1947
Deed
Reginald M. and Josephine G. Kleiner, Jr. to George J. and Amanda Abrams, Lots 21-26 and 43-48 in Block 8, Berwyn Heights, which Reginald M. and John J. Kleiner III, grandsons of Helen E. Kleiner obtained by deed (#578:433) under will of said Helen E. Kleiner. Reginald M. Kleiner received the one-half interest of John J. Kleiner III by his will, 1945, WEC #1:262.
- #578:433
Dec. 1940
Deed
Second National Bank, trustee of Helen E. Kleiner, deceased, to Reginald M. and John J. Kleiner III, Lots 21-26 and 43-48 in Block #8, Berwyn Heights, according to the Will of Helen E. Kleiner; Bank was to act as trustee until the death of John J. Kleiner II, son of Helen, or until age 25 of the younger or survivor of her two grandsons, Reginald M. and John J. Kleiner III, sons of John J. Kleiner II. John J. Kleiner II died 1939, leaving these two sons, the younger of whom became 25 in 1940. So Bank now executes deed to the two grandsons.
- WTD #2:333
3 May 1930
Will
Testator, Helen E. Kleiner, widow of John J. Kleiner, I, who died in 1911: all real estate in trust to the Second National Bank for the lifetime of only son John J. Kleiner (II).

- 2 -

JWB #30:660
18 Feb. 1895
Deed

George N. Walker to Helen E. Kleiner, Lots 21-26 and 43-48 in Block #8, Charlton Heights.

JWB #29:209
3 May 1894

Simon Wolf of DC to George N. Walker of Hyattsville, Lots 21-26 and 43-48 in Block #8, Charlton Heights.

JWB #27:564
1 Feb. 1894
Deed

Richard Venable (assignee of Mortgage from Ernestine Studley to George N. Walker) to Simon Wolf, Lots 21-26 and 43-48 in Block #8, Charlton Heights. Sale made 19 Dec. 1893, after default in mortgage.

JWB #12:160
1889
Mortgage

Ernestine Studley to George N. Walker, Lots 21-26 and 43-48 in Block #8, Charlton Heights.

JWB #10:478
15 Oct. 1888
Deed

Charlton Heights Improvement Company to Ernestine Studley for \$3600, Lots 21-26 and 43-48 in Block #8, Charlton Heights.



P.G. #67-17

Kleiner-Dillon House
Prince George's County, MD.
Susan G. Pearl
March 1986
West elevation
Neg: Md. Hist. Trust, Annapolis, MD.



P.G. #67-17

Kleiner-Dillon House
Prince George's County, Md.
Susan G. Pearl
March 1986
North elevation
Neg: Md. Hist. Trust, Annapolis, MD.



P.G. #67-17

Kleiner-Dillon House
Prince George's County, MD.
Susan G. Pearl
March 1986
Northeast 3/4 elevation
Neg: Md. Hist. Trust, Annapolis, MD.



P.G. #67-17

Kleiner-Dillon House
Prince George's County, MD.
Susan G. Pearl
March 1986
South elevation
Neg: Md. Hist. Trust, Annapolis, MD.