NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name North Brentwood Historic District

other names PG: 68-61

2. Location

street & number Roughly bounded by 39th Pl., Allison St., Rhode Island Ave., Webster St. ☐ not for publication

city or town North Brentwood ☐ vicinity

state Maryland code MD county Prince George's code 033 zip code 20722

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments).

Signature of certifying official/Title — Date 10-8-03

State or Federal agency and bureau

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

Signature of certifying official/Title — Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby, certify that this property is:
- ☐ entered in the National Register.
  - ☐ See continuation sheet.
- ☐ determined eligible for the National Register.
  - ☐ See continuation sheet.
- ☐ Determined not eligible for the National Register.
- ☐ removed from the National Register.
- ☐ other (explain): _____

Signature of the Keeper — Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

- [X] private
- [ ] public-local
- [ ] public-State
- [ ] public-Federal

Category of Property (Check only one box)

- [ ] building(s)
- [X] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property (Do not include previously listed resources in the count)

Contributing	Noncontributing	
128	38	buildings
		sites
	22	structures
		objects
128	60	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC / Single Dwelling
DOMESTIC / Multiple Dwelling
RELIGIOUS / Church
COMMERCE/TRADE / Business
RECREATION AND CULTURE

Current Functions
(Enter categories from instructions)

DOMESTIC / Single Dwelling
DOMESTIC / Multiple Dwelling
RELIGIOUS / Church
COMMERCE/TRADE / Business
RECREATION AND CULTURE

7. Description

Architectural Classification
(Enter categories from instructions)

Late Victorian
Late 19th and Early 20th century American Movements
Gothic Revival
Other: vernacular I-House

Materials
(Enter categories from instructions)

foundation Brick, concrete
walls Wood, brick, stucco
vinyl, aluminum, asbestos
roof Asphalt, asbestos shingle, metal
other

Narrative Description

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

Description Summary:

North Brentwood, the earliest incorporated African American community in Prince George's County, Maryland, is a small residential neighborhood located between the City of Hyattsville on the north, and the Town of Brentwood on the south. Its easternmost boundary is the CSX (Baltimore & Ohio) railroad, and although it straddles U.S. Route 1 (Rhode Island Avenue), most of the town is located on the northwest side of that much-traveled artery of transportation. The Town of North Brentwood is bounded on the south and west by the Town of Brentwood, while its northern boundary is defined by the Northwest Branch. The community comprises 128 contributing resources reflecting its development over the period 1891-1950. All of the early dwellings built in North Brentwood were of wood frame construction, and the earliest buildings represented all of the modest house forms that were popular at the time, including the ubiquitous I-house, and several varieties of urban-vernacular dwellings well suited for the deep, narrow lots. The 1920s brought a new variety of house forms, with bungalows, multi-family houses, and larger Foursquares. Small cottages built of brick were introduced in the period immediately following World War II.

General Description:

The earliest buildings, 1892 to 1904

The first houses in this community were built by members of the Randall family, beginning in 1892, and they represented all of the house forms that were popular in that period. The first two houses were built for Henry Randall and his son, Peter, in 1892 and 1893 respectively. Both were of wood frame construction, in the I-house form, a form that had been used for much of the nineteenth century, particularly in rural settings. (Only Peter Randall's 1893 house survives. Henry Randall's house was damaged by fire in 1994, and demolished the following year.) Peter Randall's house at 4508 Rhode Island Avenue is a 2-1/2-story frame house with central cross-gable on the main facade, a two-story semi-octagonal bay lighting one gable end, and a kitchen ell wing extending to the rear. Similar to the modest rural farmhouses of the 1890s, the form was translated in this case onto a small lot in a suburban setting.

Before the end of the century, two more I-houses were built for members of the Randall family (4501 41st Avenue, and 4514 Rhode Island Avenue), and within a few more years, the extended family constructed three front-gabled dwellings (4504, 4506 and 4508 41st Avenue), of deep and narrow plan, particularly suited to the deep narrow lots in the subdivision. By 1904, when the developer recorded a plat of the entire subdivision (including what is now Brentwood and North Brentwood), there were 22 frame dwellings in this small black community which would come to be know as North Brentwood. Eleven (11) of these early houses survive today. Some have been noticeably altered, and in the case of most, the

original wood siding has been sheathed with synthetic siding, illustrative of the necessities of a modest, working-class community.

The second building period, 1904 to 1922

At the time of the 1904 plat, 22 dwellings stood in the north section of Bartlett's subdivision. By this time, a one-room frame schoolhouse had been built on the space that had been reserved for it on Bartlett's original 1891 plat, on the south side of School Street. (This schoolhouse, was replaced by a larger, Rosenwald school in 1924; its site is now the community center tennis court.) The community continued to grow in the period after 1904. A Baptist and a Methodist congregation formed during these years. The Baptist Church was built in 1907 and replaced in 1912; the present church was built on the site in 1966. The Methodist congregation first met in members' homes. Their church, Brentwood African Methodist Episcopal Zion Church, was built in 1920, and stands today as a prominent, visible feature of the community. In addition to the churches and the school built during this period, at least three grocery stores were built, as well as the Firemen's Hall (and Dance Hall), and a Dance pavilion.

In the period between 1904 and 1922 (the date of the first Sanborn Fire Insurance map) 66 dwellings were constructed, bringing the total number of houses to 88. Of the 66 "new" houses built in this period, 49 survive. As in the first building period, the houses built during this period were of wood frame construction, including many more deep, narrow front-gabled dwellings. But a new variation of urban vernacular, sometimes referred to as the "freestanding rowhouse," began to appear - it had the same deep, narrow footprint suited to the long narrow lots, but had a shed roof, or a shed roof fronted by a narrow mansard. There also appeared, on some of the larger lots, a few somewhat larger crossgabled houses, as well as substantial examples of the American Foursquare. A few early bungalows made their appearance. As in the case of the earliest buildings, the surviving structures of the period have been altered, and in many cases sheathed with synthetic siding, again reflecting the modest means of the working-class residents.

The third period - Development of the community, 1922 to the eve of World War II

On the eve of World War II there were 159 dwellings in North Brentwood; approximately 71 of these had been built since 1922, including four two-family houses on John (now Webster) Street. Of these 71 "new" houses, 45 survive today. As in the earlier building periods, the house built during this period were of wood frame construction, and many have been altered and repaired as the means of the owners permitted. Several of the earlier houseforms (deep, narrow frontgables and more substantial American

Foursquares) were constructed during this period. But the largest number of these 71 "new" houses were bungalows, reflecting what was by far the most popular affordable house style available during this period. Small one- or one-and-one-half-story cottages also began to made their appearance.

The 1940s

Not surprisingly, there was scarcely any construction in North Brentwood during the Second World War. In 1947, however, an undeveloped block (L) in the northwest section of the town, was subdivided, and a new phase of residential construction began. Development in the immediate postwar period consisted almost entirely of the construction of small, one-and-one-half-story side-gabled brick (or block) cottages. Particularly in the northwest section of the town, in the new subdivision of block L, along Wallace Road (formerly School Street) and Windom (formerly Meadow) Road, rows of nearly identical brick cottages of Cape Cod form were built between 1947 and 1949. Modest in style, but handsome and well-kept, these cottages illustrate well the character of a modest, working-class community. Unlike the majority of the frame dwellings built during the early periods of construction, these brick cottages have tended not to need the repairs and alterations that have been necessary for the earlier buildings. Twenty-seven cottages from the 1940s survive in North Brentwood.

The modern period

There are now 180 residential buildings in the Town of North Brentwood, of which 161 are located within the boundaries of this nomination. (In addition, there are two churches and three commercial buildings within the boundaries of the nomination.) A significant number of dwellings from the first three periods of building in the town have been demolished. On the sites of many of these early houses, as well as on undeveloped lots, modern houses have been constructed, including ranch houses, modern cottages, and contemporary split foyers. Forty-three houses have been built since 1950, twelve of them in the 1990s. They are scattered through the community, providing a sometimes startling pattern of infill. But, the majority of the housing stock of North Brentwood clearly represent the beginnings and the evolution of the community's history. The citizens of North Brentwood have managed to preserve 132 (or more than 70%) of the dwellings built during the first 60 years of their history, in many cases using materials and methods born of necessity. This means that, even with modern infill, 75% of North Brentwood houses today are those that were built between 1891 and 1950, and they help to tell the story of the town's rich history and continuing evolution.

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

X **A** Property is associated with events that have made a significant contribution to the broad pattern of our history.

☐ **B** Property associated with the lives of persons significant in our past.

X **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply)

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Area of Significance
(Enter categories from instructions)

Architecture

Community Planning and Development

Ethnic Heritage / Black

Period of Significance

1891-1950

Significant Dates

1891 initial subdivision platted
1924 Town of North Brentwood incorporated

Significant Person
(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Various unknown

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

9. Major Bibliographical References

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

Previous documentation on files (NPS):

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

☐ recorded by Historic American Engineering Record
_____

Primary location of additional data:

☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
X Local government
☐ University
☐ Other

Name of repository:

Maryland-National Capital Park & Planning Comm.

SUMMARY STATEMENT OF SIGNIFICANCE:

North Brentwood is of particular significance in the African-American history of Prince George's County. The community was planned specifically for black families by Captain Wallace A. Bartlett, a veteran commander of the U. S. Colored Troops. Beginning at the end of the nineteenth century, the town was settled by black families seeking, through home ownership, some control over their lives in a segregated society. In spite of significant drawbacks (e.g., the potential for severe flooding from the Northwest Branch, and the fact that only the less valuable/ desirable lots were sold to African Americans), these early owners developed their own political and social institutions, and created a successful community. North Brentwood is the first African-American community to have been incorporated in Prince George's County. The surviving historic buildings illustrate the forms and styles of buildings typically constructed in working-class suburban communities of the period, and many have been preserved through methods that clearly reflect the efforts and hardships of a working-class minority community.

The nominated neighborhood consists of 166 primary buildings, of which 161 are residential. Of these 161 dwellings, 126 are contributing elements and 35 are non-contributing. The 161 residential buildings are supported by 22 secondary non-contributing structures, such as garages and storage sheds. There are also two churches (one contributing and one non-contributing), and three commercial establishments (one contributing and two non-contributing), making a total of 166 buildings (128 contributing and 38 non-contributing).

Criterion A: A resource that is associated with events that have made a significant contribution to the broad patterns of our history.

The community of North Brentwood was planned specifically for black families by a veteran commander of the U. S. Colored Troops. Beginning at the end of the nineteenth century, it was settled by black families seeking, through home ownership, some control over their lives in a segregated society. These early owners developed their own political and social institutions, and created a successful community in spite of significant drawbacks, e.g., the potential for severe flooding from the Northwest Branch, the fact of less valuable/desirable lots being reserved for the black population, etc. The surviving early buildings have been preserved through methods that represent the efforts and hardships of a working-class minority community, and thus they illustrate the struggle, survival and evolution of an early African-American community. North Brentwood is the first African-American community to have been incorporated in Prince George's County.

Criterion C: Resources that embody the distinctive characteristics of a type, period, or method of construction.

The community illustrates a variety of forms of domestic architecture that were popular in the developing suburbs of major cities at the beginning of the twentieth century. A large number of these houses have a deep and narrow floorplan, particularly suited to the deep narrow lots in the subdivision. Many of these narrow houses are frontgabled, but there are also numerous examples of the "freestanding rowhouse," with a shed roof either ornamented with cornice brackets or with a narrow front mansard. In the earliest building period, several "I-houses" were built on larger lots, and during the second building period, substantial examples of the American Foursquare were built. Bungalows are plentiful, representing the most popular affordable house style of the1920s and 1930s. In the period following World War II, several clusters of one-and-one-half-story brick cottages were built. Of the non-residential architecture in North Brentwood, the most prominent is the Gothic Revival-style African Methodist Episcopal Zion Church.

All of these buildings illustrate the forms and styles of buildings that were being constructed in working-class suburban communities. Although a majority of them have been altered by the methods that were available to the residents of the community, they still, with few exceptions, embody the distinctive characteristics of their type, period and method of construction.

The period of significance, 1891-1950, begins with the platting of the subdivision that would become the Town of North Brentwood, and ends at a point by which development in the district was substantially completed.

RESOURCE HISTORY AND HISTORIC CONTEXT:

Pre-Subdivision History

North Brentwood has the distinction of being the earliest black community to have been incorporated in Prince George's County, Maryland. Its development began as the northern section of a subdivision platted by Captain Wallace A. Bartlett on 206 3/4 acres of farmland that he had purchased in 1887. Several members of a black family named Randall purchased land from Bartlett in the early 1890s and built dwellings along what was to become the City and Suburban Railway Company trolley line. Theirs were the first dwellings in Randalltown, the community that would become North Brentwood.

Wallace A. Bartlett was born in Warsaw, New York, 5 November 1844, and saw service in the Union Army during the Civil War. In 1862, he volunteered to serve in the New York State Sharpshooters; he was wounded and hospitalized in 1864, and later that year was captured and imprisoned for several

months. Released after the cessation of hostilities, he was again mustered into service, in Brownsville, Texas, where he was commissioned Captain of Company I of the Nineteenth United States Regiment of Colored Troops.[1] The Nineteenth Regiment was one of six regiments of black volunteers from Maryland; the others were the Fourth, Seventh, Ninth, Thirtieth and Thirty-ninth. For the most part these Regiments were closely related in their training and in their service both before and after the War. Black men from Prince George's and Anne Arundel counties served in all six Maryland Regiments of the U. S. Colored Troops.[2]

The Nineteenth Regiment was made up of black volunteers largely from Southern Maryland and the Eastern Shore. These soldiers took an active part in the siege of Petersburg and the capture of Richmond. Losses were severe both among the black soldiers and the white officers who commanded the individual Companies. After the surrender at Appomattox, the Companies of the Nineteenth Regiment were transferred to Brownsville, Texas; the Seventh and Ninth Regiments also spent their last years of service in Texas.

From the beginning of the term of service in Texas, Wallace Bartlett served as one of the officers of the Nineteenth Regiment. He was commissioned Second Lieutenant in June 1865, and was later brevetted Captain. The Regiment remained in training in Brownsville until the expiration of the term of service; the troops were mustered out 15 January 1867.[3]

Bartlett came to Washington, D.C., soon after he was mustered out of the army. Partially disabled from wounds received during the War, he was unable to make his living as a printer, and therefore entered the Government Printing Office as foreman of the specification division. He returned to Warsaw, New York, in 1869 to marry Jemima Brown, and then settled with his bride in Washington. In 1873 he entered the Patent Office as an examiner, a post he held until 1887. He was the inventor, jointly with Lieutenant Zalinsky, of the dynamite gun, and also the author of several books.[4]

Until 1887, the Bartlett family lived in the District of Columbia, but in that year, Captain Bartlett purchased 206 acres of farmland just outside of the northeast boundary of Washington, adjoining The

[1]Bartlett, Wallace A., Pension file, National Archives; U.S. Service Record, National Archives; Obituary, *Washington Evening Star*, 26 May 1908; *Prince George's Enquirer*, 29 May 1908; Wilmer, L. A., J. H. Jarrett, and G.W.F. Vernon, *History and Roster of Maryland Volunteers, War of 1861-5*, Baltimore, Md., 1899.

[2] Wilmer, Jarrett and Vernon, *op.cit.*

Wilmer, Jarrett and Vernon, *op.cit.*

[4] Bartlett, Wallace A., Pension file and U.S. Service Record, National Archives; Obituary, *Washington Evening Star*, 26 May 1908

Highlands. The suburb of The Highlands had been subdivided and platted in 1870, and its developers had circulated promotional literature about the healthfulness of the area and the convenience to the Federal City afforded by the Baltimore and Ohio Railroad. The Highlands subdivision had not met with success, and the area was still relatively undeveloped in 1887 when Captain Bartlett purchased a tract of farmland immediately to its northeast. Bartlett's purchase included part of the farm of Benjamin Holladay on the northwest side of the railroad between Hyattsville and The Highlands. On this land he built a handsome farmhouse in the same year. With two partners (J. Lee Adams and Samuel J. Mills) he formed the Holladay Land and Improvement Company, and, in 1891, platted a residential subdivision in the area around and north of his house. (The plat was not recorded until 1896.) The section south of the Northwest Branch of the Potomac was called "Holladay Company's Addition to Highland," while that on the north side of the Branch was "Holladay Company's Addition to Hyattsville." The partners began immediately to sell residential lots in the "Addition to Highland."[5] The northerly part of the "Addition to Highland" was bounded by the Northwest Branch and was often subject to flooding. Lots in this less desirable section of the subdivision were sold for lower prices than the lots to the south, and their sales were directed to African Americans, many of whom had an indirect association with Wallace Bartlett through his service in the U. S. Colored Troops after the Civil War.

Early Sale of Lots

In 1891, Bartlett and his partners sold the first lots to Henry Randall, a black man from northwestern Anne Arundel County, who soon afterwards built a house for his family on this property. By 1893, Randall's son, Peter, had built a house on the adjoining lot. Both houses were side-gabled frame dwellings, each with central crossgable and rear kitchen wing; they were the first two dwellings constructed in what was to become North Brentwood. During their first years in this new community, Henry and Peter Randall worked as day laborers, but within a few years, Henry Randall operatied a coal and ice supply company, and Peter Randall was employed by the Government Printing Office. By the mid 1890s, Bartlett had sold lots to three other members of the Randall family, and they also built dwellings in the immediate vicinity. For many years afterwards, this northern section of the Holladay subdivision was known as Randalltown.[6]

[5] Prince George's County Deed JWB#8:110, 277, 453; Prospectus: *City of The Highlands*, Washington, D.C., 1870, (Library of Congress).

Prince George's County Deeds JWB#20:200; JWB#21:165; JWB#35:817; JWB#37:223; #13:431; see also G. M. Hopkins Map of Vicinity of Washington D.C. (1894); U.S. Census, Population Schedules, for Prince George's County, Maryland, Enumeration District #2 (1900), and Enumeration District #17 (1910).

The community in which Henry Randall settled his family in 1891/92 was already becoming known as a likely and desirable place to settle for African Americans who had served in the United States Colored Troops during the Civil War. Wallace Bartlett was known not only as a veteran officer of these Troops, but also as a writer, inventor and real estate activist in the Washington, DC area. In addition, publicity about the Encampment of the Grand Army of the Republic, and in particular the reunion of the United States Colored Troops, which took place in the District of Columbia in September 1892, boosted sales of properties to local blacks. This was a period of new opportunity for black tenant farmers and laborers, most of whom had been born in slavery, to purchase land, build homes, and create their own communities. Nearby Rossville, subdivided and developed in the late 1880s, was an example of a rural black community; Randalltown would be the prototype of an urban Reconstruction-era black community. During this period of tremendous suburban expansion along the boundaries of the Federal City, attractive incentives were being offered to black families as well as white for the purchase of building lots and the ownership of individual homes.[7]

In June 1896, Wallace Bartlett, together with his partners J. Lee Adams and Samuel J. Mills, recorded the plat for the Holladay Company's Addition to Highland, consisting of approximately 80 acres of the Holladay Farm; it included the southeasterly section of the area which later became Brentwood, and most of Randalltown (the northerly section which eventually became North Brentwood). By this time (1896), five houses stood in the northerly section, all of them built for members or relatives of the Randall family. Henry Randall's dwelling stood on Lot 3 of Block 20, and his son Peter's dwelling stood next door on Lot 4, both houses facing the right-of-way of the soon-to-be-completed electric trolley line. Henry Randall had built another house (on Lot 12 of Block 20) which backed up to these dwellings, and the house on Lot 12 became the home of his married daughter, Edith Randall Mason. Across from the dwelling of the Masons stood the house of another of Henry Randall's sons, Augustus, on Lot 3 of Block 21. A fifth house stood on Lot 7 of Block 20, just three lots north of Peter Randall's house - it was the home of Otho Johnson, father of Peter Randall's wife.[8]

Four of these first five houses built in Randalltown were of the same type, a two-and-one-half-story frame I-house with central crossgable on the main facade and kitchen wing extending to the rear. This was a style typical of modest rural farmhouses of the 1890s, translated in this case onto a small lot in a suburban setting. Only Augustus Randall's house one block to the west was of a more typical urban

[7] *The Washington Bee*, newspaper published in Washington, D.C., 1891, 1892 *passim*; for Rossville, see MHT Inventory Form PG#62-23 and National Register nomination for Abraham Hall, PG#62-23-7.

[8] Prince George's County Plat Book JWB#5:646 (1896), Plat File A-8; Prince George's County Deeds JWB#20:200, JWB#39:498, JWB#35:817, JWB#37:223, #11:195.

style, a narrower front-gabled frame dwelling with a longer floor plan suitable for the deep narrow lots of the emerging urban communities.[9]

Flooding Problems in the 1890s

From the beginning of residential development in Randalltown, the area was subject to flooding from the Northwest Branch and from the mill race, making this northerly section less desirable for building than the section to the south. Early in the eighteenth century a grist mill had been built just west of Bladensburg; a mill race was constructed from the Northwest Branch (at a point where the northmost part of the Holladay Company's subdivision was later platted) curving south and east for approximately one-half mile back to the Branch at Bladensburg and forming a loop around the mill. This grist mill, operated by the Digges family in the eighteenth and early nineteenth centuries, and later by Henry Carleton, was purchased in 1888 by Gilbert Moyers; it is referred to as the Moyers mill in land records regarding the Randalltown/Brentwood subdivision.[10] The mill race ran for nearly 4000 feet through the center of Randalltown, and added to the flooding problems of the black families who had built homes in this area.

The Bladensburg area had always suffered from flooding problems. Heavy rains were known to raise the level of water in the Northwest Branch as much as eight feet; during these periods, water would pour through the mill race, flooding up to 20 acres of the land around it. In order to alleviate the flooding problems of the earliest Randalltown residents, Bartlett hired a group of them to dig ditches for the purpose of draining the mill race. His rationale was that Moyers' mill was in ruinous condition, no longer operable and therefore no longer in need of a functioning mill race; draining the race would prevent the accumulation of fetid, unhealthful water in its channel, and at the same time prevent flooding of the adjoining land. This ditching work was accomplished in 1898 and 1899, and succeeded in reclaiming a large area of swampland into fertile land for crops. Moyers brought an injunction against Bartlett, claiming that his mill was indeed still operable, and that he therefore needed an intact mill race. Bartlett countered that he would be unable to maintain a healthful community for the families who were already living in his subdivision (Randalltown) if he were to be prevented from correcting flaws in the mill race which ran through his property. The court found in favor of defendant Bartlett, the injunction was dissolved, and the work of draining and improving the land continued. Moyers' mill ceased to operate.[11] Within a few years, former swampland was drained and platted for residential lots.

[9] Of these earliest five houses, four survive: Peter Randall's house at 4508 Rhode Island Avenue; Edith Mason's house at 4501 41st Avenue; Augustus Randall's house at 4504 41st Avenue; and Otho Johnson's house at 4514 Rhode Island Avenue.

[10] Prince George's County Deeds JBB#1:137, 413; JBB#5:33; *City of Highlands* promotional brochure, Washington, D.C., 1870.

[11] Prince George's County Equity #2582, Maryland State Archives

Though the situation was considerably improved for the Randalltown residents, flooding continued to be a problem until the 1950s when the Bladensburg Pumping Station was constructed as part of the flood control program.

The papers of the court case brought by Moyers against Bartlett in 1899 give a clear picture of the development of Randalltown at that time. A plat was prepared in June 1899 as one of the defendant's exhibits; it shows the entire course of the mill race through the developing community. It shows that by June 1899 six more dwellings had been built close to that of Henry Randall; it shows that Bartlett had built a bridge just north of this complex of dwellings, to carry Highland Avenue across the mill race. It shows very clearly why the land to the northwest of these houses had not been platted; it was swampland, which was gradually being converted into cropland by Bartlett's efforts.[12]

Depositions were taken by the Court from several of the men who worked for Bartlett, and they are very illuminating. Most importantly, they reveal that some of the earliest residents of Randalltown were employed by Bartlett in the actual development and improvement of the subdivision land. Other men who were working for Bartlett at this time subsequently purchased lots and built their homes here. The depositions also reveal a comfortable and cordial relationship between Bartlett and these laborer/residents. Bartlett himself also gave testimony during the hearing of this case. He indicated that he had spent $5000 to $6000 in the construction of streets, sidewalks and bridges. He also indicated that the lots close to the mill race sold for lower prices than those in the southerly section of the subdivision because of their susceptibility to flooding.[13]

City and Suburban Railway Company

During the 1890s, companies were being chartered to link Baltimore and Washington by trolley lines. The Columbia and Maryland Railway Company began to buy land for its right-of-way on a line that ran west of and parallel to the Baltimore and Ohio Railroad. It was along the west side of the proposed right-of-way that the Randall and Johnson family dwellings stood. In 1896, Henry Randall and his immediate neighbors conveyed the easterly parts of their lots to the Columbia and Maryland Railway Company for its right-of-way. Tracks were laid along this right-of-way, and the company constructed a culvert to carry the mill race underneath the tracks. The trolley line was completed through this area in 1898, at which time the two operating trolley companies merged to become the City and Suburban

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Ibid

[13] *Ibid*

Railway Company.[14] This streetcar line would prove to be a major factor in providing easy commuting into Washington, D.C., for the new residents of Randalltown/North Brentwood.

Civil War Veterans of the U.S. Colored Troops

Henry Randall, the first man to buy and build in Wallace Bartlett's subdivision, had not served in the Civil War, but his family had close connections with men who had. In 1890, Randall's son Augustus had married Maggie Hawkins, daughter of Gasaway Hawkins, a veteran of Company E of the 39th Regiment of the U.S. Colored Troops. The Randall and Hawkins families had in the 1880s lived in the area near Millersville in northwestern Anne Arundel County. As had happened with many of his compatriots-in-arms during the last years of their military service, Gasaway Hawkins had been incapacitated by disease, and spent the last two decades of his life as an invalid. Autustus and Maggie Randall bought their Randalltown lot and built their house in 1895, and then brought Maggie's elderly parents to live with them in the new community. The story of Gasaway Hawkins' military experience, his illness, and the pension support of his widow, Nancy, after his death in 1909, are outlined in considerable detail in the Civil War Pension Files at the National Archives.[15]

Gasaway Hawkins may have represented the closest connection between the Randall family and those individual men who served in the six regiments of Colored Troops from Maryland. It is clear, however, that there were many other links between the early settlers and the dependents and survivors of servicemen with the same family names as the early builders/settlers in Randalltown, notably Gaither, Primrose, Woodland, Richardson, Weedon and Wallace, as well as more common names such as Thomas, Johnson, and Smith.[16] In the case of the Woodland family, it was a son of the Civil War veteran who in 1904 purchased a Randalltown lot and built his house just a short distance north of the Randall and Johnson dwellings. Warren Woodland, from Oakville in St. Mary's County, had served in Company A of the Ninth Regiment. Mustered out late in 1866, he married in 1870, and had four children by the time of this death by drowning in the summer of 1881. His eldest daughter Sarah was at that time sent to live with her aunt in the District of Columbia, and the three younger boys were brought up in St. Mary's County by their mother, Lucy, who remarried in 1884. Lucy died in 1891, and not long after that her oldest son, Augustus Woodland (born 1877) came to the Washington area. In 1904, Augustus Woodland, by then married and with one small son, purchased Lots 38 and 39 in Block A, fronting directly on the City and

[14] Prince George's County Deeds of Right-of-Way JWB#37:416, 418, 420, JWB#38:117, 119; G.M.Hopkins *Map of Vicinity of Washington D.C.*, 1894; *Historic Contexts in Prince George's County* (Streetcar Lines, pp. 35-36), M-NCPPC, 1991.

[15] Hawkins, Gasaway, Pension file, National Archives

[16] Civil War Pension Files, National Archives; U.S. Service Records (Civil War) National Archives; Wilmer, L.A., J. H. Jarrett and G. W. F. Vernon, *op.cit.*

Suburban Railway line, and built his family home. The Woodland family house, no longer standing, is one of the 22 dwellings shown on the second plat of the Holladay Company's Addition to Highland of 1904 (cf. *infra*).[17] Further detailed research into military records will doubtless establish more family connections between veterans of the U. S. Colored Troops and the early settlers of the community that was to become North Brentwood.

Growth and Development of the Subdivision

During the 1890s, Bartlett and his partners were also selling lots in the southern section of the subdivision to white families. By 1896, six dwelling had been constructed, in addition to Wallace Bartlett's farmhouse and the Highland Station building on the Baltimore and Ohio Railroad. In the next decade, building activity continued at a greater rate in the black community of Randalltown than in the white community immediately to its south.[18]

In 1904, the Holladay Company's Addition to Highland was expanded, replatted and recorded; this second plat added 40 additional acres on the west, particularly in the northwest on land which had formerly been swamp but which Bartlett had reclaimed through his ditching efforts. By 1904, twenty-two dwellings had been built in Randalltown, compared to fourteen in the southern (white) section of the subdivision.[19] Most of these houses were narrow and front-gabled, similar to the house of Augustus Randall built in 1895. The entire 1904 subdivision was by this time subtitled "Brentwood," and a post office of that name was established in the southern section to serve the entire subdivision. The name "Brentwood" was taken from the nearby Brent family property just over one mile inside the boundary of the District of Columbia. The Brentwood plantation had belonged to Robert Brent, first Mayor of the District of Columbia, and the fine Federal-style brick house was built for members of his family early in the nineteenth century. By the beginning of the twentieth century, the Brentwood mansion had been abandoned; vandalism, decay and fire ensued and what remained of the mansion was finally demolished in 1919. In 1904, the old road that led out of the District of Columbia from the grounds of the old mansion to Bartlett's new subdivision, was still known as the "Brentwood Road" and Bartlett applied that name "Brentwood" to his new community.[20]

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[17] Woodland, Warren, Pension file, National Archives; Prince George's County Deeds #27:28; Prince George's County Plat JWB#5:669 (A-9), 1904.

[18] Prince George's County Plat JWB#5:646 (A-8)

[19] Prince George's County Plat JWB#5:669 (A-9), 1904; see also Prince George's County Equity #2582.

[20] Goode, James, *Capital Losses*, Smithsonian Institution, Washington, D.C.; see also G. M. Hopkins *Atlas of Fifteen Miles around Washington*, Philadelphia, 1878.

Although Bartlett's entire development was now officially on paper as Brentwood, the northerly black community continued to be known locally as Randalltown. The unofficial boundary between the two communities was John (now Webster) Street, and the two communities were sometimes differentiated as "Black Brentwood" and "White Brentwood."

At the time of the 1904 plat of the Holladay Company's Addition to Highland (or Brentwood), twenty-two dwellings stood in the northerly section which made up the black community of Randalltown. In addition to the five dwellings of the extended Randall family which were shown on the 1896 plat, five more houses stood along the right-of-way of the City and Suburban Railway; the dwelling of John H. Thomas, Sr., had been constructed between that of Peter Randall and Otho Johnson, and, farther north, the dwelling of Henson Primrose, Augustus Woodland, and John H. Thomas, Jr., and John W. Banks. (None of these houses survives today.) To the west, Richard Wood had built a house (no longer standing) next door to Edith Randall Mason's. In the block where Augustus Randall's front-gabled house stood, his brother, Thomas, and his brother-in-law, Walter Davis, had built similar dwellings. (These two houses still stand, respectively, at 4506 and 4508 41st Avenue.) In the same block, grocer-cook James Wallace, laborer Granville Gaither, and coal-and-ice supplier Ellis "Babe" Smith had built their houses; of these three, only the Smith house, substantially enlarged and altered, still stands at 4030 Webster Street. These sixteen dwellings formed the principal concentration of buildings in the new community. To the west were scattered six more dwellings of the Henry Newton, James Holmes, William Ingram, William H. Richardson, Charles Weedon and Richard Daily families. Three of these houses, substantially altered, survive: the Holmes house at 4514 Banner Street, the Ingram house at 4517- 41st Avenue, and the Weedon house at 4542- 41st Avenue.[21]

Community Institutions

By the early years of the twentieth century, Randalltown was already functioning as a community. From the beginning, there was active pursuit of such community establishments as a school, churches, and a civic association. The movement for the establishment of a school for the children of the community began early, and a one-room frame schoolhouse (16 by 12 feet) was built on the space that had been reserved for it on Bartlett's original 1891 plat, on the south side of School Street (now Wallace Road). The school opened in 1902, and Henry and Peter Randall were appointed trustees. This school was enlarged slightly during the next few years, but it was not until 1924 that a more substantial, three-teacher school was approved by the Board of Education.

[21] Prince George's County Tax Assessments, 1892-1904; Prince George's County Plat JWB#5:669 (A-9), 1904.

The 1924 school was partially funded by the Rosenwald Program, which provided seed money for the building of schools for African-American students. These schools were built through a fund established by Chicago philanthropist Julius Rosenwald, the president of Sears, Roebuck and Company. The fund supported the construction of schools for black students in the American South. From 1917 until Rosenwald's death in 1932, the fund contributed to the building of 4,977 schools in 15 states. It provided only seed money for construction, and each community was required to match the fund's contribution, either in cash or in-kind contributions, such as lumber or labor. Most local financial support came from taxation.

Despite these limitations, the Rosenwald program did much to improve black schools, providing incentives to their communities, which usually led to further civic improvements. In Prince George's County, 23 Rosenwald schools were built during the 1920s. The North Brentwood Rosenwald school, a handsome three-classroom building of wood frame construction, was built on the same property as the original 1902 schoolhouse. Mrs. M. F. Wiggington-Brown, a resident of North Brentwood was very active in school pursuits. In 1920, she had become Supervisor of Colored Schools, replacing James F. Armstrong of Fairmount Heights.[22]

The Rosenwald school was replaced in 1944 by a larger, six-classroom brick school that operated for 25 years. It was closed in 1969 when the County's schools were finally desegrated, and demolished in the 1970s. Its site is now marked by the community park and tennis courts.

During the early years of the twentieth century, two church congregations formed in the new community. A group of people began meeting in the home of James and Virginia Holmes (at the corner of School and Banner Streets), and soon formed themselves into a Baptist and a Methodist congregation. The Baptist Church formed in 1905 under the leadership of Reverend James Jasper; the first church was built in 1908 on the south side of School Street, a short distance west of the schoolhouse. The first church was destroyed by fire within a few years, and a new church was built on the same site in 1912. The present church was constructed between 1966 and 1970.[23]

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[22] *Journal of Prince George's County Board of Education*, 1902-1921; article on North Brentwood in 30 August 1947 issue of *Washington Afro-American;* Rosenwald school files, Fisk University, Tennessee; Pearl, Susan G., *The Julius Rosenwald Program: A Chapter in the African-American Education Movement in Prince George's County, Maryland,"* (unpublished), presentation to the American Association of State and Local history Annual Conference, October 1999; Wilson, Frank H., *Footsteps From North Brentwood: From Reconstruction to the Post-World War II Years*, 1997.

Prince George's County Deeds #28:86, #48:546; *Sixtieth Anniversary Celebration* booklet, North Brentwood, 1984, pp. 12, 13, "First Baptist Church, Inc;" *Washington Afro-American*, 26 February 1949, "Brentwood Baptist Church 43 years old"; Wilson, Frank H., *op.cit.*

A group of Methodists began to meet as early as 1913 in the home of Henson Primrose, just north of Otho Johnson's house on the opposite side of the mill race. Over the years this Methodist congregation met also in the Firemen's Hall just across Highland Avenue from Reverend Primrose's house, but it was not until 1920 that they built their church. At this time, John Street was the unofficial line between the white community on the south and the black community on the north. Members of the Methodist congregation contemplated establishing their church on the south side of John Street, and they were supported in their desire by Isaac Arnold, a white man from the south section of the subdivision who worked as a shoe salesman and also served as a Justice of the Peace. "Judge" Arnold purchased Lot 17 of Block 22, at the southwest corner of John Street and Highland Avenue, and in March 1920 sold it to five trustees (William H. Thomas, Joseph Herbert, Harrison Johnson, Edgar F. Johnson, and Robert F. Johnson) of the African Methodist Episcopal Zion Church, under the leadership of Reverend Chesterfield Jackson. The congregation moved from the Firemen's Hall and began holding services in the lower auditorium while construction continued above. The completion of the church building, which stands today as a prominent visual feature of the community, was celebrated on 8 July 1920.[24]

In 1905, William J. Conway came to Randalltown from the District of Columbia, purchased lots in the community and had a home built. He raised his family in Randalltown and commuted to Washington for his work as a printer at the Government Printing Office. Much later, a newspaper article summarized his description of the new community. "When Mr. Conway moved to North Brentwood in 1905, he described the place as one of the most pitiful-looking villages he had ever seen, with a population of 65 and no churches or grocery stores. There was one coal, wood and ice dealer, one 16 by 12 frame public school and 16 dwellings scattered over 25 acres of the eastern part of the 100 building lots, and surrounded by a dense, wide grove."[25] When Conway first arrived in Randalltown , neither the Baptist nor the Methodist church had yet been built, and the people were still worshiping in the home of James and Virginia Holmes; the one-room schoolhouse which he described had been open since 1902, and the local supply of coal, wood and ice was provided by Henry Randall.

It was clear to William Conway that this fledgling community was in need of some active assistance, and almost immediately he set about establishing a Citizens Association. In January 1907, under his direction, the Brentwood Colored Citizens Association was formed "for the creation and maintenance of an association for beneficial purposes to its members . . . for educational, moral, scientific, literary, dramatic, musical, social and beneficial purposes to its members from funds collected therein."

[24] Prince George's County Deed #152:337; Incorporation JBB#1:506; *Sixtieth Anniversary Celebration* booklet, North Brentwood, 1984, p. 14 "The Brentwood African Methodist Episcopal Zion Church"; Wilson, Frank H., *op.cit.*

[25] Conway was quoted in the *Washington Afro-American*, 30 August 1947 (actually there were 22 houses standing in the community by 1904); U.S. Census Records for Prince George's County, Maryland, Enumeration District #17, 1910.

The five original Directors of the Association were William J. Conway (who served as its president until 1911), Frank H. Vaden, John W. Banks, Richard A. Wood, and John H. Thomas.[26]

It was partly through the efforts of this citizens association that the community acquired firefighting equipment and electric streetlights. It was also through the efforts of the citizens association that the movement toward incorporation had its start. In 1905, Jeremiah Hawkins and his wife, Emma Quander Hawkins, purchased several lots on John Street at the southeasternmost corner of the community. They built their family house, and operated a small dairy on the adjoining property. Both Jeremiah and Emma Hawkins were to have an important influence on the history and development of North Brentwood. Jeremiah Hawkins was born in 1862 in the Brandywine district of Prince George's County; he was educated in the black schools of this rural region, and had worked as a field laborer on his father's farm. Hawkins took an early interest in politics, and in 1887 began serving as a delegate to the County conventions of the Republican party. In 1889 he served as one of four county delegates to the Republican State Central Committee.

In June 1903, Jeremiah Hawkins married Emma F. Quander of Upper Marlboro, and in 1905 they purchased land in the new community of Randalltown. They established and operated a small dairy farm on the land adjoining their house just west of the Baltimore and Ohio Railroad tracks.[27] Jeremiah Hawkins entered into local politics and activities, and both he and his wife became active in the real estate opportunities of the Holladay Company. In 1911, after William Conway retired as president of the Brentwood Colored Citizens Association, Jeremiah Hawkins assumed the chair, and served until 1922. It was largely through Hawkins' efforts that the community of Randalltown progressed toward incorporation in 1924.[28]

The Second Decade: Continuing Development

On May 25, 1908, Wallace Bartlett died suddenly at his Brentwood home. In addition to several small bequests, his will devised to his daughter Laura, wife of Cornelius Mecutcheon, two shares of stock in the Holladay Land and Improvement Company. All remaining property was bequeathed to his widow, Jemima Bartlett. Within two months, a legal deed was executed which made Cornelius Mecutcheon the third partner (of surviving partners Adams and Mills) in place of Bartlett, with authority to sell property in

[26] Prince George's County Incorporation Records JBB#1:506

[27] The Hawkins house was demolished in 1991. Much of the area around its site is now in light industrial use.

Prince George's County Deed #24:281; United States Census Records for Prince George's county, 1870-1910; Floyd, Bianca P., *Records and Recollections: Early Black History in Prince George's county, Maryland*, M-NCPPC, 1989; Pearl, Susan G., *African-American Heritage Survey*, M-NCPPC, 1996; conversations with Judonne Quander, North Brentwood.

the Holladay Company subdivision. After her husband's death, Jemima Bartlett continued to take an active part in the real estate transactions of the Holladay Company.[29]

The census records of 1910 and the suburban directory of 1912 give a clear demographic picture of the community that was developing in Randalltown. It was a working-class community of individuals and families laboring to make their way up in the world, to own their own homes and raise their families in safe and beneficial surroundings. The residents represented a cross-section of a working-class community, including all of the trades and professions that make a small town function. By 1910, the population had grown to 315, from 65 in 1905. There was a public school and one established church. The largest group of men (40) worked as day laborers for various different enterprises (e.g., the federal government, railroad companies, etc.), while 22 women worked as domestics for private families. There were three laundresses and two seamstresses, and five cooks (one of whom operated a boarding house). Providing services to the immediate local community were one grocer, one barber, three hucksters, and one school teacher/principal, as well as seven individuals working for the two local ice and coal suppliers. There were one builder/carpenter, one well-digger, and six messengers who worked for government offices. Five individuals worked for the Government Printing Office. Thirteen men worked as porters for the railroad, and eight listed themselves as "drivers."[30] The community as portrayed in the census and directory information of 1910-1912 reflects a noticeable development from the "pitiful" village with neither grocery nor church, described by William Conway in 1905.

In 1913, real estate developers Jackson Ralston and J. Enos Ray (of Hyattsville) were appointed trustees of the Holladay Company in place of Mills, Adams and Mecutcheon, to hold the Company's Addition to Highland in trust with the authority to sell. In 1919, Ralston and Ray petitioned the court for permission to resubdivide a part of the property which was undeveloped (Blocks #22 and #25) along the south edge of Randalltown. They resubdivided these two blocks, creating long narrow lots arranged on the north and south sides of an alley which divided each block lengthwise. Ralston and Ray then began to sell individual lots in this section, which was simply known as the Ralston/Ray Resubdivision.[31]

It was the resubdivision alley, running east and west through Blocks #25 and #22, which became the boundary between Brentwood and Randalltown when the former (southern) section was incorporated in 1922. Incorporation had been considered in 1912 by the residents of the southern part of the Holladay

[29] *Washington Evening Star*, 26 May 1908; Prince George's County Will WRS#1:724. Prince George's County Deed #48:48; Prince George's County Equity #4160.

[30] United States Census records for Prince George's County, Enumeration District #17, 1910; *Nelson's Washington Suburban Directory*: Justus C. Nelson, Washington, D.C., 1912.

[31] Prince George's County Equity Cases #4160 and #5331; Prince George's County Plat #3:42.

Company's subdivision, which had a (white) population of 782 in 1910. In that year, the General Assembly of Maryland prepared legislation for the incorporation of a Town of Brentwood which would have adjoined Randalltown on the south and west, with John Street as the northeastern boundary. An election for ratification of the charter was held on the first Monday of May 1912, but the voting population of the community rejected the charter. Incorporation was again brought to a vote in 1922, and this time was approved by the Brentwood community. At this time, the boundary with Randalltown was slightly changed from what had been proposed ten years earlier: the 1922 law set the Ralston/Ray subdivision alley as the northeastern boundary of the newly incorporated Town of Brentwood, thus excluding 24 buildings lots (and the A.M.E.Zion Church) which the proposed 1912 boundaries would have included. These lots were subsequently included in the charter for the incorporation of North Brentwood (formerly Randalltown) which was adopted two years later in June 1924.[32]

The 1920s: Period of Growth and Incorporation

Jeremiah Hawkins had devoted much of his energy as president of the Citizens Association to the pursuit of incorporation for his community. The incorporation of 1924 created the Town of North Brentwood which included approximately 50 acres, bounded on the north by the Northwest Branch, on the west by Oak Street and the mill race, on the south by the Ralston/Ray Resubdivision alley, and on the east by the tracks of the Baltimore and Ohio Railroad. It called for a Mayor, three Councilmen, a Town Treasurer, and a Town Clerk. Jeremiah Hawkins was elected the first Mayor, and Peter Randall was among those elected to the Council.[33] The community that had been born as Randalltown, and had at times been known as "Black Brentwood," now had the official name of North Brentwood.

The growth and development of Brentwood and North Brentwood in the 1920s is reflected in the map prepared by the Sanborn Fire Insurance Company in 1922. The Sanborn map does not show the entire community of North Brentwood, but it gives complete details of the nucleus of the community, that is, all of the area between Lynn (now Allison) Street on the north, Holladay (now Rhode Island) Avenue on the east, John (now Webster) Street on the south, and as far west as Lot 13 of Block H. This fire insurance map indicates that there had been considerable building activity in the two decades following the construction of the first 22 dwellings shown in the 1904 plat.

The majority of the houses built during these two decades had a narrow, deep floor plan suited to the narrow building lots. Many were two- or two-and-one-half-story dwellings with pitched roofs and

[32] *Laws of Maryland* 1912: Chapter 401; *Laws* 1922: Chapter 153; *Laws* 1924: Chapter 508.

[33] *Laws of Maryland* 1924: Chapter 508; *Sixtieth Anniversary Celebration* Booklet, North Brentwood, 1984; Floyd, Bianca P., *op.cit.*

gable fronts. Many examples of the front-gabled house form survive in North Brentwood today: Julius Wheeler's and Louis Jordan's houses on Ivy Street (now 4501 and 4606 40th Street), both built in 1912; John Seaburn's house on Highland Avenue (now 4529 - 41st Avenue), also built in 1912; Wallace Williams' house on Lynn (now 3918 Allison) Street, Harry Wood's house on Oak Street (now 4515 39th Place) also built in 1912; and James and Celia Gordon's house at 4518 Banner Street, built circa 1920.[34]

The other popular style of this period, sometimes known as the "freestanding rowhouse," had the same long narrow footprint, but a different facade: a horizontal front cornice and shallow-pitched shed roof sloping to the rear, the front cornice often being ornamented with jigsawn brackets, or by an ornamental narrow mansard detail. Surviving examples include James Lee's and William Myers' houses on Lynn Street (now 3928 and 3930 Allison Street), built in 1905; Thomas Stewart's and John Somerville's houses on Highland Avenue (now 4534 and 4536 41st Avenue), both built in 1910; the three houses built in 1912 on Highland Avenue (now 4533, 4535 and 4537 - 41st Avenue) as investment properties by Irvin Owings, who was later elected Mayor of Hyattsville; Robert Orr's house on Ivy (now 4528 - 40th) Street, built in 1913; and James Jasper's house also on Ivy Street (now 4510 - 41st Avenue), built in 1917. A few houses of similar floor plan but with hip roof were built during this period, such as David Bynum's house built in 1910 at what is now 4509 Banner Street, William J. Conway's house built on John Street in 1915, and Sandy Baker's house built on Ivy Street (now 4512 - 41st Avenue) in 1917. Less common was the crossgable form such as the house of Mary J. Davis, built in 1910 at what is now 4503 Banner Street; this house type resembled the contemporary rural farmhouse and required a wider lot.

The larger, more substantial hip-roof Foursquare house form was popular in more affluent communities throughout the first two decades of this century. The first example of this popular form in North Brentwood made its appearance in 1915 in the house of Reverend William H. Thomas on School Street (now 3911 Wallace Road). Within a few years several more Foursquares were built on the north side of John (now Webster) Street; they included the particularly handsome house of Sophie Randall (3918 Webster Street), constructed around 1920.[35]

The bungalow form, which became so popular in suburban areas in the 1920s and 1930s, made its first appearance in North Brentwood in 1915. During the 1920s and 1930s, many more were built throughout the community, most of them side-gabled and one-and-one-half stories high. Particularly fine examples were built circa 1925 for John Norton (4509 Church Street) and in 1931 for Robert Thomas on Highland Avenue (now 4528 - 41st Avenue).[36]

[34] Prince George's County Tax Assessments, Election District #17, 1906-1922; Sanborn Fire Insurance Map of North Brentwood, 1922.

[35] Prince George's County Tax Assessments, 1900-1923; Prince George's County Deeds, 1905-1922.

[36] *Ibid.*

By 1922, when the Sanborn Fire Insurance map was published, the community included 100 dwellings, three grocery stores, two churches, a schoolhouse, two dance halls and a lumber warehouse. When Randalltown was incorporated as North Brentwood in 1924, the community was well on its way.[37]

After Incorporation

During the 1920s and 1930s, the population of North Brentwood expanded and improvements were undertaken. Before 1920, a group of men had formed a volunteer fire company. A hall had been built, was used for community events, and firefighting equipment had been acquired. Electric streetlights had also been installed. By the time of the Sanborn Fire Insurance map in 1922, several substantial Foursquares had been built along the north side of John Street, and a row of two-family houses on the south side (cf. *supra*). In 1924, a new three-classroom schoolhouse was approved by the Board of Education; partially funded by the Rosenwald program, the 1924 schoolhouse was designed by architect Russell E. Mitchell, and constructed in 1925 by E. P. Dovell just west of the site of the original schoolhouse. Overflow classroom space was rented in the home of Virginia Holmes just across School Street. By the late 1920s, Sadie Ingram had opened a small private school on the Ingram family property on Highland Avenue (now 41st Avenue).[38] In 1929, Rhode Island Avenue was opened along the west side of the trolley tracks in order to provide a continuous thoroughfare from the newly constructed railroad overpass in Hyattsville straight into Washington, D.C. A 1929 photograph of the opening of Rhode Island Avenue shows the houses of Henry and Peter Randall, John and Annie Thomas, James and Ethel Johnson, and Otho Johnson.[39]

Two more insurance maps, prepared in 1939 and 1940, indicate the growth of the community during the 1930s. They show two churches, the firehouse, three stores and lumber company, as well as 138 dwellings.[40] Many of the new dwellings built during the 1930s were bungalows, the most popular residential style of the period; small frame cottages were also built during this period. The Great Depression had a marked effect on the residents of North Brentwood, in the loss of jobs, and there was

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[37] *Ibid.*; Sanborn Fire Insurance of North Brentwood, 1922.

[38] *Journal of Prince George's County Board of Education*, 1921-1935; Floyd, Bianca P., *op.cit.*; Nelson's *Washington Suburban Directory*, 1930; conversations with North Brentwood residents; article on North Brentwood in 30 August 1947 issue of *Washington Afro-American*.

[39] *Celebrating Official Opening Rhode Island Avenue, Hyattsville, 1929*, booklet

[40] Sanborn Fire Insurance Map of North Brentwood, 1939; *Atlas of Prince George's County, Maryland, Volume I*, published by the Franklin Survey Company, Philadelphia, Pa., 1940.

little development during the early 1930s. North Brentwood had always been susceptible to flooding, but the Great Flood of 1933 was remembered as the most damaging and added to the slowing of development.[41] By the latter years of that decade, however, building had recommenced. The insurance maps of 1939 and 1940 show the beginning of a new building period, soon to be stopped by the beginning of World War II.

Like all other communities, North Brentwood was affected by the Second World War, and many residents served in Europe, North Africa and the Pacific. After the end of the war, development of the community resumed. All of the street names had by that time been changed, following the system of street names throughout the Washington suburban area. Oak Street became 39th Place, Lynn Street became Allison Street, Ivy Street became 40th Street, School Street became Wallace Road, John Street became Webster Street, and Highland Avenue became 41st Avenue. (The original Holladay Avenue, which ran along the tracks of the City and Suburban Railway, had already become Rhode Island Avenue in 1929.) Banner Street retained its original name. A new street (Windom Road) was cut through between School Street and Lynn Street (roughly parallel to them) on the west side of 40th Street. Two new sections of small brick Cape Cod style cottages were built, funded by the federal Veterans Administration Housing program, and fronting on both Windom and Wallace Roads in the late 1940s. By 1949, the 25th anniversary of incorporation, the population of North Brentwood was close to 1500. The town could boast electric-lighted paved streets, a new six-room brick schoolhouse, two wood-coal-ice dealers, three grocery stores, two plastering contractors, three beauty parlors, a barber shop, a laundry, a lumber yard, a dentist, a lawyer, a notary public, and a police and fire department.[42]

The peak in population in North Brentwood came in the years following World War II. With a decrease in family size, the population of the town has declined steadily since 1970. Residential construction has slowed since that time because the community has essentially been built out. Several of the older dwellings have been demolished in recent years, and modern houses have been built on their sites. In 1990, there were just under 200 buildings within the boundaries of the town, and the population was 512. In 2000 the population was down to 469.

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[41] Relief from the flooding problems came in the 1950s with the completion of the Anacostia River Flood Control and Navigation Project. The major works were constructed under the supervision of the U. S. Army Corps of Engineers. The State Roads Commission (now the State Highway Administration) effected the necessary road relocation and bridge construction in the project area. The Anacostia River was dredged, and the Northwest Branch was widened and earthen levees were constructed along its edges (the levee is now essentially the north boundary of the Town of North Brentwood).

Wilson, Frank H., *op.cit.*; *Official Program Celebrating Incorporation of the Town of North Brentwood, Maryland* booklet, 1949; Prince George's County Plant, BB#14:49; Sanborn Fire Insurance map of North Brentwood, 1939; *Atlas of Prince George's County, Maryland, Volume I*, published by the Franklin Survey Company, Philadelphia, Pa., 1940.

In spite of the closing of the elementary school and the busing of students to schools in Hyattsville, the North Brentwood community has remained a cohesive entity, and has maintained its small-town flavor. Many individuals who grew up in North Brentwood have continued to reside in the town, and many others who have relocated to Washington, D.C., or other communities tend to retain strong ties with the North Brentwood community. For more than a decade, the town has had its own North Brentwood Historical Society, which attempts to preserve artifacts and written material from the town's early years, and to present to the wider community the unique story of the town's history. In recent years, an active committee has been working with other county groups toward the development of an African-American history museum to be established within the Town's boundaries.

North Brentwood is of significance in the African-American history of Prince George's County for a number of reasons. The community was planned specifically for black families by a veteran commander of the U. S. Colored Troops. It was settled beginning at the end of the nineteenth century by black families seeking, through home ownership, some control over their lives in a segregated society. These early owners developed their own political and social institutions, and created a successful community in spite of significant drawbacks, including the potential for severe flooding from the Northwest Branch, the fact of less valuable/desirable lots being reserved for the black population, etc. North Brentwood is the first African-American community to have been incorporated in Prince George's County. The surviving historic buildings in the community illustrate the forms and styles of buildings typically constructed in working-class suburban communities of the period, and many have been preserved through methods that clearly reflect the efforts and hardships of a working-class minority community.

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Prince George's County Incorporation Records, Land Records, County Administration Building (Upper Marlboro)

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North Brentwood Historic District (PG: 68-61)
Name of Property

Prince George's County, Maryland
County and State

10. Geographical Data

Acreage of Property Approximately 50 acres

UTM References Washington East, DC-MD quad
(Place additional UTM references on a continuation sheet)

A	18-330676-4312561	3	18-330862-4311966
B	18-331164-4312234	4	18-330479-4312295

☐ See continuation sheet

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

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

11. Form Prepared By

name/title Susan G. Pearl, Research Architectural Historian

Organization M-NCPPC, Prince George's County date February 2003

street & number 14741 Governor Bowie Drive telephone 301-952-3522

city or town Upper Marlboro state Maryland zip code 20772

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

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

Property Owner

(Complete this item at the request of SHPO or FPO)

name

street & number telephone

city or town state zip code

Paperwork Reduction Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et. seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

Verbal Boundary Description:

Southern Boundary: Rear property lines of lots fronting on Webster Street
Eastern Boundary: Rhode Island Avenue and the rear property lines of lots fronting on 41st Avenue
Northern Boundary: Allison Street and the rear property lines of lots fronting on Allison Street
Western Boundary: 39th Place and the rear property lines of lots fronting on 39th Place

Boundary Justification:

The boundaries of the nominated property were determined to include the cohesive collection of domestic structures built during the period of significance (1891-1950), excluding where possible concentrations of very recent construction. The district includes a total of 166 primary buildings (128 contributing elements and 38 non-contributing elements) and 22 secondary (non-contributing) structures. Of the primary buildings 161 are residential, and there are also two churches and three commercial establishments.

PG: 68-61

Inventory, North Brentwood Historic District, Prince George's County, Maryland

STREET NAME	STREET NUMBER	DATE		STYLE/FORM		MATERIAL		STORIES	ROOF TYPE	STATUS
39th Place	4415	1966		ranch		brick		1	sidegable	noncontrib
	4501	1990		splitfoyer		frame/synth		2	sidegable	noncontrib
	4503	1947		cottage		brick		1.5	sidegable	contrib
	4505	1947		cottage		brick		1.5	sidegable	contrib
	4507	1947		cottage		brick		1.5	sidegable	contrib
	4514	1943		cottage		frame/synth		1	sidegable	contrib
	4515	1912		Col. Revival		frame/synth		2.5	crossgable	contrib
	4516	1939		cottage		frame/synth		1	sidegable	contrib
	4517	1980s		modern house		frame/synth		1	sidegable	noncontrib
	4518	1939		cottage		frame/synth		1	sidegable	contrib
	4519	1987		modern house		frame/synth		1.5	sidegable	noncontrib
	4520	1939		cottage		frame/synth		1	sidegable	contrib
	4521	1982		ranch		frame/synth		1.5	sidegable	noncontrib
	4522	1939		cottage		frame/synth		1	sidegable	contrib
	4523	1997		modern house		frame/synth		2	sidegable	noncontrib
	4524	1939		cottage		frame/synth		1	sidegable	contrib
	4525	1942		cottage		frame/synth		1	sidegable	contrib
	4526	1939		cottage		frame/synth		1	sidegable	contrib
	4528	1917		Col.Revival		frame/synth		2.5	crossgable	contrib
40th Street	4412	1932		bungalow		formstone		1.5	frontgable	contrib
	4501	1912		Col. Revival		frame		2.5	frontgable	contrib
	4503	1914		Freestdg rowhs		frame		2	shed/mansard	contrib
	4505	1911		Col.Revival		frame		2	frontgable	contrib
	4507	1991		cottage		synth		1.5	frontgable	noncontrib
	4508	1925		bungalow		frame		1.5	sidegable	contrib
	4509	1916		house		synth		2	frontgable	contrib
	4510	1917		Col.Revival		frame		2	shed/mansard	contrib
	4511	1926		bungalow		frame		2	sidegable	contrib
	4512	1917		Col.Revival		frame/synth		2	hip	contrib
	4514	1949		cottage		stucco		1.5	sidegable	contrib

	4516	1947		cottage		frame		1.5	sidegable	contrib
	4518	1947		cottage		brick		1.5	sidegable	contrib
	4526	1917		cottage		stucco		1	frontgable	contrib
	4528	1913		Freestdg rowhs		frame/synth		2	shed	contrib
	4600	1987		ranch		frame/synth		1	frontgable	noncontrib
	4602	1987		ranch		frame/synth		1	frontgable	noncontrib
	4606	1912		Col. Revival		frame/synth		2.5	frontgable	contrib
41st Ave.	4501	1895		I house		frame/synth		2.5	sidegable	contrib
	4502	1921		house		frame/synth		2	frontgable	contrib
	4504	1895		house		frame/synth		2.5	frontgable	contrib
	4506	1901		house		frame/synth		2.5	frontgable	contrib
	4507			commercial		brick/block		2	flat	noncontrib
	4508	1903		house		frame/synth		2.5	frontgable	contrib
	4513	1916		house		frame/synth		2.5	frontgable	contrib
	4516	1912		tavern/commercial		frame/synth		1	shed	contrib
	4517	1903		house		frame/synth		2	shed	contrib
	4519	1986		house		synth		1	sidegable	noncontrib
	4522	1999		house		synth		2	multigable	noncontrib
	4523	1926		cottage		frame		1.5	frontgable	contrib
	4525	1959		cottage		frame/stucco		1	sidegable	noncontrib
	4526	1997		house		brick		1	sidegable	noncontrib
	4528	1931		bungalow		frame/synth		1.5	sidegable	contrib
	4529	1912		house (fire damaged)		frame/vinyl		2	frontgable	noncontrib
	4530	1943		cottage		block		1	sidegable	contrib
	4533	1912		freestanding rowhs		frame/synth		2	shed/mansard	contrib
	4534	1910		freestanding rowhs		frame/synth		2	shed	contrib
	4535	1912		freestanding rowhs		frame/synth		2	shed/mansard	contrib
	4536	1910		freestanding rowhs		frame/synth		2	shed	contrib
	4537	1912		freestanding rowhs		frame/synth		2	shed/mansard	contrib
	4540	1931		house		frame/synth		2	frontgable	contrib
	4542	1902		house		frame/synth		low 2	frontgable	contrib
Allison St.	3908	1921		house		frame/synth		2	frontgable	contrib

PG. 68-69

	3910	1921		house		frame/synth		2.5	frontgable	contrib
	3912	1921		cottage		frame/stucco		1	frontgable	contrib
	3917	1939		cottage		frame		1	sidegable	contrib
	3918	1910		house		frame/alum		2.5	frontgable	contrib
	3919	1929		bungalow		frame/formstone		1.5	sidegable	contrib
	3920	1927		bungalow		frame/stucco		1.5	sidegable	contrib
	3922	1936		cottage		frame/shingle		1	sidegable	contrib
	3923	1965		rambler		brick		1	sidegable	noncontrib
	3924	1921		house		frame/synth		2.5	frontgable	contrib
	3928	1905		freestanding rowhs		frame/synth		2	shed	contrib
	3929	? Garage		converted structure		block/stucco		1	frontgable	noncontrib
	3930	1905		freestanding rowhs		frame		2	shed	contrib
	3932	1978		house		frame/synth		2	gambrel	noncontrib
	3934	1978		modern house		frame/synth		2	sidegable	noncontrib
	4000	1921		freestanding rowhs		frame/synth		2	shed/mansard	contrib
	4003	1927		house		frame/synth		2	frontgable	contrib
	4007	1939		bungalow		frame/synth		1.5	sidegable	contrib
	4009	1939		cottage		frame/synth		1	sidegable	contrib
Banner St.	4500	1920		house		frame/synth		2.5	sidegable	contrib
	4501	1947		house		block/stucco		2.5	frontgable	contrib
	4502	c. 1920		freestanding rowhs		frame/alum		2	shed	contrib
	4503	1910		house		frame/synth		2.5	crossgable	contrib
	4504	1921		house		frame/synth		2.5	frontgable	contrib
	4506	1926		bungalow		frame		1.5	sidegable	contrib
	4508	1935		bungalow		frame		1.5	sidegable	contrib
	4509	1907		house		frame/synth		2	hip	contrib
	4511	1996		modern house		brick/synth		2	frontgable	noncontrib
	4514	1904		house		frame/synth		2	frontgable	contrib
	4518	1920		house		frame/synth		2.5	frontgable	contrib
	4519	1938		house		frame/synth		2.5	frontgable	contrib

PG: 68-61

	4521	1968		modern cottage		frame/synth		1	sidegable	noncontrib
	4522	1917		house		frame/stucco		2	shed/mansard	contrib
	4525	1906		house		frame/synth		2	frontgable	contrib
	4526	1922		house		frame/synth		2	frontgable	contrib
	4529	1984		modern house		brick/synth		1	irregular	noncontrib
	4530	1932		bungalow		frame/alum		1.5	sidegable	contrib
	4531	1979		modern house		brick/synth		2	sidegable	noncontrib
	4532	1947		cottage		frame/stucco		1.5	sidegable	contrib
	4533	1936		bungalow		frame/alum		1.5	sidegable	contrib
	4535	1936		bungalow		frame/synth		1.5	sidegable	noncontrib
	4536	1917		house		frame/synth		2	frontgable	contrib
	4537	1931		freestanding rowhs		frame		2	shed/mansard	contrib
	4539	1995		modern house		brick/synth		2	frontgable	noncontrib
	4540	1917		house (altered)		brick/alum		2	sidegable	noncontrib
	4541	1931		house		frame/stucco		2.5	frontgable	contrib
Rhode Island Ave.	4508	1893		I-house		frame/stucco		2.5	sidegable	contrib
	4510	1965		car repair		brick		1	flat	noncontrib
	4512	1920		bungalow		frame		1	hip	contrib
	4514	1895		I-house		frame/alum		2.5	sidegable	contrib
Wallace Rd.	3904	1947		cottage		brick		1.5	sidegable	contrib
	3906	1947		cottage		brick		1.5	sidegable	contrib
	3908	1947		cottage		brick		1.5	sidegable	contrib
	3909	1967		ranch		frame/synth		1	sidegable	noncontrib
	3910	1947		cottage		brick		1.5	sidegable	contrib
	3911	1916		Foursquare		frame/synth		2	hip	contrib
	3912	1947		cottage		brick		1.5	sidegable	contrib
	3913	1920		bungalow		frame/synth		1.5	sidegable	contrib
	3914	1947		cottage		brick		1.5	sidegable	contrib
	3915	1969		ranch		frame/synth		1	frontgable	noncontrib
	3916	1947		cottage		brick		1.5	sidegable	contrib
	3917	1997		cottage		frame/synth		1	multigable	noncontrib
	3918	1949		cottage		brick		1.5	sidegable	contrib
	4005	1910		house		frame		2.5	frontgable	contrib

Webster St.										
	3903	1924		bungalow		frame		1.5	sidegable	contrib
	3904	1931		bungalow		frame/stucco		2	sidegable	contrib
	3905	1967		house		brick		1	sidegable	noncontrib
	3906	1914		house		frame/synth		2.5	crossgable	contrib
	3907	1926		Foursquare		frame/synth		2.5	pyramidal	contrib
	3908	1915		bungalow enlarged		frame/stuc/synth		1.5, now 2	raised	noncontrib
	3909	1936		cottage		block		1.5	frontgable	contrib
	3910	1926		Foursquare		frame/synth		2.5	hip	contrib
	3911	1920		house		frame/formstone		2	sidegable	contrib
	3912	1920		house		frame/synth		2	hip	contrib
	3914	1920		Foursquare		frame/synth		2.5	hip	contrib
	3916	1938		Foursquare		frame/synth		2.5	hip	contrib
	3918	1920		Foursquare		frame/synth		2.5	hip	contrib
	4001	1932		cottage		frame/stucco		1	gable	contrib
	4003	1932		bungalow		frame		1.5	sidegable	contrib
	4005/4007	1922 mfd		duplex		frame/synth		2	frontgable	contrib
	4009/4011	1922 mfd		duplex		frame/synth		2	frontgable	contrib
	4013/4015	1922 mfd		duplex		frame/synth		2	frontgable	contrib
	4017/4019	1922 mfd		duplex		frame/synth		2	frontgable	contrib
	4021	1939		house		frame/synth		2	frontgable	contrib
	4023	1936		house		frame/synth		2	frontgable	contrib
	4030	1902		house		frame/synth		2.5	hip	contrib
	4031	1936		cottage		frame/formstone		1.5	sidegable	contrib
	4033	1936		house		frame/synth		2	sidegable	contrib
	4035	1932		house		frame/synth		2	sidegable	contrib
	4037	1920 church		Gothic Rev.		brick/stucco		2	frontgable	contrib
Windom Rd.	3901	1947		cottage		brick		1.5	sidegable	contrib
	3902	1979		modern house		frame/synth		2	sidegable	noncontrib
	3903	1947		cottage		brick		1.5	sidegable	contrib
	3904	1979		modern house		frame/synth		2	sidegable	noncontrib
	3905	1947		cottage		brick		1.5	sidegable	contrib
	3906	1967		modern house		frame/synth		2	sidegable	noncontrib
	3907	1947		cottage		brick		1.5	sidegable	contrib
	3908	1967		modern house		frame/synth		2	sidegable	noncontrib
	3909	1950		cottage		brick		1.5	sidegable	contrib

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	3910	1995		modern house		frame/synth		2	sidegable	noncontrib
	3911	1947		cottage		brick		1.5	sidegable	contrib
	3913	1947		cottage		brick		1.5	sidegable	contrib
	3914	1993		modern house		frame/synth		2	sidegable	noncontrib
	3915	1947		cottage		brick		1.5	sidegable	contrib
	3916	1967		modern house		frame/synth		2	sidegable	noncontrib

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NORTH BRENTWOOD HISTORIC DISTRICT

PRINCE GEORGES COUNTY MARYLAND

A: 18-330676-4312561

B: 18-331164-4312234

C: 18-330862-4311966

D: 18-330479-4312295

PG: 68-61
4503, 4501 40th Street
North Brentwood

Prince George's Co., MD

Susan L. Pearl

January 2003

Neg:

ENE

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PG:68-61
4508 40th Street, North Brentwood
Prince George's Co., MD
Susan L. Pearl
January 2003
Neg:
NW
2 of 21

PG:68-61
4510, 4512 40th Street, North Brentwood
Prince George's Co., MD
Susan L. Pearl
January 2003
Neg:
NW
3 of 21

PG: 68-61
4502, 4504 41st Avenue, North Brentwood
Prince George's Co., MD
Susan L. Pearl
January 2003
Neg:
NW
4 of 21

PG: 68-61
4534, 4536 41st Avenue, North Brentwood
Prince George's Co., MD
Susan H. Pearl
January 2003

Neg:

NNW

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PG:68-61
4535, 4533 41st Avenue, North Brentwood
Prince George's Co., MD
Susan H. Pearl
January 2003
7/e.g.
ENE
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PG:68-61
4502, 4504 Banner Street, North Brentwood
Prince George's Co., MD
Susan G. Pearl
January 2003

Neg:
NNW
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PG:68-61
4506, 4508 Banner Street, North Brentwood

Prince George's Co., MD

Susan L. Pearl

January 2003

Neg:
NNW

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PG:68-61
4518, 4522 Banner Street, North Brentwood
Prince George's Co., MD
Susan L. Pearl
January 2003

Neg:
NW
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4518, 22

PG:68-61
4536 Bonnet Street, North Brentwood
Prince George's Co., MD
Susan H. Pearl
January 2003

7/c g:
NNW
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PG:68-61
4508-4514 Rhode Island Ave., North Brentwood
Prince George's Co., MD
Susan L. Pearl
January 2003
Neg:
NNW
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PG: 68-61
4508 Rhode Island Avenue, North Brentwood
Prince George's Co., MD
Susan G. Pearl
January 2003
Neg:
NW
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PG: 68-61

4514 Rhode Island Avenue, North Brentwood

Prince George's Co., Maryland

Isaac L. Peal

January 2003

Neg:

NNA

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West from 3916 Walker Road, North Beantown

Prince George's Co., Maryland

Jason H. Pearl

January 2003

Neg:

NNW

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PG:68-61
3904, 3906 Webster Street, North Brentwood
Prince George's Co., Maryland
Susan L. Pearl
January 2003
Neg:
NE
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PG:68-61
3916 Webster Street, North Brentwood
Prince George's Co., Maryland
Susan L. Pearl
January 2003

Neg:

NE
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PG. 68-61
3916, 3918 Webster Street, North Brentwood
Prince George's County, Maryland
Susan L. Pearl
January 2003

Neg:
NNE
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PG: 68-61
4013/15, 4009/11 Webster Street, North Brentwood
Prince George's County, Maryland
Susan L. Pearl
January 2003

T/eg:
WNW
18 of 21

PG: 68-61

Brentwood AME-Z Church, 4037 Webster Street,
North Brentwood

Prince George's County, Maryland

Susan L. Pearl

January 2023

Neg:

S

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PG:68-61

West from 3915 Windom Road, North Brentwood

Prince George's County, Maryland

Susan H. Pearl

January 2003

Neg:

SW

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PG: 68-61
3928, 3930 Allison Street
North Brentwood
Prince George's County, Maryland
Susan G. Pearl
January 2003
Neg:
NW
21 of 21

PG:68-61

CERTIFIED LOCAL GOVERNMENT
NATIONAL REGISTER RECOMMENDATION FORM

Property Name North Brentwood Historic District

Location Boundaries: parts of Webster St., Rhode Island Ave., Allison St., and 39th Place (see Nomination, Item 10)

County Prince George's County, Maryland

CLG Name Prince George's County Historic Preservation Commission

HISTORIC PRESERVATION COMMISSION RECOMMENDATION

X Nomination recommended _____ Nomination not recommended

Please check the applicable National Register criteria and/or considerations (exceptions) used in decision:

Criteria: _X_ A ___ B _X_ C ___ D

Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

Justification of decision: (use continuation sheet if necessary)

The nominated community of North Brentwood meets **Criterion A** for listing in the National Register of Historic Places: *its association with events that have made a significant contribution to the broad pattern of our history*. The community was planned specifically for black families by Captain Wallace A. Bartlett, a veteran commander of the U. S. Colored Troops. At the end of the nineteenth century, the town was settled by black families seeking, through home ownership, some control over their lives in a segregated society. In spite of significant drawbacks (e.g., the potential for severe flooding, and the fact that only the less desirable lots were sold to African Americans), early owners developed their own political/social institutions, and created a successful community. North Brentwood is the first African-American community to be incorporated in Prince George's County. Its surviving early buildings have been preserved through methods reflecting the efforts and hardships of a working-class minority community, and thus they illustrate the struggle, survival and evolution of an early African-American community.

The nominated community meets **Criterion C** for listing in the National Register: *it embodies the distinctive characteristics of a type, period, or method of construction.* The community illustrates a variety of forms of domestic architecture that were popular in the developing suburbs of major cities at the beginning of the twentieth century. Many of these houses have a deep, narrow floorplan, suited to the deep, narrow lots in the subdivision; many are frontgabled, but there are also numerous examples of the shed-roofed "freestanding rowhouse." In the earliest building period, several "I-houses" were built on larger lots, and during the second building period, substantial examples of the American Foursquare were built. Bungalows are plentiful, representing the most popular affordable house style of the 1920s and 1930s. In the period following World War II, several clusters of 1-1/2-story brick cottages were built. Of the non-residential architecture in North Brentwood, the most prominent is the Gothic Revival-style African Methodist Episcopal Zion Church. All of these buildings illustrate the forms and styles of

PG: 68-61

buildings that were being constructed in working-class suburban communities. Although a majority of them have been altered by the methods that were available to the residents of the community, they still, with few exceptions, embody the distinctive characteristics of their type, period and method of construction.

Signature of Commission chairman — April 15, 2003 (Date)

Prince George's County Historic Preservation Commission
Name of Commission

CHIEF ELECTED OFFICIAL RECOMMENDATION

X I concur with the opinion of the historic preservation review commission.
____ I do not concur with the opinion of the historic preservation review commission.
(Please justify disagreement on a separate sheet.)

Signature of chief elected official — 5/9/03 (Date)

County Executive
Title

MARYLAND HISTORICAL TRUST
NR-ELIGIBILITY REVIEW FORM

NR Eligible: yes X
no ___

Property Name: North Brentwood Historic District Inventory Number: PG:68-61

Address: ___ City: North Brentwood Zip Code: 20722

County: Prince Georges USGS Topographic Map: Washington East

Owner: ___

Tax Parcel Number: ___ Tax Map Number: 50 Tax Account ID Number: ___

Project: ___ Agency: ___

Site visit by MHT staff: ___ no X yes Name: Ron Andrews Date: 10/24/1988

Eligibility recommended X Eligibility **not** recommended ___

Criteria: X A ___ B X C ___ D Considerations: ___A ___B ___C ___D ___E ___F ___G ___None

Is the property located within a historic district? X no ___yes Name of District: ___

Is district listed? ___ no ___ yes Determined eligible? ___ no ___ yes District Inventory Number: ___

Documentation on the property/district is presented in:
Maryland Inventory Form PG:68-61-10

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

North Brentwood Historic District was determined eligible per a letter dated 10/24/1988 to HUD from MHT, resulting from a site visit by Ron Andrews.

This community developed as a direct result of the extended trolley service along Rhode Island Avenue at the turn of the century. The early 20th century bungalows, four-squares, and gable-roofed structures provided working classes with "suburban" homes, convenient to jobs in Washington, D.C.

Prepared by: Elizabeth Hannold Date Prepared: 03/08/1991

MARYLAND HISTORICAL TRUST REVIEW
Eligibility recommended X **Eligibility not recommended** ___
Criteria X **A** ___ **B** X **C** ___ **D** **Considerations** ___ **A** ___ **B** ___ **C** ___ **D** ___ **E** ___ **F** ___ **G** ___ **None**
MHT Comments:

Reviewer, Office of Preservation Services	**Date**
Ron Andrews	**October 24, 1988**
Reviewer, NR Program	**Date**

PG:68-61
North Brentwood Historic District
North Brentwood
Washington East quadrangle

North Brentwood Historic District was determined eligible per a letter dated 10/24/1988 to HUD from MHT, resulting from a site visit by Ron Andrews. This community developed as a direct result of the extended trolley service along Rhode Island Avenue at the turn of the century. The early 20th century bungalows, four-squares, and gable-roofed structures provided working classes with "suburban" homes, convenient to jobs in Washington, D.C.

Pumping
Sta
North
Brentwood
Brentwood
Playground
Allison Street
38th Place
Windom Road
Wallace Road
40th St.
WEBSTER STREET
Church St.
BANNER STREET
41ST AVENUE
RHODE ISLAND AVENUE (U.S. RT. 1)
68-61-1
68-61-2
68-61-3
68-61-4
68-61-5
68-61-6
68-61-7
68-61-8
68-61-9
68-61-10
North Brentwood Survey District
PG: 68-61