

PRINCE GEORGE'S COUNTY
HISTORIC SITE SUMMARY SHEET

Survey: PG#70-49-37 Building Date: 1911

Building Name: Hatton-Sanders House

Location: 5502 Center Avenue, Lincoln, Maryland

Private/Residence/Occupied/Fair/Inaccessible

Description:

The Hatton-Sanders House is a 2 1/2-story hip-roof frame dwelling of compact Foursquare plan. It is two bays by two, with entrance into the first bay of the principal north(east) facade through a door with a transom and plain wide board surround. The entrance facade is sheltered by a one-story hip-roof porch with three square panelled posts on bases of molded concrete block. The original German siding of the house is presently covered with wide yellow aluminum siding on the first story and white asbestos shingle on the second. Windows are generally modern 1/1 double hung sash. There are no shutters. On the east side, there is a one-story semi-octagonal projecting bay. The hip roof of the house is covered with gray asbestos shingle. A hip dormer is centered in the principal (northeast) plane of the roof; it encloses a single-sash square window. The shallow overhanging eaves are punctuated by exposed rafter ends. The building stands on a brick foundation; there is no basement. Extending to the rear, flush with the east and west elevations, is a one-story gable-roof wing. It rests on a concrete foundation.

Significance:

The Hatton-Sanders House is a hip-roof frame dwelling of compact Foursquare form, typical of the houses being built in the suburbs of early twentieth-century Prince George's County. It was designed by Isaiah T. Hatton, one of a rising generation of black architects in Washington, D.C., and one of the first to build in this newly established black suburban community. The house was completed in 1911, and Hatton and his bride moved into their new home. In 1918, Hatton designed and built another house in Buena Vista, another nearby black community; at that time he sold the Lincoln house to his cousin, Jacob Sanders of Baltimore. It has been the home for three generations of the Sanders family, members of whom also contributed to the development of the Lincoln community.

Acreage: 8610 square feet

Hatton-Sanders House

PG#70-49-37

HISTORIC CONTEXT:

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Geographic Organization: Western Shore

Chronological/Development Periods:

Industrial/Urban Dominance - AD 1870-1930

Modern Period - 1930 to present

Historic Period Themes:

Architecture, Landscape Architecture, Community Planning

Resource Type:

Category: Building

Historic Environment: Suburban

Historic Functions and Uses: Domestic/Single Dwelling

Design Source: Architect Isaiah T. Hatton

7. Description

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

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

The Hatton-Sanders House is a 2 1/2-story hip-roof frame dwelling of compact Foursquare plan. It stands on a triangular lot, fronting on one of the original diagonal streets which formed the community of Lincoln.

The house is two bays by two, with entrance into the first bay of the principal north(east) facade through a door with a transom and plain wide board surround. The second (westernmost) bay of this facade is filled with a large 6/6 double-hung-sash window on the first story. The entrance facade is sheltered by a one-story hip-roof porch with three square panelled posts on bases of molded concrete block.

The original German siding of the house is presently covered with wide yellow aluminum siding on the first story and white asbestos shingle on the second. Windows are generally modern 1/1 double hung sash, except on the first story of the main facade (see above) and on the west side where they are 6/9 on the first story. There are no shutters. On the east side, there is a semi-octagonal projecting bay; it is one story high with hip roof.

The hip roof of the house is covered with gray asbestos shingle. A hip dormer is centered in the principal (northeast) plane of the roof; it encloses a single-sash square window. The original chimney has been removed. The shallow overhanging eaves are punctuated by exposed rafter ends. The building stands on a brick foundation; there is no basement.

Extending to the rear, flush with the east and west elevations, is a one-story gable-roof wing. It rests on a concrete foundation.

The principal entrance leads into a small vestibule, and from that into a small hallway. Immediately to the left (east) the stair rises three steps (northward) to a landing, then turns 180 degrees and rises along the east exterior wall to the second story. The square panelled newel is set at the landing; the closed-string stair has turned balusters painted white.

9. Major Bibliographical References

Survey No PG#70-49-37

See Notes, Item 8

10. Geographical Data

Acreage of nominated property 8610 sq feet

Block C, lot 13
(Lincoln)

Tax Map 45

Quadrangle name Lanham

Quadrangle scale 1:24000

UTM References do NOT complete UTM references

A	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

C	<input type="text"/>	<input type="text"/>	<input type="text"/>
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D	<input type="text"/>	<input type="text"/>	<input type="text"/>
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E	<input type="text"/>	<input type="text"/>	<input type="text"/>
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G	<input type="text"/>	<input type="text"/>	<input type="text"/>
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H	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Verbal boundary description and justification

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

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Susan G. Pearl, Research/Architectural Historian

Prince George's County

organization Historic Preservation Commission

date March 1993

street & number 14741 Gov. Oden Bowie Drive

telephone 301-952-3521

city or town Upper Marlboro

state Maryland 20772

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

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

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

MARYLAND HISTORICAL TRUST
DHOP/DHICD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
510-7600

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM

Survey No. PG#70-49-37

Description (continued)

Section 7 Page 2

There are two principal parlors on the first story. There was originally a fireplace set diagonally in the southeast corner of the westerly parlor; it has been removed, and a partial partition wall has been constructed to separate this parlor from the kitchen in its rear (south) space. Moldings in the first story are two-step, with upper crown molding. On the second story the openings are framed with multi-band molding and bull's-eye corner blocks.

There is a small gable-roof storage shed in the southwest corner of the lot. The house is framed with several evergreens and a holly tree.

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

Survey No. PG#70-49-37

Section 8 Page 2

early years in Lincoln, and a church was built there in 1916.²

In 1910 Isaiah T. Hatton purchased a triangular lot (#13 in Block C) which fronted on the principal street (Center Avenue) radiating from the central crescent.³ In the following year, the same year as his marriage, he designed and had built a dwelling for his new family. The house was relatively small, two bays by two, but followed the plan of the traditional Foursquare, one of the popular house forms of the period.

Isaiah Truman Hatton was born in Hagerstown in 1888, and educated in the schools of Washington, D. C. After receiving his high school diploma, he completed courses in engineering and architecture, and in 1910 was working as a draftsman in the Washington office of John A. Lankford, one of the pioneers among African-Americans in the architectural profession. Hatton apparently also apprenticed in the studio-office of William Sidney Pittman, another pioneering black architect who practiced (1906 through the end of 1912) in the District of Columbia. In 1913, Hatton opened his own architect's office.⁴

Hatton and his bride moved into their new home, and were one of the first families to settle in the new Lincoln community. In the next several years, Hatton was to make a prominent name for himself, designing several important buildings in Washington, D. C.: the Industrial Bank Building (1917), the Whitelaw Hotel (1918-19), the Southern Aid Society Insurance Company Building (ca. 1920) and the Murray Palace Casino (1920). He had also designed buildings in Philadelphia, Norfolk, Richmond and Newport News.⁵

² See MHT Inventory Form PG#70-49-15; cf. also Floyd, Bianca, Records and Recollections, Early Black History in Prince George's County, Maryland: M-NCPPC, 1989, pages 100-108.

³ Prince George's County Deed #67:159.

⁴ Polk's Washington City Directory, 1910-1917; see also MHT Inventory Form PG#72-9-18, the William Sidney Pittman House.

⁵ Obituary, The Washington Tribune, 21 May 1921.

Within a few years, Hatton purchased five acres of land in the nearby Buena Vista community. He designed a house to be built on this property, and in 1918 moved into the new house. It was there that he died at the age of 33 in 1921, cutting short what had appeared to be a promising career.⁶

When Hatton moved out the the Lincoln community, he sold the subject house to his cousin, Jacob Sanders of Baltimore, and it has since that time been the Sanders family home.⁷ Jacob Sanders worked as a guard at the Walters Gallery in Baltimore, and his wife Cicely became a teacher at the school which was built in Lincoln in 1921. They raised their 15 children in the house on Center Avenue, and were active members of the Lincoln community.⁸

The Hatton-Sanders House is representative of the Foursquare house form which was popular in the early twentieth-century suburbs of Prince George's County. It was designed by Isaiah T. Hatton, one of the rising generation of black architects of Washington, D. C., early in his short career; both the Hatton and the Sanders families were active in the development of the Lincoln community.

⁶ ibid; Prince George's County Tax Assessments, 1912-1919.

⁷ Prince George's County Deed #130:14.

⁸ Interview with members of the Sanders family, March 1993.

FIRST SECTION OF
LINCOLN
PRINCE GEORGE'S COUNTY, MARYLAND.

1908.



PG: 70-49-37

1908

SURVEYED BY
EDWARD L. LATIMER,
HYATTSVILLE, MD.



Pa # 70-49-37

Heller-Sanders House
Premier George's CC. MO.
Susan H. Pearl

April 1993

Parlor molding

Ref: MD BHPO

1 of 5



Pg # 70-40-37

Walter Sanders House
Prince George's Co., MD.
Susan G. Pearl
March 1993
State detail
Ref: MD SAPO

276



Pk # 70-49-37

Walter Sanders Horse
Prince George's Co. MD.
Susan V. Pearl

March 1993

Second-story maidie

Ref: MB SHPO

395



Pl. # 70-49-37

Hector Sanders House
Prince Georges Co MD
Susan A. Pearl
March 1993
View from NW x L
Jeff. MD SAPO

4 25



Pg # 70-49-37

Hutton-Sanders House
Prince George's Co., MD.
Susan H. Pearl

March 1993

Northeast facade

Ref: MD SHPO

5 of 5