

PRINCE GEORGE'S COUNTY  
HISTORIC SITE SUMMARY SHEET

Survey #: P.G. # 76A-15 Building Date: ca. 1889

Building Name: Cox-Francis Farmhouse

Location: 5608 Livingston Road, Washington, D.C. 20745

Private/Residence/Occupied/Good/Inaccessible

Description:

The Cox-Francis Farmhouse is a rectangular frame two-story structure with an asphalt shingle gable roof, horizontal siding, a brick foundation, and a simple boxed cornice throughout the structure. It is northwest of Livingston Road, separated from the nearby subdivision by its large lot. The three bay west (entrance) facade has a central cross gable, 6/6 windows on the first and second stories, and a central entrance with a single light transom. The entrance is sheltered by a hip roof, one-story, three-bay porch with a cement slab floor and turned posts. The north and south gable ends have an interior corbelled brick chimney at the roof ridge. Both facades are two bays, composed of 6/6 first and second story windows. The three bay east (rear) facade has three second story windows and a first story shed roof enclosed porch on a cement foundation. The house has an "I" plan, with a central hall flanked by one parlor on each side. A frame smokehouse rests on brick piers south of the house. There is an extraordinary large, old holly tree to the northwest.

Significance:

The Cox-Francis Farmhouse was built ca. 1889 by Charles W. Cox, on a part of the Oxon Hill Manor estate, owned by Thomas E. Berry. The house appears on the 1894 Hopkins map of Washington, D.C. and Vicinity. Charles W. Cox died in 1901, but the house and property remained in the Cox family until 1931 when the Cox estate was finally settled. The property was acquired by James M. Francis in 1940, and has remained in the Francis family until this time. The house is typical of farmhouses built in the county in the late 19th century. The characteristics it shares with farmhouses built in this period include its interior "I" plan, central cross gable on the entrance facade, and austerity in further architectural detail. The only stylistic accents on the exterior are the turned porch posts. The Francis farmhouse, on its large lot of wooded and open areas is one of few evidences of a formerly rural past in an area of subdivisions and commercial development.

Acreage: 38.65 acres

Magi No.

DOE  yes  no

# Maryland Historical Trust State Historic Sites Inventory Form

## 1. Name (indicate preferred name)

historic

and/or common Francis Farmhouse

## 2. Location

street & number 5608 Livingston Road (Now on Fenwood Avenue)  not for publication

city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ congressional district \_\_\_\_\_

state Maryland county Prince George's

## 3. Classification

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

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

name John Francis

street &amp; number 5608 Livingston Road telephone no.:

city, town \_\_\_\_\_ state and zip code Maryland

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Prince George's County Courthouse liber 563

street &amp; number Main Street folio 497

city, town Upper Marlboro state Md.

## 6. Representation in Existing Historical Surveys

title Historic Sites and District Plan

date July 1981  federal  state  county  local

depository for survey records M-NCPPC History Division

city, town Riverdale state Md.

# 7. Description

Survey No. 76A-15

**Condition**

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

**Check one**

unaltered  
 altered

**Check one**

original site  
 moved      date of move \_\_\_\_\_

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

The Cox-Francis Farmhouse is a two-and-one-half-story frame gable-roofed building, three bays by two bays, with a one-story rear addition. It stands on a hill overlooking a branch of Oxon Run, separated from a nearby subdivision by Birchwood City Park on the west and buffered by its own large lot.

The entrance is in the central bay of the three-bay main west facade, through a door with a single-light transom. Above the door at loft level is a pedimented cross-gable which is not perfectly aligned with the central door. Across the west facade is a one-story hip-roofed porch with concrete floor and turned posts. The house is sided with plain weatherboard painted white. Windows are 6/6 double-hung-sash, and have plain board surrounds and no shutters. The cornice is boxed and returned at the gable ends. There is an interior corbelled brick chimney at the ridge at each of the north and south gable ends. The roof is covered with asphalt shingle, and the building rests on a brick foundation. The interior plan is that of a standard I house: central stairhall flanked with a parlor on each side.

An enclosed porch forms a one-story kitchen addition across the east (rear) facade. This shed-roofed addition is one bay deep, and rests on a concrete foundation.

A short distance northeast of the house is a gable-roofed one by two bays, one-story outbuilding, sided with rough weatherboard and resting on brick piers. Northwest of the house in an open field is a very large old holly tree

# 8. Significance

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

**Specific dates** 1888-94 **Builder/Architect**

check: Applicable Criteria:  A  B  C  D  
and/or

Applicable Exception:  A  B  C  D  E  F  G

Level of Significance:  national  state  local

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

The Cox-Francis Farmhouse was built ca. 1889 by Charles W. Cox, on parcels that were a part of the Oxon Hill Manor estate. Cox acquired the property in three separate parcels, from Thomas E. Berry, owner of Oxon Hill Manor at that time. The house appears on the 1894 Hopkins map of Washington, D.C. and Vicinity, on 38 acres of land. Charles W. Cox died in 1901, but the house and property remained in the Cox family until 1931 when the Cox estate was finally settled. The property was acquired by James M. Francis in 1940, and has remained in the Francis family until this time.<sup>1</sup> It is still the 38 acre parcel acquired by Charles W. Cox.

The Francis Farmhouse is typical of vernacular farmhouses built in Prince George's County in the late 19th century. The characteristics it shares with farmhouses built in this period include its interior "I" plan, central pedimented cross gable on the entrance facade, and austerity in further architectural detail. The only stylistic accents on the exterior are the turned porch posts. The Francis farmhouse, on its large lot of wooded and open areas is one of few evidences of a formerly rural past in an area of subdivisions and commercial development.

### Footnotes

<sup>1</sup> Land Records of Prince George's County, 563:497, Prince George's County Courthouse, Upper Marlboro, Maryland.



MARYLAND HISTORICAL TRUST.

1702414704

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC

AND/OR COMMON

Farmhouse

**2 LOCATION**

STREET & NUMBER

end of Fountain Road (at Rec. Center)

CITY, TOWN

Glassmanor

— VICINITY OF (Forest Heights)

CONGRESSIONAL DISTRICT

STATE

Maryland

COUNTY

Prince George's

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES RESTRICTED	<input type="checkbox"/> GOVERNMENT
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> MILITARY
			<input type="checkbox"/> MUSEUM
			<input checked="" type="checkbox"/> PARK
			<input checked="" type="checkbox"/> PRIVATE RESIDENCE
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER

**4 OWNER OF PROPERTY**

NAME

M-NCPPC? Part of Brickwood City Rec. Telephone #:

STREET & NUMBER

Center?

CITY, TOWN

— VICINITY OF

STATE, zip code

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC

Prince George's County Courthouse

Liber #:

Folio #:

STREET & NUMBER

CITY, TOWN

Upper Marlboro

STATE

Maryland

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

DATE

— FEDERAL — STATE — COUNTY — LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

# 7 DESCRIPTION

## CONDITION

- EXCELLENT
- GOOD
- FAIR
- DETERIORATED
- RUINS
- UNEXPOSED

## CHECK ONE

- UNALTERED
- ALTERED

## CHECK ONE

- ORIGINAL SITE
- MOVED DATE \_\_\_\_\_

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This is a rectangular-shaped, two-story frame farmhouse that faces west. It has a three-bay, main (west) facade, with a central door. There is a center gable in the roof here. An open "farmer's porch" spans the front. Stove-type chimneys in each end wall.

**SIGNIFICANCE**

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Probably built ca. 1900, this is certainly one of the very few older buildings remaining in this heavily-developed area.

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

VERBAL BOUNDARY DESCRIPTION

\_\_\_\_\_

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE COUNTY

STATE COUNTY

**11 FORM PREPARED BY**

NAME / TITLE

Michael F. Dwyer, Senior Park Historian

ORGANIZATION

M-NCPPC

DATE

11/20/73

STREET & NUMBER

8787 Georgia Ave.

TELEPHONE

589-1480

CITY OR TOWN

Silver Spring

STATE

Maryland

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  
 The Shaw House, 21 State Circle  
 Annapolis, Maryland 21401  
 (301) 267-1438

Chain of Title

Cox-Francis Farmhouse

P.G. # 76A-15

563:497  
25 June 1940  
Deed

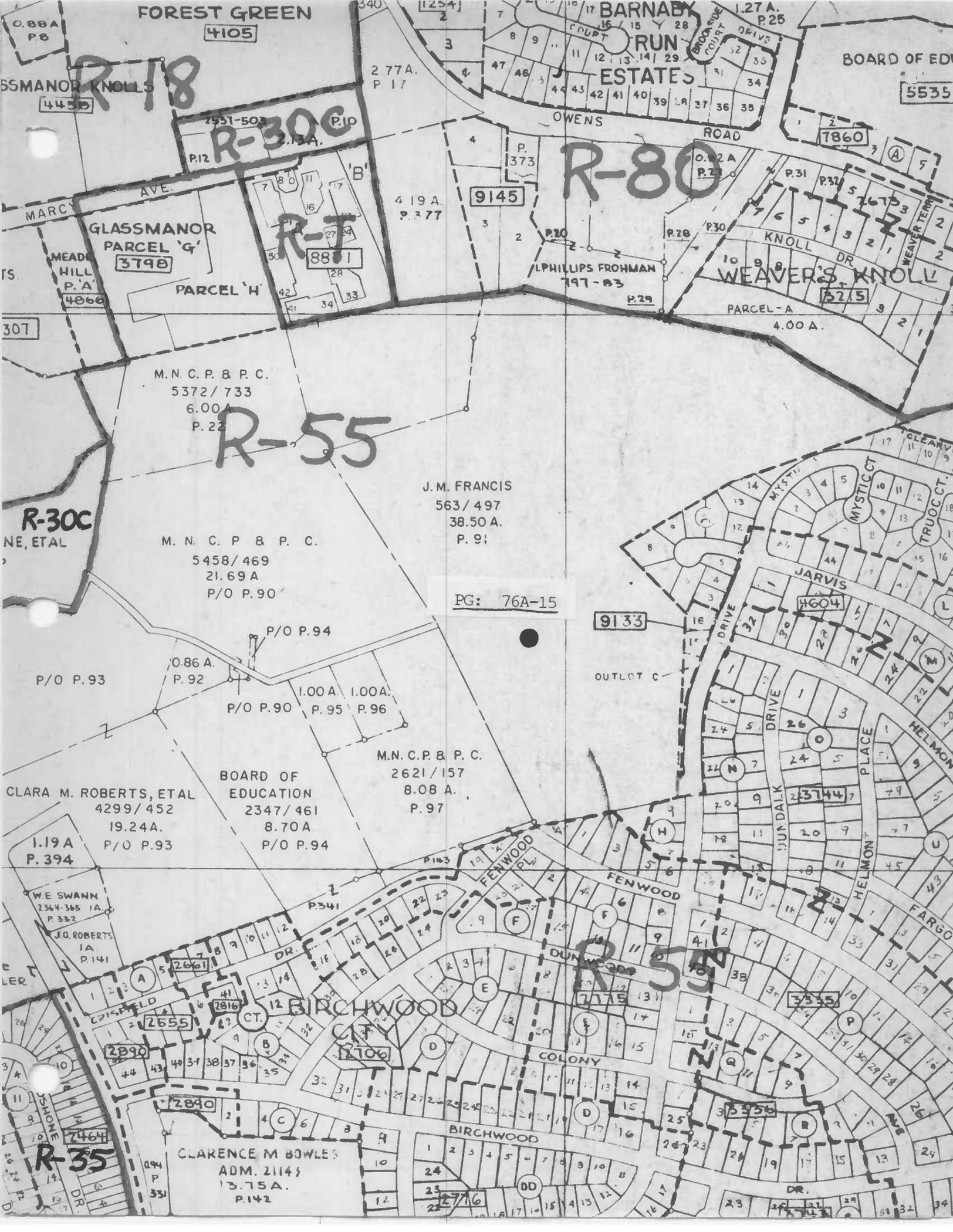
Philip Lustine and Alma Lustine to James M. Francis and Ola Francis. For \$10.00 grantor conveys part of a tract called Oxon Hill Manor containing 38.65 acres as per the survey of Albert E. Pohmer, 12/27/1939. Part of the same parcel, a 12-acre tract of which was conveyed by Thomas E. Berry to Charles William Cox, 21st of March 1877, H.B. 12:175.

JWB 12:36  
April 1889  
Deed

William Stanley to Charles W. Cox. By Circuit Court decree of 24 Jan. 1879, #1208 Equity, Joseph Robert and Nicholas C. Stephen were appointed trustees to dispose of real estate of Thomas E. Berry. 27 July 1886 Joseph Robert sold to Charles W. Cox for \$399.75 Lots #16 and 38 of Oxon Hill Manor, being 17-1/10 and 9-1/2 acres respectively. Joseph Roberts died and William Stanley was appointed trustee, grantor now conveys land to grantee.

HB 12:175  
21 March 1877  
Deed

Thomas E. Berry to Charles William Cox for \$200, grantor conveys that parcel lying in Oxon Hill, a part of Oxon Hill, containing 12 acres.



FOREST GREEN  
4105

GLASSMANOR KNOLLS  
4430

BARNABY RUN  
ESTATES

BOARD OF ED  
5535

R-30C  
P.10  
P.12

R-80

GLASSMANOR  
PARCEL 'G'  
3790  
PARCEL 'H'

R-T  
8801

9145

PHILLIPS FROHMAN  
197-03

WEAVERS KNOLL  
5215

M.N.C.P. & P.C.  
5372 / 733  
6.00 A  
P. 22

R-55

J.M. FRANCIS  
563 / 497  
38.50 A.  
P. 91

R-30C

M. N. C. P & P. C.  
5458 / 469  
21.69 A  
P/O P.90

PG: 76A-15

9133

P/O P.93  
0.86 A.  
P.92  
P/O P.94  
1.00 A. 1.00 A.  
P/O P.90 P.95 P.96

CLARA M. ROBERTS, ETAL  
4299 / 452  
19.24 A.  
P/O P.93

BOARD OF  
EDUCATION  
2347 / 461  
8.70 A  
P/O P.94

M.N.C.P. & P.C.  
2621 / 157  
8.08 A.  
P.97

W.E. SWANN  
2364-365 1A.  
P.332

J.O. ROBERTS  
1A.  
P.141

R-35

CLARENCE M BOWLES  
ADM. 2114  
13.75 A.  
P.142

R-55

BIRCHWOOD CITY

COLONY

BIRCHWOOD

STONE

STONE







PG: 76A-15

Cox-Francis Farmhouse  
Prince George's County, MD.  
Marina King  
West elevation  
Neg: Md. Hist. Trust, Annapolis, MD.



PG: 76A-15

Cox-Francis Farmhouse  
Prince George's County, MD.  
Marina King  
June 1985  
Southwest elevation  
Neg: Md. Hist. Trust, Annapolis, MD.



PG: 76A-15

Cox-Francis Farmhouse  
Prince George's County, MD.  
Marina King  
June 1985  
Southeast elevation  
Neg: Md. Hist. Trust, Annapolis, MD.



NAME PG: 76A-15 FARMHOUSE

LOCATION END OF FOUNTAIN Rd (BIRCHWOOD CITY REC. CTR.)

FACADE W GLASSMANOR, MD

PHOTO TAKEN 11/20/73 MDWYER