

**INDIVIDUAL PROPERTY/DISTRICT  
MARYLAND HISTORICAL TRUST  
INTERNAL NR-ELIGIBILITY REVIEW FORM**

Property/District Name: Cottage City Nursery Survey Number: PG68-86

Tax Parcel#: 2-012354-7252

Project: MD Alt 1 (Bladensburg Rd) Planning Study from D.C. Line to 40<sup>th</sup> Ave Agency: MDOT-SHA

Site visit by MHT Staff:  no  yes Name \_\_\_\_\_ Date \_\_\_\_\_

Eligibility recommended \_\_\_\_\_ Eligibility **not** recommended  \_\_\_\_\_

Criteria:  A  B  C  D Considerations:  A  B  C  D  E  F  G  None

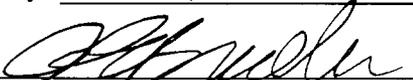
Justification for decision: (Use continuation sheet if necessary and attach map)

The Cottage City Nursery at 3600 Bladensburg Road is not eligible due to the fact that it does not meet National Register Criteria A, B, C, or D. Preliminary research has not revealed any association between the dwelling and events that have made a significant contribution to the broad patterns of our history (Criterion A) or the lives of persons significant in our past (Criterion B). Vernacular in design, it is neither unusual nor distinguished; it does not represent the work of a master or display high artistic merit (Criterion C). There is no evidence that the property is likely to yield information important in history or prehistory (Criterion D). Thus, the property is not National Register-eligible.

Documentation on the property/district is presented in: Maryland Historical Trust Inventory Form

and MD Alt 1 (Bladensburg Rd) from D.C. Line to 40<sup>th</sup> Ave Planning Study Summary of Results

Prepared by: Tracerics, 5420 Western Ave., Chevy Chase, MD 20815 January 1998

 3/25/98  
Reviewer, Office of Preservation Services Date

NR program concurrence:  yes  no  not applicable

 3/25/98  
Reviewer, NR Program Date

*copy*

**CAPSULE SUMMARY**  
3600 Bladensburg Road  
(PG 68-86)

The former dwelling at 3600 Bladensburg Road was erected between 1915 and 1930 on property subdivided by Charles Lightbown. Charles and Nellie Burton purchased the property in 1923, establishing the Cottage City Nursery at the site sometime before 1930. Presumably, by that time the dwelling had been converted to commercial use. The nursery continued to operate on this site until the early 1940s when the property was sold in foreclosure. The building, as originally utilized, was one of the largest and most substantial dwellings in the area. Its site is consistent with its early and continued commercial use as are the numerous physical changes made to the building.

The dwelling at is vernacular in nature, although it appears to have originally derived its detailing from the Colonial Revival style. This two-story house with a one-story, enclosed end-wall porch has a symmetrical facade and 6/6 windows. Constructed of wood frame, the three-bay wide dwelling has been significantly altered by the replacement of its side gable roof with a flat roof concealed by a high parapet wall on the southeast, southwest, and northeast elevations. These drastic renovations have altered the original character of the dwelling, further adding to its disassociation with any style. The original side gable roofline is still visible and an exterior end chimney remains. Laid in stretcher bond, the chimney rises above the added parapet wall on the northeast elevation.

MARYLAND HISTORICAL TRUST  
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. PG68-86

=====

1. Name of Property

=====

historic name Cottage City Nursery  
common/other name \_\_\_\_\_

=====

2. Location

=====

street & number 3600 Bladensburg Rd. not for publication   
city or town Cottage City vicinity \_\_\_\_\_ state Maryland code MD  
county Prince George's code 033 zip code 20722

=====

3. State/Federal Agency Certification N/A

=====

4. National Park Service Certification N/A

=====

5. Classification

=====

Ownership of Property (Check all that apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

Is this property listed in the National Register?

Yes \_\_\_\_\_ Name of Listing \_\_\_\_\_  
No

Maryland Inventory of Historic Properties  
Cottage City Nursery  
3600 Bladensburg Road  
Prince George's County, MD

Inventory No. PG68-86  
Page 2

=====  
6. Function or Use  
=====

Historic Functions (Enter categories from instructions)  
Cat: DOMESTIC Sub: Single Dwelling  
COMMERCE/TRADE . Specialty Store  
\_\_\_\_\_

Current Functions (Enter categories from instructions)  
Cat: COMMERCE/TRADE Sub: Specialty Store  
\_\_\_\_\_  
\_\_\_\_\_

=====  
7. Description  
=====

Architectural Classification (Enter categories from instructions)  
Vernacular  
\_\_\_\_\_  
\_\_\_\_\_

Materials (Enter categories from instructions)  
foundation Not Visible  
roof Flat: Not Visible  
walls Wood Frame: Asbestos Shingle  
other \_\_\_\_\_  
\_\_\_\_\_

Narrative Description (Describe the historic and current condition of the property.)

See Continuation Sheet No. 7-1

=====  
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)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- 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.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a 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.

Maryland Inventory of Historic Properties  
Cottage City Nursery  
3600 Bladensburg Road  
Prince George's County, MD

Inventory No. PG68-86  
Page 4

=====  
Areas of Significance (Enter categories from instructions)

Architecture  
Commerce  
\_\_\_\_\_

Period of Significance 1915-1948  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates 1915-1930  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person (Complete if Criterion B is marked above)  
\_\_\_\_\_

Cultural Affiliation Undefined  
\_\_\_\_\_  
\_\_\_\_\_

Architect/Builder Unknown  
\_\_\_\_\_

Narrative Statement of Significance (Explain the significance of the property.)

See Continuation Sheet No. 8-1

Maryland Inventory of Historic Properties  
Cottage City Nursery  
3600 Bladensburg Road  
Prince George's County, MD

Inventory No. PG68-86  
Page 5

=====  
9. Major Bibliographical References  
=====

(Cite books, articles, legal records, & sources used in preparing this form.)  
Prince George's County Land Records, Recorder of Deeds, Prince  
George's County, Upper Marlboro, Maryland.

Nelson's Washington Suburban Directory of Maryland and Virginia  
Towns Adjacent to the District of Columbia, 1923. Justus C. Nelson,  
1923.

Polk's Washington Suburban Directory of Maryland and Virginia Towns  
Adjacent to the District of Columbia, 1930-1931. R.L. Polk &  
Company, Publishers, 1930.

*A History of the Town of Cottage City, Maryland.* Compiled by  
Raleigh A. Donley, Jr. for the Bicentennial Committee, May 8, 1976.

=====  
10. Geographical Data  
=====

Acreage of Property 32,927 Square feet

**Verbal Boundary Description (Describe the boundaries of the  
property.)**

The property at 3600 Bladensburg Road is designated as Parcel no.  
2-012354-7 as indicated on Map 50, Grid A4, Subdivision 2804.

**Boundary Justification (Explain why the boundaries were selected.)**

The property at 3600 Bladensburg Road has historically been  
associated with Parcel no. 2-012354-7 as indicated on Map 50, Grid  
A4, Subdivision 2804 since the building's construction between 1915  
and 1930.

=====  
11. Form Prepared By  
=====

name/title Kristyna G. Olsen, Architectural Historian  
organization Traceries date January 16, 1998  
street & number 5420 Western Avenue telephone 301/656-5283  
city or town Chevy Chase state MD zip code 20815

=====  
12. Property Owner  
=====

name Davood Ashrafi  
street & number 2208 Crossing Way telephone \_\_\_\_\_  
city or town Wayne state NJ zip code 07470  
=====

Section 7 Page 6

Cottage City Nursery  
name of property  
Prince George's, MD  
county and state

=====  
The 1915-1930<sup>1</sup> dwelling at 3600 Bladensburg Road is vernacular in nature, although it appears to have originally derived its detailing from the Colonial Revival style. This two-story house with a one-story, enclosed end-wall porch has a symmetrical facade and 6/6 windows. Constructed of wood frame, the three-bay wide dwelling has been significantly altered by the replacement of its side gable roof with a flat roof concealed by a high parapet wall on the southeast, southwest, and northeast elevations. These drastic renovations have altered the original character of the dwelling, further adding to its disassociation with any style. The original side gable roofline is still visible and the original exterior end chimney remains. Laid in stretcher bond, the chimney rises above the added parapet wall on the northeast elevation.

The house is set further back from Bladensburg Road than adjacent dwellings. It sits to the northeast edge of a large paved car lot. Sparse vegetation exists immediately around the building to the northeast and a chain-link fence borders the entire property.

**EXTERIOR DESCRIPTION:<sup>2</sup>**

The primary elevation of the two-story, three-bay wide house faces southeast. The first story comprises two non-original, fixed, one-light commercial windows flanking a central entry. The entry is marked by a single wood door composed of panels and a single light.

The second story contains three original 6/6 windows. Although similar in design, the two outer openings are wider than the central opening. All of the openings are surrounded by square-edged wood sills and wide wood trim with molded exterior beads. Windows from the one-story, enclosed side porch on the southwest elevation are visible from the main facade.

The northeast elevation of the dwelling is two stories high with an

---

<sup>1</sup> The date range assigned was established based on the earliest period of construction by Charles M. Lightbown who began subdividing the area of Cottage City in 1906. He first began construction of dwellings in the area in 1915. By 1930, Charles and Nellie Burton are listed in *Polk's Washington-Suburban Directory* as living and running a nursery at 3600 Bladensburg Road (then 4000 Washington-Baltimore Boulevard).

<sup>2</sup> 3600 Bladensburg Road was surveyed from public property. Occupant denied access.

Section 7 Page 7

Cottage City Nursery  
name of property  
Prince George's, MD  
county and state

=====  
exterior chimney that divides the two bays. One original 6/6 window and one boarded-up window pierce the first story. Two original 6/6 windows occupy the second story. All of the window openings are surrounded by square-edged wood sills and wide wood trim with molded exterior beads.

Two stories in height and asymmetrical in design, the three-bay-wide northwest elevation does not contain a parapet wall at its roofline. The termination of the three-sided parapet wall is visible at both upper corners of the elevation. Two openings exist in the first story. One opening is occupied by an original 6/6 window, and one opening is boarded-up with a plywood sheet. The second story contains two original 6/6 windows, one of which has a 1-light replacement lower sash. A second story entry dominates the central bay of this elevation and holds a single metal door with 1-light and a square-edged lintel. This door opening is accessed by a non-original exterior metal stairway. All of the visible window surrounds are composed of square-edged sills and wide wood trim with molded exterior beads.

The southwest elevation is two stories tall and two bays wide with a one-story enclosed porch. The porch sits at the southern edge of the elevation, providing the only openings in the first story of this elevation. Three original 6/6 windows are grouped within the structure of the southeast elevation of the porch. The southeast elevation of the porch is also pierced by two original paired 6/6 windows. The second story of the southwest elevation has one boarded-up window opening. All of the window openings are surrounded by square-edged wood sills and wide wood trim with a molded exterior bead.

**OUTBUILDINGS:**

There are no outbuildings associated with this property.

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. PG68-86

Section 8 Page 1

Cottage City Nursery  
name of property  
Prince George's, MD  
county and state

=====  
The former dwelling at 3600 Bladensburg Road was erected between 1915 and 1930 on property subdivided by Charles Lightbown. Charles and Nellie Burton purchased the property in 1923, establishing the Cottage City Nursery at the site sometime before 1930.<sup>3</sup> Presumably, by that time the dwelling had been converted to commercial use. The nursery continued to operate on this site until the early 1940s when the property was sold in foreclosure. The building, as originally utilized, was one of the largest and most substantial dwellings in the area. Its site is consistent with its early and continued commercial use as are the numerous physical changes made to the building.

The property is located within the town of Cottage City, which was gradually developed between 1915 and 1930. The Highlands Company, incorporated in 1888, purchased approximately sixty-four acres of land lying between the B&O Railroad line and the Baltimore-Washington Turnpike; an area then known as "The Highlands."<sup>4</sup> In May 1906, the full sixty-four-acre tract was sold to three men, J. Harris Rogers, James C. Rogers, and Richard N. Ryon, who had the area platted under the name "Cottage City" in 1906.<sup>5</sup> Despite its accessibility to downtown Washington, DC via the Bladensburg Road electric streetcar line, several efforts to develop the area failed. It was not until 1915 that Charles M. Lightbown borrowed money to construct five modest frame "cottages" which he sold to working-class families.<sup>6</sup> Lightbown had begun purchasing lots in the newly platted town in 1906, and continued to develop the area through the early 1920s. By 1925, the town of Cottage City had developed into a substantial suburb with access to the District of Columbia via Bladensburg Road and the B&O Railroad. Today, the town contains over 322 single- and dual-family dwellings and around thirty apartment units.

---

<sup>3</sup> Cottage City Nursery appears in *Polk's Washington-Suburban Directory of Maryland and Virginia Towns Adjacent to the District of Columbia, 1930-31*. Charles and Nellie Burton's home is listed at the same address, 4000 Washington-Baltimore Boulevard.

<sup>4</sup> Land Records of Prince George's County, Liber 34, Folio 317.

<sup>5</sup> Land Records of Prince George's County, Liber 34, Folio 317; and Liber 57, Folio 426. The 1906 plat of Cottage City was recorded in Liber B.D.S. 1, Folio 10.

<sup>6</sup> *A History of the Town of Cottage City, Maryland*, p.31.

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. PG68-86

Section 8 Page 2

Cottage City Nursery  
name of property  
Prince George's, MD  
county and state

=====  
Charles and Nellie Burton owned the property associated with 3600 Bladensburg Road between 1923 and 1942, running the Cottage City Nursery there for over ten years. The nursery was still in business in 1939 by which time the Burtons had built a separate greenhouse on the corner of Decatur Street (now 37th Avenue) and Washington-Baltimore Boulevard (now Bladensburg Road).<sup>7</sup> In 1940, the Burtons entered into a Deed of Trust with a local lending institution, but experienced financial difficulties after Charles Burton died. The property was sold at a foreclosure sale in February 1942 to William A. Waller. Soon thereafter, Waller sold it to John H. Burton, son of the original owners. Since that time, the property has changed ownership several times, eventually passing into the hands of the Haines family, who held title between 1946 and 1987. The present owners acquired the property from R.W. Realty Company in 1994, and the site is currently used as a used car sales office and lot.

---

<sup>7</sup> See Sanborn Fire Insurance Map, Washington Suburban, Volume 2, 1939, p. 206.

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. PG68-86

Cottage City Nursery  
name of property  
Prince George's Co., MD  
county and state

=====

**HISTORIC CONTEXT:**

**Geographic Organization:** Western Shore

**Chronological/Development Period (s):**

Industrial/ Urban Dominance (1870-1930)  
Modern Period (1930-present)

**Prehistoric/Historic Period Theme (s):**

Architecture, Landscape, and Community  
Planning  
Economic

**RESOURCE TYPE(S)**

**Category:** Building

**Historic Environment:** Suburban

**Historic Function (s):** DOMESTIC/Single Dwelling  
COMMERCE/TRADE/Specialty Store

**Known Design Source:** Unknown

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. PG68-86

Cottage City Nursery  
name of property  
Prince George's Co., MD  
county and state

=====  
**Chain of Title:**

DEED A: Part of Block 1

September 28, 1923: Charles M. and Maud E. Lightbown to Charles G. & Nellie E. Burton  
Part of Block 1 Cottage City  
Subject to conditions: "No dwelling of a value less than \$2000 be built on the property; no person of Negro blood shall ever own, rent or occupy said premises; that intoxicant liquor shall never be sold on the premises..."  
Land Records of Prince George's County  
Liber 206 Folio 180

DEED B: Part of Block 1

June 19, 1923: Edwin and Katherine Spalding to Charles M. and Maud E. Lightbown  
Land Records of Prince George's County  
Liber 195 Folio 106

DEED A & B: Part of Block 1

February 12, 1927: Charles M. & Maud E. Lightbown to Charles G. and Nellie Burton  
Part of Block 1 Cottage City  
Land Records of Prince George's County  
Liber 275 Folio 449

October 11, 1940: Nellie & Charles Burton to T. Hammond Welsh, Jr. & Preston A. Blandon, Trustees  
Deed of Trust  
Land Records of Prince George's County  
Liber 585 Folio 85

February 3, 1942: Equity Case #12074  
T.H. Welsh, Jr., Trs., plaintiff vs. Nellie Burton (widow), defendant  
Equity Court Records of Prince George's County  
Property sold to William A. Waller

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. PG68-86

Cottage City Nursery  
name of property  
Prince George's Co., MD  
county and state

=====

September 1, 1942: William A. Waller to John H. Burton  
Part of Block 1 in Cottage City  
Land Records of Prince George's County  
Liber 685 Folio 391

March 1, 1946: John H. and Abbie Burton to Willis L. Haines &  
George H. Williams  
Part of Block 1 in Cottage City  
Land Records of Prince George's County  
Liber 826 Folio 355

February 12, 1954: Willis L. and Ruby M. Haines to Poe W. and  
Angela D. Haines  
Land Records of Prince George's County  
Liber 1756 Folio 92

December 20, 1957: Poe W. and Angela D. Haines to Robert M. and  
Geraldine T. Bradshaw  
Part of block 1 in Cottage City  
Land Records of Prince George's County  
Liber 2171 Folio 403

November 10, 1962: Robert M. and Geraldine T. Bradshaw to Poe W.  
and Angela D. Haines  
Land Records of Prince George's County  
Liber 2774 Folio 166

November 21, 1963: Robert M. & Geraldine T. Bradshaw to Poe W. and  
Angela D. Haines  
Correction of land description in previous  
deed  
Land Records of Prince George's County  
Liber 2882 Folio 498

August 26, 1987: Poe W. and Angela D. Haines to Marlee  
Corporation  
As described in Liber 2882 Folio 498  
Land Records of Prince George's County  
Liber 6777 Folio 504

June 28, 1990: Marlee Corporation to R. Marc Goldberg, Trustee  
Mortgage  
Land Records of Prince George's County  
Liber NLP 7690 Folio 135

MARYLAND INVENTORY OF HISTORIC PROPERTIES  
CONTINUATION SHEET

Inventory No. PG68-86

Cottage City Nursery  
name of property  
Prince George's Co., MD  
county and state

=====

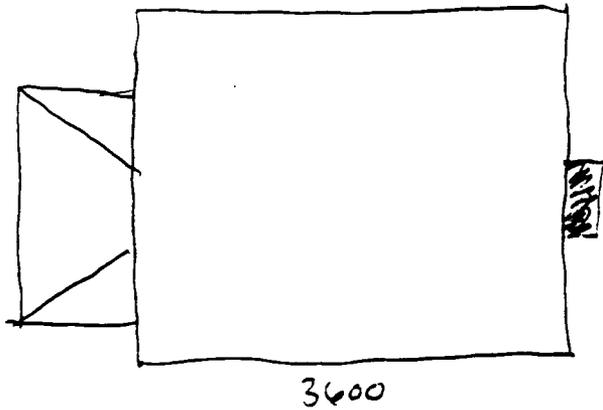
December 17, 1991: R. Marc Goldberg, Trustee to R.W. Realty  
Company & Stevan Weinberg, et al.  
Part of lots 18-27; Block 1 Cottage City  
Sold at public auction August 19, 1991  
\$155,000  
Land Records of Prince George's County  
Liber 8150 Folio 386

June 17, 1994: R.W. Realty Company & Stevan Weinberg  
(Custodian for Andrew Weinberg & Jordan  
Weinberg; Ugma & Irene Weinberg, surviving  
tenant by entirety of William Weinberg  
deceased [d. April 27, 1994]) to Davood  
Ashrafi  
Parcel no. 2-012354-7 Recorded in Plat Book  
B.D.S. 1, Folio 10  
Land Records of Prince George's County  
Liber 9627 Folio 355

SKETCH MAP

Cottage City Nursery  
3600 Bladensburg Rd  
Cottage City, MD  
Prince George's County

PG 68-86



Car lot

Chain-link.

Bladensburg Rd



WASHINGTON EAST, D. C.-MD.  
38076-H8-T8-024

1965  
PHOTOREVISED 1979  
BATHYMETRY ADDED 1992  
DMA 5661 IV NW-SERIES V833



PG: 68-86

3600 Bladensburg Rd - Cottage City Nursery

Prince George's County, MD

Tracenes

1/98

Maryland SHPO

House, SE Elevation

1 of 4



PG: 68-86  
3600 Bladensburg Rd - Cottage City Nursery  
Prince George's County, MD  
Traceries

1/98  
Maryland SHPO  
House, NE Elevation  
2 of 4



PG: 68-86  
3600 Bladensburg Rd - Cottage City Nursery  
Prince George's County, MD  
Traces

1/98  
Maryland SHPO  
House, NW Elevation  
3 of 4



PG: 68-86

3600 Bladensburg Rd. - Cottage City Nursery

Prince George's County, MD

Traceries

1/98

Maryland SHPO

House, S corner

4 of 4