

## CAPSULE SUMMARY SHEET

Survey No.: PG:85A-52 (PACS 1.22) Construction Date: 1929

Name: Charles and Edna Wilcox Property

Location: 13204 Brandywine Road, T.B. Vicinity, Prince George's County

Private/Private Residence/Occupied/Fair/Accessibility Restricted

### Description:

The Charles and Edna Wilcox Property is a 1½-story, 3-bay vernacular residence with Bungalow influences located on the east side of Brandywine Road in the T.B. vicinity, Prince George's County. Constructed in 1929, the property consists of the residence, three sheds and a garage. The residence has a side-gable roof, an integral front porch and a shed roof rear addition with an enclosed rear porch. The structure is of wood-frame construction with a structural clay tile foundation. The exterior is covered with asbestos shingles and the windows are wood 6/1 double-hung. An interior brick chimney is located on the rear roof slope.

### Significance:

Waldo Ward purchased 11.2 hectares (27.7 acres) of land from Abner Mason in 1923. In 1927, Ward sold 7.5 hectares (18.52 acres) of land to Charles and Edna Wilcox. According to tax records of Prince George's County, a house was constructed on the land in 1929. Ira and Paul Cooley purchased the house and 4 hectares (10.08 acres) of the land from Charles and Edna Wilcox in 1938. Sole ownership of the property was transferred to Paul Cooley, the current owner, in 1949. The property has since been subdivided into "Cooley Estates" and retains .5 hectares (1.33 acres).

**Maryland Historical Trust**  
**Maryland Inventory of Historic Properties Form**  
**MD 5 Brandywine Interchange**

DOE \_\_\_yes \_\_\_no

**1. Name:** (indicate preferred name)

historic Charles and Edna Wilcox Property (preferred)

and/or common Cooley Property

**2. Location:**

street &amp; number 13204 Brandywine Road

\_\_\_ not for publication

city, town T.B.  vicinity of

congressional district

state

Maryland

county

Prince George's

**3. Classification:**

**Category**

\_\_\_ district

 building(s)

\_\_\_ structure

\_\_\_ site

\_\_\_ object

—

**Ownership**

\_\_\_ public

 private

\_\_\_ both

**Public Acquisition**

\_\_\_ in process

\_\_\_ being considered

 not applicable**Status** occupied

\_\_\_ unoccupied

\_\_\_ work in progress

**Accessible** yes: restricted

\_\_\_ yes: unrestricted

\_\_\_ no

**Present Use**

\_\_\_ agriculture

\_\_\_ commercial

\_\_\_ education

\_\_\_ entertainment

\_\_\_ government

\_\_\_ industrial

\_\_\_ military

\_\_\_ transportation

\_\_\_ museum

\_\_\_ park

 private

residence

\_\_\_ religious

\_\_\_ scientific

\_\_\_ other:

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

name Paul G. Cooley

street &amp; number 13204 Brandywine Road

telephone no.:

city, town Brandywine

state and zip code MD 20613

**5. Location of Legal Description**

Land Records Office of Prince George's County

liber 1119

street &amp; number Prince George's County Judicial Center

folio 345

city, town Upper Marlboro

state MD

**6. Representation in Existing Historical Surveys**

title

date

\_\_\_ federal

\_\_\_ state

\_\_\_ county

\_\_\_ local

depository for survey records

city, town

state

## 7. Description

Survey No. PG:85A-52 (PACS 1.22)

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			

Resource Count: 5

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

The Charles and Edna Wilcox Property is a 1½-story, 3-bay vernacular residence with Bungalow influences located on the east side of Brandywine Road in the T.B. vicinity, Prince George's County. Constructed in 1929, the property consists of the residence, three sheds and a garage. The residence has a side-gable roof, an integral front porch and a shed roof rear addition with an enclosed rear porch. The structure is of wood-frame construction with a structural clay tile foundation. The exterior is covered with asbestos shingles and the windows are wood 6/1 double-hung. An interior brick chimney is located on the rear roof slope.

The integral porch on the front, or west elevation is supported by four brick columns with a wood railing. The central entrance within the porch is a 6-light wood door. Also on the first story are two pairs of 6/1 wood double-hung windows. The second story has a shed dormer with three 6/1 double-hung windows.

The north elevation has a 3-light awning window on the basement level and two 6/1 wood double-hung windows on the first story. The second story also has two 6/1 wood double-hung windows and the attic level has a 4-light casement window.

The first story of the rear elevation has been covered by a 1-story shed roof addition. The addition has a parged foundation and a cut-away porch at the southeast corner. The basement level has a 3-light awning window and the cut-away porch has been enclosed with a band of four 1/1 double-hung windows. The entrance to the enclosed porch is a wood panel door on the south elevation. Also on the south elevation is a pair of 1/1 double-hung windows. The remaining elevation of the addition has a 6/6 wood double-hung window. The second story of the main block has a shed roof dormer with a 4-light casement window.

The south elevation has a 3-light awning window on the basement level. The first story has a pair of 6/1 wood double-hung windows and two single 6/1 double-hung windows. The second story has two 6/1 wood double-hung windows, while the attic level has a 4-light casement window.

Access to the interior of the building was not available.

There are four outbuildings associated with this property. Shed #1, constructed in 1929, is located east of the house. The small 1-story building is supported by concrete block piers, has a corrugated metal front-gable roof and vertical wood siding. A vertical wood door is located on the south gable end.

The second outbuilding, shed #2, is located east of the house and shed #1. Constructed in 1929, the building has a shed roof and vertical wood siding. The structure is supported on concrete piers and has window and door openings on the south elevation.

Shed #3, the third outbuilding, was constructed in 1929. The building has a corrugated metal roof, vertical wood siding and a vertical wood door on the south elevation. Shed #3 is located east of the house and southeast of sheds #1 and #2.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

SOURCE NAME: Charles and Edna Wilcox Property

SURVEY NO.: PG:85A-52 (PACS 1.22)

ADDRESS: 13204 Brandywine Road, T.B. vicinity, Prince George's County

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## 7. Description (Continued)

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The fourth outbuilding is a garage. The garage is located east of the house and sheds #1 and #2, and north of shed #3. The garage is of wood-frame construction with a concrete foundation and a front-gable roof covered with corrugated metal. The building has wood siding and the gable ends are covered with hexagonal asphalt shingles. The south elevation has a set of double doors, while the north elevation has a casement window.

The Charles and Edna Wilcox Property is located on the east side of Brandywine Road. A driveway extends east from Brandywine Road along the south side of the house to the outbuildings at the rear of the property. The driveway then connects with a gravel access road located to the south and running parallel with the driveway.



CONTINUATION SHEET

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## 8. Significance (Continued)

T.B. was in danger of decline by the end of the nineteenth century. During the 1870s and 1880s, both the Baltimore and Potomac Railroad and the Southern Maryland and Point Lookout Railroad had bypassed T.B. in favor of the village of Brandywine, located two miles to the east. Businesses and other activities favored this location, and T.B. remained a small, crossroads village serving only local farmers and travelers. William G. Becker tried to develop the "Littleworth" subdivision northwest of T.B. during the 1930s, however only a few lots were ever developed. Several dwellings were constructed around the periphery of the village between 1930 and 1950. In 1927, the Governor Crain Highway, now Route 301, was constructed along a new alignment immediately east of T.B. In 1950 Maryland Route 5, which formerly followed Brandywine Road north of T.B. and Old Brandywine Road south of T.B., was moved to a new alignment immediately east of Brandywine Road. Although Route 5 did not result in extensive demolition, T.B. failed quickly after its construction (MHT, PG:85A-33).

The house on the Charles and Edna Wilcox Property is an example of a residence influenced by the Bungalow style. The Bungalow became the dominant style of middle and working class housing in the period between 1900 and 1935. The form was inspired by Charles and Henry Green, brothers who worked together in Pasadena, California during 1893-1914. The Green brothers built intricate and detailed examples of Bungalows sometimes called "ultimate bungalows" (McAlester 1984, 454). Bungalow style spread out of California primarily by popular magazines and pattern books, rather than by architects. These pattern books offered plans for Bungalows for as little as five dollars. Some books offered pre-cut packages of lumber and detailing that could be assembled by local builders. Pattern books were advertised in popular magazines like House Beautiful, promulgating the Bungalow style. A monthly periodical called Bungalow Magazine was produced during 1909-1918. Bungalows were enormously popular in the early years of the twentieth century, in part because they were inexpensive to design and build. Their emergence coincided with the rise in the number of working and middle class Americans who could afford to purchase a house (Klein 1985, 44). The Bungalow has been defined as "one of the characteristic building types of democratic America" because of its adaptive and extensive use (Lancaster 1986, 104).

Bungalows are typically 1½-story structures, with low, horizontal lines and an integral porch on the front of the house. Gables often are bracketed and have wide projecting eaves. Roofs are gently pitched and often have either gable or shallow shed dormers. Windows are either sash or casement with many lights or single panes of glass. Bungalows are also notable for their earth-tone stains and use of natural materials such as stones, shingling, or stucco. The Bungalow form frequently features Craftsman-style detailing, such as exposed rafter tails, three-over-one double-hung windows, and wide wood frames around doors and windows. There are numerous variations to the Bungalow such as the Colonial, Swiss, and Spanish styles.

CONTINUATION SHEET

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8. Significance (Continued)

National Register Evaluation:

Constructed in 1929, the Charles and Edna Wilcox Property is not eligible for the National Register of Historic Places. The property is not eligible under Criterion A, as research conducted indicates no association with any historic events or trends significant in the development of national, state, or local history. Historic research indicates that the property has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. It is not eligible under Criterion C, as it lacks material and design integrity. The house is not a significant example of early to mid-twentieth century design since it lacks more typical Bungalow features as wide eaves, brackets, exposed rafter ends or various exterior siding treatments. In addition, the building has been covered with asbestos shingles and the rear porch has been enclosed. Finally, the structure has no known potential to yield important information, and therefore, is not eligible under Criterion D.

MARYLAND HISTORICAL TRUST	
Eligibility recommended _____	Eligibility Not Recommended <u>X</u>
Comments _____	
_____	
Reviewer, OPS: <u>[Signature]</u>	Date: <u>7/20/98</u>
Reviewer, NR Program: <u>[Signature]</u>	Date: <u>12/18/98</u>

*[Handwritten mark]*



CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

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## 9. Major Bibliographical References (Continued)

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Community Renewal Program. 1974. The Neighborhoods of Prince George's County. Upper Marlboro, MD: Prince George's County.

Lancaster, Clay. 1986. The American Bungalow. In Common Places: Readings in American Vernacular Architecture, ed. Dell Upton and John Michael Vlach, 79-106. Athens: University of Georgia Press.

Land Records Office of Prince George's County. Upper Marlboro, MD.

Martin, M.W. 1969. Home Is a Place Called 76. Baltimore Sun, 27 July. Maryland Historical Society. Vertical Files. "T.B., Prince George's County."

Maryland Historical Trust (MHT). 1986. Maryland Historical Trust State Historic Sites Inventory Form. Tee Bee, Prince George's County, Maryland. PG:85A-33. Crownsville, MD.

McAlester, Virginia and Lee McAlester. 1984. A Field Guide to American Houses. New York: Alfred A. Knopf.

Tax Assessment Office of Prince George's County. Upper Marlboro, MD.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

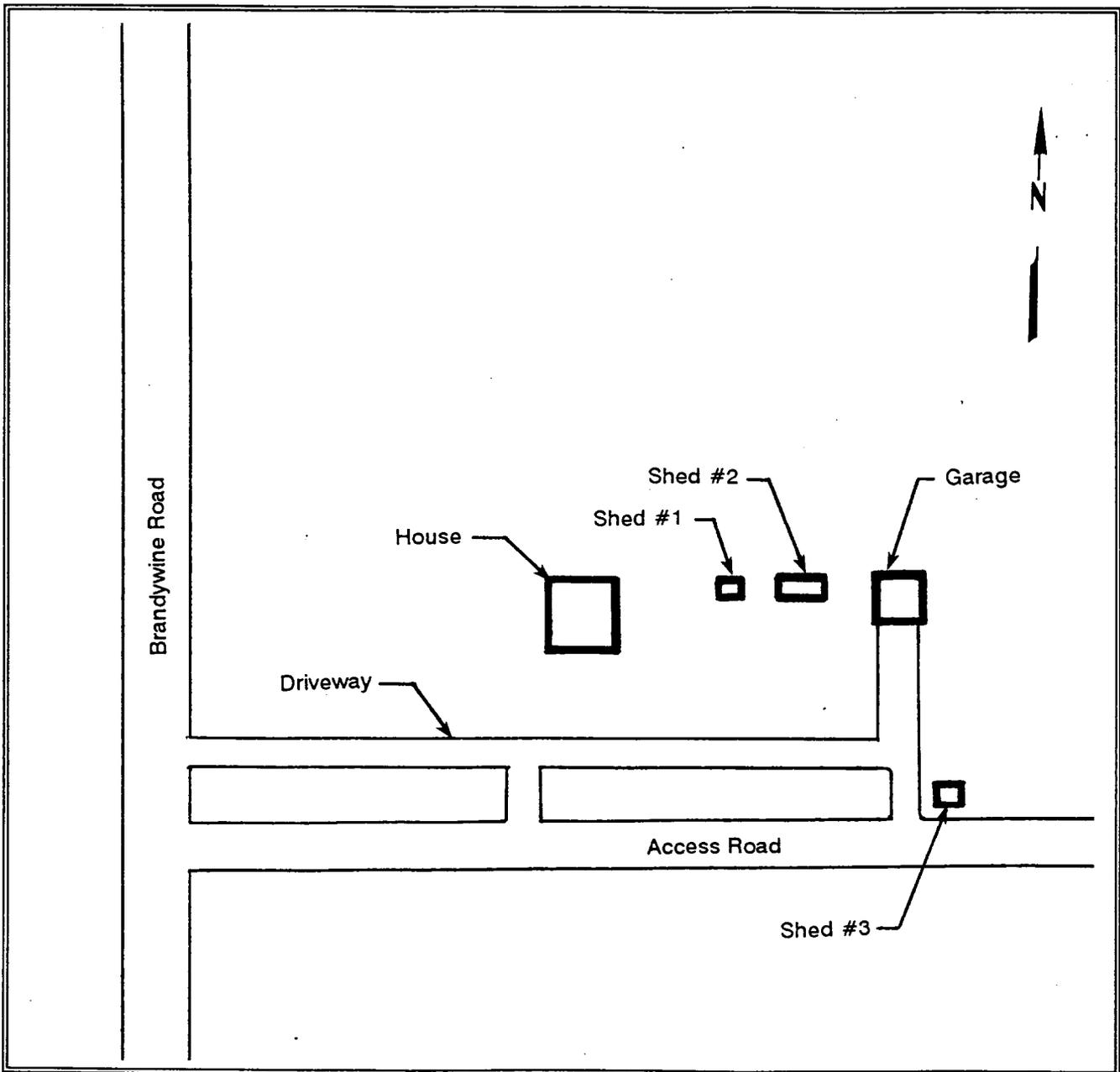
SOURCE NAME: Charles and Edna Wilcox Property

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10. Geographical Data (Continued)

Resource Sketch Map:



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Maryland Comprehensive Historic Preservation Plan Data Sheet

Historic Context:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization:

Western Shore

Chronological/Developmental Period(s):

Industrial/Urban Dominance (A.D. 1870-1930)

Prehistoric/Historic Period Theme(s):

Architecture

RESOURCE TYPE:

Category (see Section 3 of survey form):

Building

Historic Environment (urban, suburban, village, or rural):

Rural

Historic Function(s) and Use(s):

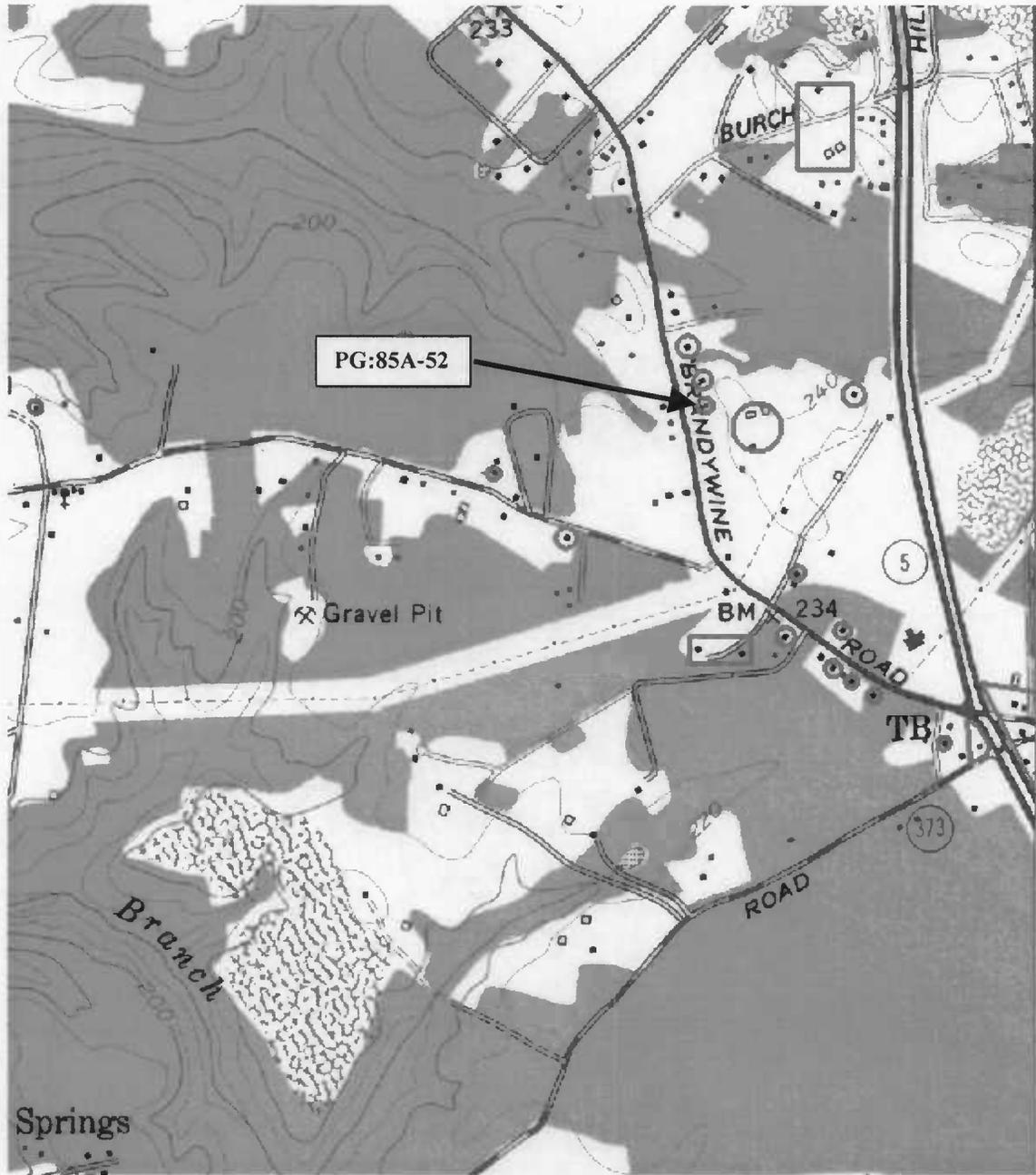
Private Residence

Known Design Source (write none if unknown):

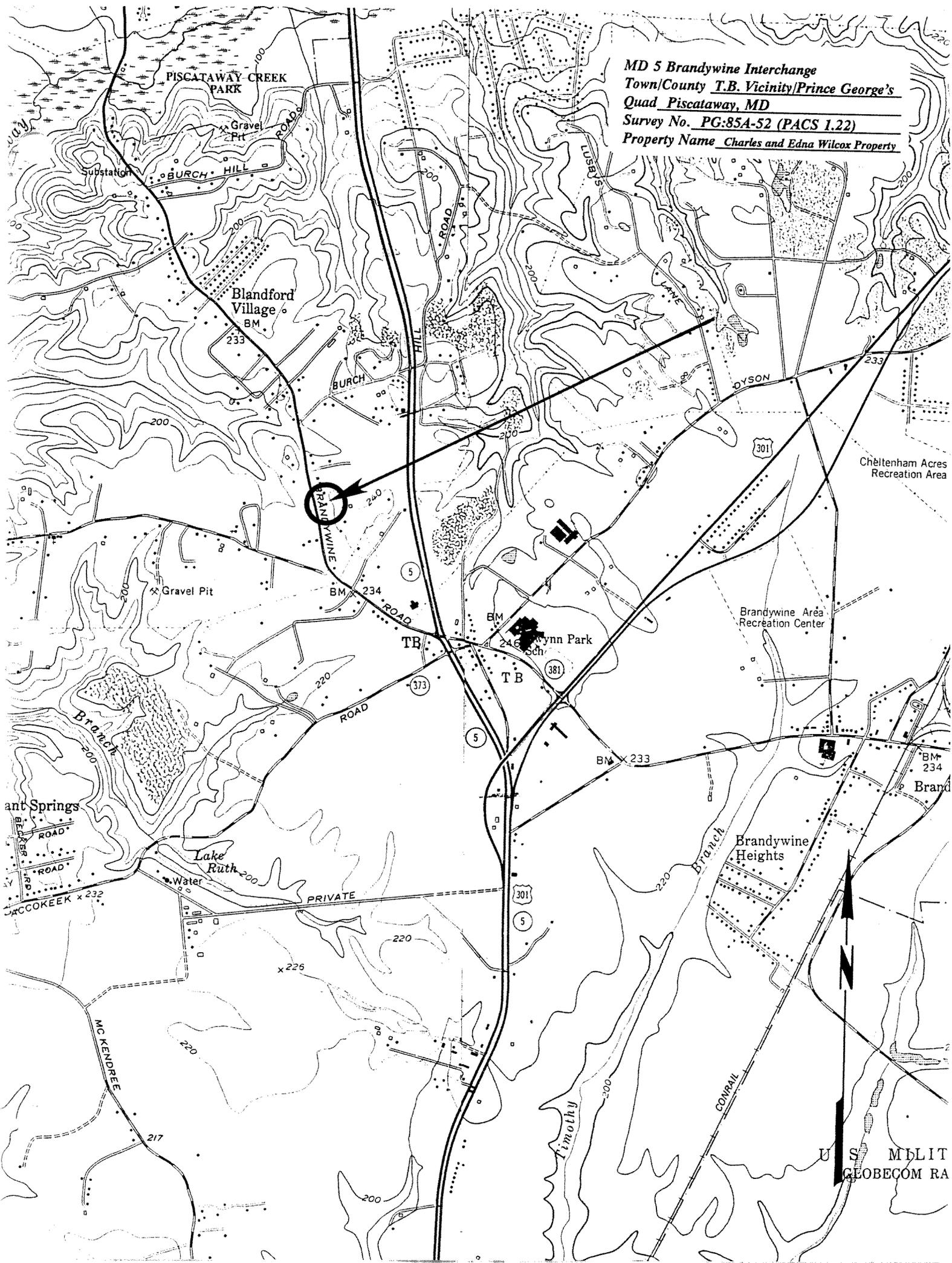
None

Preparer:  
P.A.C. Spero & Company  
September 1998

PG:85A-52  
Charles & Edna Wilcox Property  
(Cooley Property)  
13204 Brandywine Road (MD 381)  
Piscataway quadrangle



MD 5 Brandywine Interchange  
Town/County T.B. Vicinity/Prince George's  
Quad Piscataway, MD  
Survey No. PG:85A-52 (PACS 1,22)  
Property Name Charles and Edna Wilcox Property



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GLOBECOM RA



1. PG: 85A-52
2. Ch 3: via Wilcox Property
3. Prince George 1<sup>st</sup>  
TOWNSHIP NO. 12 386431 N N N 1 112
4. Tim Tambrain
5. 9/23
6. 11/3 24/20
7. SW corner
8. 1 of 12



1. PG : 354-52
2. Charles J. Wilcox Project,
3. Prince Georges Co., MD  
Towson/ha! 00 387\*81 N N N 2 '182
4. Tim Tankersley
5. 9/98
6. MD 340
7. NW corner
8. 2 of 12



1. PG : 85A-52
2. Charles & Edna Wilcox Property
3. Prince George's Co., MD

TowsonPhoto! 09 387\*81 H N 4 2 292

4. Tim Tamburino
5. 9/93
6. MD SAPO
7. rear (east) elevation
8. 3 of 12.



1. P2 - 35 Oct 52
2. Charles + Sha Wilkes County
3. Prince George's Co., MD

TowsonPho! 01 390481 N N N 2 462

4. Tim Tomberino
5. 9/98
6. MD 3415
7. south elevation
8. 4 of '2



1. PG: 85A-52
2. Charles & Edna Wilcox Property
3. Prince George's Co., MD
4. Tim Tamburino  
Towson/Pho! 01 393\*81    H N H 4    012

5. 2/23

6. MD. SAPO

7. shed #1

8. 5 of 12



1. PG: 85A-52
2. Charles + Edna Wilcox Property
3. Pierre Berger's Co. 111D

TowsonPhoto! 02 393481 H H 4 4 132

4. Tim Tambourine
5. 9/73
6. 11/50 4/12
7. 11/50 #1
8. 6 of 12



1. PG: 85A-52
2. Charles & Edna Wilcox Property
3. Peter George Co., 11/10

TowsonPhoto! 04 393\*81    R N H 5 -072

4. Tim Tankersley
5. 2/78
6. MD SAPO
7. Shed # 2
8. 7 of 12

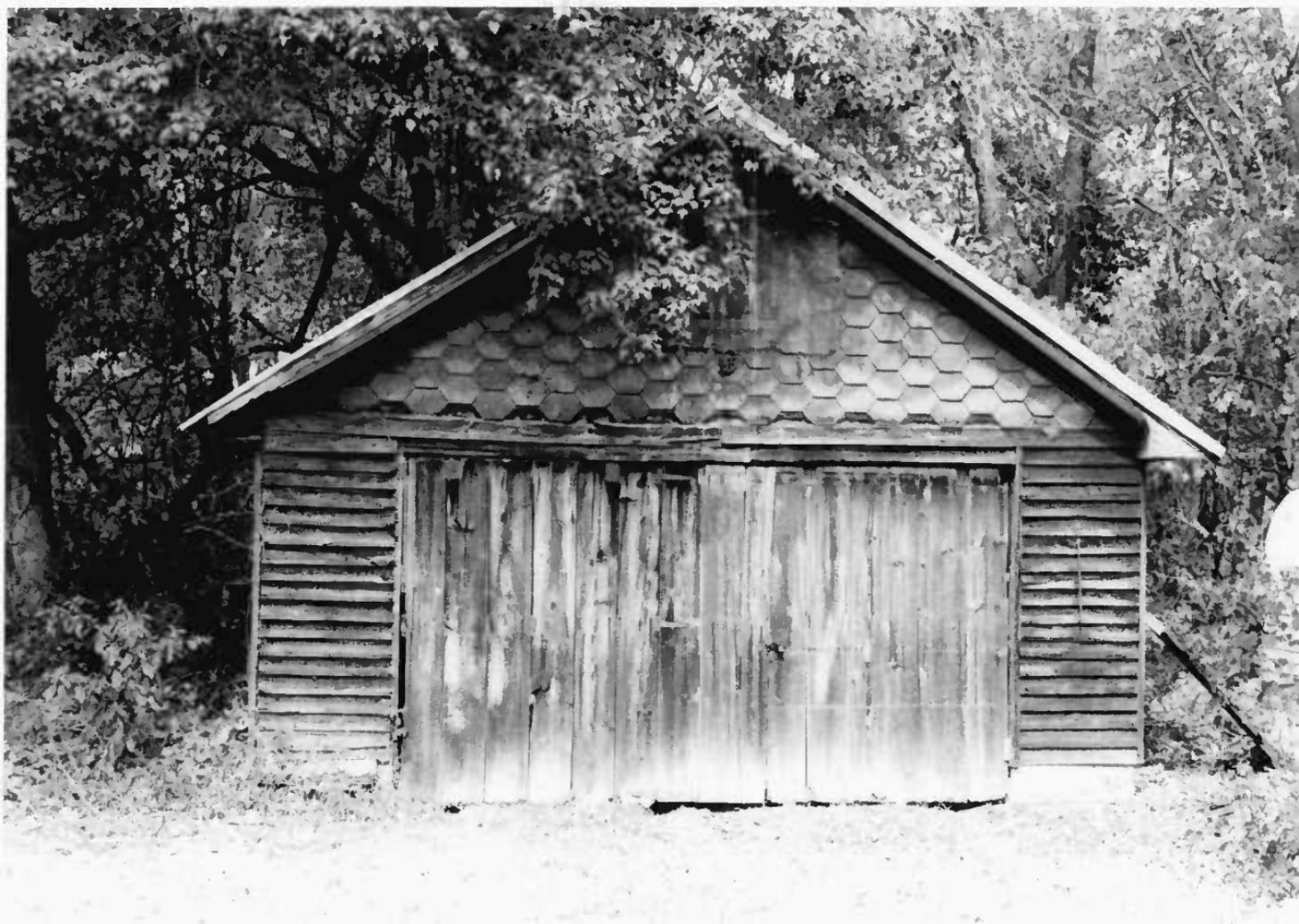


WAS RINE

1. Ag: 354-52
2. Charles & Edna Wilson Papers
3. King George Co, MD

Towson Fol: 05 393481 H N H 3 NH 2

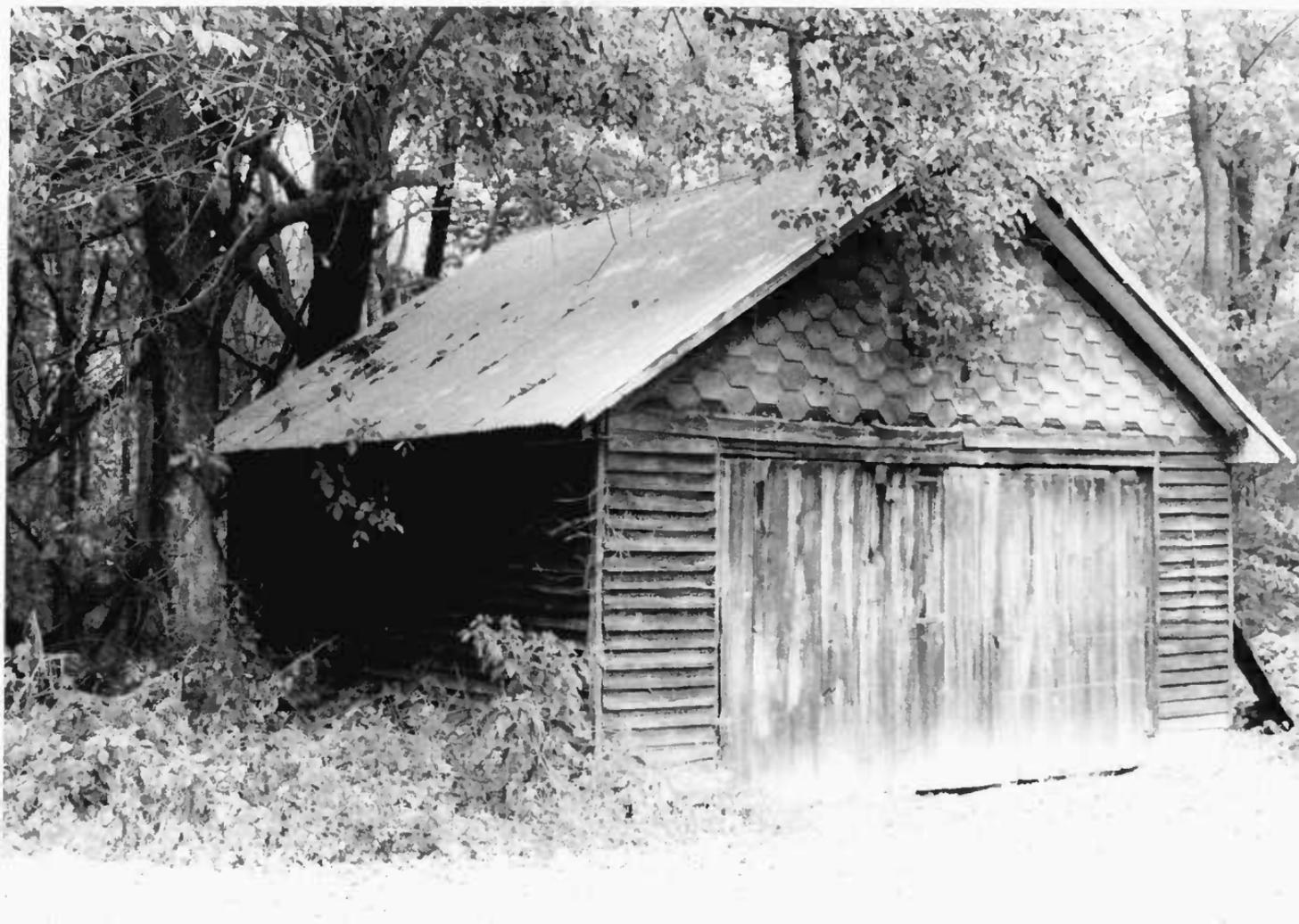
4. Tim Tankersley
5. [unclear]
6. MS 3413
7. Shed #2
8. 8 of 12



1. PG: 4-A-52
2. Charles & Ira Wilson Property
3. Prince George's Co, MD

TowsonPhoto 06 393\*81 N N H 4 -052

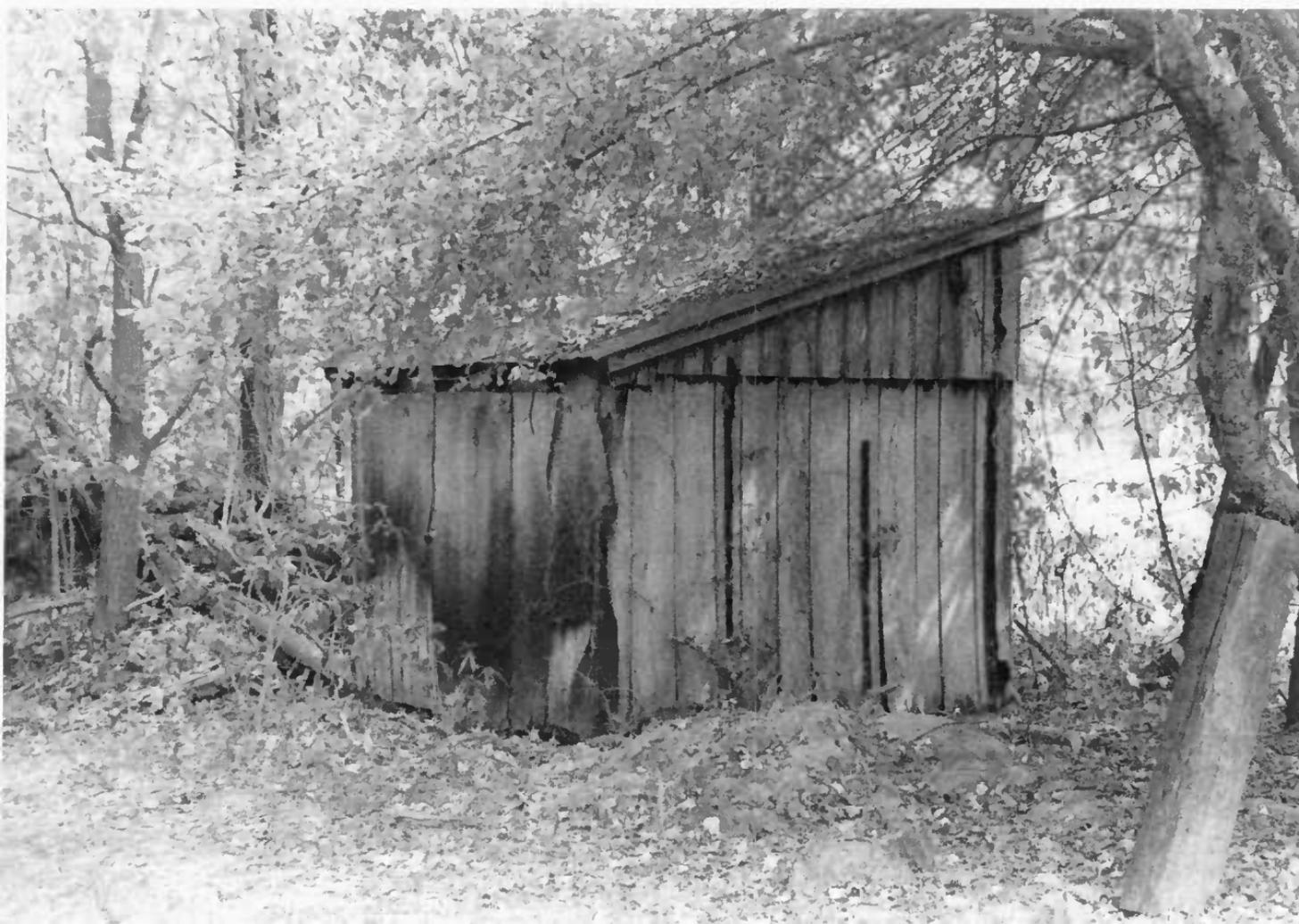
4. Tim Vandusen
5. 2/3
6. MW 247
7. 22 am
8. 9 of 12



1. PG: BSA-52
2. Charles & Edna Wilcox Property
3. Prince Georges Co. MD

Towson/ho! 08 393\*81 N N 45 -292

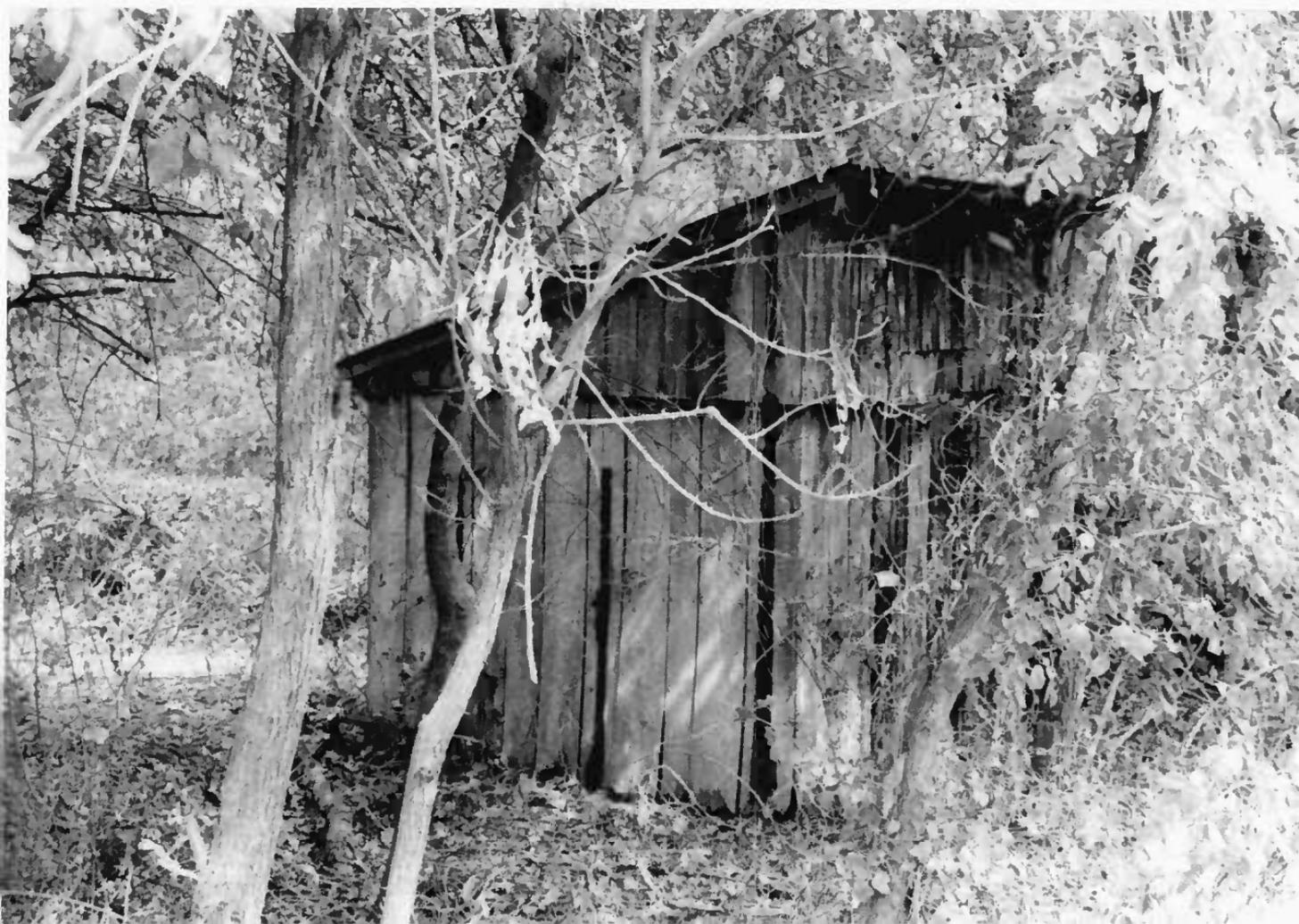
4. Tim Turbentine
5. o/p
6. MD 340
7. garage
8. 10 of 12



1. PG: 85A-52
2. Charles & Edna Wilson Property
3. Prince Georges Co. MD

TowsonPhoto 08 390#81 N N N 2 -052

4. Tim Tamburino
5. 9/98
6. MD SPO
7. shed #3
8. 11 of 12



1. PG: 85A-52
2. Charles & Edna Wilcox Property
3. Prince Georges Co., MD

TowsonPhoto 09 393481 N N N 3 -022

4. Tim Tamburino
5. 9/23
6. MD SHPO
7. shed #3
8. 12 of 12