

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. PG: 67-022-22

1. Name of Property (indicate preferred name)

historic Hall House

other

2. Location

street and number 5707 Seminole Street not for publication

city, town Berwyn Heights vicinity

county Prince George's

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

name Tamika L. Guillard

street and number 5707 Seminole Street telephone

city, town Berwyn Heights state MD zip code 20740-4317

4. Location of Legal Description

courthouse, registry of deeds, etc. Prince George's County Courthouse liber 18485 folio 437

city, town Upper Marlboro tax map 33 tax parcel 5 tax ID number 21 2368306

5. Primary Location of Additional Data

- Contributing Resource in National Register District
- Contributing Resource in Local Historic District
- Determined Eligible for the National Register/Maryland Register
- Determined Ineligible for the National Register/Maryland Register
- Recorded by HABS/HAER
- Historic Structure Report or Research Report at MHT
- Other: _____

6. Classification

Category	Ownership	Current Function	Resource Count		
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture	<input type="checkbox"/> 1	<input type="checkbox"/> buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion	<input type="checkbox"/>	<input type="checkbox"/> 1 sites
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> social	<input type="checkbox"/>	<input type="checkbox"/> structures
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation	<input type="checkbox"/>	<input type="checkbox"/> objects
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	<input type="checkbox"/> 1	<input type="checkbox"/> 1 Total
		<input type="checkbox"/> government	<input type="checkbox"/> unknown		
		<input type="checkbox"/> health care	<input type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> industry	<input type="checkbox"/> other:		
				Number of Contributing Resources previously listed in the Inventory	
				<input type="checkbox"/> 0	

7. Description

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Condition

excellent deteriorated
 good ruins
 fair altered

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

The Hall House is located at 5707 Seminole Street in Berwyn Heights, Maryland. This single-family dwelling is sited on a level, grassy lot. The property features mature trees and shrubs. A gravel driveway enters the property from Seminole Street and travels southward, parallel to the east (side) elevation of the dwelling, before terminating at a metal chain-link fence at the rear of the property. A brick walkway leads from the primary entrance on the façade of the dwelling and ends at the gravel driveway. A poured concrete slab foundation is located in the southeast corner of the property.

DWELLING

This two-story vernacular single-family dwelling contains stylistic influences of the Queen Anne style. Constructed c. 1894, the main block of this dwelling has an I-house form with a projecting front-gable bay, original to the main block, at the center of the west (side) elevation. This dwelling is similar to the Yoos House (PG: 67-022-08) located at 5703 Seminole Street; however, the Hall House has been turned so that the front-gable projecting bay points westward, rather than fronting towards Seminole Street. The dwelling is set on a solid brick foundation. The wood-frame structure has been reclad with vinyl siding. A cross-gable roof covered with asphalt shingles is pierced by an interior brick chimney with an elaborate corbeled cap. The roof is finished with overhanging eaves, a boxed cornice, and scrolled brackets. A one-story, two-bay porch wraps around the northwest corner of the façade (north elevation) and continues along the west (side) elevation. The porch is set on a brick pier foundation infilled with wood lattice and is capped by a half-hip roof covered with asphalt shingles. The roof of the porch is supported by square wood posts. Square wood balusters and sawn brackets complete the porch. Wood-frame steps with square wood hand rails project from the eastern bay of the façade.

The principle façade (north elevation) of the dwelling is two bays wide and is set within the front-gable roof. The first and second stories are each pierced by two symmetrical window openings containing single 1/1, vinyl-sash windows with vinyl-clad surrounds. A rectangular-shaped, louvered vinyl vent is set within the upper gable end of the façade. The northernmost bay of the west elevation also contains a single 1/1, vinyl-sash window with a vinyl-clad surround. The door opening on the first story of the projecting front-gable bay reads as part of the façade. It has a replacement, single-leaf, paneled wood door with an oval light and a square-edge wood surround.

The east (side) elevation of the main block has two symmetrically placed window openings on the first and second stories, each containing single 1/1, vinyl-sash windows with vinyl-clad surrounds. The foundation is pierced by fixed, two-light, wood windows.

The projecting front-gable bay on the west elevation of the main block lacks first-story fenestration. The second story is pierced by two window openings, each containing a single 1/1, vinyl-sash window with vinyl-clad surrounds. The upper gable end features a rectangular-shaped, louvered vinyl vent. The wrap-around porch on the façade extends to the west elevation of the front-gabled bay and continues along its length. The

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southwestern half of the porch has been enclosed with vinyl siding. It is set on a solid concrete-block foundation. The porch was enclosed c. 1980.

The rear (south) elevation is fenestrated with a 1/1, vinyl-sash window with a vinyl-clad surround on its second story. A rectangular-shaped, louvered vinyl vent is sited in the upper gable end.

Identical second-story additions have been constructed within the northwest and southwest junctures of the main block and front-gabled projecting bay. Each wood-frame addition is clad with vinyl siding and is capped by a half-hip roof of asphalt shingles. The northwest addition projects past the north elevation of the front-gabled bay above the entry door and is flush with the façade (north elevation) of the main block. The north elevation of the addition is pierced by one opening containing a 1/1, vinyl-sash window with a vinyl-clad surround. The southwest addition is sited above the enclosed section of the first-story porch and is flush with the rear (south) elevation of the main block. The west elevation of the addition is fenestrated with a 1/1, vinyl-sash window with a vinyl-clad surround. These additions were constructed c. 1915.

A one-story addition located on the southwest corner of the main block was constructed c. 1920. The wood-frame addition is clad with vinyl siding and is set on a solid concrete-block foundation. A front-gable roof of asphalt shingles caps the addition. The roof is finished with overhanging eaves. The west elevation is pierced by a 1/1, vinyl-sash window with a vinyl-clad surround. A one-story addition is located on the rear elevation of the first addition and wraps around to its east (side) elevation. This wood-frame addition, constructed c. 1980, is clad with vinyl siding and is set on a solid concrete-block foundation. A half-hip roof of asphalt shingles with overhanging eaves completes the addition. The east elevation is fenestrated with a single-leaf, paneled vinyl door with lights and paired, one-light, vinyl casement windows. Both bay openings have vinyl-clad surrounds. Poured concrete steps access the single-leaf door. The rear elevation is pierced by a single-leaf, paneled, vinyl door with lights and paired jalousie windows. Poured concrete steps with a wood hand rail access the single-leaf door. The west elevation is fenestrated with paired, one-light, vinyl casement windows.

FOUNDATION

A poured concrete slab foundation is located in the southeast corner of the property, to the southeast of the dwelling. The foundation dates from c. 1980 and is constructed of concrete blocks and bricks. Only approximately two feet of the south wall of a building remain. This portion of the wall is constructed of concrete blocks. Approximately two feet of the east and west (side) walls of a building, constructed of brick, remain.

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INTEGRITY

The Hall House has a moderate level of integrity of design, materials, and workmanship. The integrity of materials and workmanship has been affected, but not compromised, by the use of non-historic vinyl siding, and the replacement of the original wood windows. Vinyl siding is a common and reversible late-twentieth-century alteration. The dwelling's integrity of design has been affected by the alteration of the porch and construction of additions above the porch and on the rear of the main block. The dwelling's integrity of setting, location, feeling, and association has been maintained as it is still located in the suburban residential neighborhood of Berwyn Heights.

The foundation, based on its c. 1980 constructed date, is considered a non-contributing resource.

Overall, the Hall House presents a moderate level of integrity.

8. Significance

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Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: <u>Local History</u>

Specific dates	c. 1894	Architect/Builder	Charlton Heights Improvement Company
Construction dates	c. 1894, c. 1915, c. 1920, c. 1980		

Evaluation for:

National Register

Maryland Register

not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

STATEMENT OF SIGNIFICANCE

The Hall House was constructed c. 1894 at 5707 Seminole Street in Berwyn Heights, Maryland. Berwyn Heights, a late-nineteenth-century railroad suburb, was intended for middle-class residents who commuted daily to Washington, DC. This single-family dwelling is indicative of many of the original residential buildings constructed in this community during its first phase of development, which occurred in the late nineteenth century with the establishment of Charlton Heights (now known as Berwyn Heights). It is possible that the dwelling was constructed by the Charlton Heights Improvement Company from a pattern book design before being sold to Edward Graves, the original subdivider of Berwyn Heights. The Hall House was owned by members of the Hall family, a prominent Prince George's County family, from 1899 to 1960. Laura and William Hall were also associated with Hall's Store (87B-036-09), located at 22208 Aquasco Road in Aquasco, Maryland. Mildred Campbell, the secretary to Mrs. Herbert Hoover during her stay at the White House, received title to the property from her parents in 1946. She was married to Thomas Allen Campbell, son of the former Governor of Arizona. Tamika L. Guillard, the current owner, purchased the property in 2000. The Hall House still retains sufficient integrity to convey its significance as a single-family dwelling constructed in Berwyn Heights during the late nineteenth century.

HISTORIC CONTEXT

The Hall House is located in present-day Berwyn Heights, which was subdivided by Edward Graves. In 1887, Edward Graves of Washington, DC, purchased 393 acres between Branchville Road and the Baltimore & Ohio (B&O) Railroad. He hired the firm Newby and Howell to survey and plat a subdivision on his newly acquired land.¹ Graves sold most of the land in 1888 to the Charlton Heights Improvement Company, of which he was an incorporator, along with his uncle, Benjamin Charlton, as well as C.C. Ducanson, J.G. Waugh, George Gibson, and R.M. Johnson.² The company began construction of mail-order pattern houses in what had been platted as Charlton Heights, present-day Berwyn Heights.³ Within the year, the company had almost twenty houses complete. Quickly becoming a popular suburb, Charlton Heights was heavily promoted as a "modern suburban town of the United States," a "beautiful suburban retreat" and an "earthly paradise" with easy access to the

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District of Columbia via a new Baltimore & Ohio Railroad station.⁴ By 1890, Charlton Heights contained a population of “some of the leading people in every walk of life in this vicinity,” who “owing to the number of trains daily, affording quick and easy transportation to the city of Washington...generally experience no difficulty in reaching their desks in good time for any work they may be called upon to perform and for this reason they never tire in sounding the praises of Charlton Heights as a desirable place of residence.”⁵ In 1896, by an act of the Maryland General Assembly, the town was incorporated as Berwyn Heights.⁶ A two-block concentration of dwellings from the first phase of development remains along Ruatan Street, between Berwyn Road and 60th Avenue. Four of the oldest houses were constructed from mail-order plans with specifications produced by R. W. Shoppells’ Cooperative Building Plan Association of New York City.⁷ A second phase of construction occurred in the 1920s, followed by the final period of development in the post-World War II years.

Edward Graves, a nephew of Benjamin Charlton, was born in Hancock, Maryland, in 1844.⁸ A well-respected businessman in Washington DC, he served as president of the Havenner Baking Company, director of the National Bank in Washington and of the Norfolk and Washington Steamboat Company, as well as a member of the Board of Trade. Edward Graves and his first wife, Avis, conveyed the property at 5707 Seminole Street to Daniel Birtwell of Washington, DC.⁹ Birtwell had also purchased the Willard-Ryan House #2 (PG: 67-022-04) in Berwyn Heights from Graves in 1894. This indicates that Birtwell was buying property in the Berwyn Heights community for investment purposes. Birtwell, an English immigrant, purchased Lot 5 in Block 7 for a sum of \$2,500. Given the purchase price, it can be assumed that a building was sited on this property at the time it was purchased by Daniel Birtwell. In the 1900 U.S. Federal Census, Birtwell is listed as a government clerk living with his wife, Alice, and two daughters, Bessie and Bertha, in Washington, DC.¹⁰ Thus, it is believed that the Birtwells, like many of the neighboring property owners, used the property at 5707 Seminole Street as rental property to provide additional income but never actually occupied the dwelling.

In August 1899, the property was conveyed to Maria W. Freeland of Baltimore City at public sale after Daniel Birtwell defaulted on his mortgage to Freeland.¹¹ Freeland was born in October 1821 in Maryland, and was of Caucasian and Native American descent. At the time of the 1900 U.S. Federal Census, the widowed Freeland was residing with her daughter, Eleanor, a teacher, in Baltimore City, Maryland.¹² As with the Birtwells, it is apparent that Freeland rented the dwelling at 5707 Seminole Street.

In November 1899, Maria W. Freeland conveyed the property to Laura A. Hall of Prince George’s County, Maryland.¹³ Hall was born in May 1843 in Maryland, and married William W. Hall, a farm laborer, in 1874. At the time of the 1900 U.S. Federal Census, Hall was residing with her husband and son, John W. Hall, an upholsterer, in Prince George’s County, Maryland, presumably at 5707 Seminole Street.¹⁴ Laura and William Hall were also associated with Halls Store (PG: 87B-036-09), located at 22208 Aquasco Road in Aquasco, Maryland.

In 1905, Marion Duckett was appointed to sell Lot 5 in Block 7. She sold it to John W. Hall, the son of Laura A.

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Hall and William H. Hall.¹⁵ Hall married his wife, Blanch, in 1904 and at the time of the 1910 U.S. Federal Census he was employed as a house carpenter.¹⁶ Hall and his wife held the property until 1946, at which time it was conveyed to their daughter, Mildred Alice Hall Campbell.¹⁷ Mildred Campbell, the secretary to Mrs. Herbert Hoover during her stay at the White House, married Thomas Allen Campbell in 1934. Campbell was the son of Thomas E. Campbell, the former Governor of Arizona.¹⁸

In October 1960, Mildred Campbell sold the property to Wade J. Miller.¹⁹ No information regarding Miller could be located. Five days later, Miller conveyed the property to his niece, Kathleen W. Moler and her husband Lester W. Moler.²⁰ The Molers held the property for almost twenty years, selling it in 1989. No additional information regarding the Molers could be located.

In 1989, the widowed Kathleen P. Moler conveyed the property to Mary Kay Nickels.²¹ Nickels (a.k.a. Mary Kay Massey) held the property for eleven years and then it was purchased by Tamika L. Green, the current owner, in 2000.²² In 2003, in order to clarify a name change, the property was transferred to Tamika L. Guillard.²³

¹ Maryland-National Capital Park and Planning Commission and Prince George's County Planning Department, Historic Sites and Districts Plan (1992).

² "A New Real Estate Company." *The Washington Post* (1877-1954), August 30, 1888, <http://www.proquest.com.proxy.library.cornell.edu/> (accessed January 7, 2009).

³ Susan G. Pearl, "Chlopicki House," (PG: 67-12) Maryland Historical Trust State Historic Sites Inventory Form (1986), 8:1.

⁴ "Everybody Benefited: Comfortable Homes Guaranteed Those Who May Desire Them.." *The Washington Post* (1877-1954), July 20, 1890, <http://www.proquest.com.proxy.library.cornell.edu/> (accessed January 7, 2009); "ON CHARLTON HEIGHTS: A Suburban Resort Unequaled for Its Natural Advantages." *The Washington Post* (1877-1954), June 22, 1890, <http://www.proquest.com.proxy.library.cornell.edu/> (accessed January 7, 2009).

⁵ "Terraced Villa Sites: Panoramas Which Delight Residents of Charlton Heights." *The Washington Post* (1877-1954), July 13, 1890, <http://www.proquest.com.proxy.library.cornell.edu/> (accessed January 7, 2009).

⁶ Susan G. Pearl, "Chlopicki House," (PG: 67-12) Maryland Historical Trust State Historic Sites Inventory Form (1986), 8:1.

⁷ Maryland-National Capital Park and Planning Commission and Prince George's County Planning Department, Historic Sites and Districts Plan (1992).

⁸ "Edward Graves Dead: Apoplexy Claims Washington Man at Atlantic City." *The Washington Post* (1877-1954), November 7, 1910, <http://www.proquest.com.proxy.library.cornell.edu/> (accessed January 7, 2009).

⁹ Edward Graves' and Avis E. Graves to Daniel Birtwell, Prince George's County Land Records, JWB 30:62.

¹⁰ 1900 U.S. Federal Census, Washington, Washington, District of Columbia, Series T623, Roll 163, Page 24A, Enumeration District 117, Daniel Birtwell.

¹¹ David S. Briscoe, Attorney, to Maria W. Birtwell, Prince George's County Land Records, JB 5:441.

¹² 1900 U.S. Federal Census, Baltimore Ward 13, Baltimore City (Independent City), Maryland, Series T623, Roll 613, Page 9B, Enumeration District 172, Maria W. Freeland.

¹³ Maria W. Freeland to Laura A. Hall, Prince George's County Land Records, JB 9:371.

¹⁴ 1900 U.S. Federal Census, Vansville, Prince George, Maryland, Series T623, Roll 626, Page 2B, Enumeration District 90, Laura A. Hall.

¹⁵ Marion Duckett, trustee, to John W. Hall, Prince George's County Land Records, 26:212.

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¹⁶ 1910 U.S. Federal Census, Election District 1, Prince George's, Maryland, Series T624, Roll 567, Page 21B, Enumeration District 60, Image 45, John W. Hall.

¹⁷ John W. Hall to Mildred H. Campbell, Prince George's County Land Records, 827:171.

¹⁸ "Mildred Hall Is Married At Palo Alto: Weds Son of the Former Governor of Arizona. Bride, a Maryland Girl, Was Secretary to Mrs. Hoover." *The Washington Post* (1877-1954), August 19, 1934, <http://www.proquest.com.proxy.library.cornell.edu/> (accessed February 16, 2009).

¹⁹ Mildred H. Campbell and Allen Campbell to Wade J. Miller, Prince George's County Land Records, 2503:587.

²⁰ Wade J. Miller to Lester W. Moler and Kathleen P. Moler, Prince George's County Land Records, WWW 2507:346.

²¹ Kathleen P. Moler to Mary Kay Nickels, Prince George's County Land Records, NLP 7378:728.

²² Mary Kay Nickels (a.k.a Mary Kay Massey) to Tamika L. Green, Prince George's County Land Records, VJ 13697:522.

²³ Tamika L. Green, n.k.a. Tamika L. Guillard to Tamika L. Guillard, Prince George's County Land Records, REP 18485:437.

9. Major Bibliographical References

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1900 U.S. Federal Census (Population Schedule). Online: The Generations Network, Inc., 2007. Subscription database. Digital scan of original records in the National Archives, Washington, DC. <http://www.ancestry.com>.
Hopkins, G.M. *Prince George's County, from Atlas of Fifteen Miles Around Washington*. Philadelphia: G.M. Hopkins, C.E., 1878.
Martenet, Simon J. *Martenet's Map of Prince George's County, Maryland*. Baltimore: Simon J. Martenet, 1861.
Maryland-National Capital Park and Planning Commission and Prince George's County Planning Department, *Historic Sites and Districts Plan*, 1992.
Pearl, Susan G. "Chlopicki House," (PG: 67-12) Maryland Historical Trust State Historic Sites Inventory Form, 1986.
Prince George's County Land Records.

10. Geographical Data

Acreage of surveyed property	<u>0.238</u>	
Acreage of historical setting	<u>0.238</u>	
Quadrangle name	<u>Washington East</u>	Quadrangle scale: <u>1:24,000</u>

Verbal boundary description and justification

The Hall House is located in Berwyn Heights on a 0.238-acre parcel, historically known as Lot 5 in Block 7 of Edward Graves' subdivision in Charlton Heights (now Berwyn Heights). Seminole Street borders the property to the north. The eastern boundary follows a metal chain-link fence. The southern and western boundaries follow allees of trees and bushes. The Hall House has been associated with Parcel 5 as noted on Tax Map 33 since its construction c. 1894.

11. Form Prepared by

name/title	Paul Weishar and Maria Dayton/Architectural Historians		
organization	EHT Traceries, Inc. for M-NCPPC Planning Department	date	March 2009
street & number	1121 Fifth Street, NW	telephone	(202) 393-1199
city or town	Washington	state	DC

The Maryland Inventory of Historic Properties 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
Maryland Department of Planning
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

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CHAIN OF TITLE
PRINCE GEORGE'S COUNTY LAND RECORDS

Deed Plat JWB 10:309 July 20, 1888	Edward Graves' subdivision platted and originally known as Charlton Heights (now Berwyn Heights).
Deed JWB 30:62 July 12, 1894	Edward Graves' and Avis E. Graves to Daniel Birtwell.
Mortgage JWB 31:483 January 3, 1895	Daniel Birtwell and Alice E. Birtwell, wife, to Maria W. Freeland.
Deed JB 5:441 August 31, 1899	David S. Briscoe, Attorney, to Maria W. Freeland at public sale of property after Daniel Birtwell defaulted on his mortgage.
Deed JB 9:371 November 27, 1899	Maria W. Freeland, Life Tenant, under the Last Will of Robert Freeland, deceased to Laura A. Hall.
Equity #3136 May 17, 1905	Marion Duckett appointed trustee to sell property that was intended to be sold.
Deed 26:212 August 3, 1905	Marion Duckett, trustee, to John W. Hall.
Deed 827:171 March 19, 1946	John W. Hall to Mildred H. Campbell (nee Hall)
Deed 2503:587 October 21, 1960	Mildred H. Campbell and Allen Campbell to Wade J. Miller

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Deed
WWW 2507:346
October 26, 1960
Wade J. Miller to Lester W. Moler and Kathleen P. Moler.

Deed
NLP 7378:728
July 24, 1989
Kathleen P. Moler, surviving Tenant by the Entireties, of Lester W. Moler, deceased, to Mary Kay Nickels.

Deed
VJ 13697:522
February 29, 2000
Mary Kay Nickels a.k.a. Mary Kay Massey to Tamika L. Green.

Deed
REP 18485:437
October 2, 2003
Tamika L. Green, a.k.a. Tamika L. Guillard to Tamika L. Guillard.

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Photo: Hall House, Berwyn Heights, façade (north elevation), view looking southeast. (April 2008)

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Photo: Hall House, Berwyn Heights, façade (north elevation), view looking southwest. (April 2008)

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Photo: Hall House, Berwyn Heights, rear (south) elevation, view looking northwest. (April 2008)