

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. PG: 67-022-02

1. Name of Property (indicate preferred name)

historic Bell-Dowd House
other

2. Location

street and number 8413 Cunningham Drive ___ not for publication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 Stan Dowd and Eileen Hooker Dowd
street and number 8413 Cunningham Drive telephone
city, town Berwyn Heights state MD zip code 20740-2620

4. Location of Legal Description

courthouse, registry of deeds, etc. Prince George's County Courthouse liber 9230 folio 104
city, town Upper Marlboro tax map 34 tax parcel 21, 22 tax ID number 21 2318798

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
X Other: Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department

6. Classification

Category	Ownership	Current Function	Resource Count
___ district	___ public	___ agriculture	Contributing
X building(s)	X private	___ landscape	Noncontributing
___ structure	___ both	___ commerce/trade	1
___ site		___ defense	1
___ object		X domestic	1
		___ education	1
		___ funerary	1
		___ government	1
		___ health care	1
		___ industry	1
		___ recreation/culture	1
		___ religion	1
		___ social	1
		___ transportation	1
		___ work in progress	1
		___ unknown	1
		___ vacant/not in use	1
		___ other:	1

Number of Contributing Resources previously listed in the Inventory
1

7. Description

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Condition

<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

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

The Dowd-Bell House is located at 8413 Cunningham Drive in Berwyn Heights, Maryland. This dwelling is located on the east side of Cunningham Drive on a grassy lot, which slopes to the north. A metal chain-link fence encompasses the rear yard of the property. A wood fence extends from the house to the south and features a wooden pergola and gate. Mature trees and shrubs mark the 0.227-acre parcel. A gravel driveway is located in the southwest corner of the property. A modern prefabricated shed is located south of the dwelling.

DWELLING

This two-story-and-one-half-story, three-bay single-family dwelling was constructed c. 1894. Influenced by the Queen Anne style, the dwelling has an L-shaped form with a side-gabled projection or ell extending from the southwest corner and an original wing that extends from the east (rear) elevation of the main block. The wood-frame dwelling is reclad with asbestos siding with corner boards and is set on a solid foundation of American-bond brick. A cross-gable roof of asphalt shingles is finished with overhanging eaves supported by scrolled brackets and a raking wood cornice. A central-interior brick chimney, reconstructed (or repointed) rises from the center of the dwelling. Fenestration consists of 2/2, double-hung, wood-sash windows set in square-edge wood surrounds.

The façade (west elevation) of the main block is three bays wide. The northernmost bay contains a single-leaf paneled wood door with nine lights and a one-light wood transom. This entry opening, because of the height of the replacement porch, is accessed via brick steps. To the south are two window openings, each containing a 2/2, double-hung, wood sash with a square-edge wood surround. The second story contains three symmetrically placed window openings, each containing a 2/2, double-hung, wood sash with a square-edge wood surround. Paired 2/2, double-hung, wood-sash windows with a square-edge wood surround and narrow mullion pierce the upper gable end. All the windows on the façade also feature louvered wood shutters.

A one-story porch on the façade of the main block wraps around to the north (side) elevation, ending at the west elevation of the projection. The porch is set on a solid concrete-block foundation. The half-hip roof is covered with asphalt shingles and is supported by metal filigree posts. Metal filigree balusters complete the porch. The porch is a late-twentieth-century reconstruction, replacing the original wrap-around porch. The current porch does not rise to the threshold of the main entry and thus brick steps are required to reach the opening.

The north (side) elevation of the main block is pierced by a symmetrically placed window opening on the first and second stories. The side-gable projection, which extends north one bay, is original and shares the same material treatment as the main block. A side-gable roof of asphalt shingles caps the ell. A small, 1/1, double-hung, wood-sash window is located on the west elevation on the first story. This window is sheltered by the wrap-around porch. The first story of the north elevation features a one-story, three-sided canted bay window set on a solid parged foundation. The half-hip roof, covered with asphalt shingles, is finished with slightly overhanging eaves and a cornice obscured by gutters. The bay window is pierced by 2/2, double-hung, wood-sash windows with square-edge wood surrounds. The second story and upper gable end of the north elevation of

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the projection are also pierced by window openings containing 2/2, double-hung, wood sash with square-edge wood surrounds.

The south (side) elevation of the main block is pierced by two symmetrical window openings on the first and second stories. Each opening contains a 2/2, double-hung, wood sash with a square-edge wood surround.

The first story of the east (rear) elevation features an original one-story rear wing and a subsequent one-story, enclosed porch. The one-story wing has the same material treatment as the main block and is one-half its width. The wood-frame wing is clad in asbestos siding and capped by a shed roof covered with asphalt shingles. Fenestration of the wing consists of a 1/1, double-hung, vinyl-sash window with multiple-light false muntins on the north elevation. The east elevation contains paired, six-light, wood casement windows and a single-leaf wood door. A single-leaf wood door pierces the south elevation. A one-story, wrap-around porch was constructed on the east and south elevations of the wing in 2007. The enclosed wood-frame porch on the rear elevation is set on a brick pier foundation with concrete-block infill and is capped by a half-hip roof of asphalt shingles. Beneath the sills of the screened openings, the porch is clad with asbestos siding, creating a solid balustrade. A large, vinyl-sash, fixed corner window is located in the northeast corner of the enclosed porch. The window has multiple-light false muntins and is set in a square-edge wood surround. This corner window extends the width of the north elevation and wraps around to the east elevation of the porch. The east elevation contains a single-leaf screened wood door. The south elevation features paired six-light, wood-sash casement windows set in a deep, square-edge wood surround. It appears that this window opening was salvaged from another building. A wooden deck extends along the south elevation of the porch and is accessed via wood steps. Square wood balusters complete the deck. A second (newer) deck, constructed c. 2007, extends the width of the east elevation of the porch and is set on a wood post foundation.

Above the wing and enclosed porch, the east (rear) elevation of the main block features two window openings on the second story, each containing a 2/2, double-hung, wood sash with a square-edge wood surround. The upper-gable end contains paired, 1/1, double-hung, wood-sash windows (replacement) with a square-edge wood surround and narrow mullion.

SHED

A one-story, three-bay prefabricated shed is located south of the dwelling, along the southern bounds of the property. Based on its form and materials, it appears that the shed was constructed c. 2000. The wood-frame shed is clad with vinyl siding with vinyl corner boards and is set on a poured concrete-pier foundation. The gambrel roof is covered with asphalt shingles and finished with a plain cornice. The north elevation features a single-leaf, metal door located in the westernmost bay. This entry opening is accessed via wood steps. Two small window openings flank the entry opening to the east. These openings contain 1/1, double-hung, vinyl-sash

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windows with wood shutters and flower boxes. The east elevation contains a large, metal roll-up door. This opening is accessed via a wooden ramp. The south and west elevations are not fenestrated.

INTEGRITY

The Bell-Dowd House retains a moderate level of integrity of design, materials, and workmanship. The use of asbestos siding as a cladding material reduces the horizontality created by weatherboard siding (the original cladding material). The replacement of the wrap-around porch on the façade of the building has affected the integrity of design, materials, and workmanship as the porch was a character-defining feature that was not replaced in-kind. The porch is set on the solid concrete-block foundation with metal balusters and metal filigree posts, which are not in keeping with the original design. Furthermore, the porch does not rise to the height of the original porch, requiring brick steps to reach the main entry opening. The addition of an enclosed porch on the rear elevation, a common addition, does not compromise the dwelling's integrity because it is not visible from the public right-of-way. Moreover, this addition mimics the quality of materials and workmanship found on the main block. Notably the windows, and most of the doors, are original. The Bell-Dowd House maintains its integrity of location, setting, feeling, and association as a turn-of-the-twentieth-century residential dwelling in Berwyn Heights.

The prefabricated shed, based on its c. 2000 date of construction, is a non-contributing resource.

Overall, the Bell-Dowd House retains 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	Unknown
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Construction dates	c.1894, 2007
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Evaluation for:

<input type="checkbox"/> National Register	<input type="checkbox"/> Maryland Register	<input type="checkbox"/> not evaluated
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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 Bell-Dowd House was constructed c. 1894 at 8413 Cunningham Drive 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 representative of many of the original single-family dwellings constructed in this community during its first phase of development, which occurred in 1888 with the establishment of Charlton Heights (now known as Berwyn Heights). It is possible that the dwelling was constructed by Edward Graves, the original subdivider of Charlton Heights, given the \$2,000 purchase price paid by William F. Kelly in 1894. In 1904, the property was purchased by the Bell family, who made the community their home for the next thirty-seven years. Samuel H. Bell and Sarah M. Bell raised nine children, many of whom resided at 8413 Cunningham Drive for extended periods of time during their adulthood. Stan Dowd and Eileen Hooker Dowd purchased the property in 1993 and are now entering their sixteenth year of ownership. Although new dwellings of different architectural styles and eras have been added to the neighborhood, the Bell-Dowd House still retains sufficient integrity to convey its significance as a single-family dwelling constructed during the first phase of the development of Berwyn Heights.

HISTORIC CONTEXT

The Bell-Dowd 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.³ Within the first year, the company had almost twenty houses completed. 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 District of Columbia via a new Baltimore & Ohio Railroad station.⁴ By 1890, Charlton Heights contained a population of

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“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. Six years after platting Charlton Heights, Edward Graves and his first wife Avis, conveyed the property at 8413 Cunningham Drive to William F. Kelly of Washington, DC.⁹ Kelly, purchased Lots 21 and 22 in Block 17 for a sum of \$2,000.¹⁰ The sale price, when compared to surrounding lots sold without improvements, suggests the property contained a newly constructed single-family dwelling. William F. Kelly was an active real estate agent in the District of Columbia and Maryland area. He was married to Isabella Kelly, who would die tragically in March 1907 at their Washington, DC home (132 Todd Place, NW) when her clothes caught on fire during a fluke furnace accident.¹¹ It is most likely that the Bell-Dowd House was a speculative purchase by William Kelly and was intended for use as a rental property.

In 1896, William and Isabella Kelly conveyed the property in Berwyn Heights to John Y. Worthington.¹² Worthington, born in Virginia in 1863, was working as a real estate agent in 1900 and living with his wife, Fredericka and their two sons (John T. and Frederick C.) in Falls Church, Virginia.¹³ By 1910, the family was residing in Washington, DC and Worthington was still actively working as a real estate broker.¹⁴ The property in Berwyn Heights continued to serve as rental property, providing additional income to the Worthington family.

It is probable that Worthington defaulted on his mortgage and in June 1897, lots 21 and 22 were sold at public auction to William F. Kelly, the previous owner of the property.¹⁵ Kelly almost immediately sold the property through Fillmore Beall, trustee, to Luther S. Fristoe at public auction in October 1897.¹⁶ Fristoe was a real estate agent living in Washington, DC.¹⁷ Four days after purchasing the Berwyn Heights property, Fristoe and his wife, Cora B. Fristoe, conveyed the property back to John Y. Worthington.¹⁸ Worthington once more defaulted on his mortgage in 1898 and the property was sold at public auction by James E. Padgett, attorney, to the Monumental Savings and Loan Association of Baltimore City.¹⁹

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The Monumental Savings Association (formerly the Monumental Savings and Loan Association of Baltimore City) held the property until February 1904 at which time it was conveyed to Sarah M. Bell.²⁰ Bell (also known as Sada M. Bell and Sarah M. Harmon) was born in 1845 in Michigan. She was the daughter of the Honorable John H. Harmon, the youngest man elected Detroit city mayor and Sarah L. (Rood) Harmon. John Harmon was been elected Mayor of Detroit in 1852 at the age of 32 and served two terms in office. In 1853, President Franklin Pierce appointed Harmon as the Collector of the Port of Detroit and he later became the Territorial Governor of Minnesota under President James Buchanan.²¹ Harmon's daughter Sarah married Samuel Hamilton Bell, a native of New York born in 1841. At the time of the 1880 U.S. Federal Census, the Bells were residing in Washington, DC and Samuel was working as a printer in a government printing office.²² By 1900, the Bells were residing in Prince George's County, Maryland, with their four children, Clarence W., Louise, Emma, and Edith.²³ In 1910, Samuel Bell was noted as an editor working in the District of Columbia.²⁴ In 1930, Sarah Bell, then 85, was the head of the household, which included her sons Clarence W. Bell, a poultry farmer, and John H. Bell, who drove a bus for a hotel.²⁵ Sarah M. Bell died at her home in Berwyn Heights in 1932 at the age of 88. She had been a resident of Berwyn Heights for twenty-eight years and had been an active member of the Presbyterian Church and other civic affairs.²⁶ It is assumed that Clarence W. Bell lived at the dwelling at 8413 Cunningham Drive until his death in 1939.

In 1941, Sarah Louise Bell and Edith Gaylor (daughters of Sarah M. and Samuel H. Bell) and John Gaylor conveyed Lots 18, 19, 20, 21, and 22 in Block 17 to Adeline Fitzgerald.²⁷ No information regarding Adeline Fitzgerald could be located. Fitzgerald held the property for almost twenty years and then conveyed Lots 19, 20, 21 and 22 to Harold W. and Ramona D. Rohrback in January 1960.²⁸ No information regarding the Rohrbacks could be located. The same day the Rohrbacks purchased the property, they conveyed parts of Lots 21 and 22 to LaBre B. Guiffre.²⁹ Guiffre and his wife, Jean, retained the property for four years before they conveyed it to Edward J. and Regina G. Leonard.³⁰ No information regarding the Guiffres or the Leonards could be located.

The property changed hands five times over the course of the next thirty years before eventually being conveyed to Stan and Eileen Hooker Dowd, the current owners and occupants, in 1993.³¹ The Dowds have undertaken the reconstruction of the wrap-around porch and construction of the enclosed rear porch and deck.³²

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," (67-022-12) Maryland Historical Trust State Historic Sites Inventory Form (1986), 8:1.

⁴ "Everybody Benefitted: 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).

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⁶ Susan G. Pearl, "Chlopicki House," (67-022-12) 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, wife, to William F. Kelly, Prince George's County Land Records, JWB 31:158.

¹⁰ Edward Graves and Avis E. Graves, wife, to William F. Kelly, Prince George's County Land Records, JWB 31:158.

¹¹ "Woman Burned to Death: Mrs. Isabella Kelly's Dress Ignited While Kindling Fire. Frightened, She Rushed Into Rear Yard, Wrapped in Flames -- Help Came Too Late to Save Life." *The Washington Post* (1877-1954), March 8, 1907, <http://www.proquest.com.proxy.library.cornell.edu/> (accessed January 14, 2009).

¹² William F. Kelly and Isabella Kelly to John Y. Worthington, Prince George's County Land Records, JWB 37:547.

¹³ 1900 U.S. Federal Census, Falls Church, Fairfax, Virginia, Series T623, Roll 1707, Page 9B, Enumeration District 18, John Y. Worthington.

¹⁴ 1910 U.S. Federal Census, Precinct 8, Washington, District of Columbia, Series T624, Roll 153, Page 6A, Enumeration District 141, Image 41, John Y. Worthington.

¹⁵ James E. Chapman, assignee of mortgage, at public auction to William F. Kelly after John Y. Worthington defaulted on mortgage, Prince George's County Land Records, JWB 39:618.

¹⁶ Fillmore Beall, trustee, to Luther S. Fristoe at public auction, Prince George's County Land Records, JWB 41:614.

¹⁷ 1900 U.S. Federal Census, Washington, Washington, District of Columbia, Series T623, Roll 158, Page 5B, Enumeration District 11, Luther S. Fristoe.

¹⁸ Luther S. Fristoe and Cora B. Fristoe to John Y. Worthington, Prince George's County Land Records, JWB 41:655.

¹⁹ James E. Padgett, attorney, to Monumental Savings and Loan Association of Baltimore City after John Y. Worthington defaulted on his mortgage, Prince George's County Land Records, JB 3:244.

²⁰ Monumental Savings Association (formerly the Monumental Savings and Loan Association of Baltimore City) to Sarah M. Bell, Prince George's County Land Records, 18:547.

²¹ "An Active Life Ended: Sudden Death of John H. Harmon of Detroit..." *New York Times* (1857-Current file), August 8, 1888, <http://www.proquest.com.proxy.library.cornell.edu/> (accessed January 13, 2009).

²² 1880 U.S. Federal Census, Washington, Washington, District of Columbia, District of Columbia, Series T9, Roll 122, Family History Film 1254122, Page 222:1000, Enumeration District 33, Image 0445, Samuel H. Bell.

²³ 1900 U.S. Federal Census, Vansville, Prince George, Maryland, Series T623, Roll 626 Page 7A, Enumeration District 90, Samuel H. Bell.

²⁴ 1910 U.S. Federal Census, Election District 1, Prince George's, Maryland, Series T624, Roll 567, Page 20B, Enumeration District 60, Image 43, Samuel H. Bell.

²⁵ 1930 U.S. Federal Census, Berwyn Heights, Prince George's, Maryland, Series 878, Page 1A, Enumeration District 55, Image 475, Sarah M. Bell.

²⁶ "Mrs. Janet D. Coon Rites." *The Washington Post* (1877-1954), October 28, 1932, <http://www.proquest.com.proxy.library.cornell.edu/> (accessed January 13, 2009).

²⁷ Sarah Louise Bell, surviving life tenant, Edith B. Gaylor and John B. Gaylor to Adeline A. Fitzgerald. Sarah Louise Bell and Edith B. Gaylor derived real estate through the will of their mother Sarah M. Bell in Administration Case No. 5102, Prince George's County Land Records, 596:251.

²⁸ Adeline A. Fitzgerald, widow, to Harold W. Rohrback and Ramona D. Rohrback, Prince George's County Land Records, 2419:201.

²⁹ Harold W. Rohrback and Ramona D. Rohrback, his wife to LaBre B. Guiffre, Prince George's County Land Records, 2419:206.

³⁰ LaBre B. Guiffre (also known as LaBre B. Guiffre) and Jean E. Guiffre to Edward J. Leonard and Regina G. Leonard, Prince George's County Land Records, 3005:437.

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³¹ Giuseppe E. Scavone and Martha H. Scavone to Stan Dowd and Eileen Hooker Dowd, Prince George's County Land Records, 9230:104.

³² Archival information related to the Dowds could not be located.

9. Major Bibliographical References

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1880, 1900, 1910, 1920, 1930 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," (67-022-12) Maryland Historical Trust State Historic Sites Inventory Form, 1986.
Prince George's County Land Records.

10. Geographical Data

Acreage of surveyed property	<u>0.227</u>	
Acreage of historical setting	<u>0.227</u>	
Quadrangle name	<u>Washington East</u>	Quadrangle scale: <u>1:24,000</u>

Verbal boundary description and justification

The Bell-Dowd House is located on a 0.277-acre parcel in Berwyn Heights. The property was historically known as parts of Lots 21 and 22 in Block 17 of Edward Graves' subdivision in Charlton Heights (now Berwyn Heights). The western boundary of the property follows Cunningham Drive. The northern boundary of the property extend east to west along a metal chain-link fence. The eastern boundary also follow a metal chain-link fence, extending north to south, while the southern boundary follow a metal chain-link fence along a line of mature trees. This property is associated with portions of Parcels 21 and 22 as noted on Tax Map 34 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	date	February 2008
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 31:158 September 24, 1894	Edward Graves and Avis E. Graves, his wife, to William F. Kelly.
Deed JWB 37:547 October 1, 1896	William F. Kelly and Isabella Kelly, his wife, to John Y. Worthington.
Deed JWB 39:618 June 1, 1897	James E. Chapman, assignee of mortgage, at public sale in pursuance of the special power and authority vested in him as assignee in and by a certain mortgage from John Y. Worthington and Fredericka Worthington, his wife, to William F. Kelly.
Deed JWB 41:614 October 18, 1897	Fillmore Beall, trustee, to Luther S. Fristoe at public sale.
Deed JWB 41:655 October 22, 1897	Luther S. Fristoe and Cora B. Fristoe, his wife, to John Y. Worthington. (Lots 21 and 22)
Deed JB 3:244 September 14, 1898	James E. Padgett, Attorney, in pursuance of the special power and authority vested by a certain mortgage from John Y. Worthington and Fredericka Worthington, sold to the Monumental Savings and Loan Association of Baltimore City at public sale after the mortgage was defaulted on. (Lots 21 and 22)
Deed 18:547 February 26, 1904	Monumental Savings Association (formerly the Monumental Savings and Loan Association of Baltimore City) to Sarah M. Bell. (Lots numbered twenty-one (21) and twenty-two (22) in Block numbered seventeen (17)).

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Interim Deed Missing. Transfer presumed to have been directed by a Will.

Deed 596:251 March 20, 1941	Sarah Louise Bell, surviving life tenant, Edith B. Gaylor and John B. Gaylor, husband, to Adeline A. Fitzgerald. (Lots 18, 19, 20, 21, and 22 in Block 17). Sarah Louise Bell and Edith B. Gaylor derived real estate through the will of their mother Sarah M. Bell in Administration Case No. 5102.
Deed 2419:201 January 25, 1960	Adeline A. Fitzgerald, widow, to Harold W. Rohrback and Ramona D. Rohrback, his wife. (Lots 19, 20, 21, and 22)
Deed 2419:206 January 25, 1960	Harold W. Rohrback and Ramona D. Rohrback, his wife to LaBre B. Guiffre. (Part of lots 21 and 22).
Deed 3005:437 July 14, 1964	LaBre B. Guiffre (also known as LaBre B. Guiffre) and Jean E. Guiffre, his wife, to Edward J. Leonard and Regina G. Leonard, his wife. (Part of lots 21 and 22)
Equity D-4248 December 18, 1970	Marie E. Crump executed this deed pursuant to a Decree of the Circuit Court for Prince George's County.
Deed 3921:667 March 2, 1971	Marie E. Crump, Treasurer, and Frank R. Dawedeit to Harloff & Norman, Inc. (Part of lots numbered twenty-one (21) and twenty-two (22) in block numbered seventeen (17).
Deed 4045:288 February 11, 1972	Harloff & Norman, Inc. to Richard L. Eldredge and Isabella M. Eldredge, his wife. (Part of lots numbered twenty-one (21) and twenty-two (22) in block numbered seventeen (17).
Deed 4523:604 August 28, 1975	Richard L. Eldredge and Isabella M. Eldredge, his wife, to Pridemore P. Fleming and Renedia M. Fleming, his wife. (Parts of Lots Numbered Twenty-One (21) and Twenty-Two (22), in Block Numbered Seventeen (17).

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Deed
5682:417
May 3, 1983

Pridemore P. Fleming and Renedia M. Fleming to Alan W. Berger and Colleen A. Berger. (Parts of Lots Numbered Twenty-One (21) and Twenty-Two (22) in Block Numbered Seventeen (17).

Deed
6769:345
September 14, 1987

Alan W. Berger to Giuseppe E. Scavone and Martha H. Scavone.

Deed
9230:104
December 15, 1993

Giuseppe E. Scavone and Martha H. Scavone to Stan Dowd and Eileen Hooker Dowd.

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Photo: Bell-Dowd House, Berwyn Heights, view of the façade (west elevation), looking northeast. (April 2008)

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Photo: Bell-Dowd House, Berwyn Heights, view of the façade (west elevation), looking southeast. (April 2008)

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Photo: Bell-Dowd House, Berwyn Heights, view of the east (rear) elevation, looking northwest. (April 2008)

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Photo: Bell-Dowd House, Berwyn Heights, view of the east (rear) elevation, looking west. (April 2008)

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Photo: Shed, Berwyn Heights, looking west. (April 2008)