

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. PG: 68-079-01

1. Name of Property (indicate preferred name)

historic Poppleton-Roberts House

other

2. Location

street and number 5104 Emerson Street __ not for publication

city, town Edmonston __ vicinity

county Prince George's

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

name Karen L. Kramer

street and number PO Box 388 telephone

city, town Huntingtown state MD zip code 20639-0388

4. Location of Legal Description

courthouse, registry of deeds, etc. Prince George's County Courthouse liber 20204 folio 621

city, town Upper Marlboro tax map 50 tax parcel Part of 18 tax ID number 16 1821362

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

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
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture	1
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion	<input type="checkbox"/> Noncontributing
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> social	_____
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation	_____
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	1
		<input type="checkbox"/> government	<input type="checkbox"/> unknown	0
		<input type="checkbox"/> health care	<input type="checkbox"/> vacant/not in use	Total
		<input type="checkbox"/> industry	<input type="checkbox"/> other:	_____
				Number of Contributing Resources previously listed in the Inventory
				1

7. Description

Inventory No. PG: 68-079-01

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 Poppleton-Roberts House is located at 5104 Emerson Street in Edmonston, Maryland. This single-family dwelling is sited on a level, grassy lot. The property features mature trees and shrubs. A concrete walkway leads from the primary entrance to the public right-of-way. A metal chain-link fence bounds the east and north edges of the property, while a wood fence lines the west boundary. The rear yard is shielded from view by wood fencing that extends from the east and west (side) elevations of the dwelling to the boundary fencing. A gravel and grass driveway enters the property from Emerson Street, to the southwest of the dwelling. There are no secondary resources associated with this property.

DWELLING

Constructed in 1901 by Ai D. Poppleton, this one-and-one-half-story, five-bay single-family dwelling reflects the ornamentation and materials of the Queen Anne style, popular in the late nineteenth century. The form of the house, with its steep double-pitched roof and integral porch on a pier foundation, was influenced by the French Colonial style of the eighteenth and early to mid-nineteenth century. Five bays wide and two bays deep, the wood-frame dwelling is clad with German wood siding and is set on a solid foundation that was not visible from the public right-of-way because of the wrapping porch. The dwelling is capped by a steeply pitched, gable-on-hip roof, now covered with asphalt shingles. The roof is finished with deep, overhanging eaves that shelter an integrated porch on the façade (south elevation) and east and west (side) elevations. The eaves are supported by chamfered wood posts with sawn brackets. Two symmetrically placed paired chimneys rise from the interior of the dwelling and pierce the roof at the ridge. An oversized, gabled dormer projects from the center of the roof's south (façade) slope. It is flanked by shallow shed dormers. The gabled dormer has a roof covered with asphalt shingles and its cheeks and face are clad with German wood siding. The tympanum is clad with decorative, fish-scale wood shingles. Fenestration consists of two window openings, each containing a 2/2 wood sash with a square-edged wood surround. The flanking shed dormers each have a roof covered with asphalt shingles and contain paired, six-light wood sliding windows with square-edge wood surrounds.

A centrally placed, single-leaf paneled wood door with lights pierces the façade (south elevation) and has a square-edge wood surround. The two openings to either side of the door contain 2/2 wood-sash windows with square-edge wood surrounds. The first story of the dwelling is sheltered by the deep, overhanging eaves of the main roof. The porch is set on a brick pier foundation infilled with decorative concrete blocks and lattice. The central bay of the porch is covered by a front-gabled awning with asphalt shingles. The gable has overhanging eaves, a tympanum clad with fish-scale wood shingles, and is supported by sawn wood brackets. The porch, reached on the west side by poured concrete steps with metal hand rails, has square wood balusters.

The southern bay of the first story on the west elevation contains a 2/2 wood-sash window with a square-edge wood surround. The northwest bay of the porch has been enclosed on the west elevation with German wood siding. A single-leaf, paneled wood door with lights fenestrates the south elevation of the enclosed porch, while a window opening pierces the west elevation. This opening contains paired windows with a square-edge wood surround. A rectangular bay projects from the upper gable end of the west elevation. Capped by a hip roof, the

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. PG: 68-079-01

Poppleton-Roberts House
Continuation Sheet

Number 7 Page 1

wood-frame bay is clad with German wood siding with wood corner boards and has a shed roof of asphalt shingles. The west elevation is pierced by two openings, each containing a 2/2 wood-sash window with a square-edge wood surround. A rectangular-shaped, louvered wood vent with a square-edged wood surround is sited above the bay.

The upper gable end of the east elevation features a rectangular-shaped projecting bay that rests on the hip roof. The wood-frame bay is clad with German wood siding with wood corner boards and is capped by a shed roof of asphalt shingles. The east elevation of the bay features two openings, each containing a 2/2 wood-sash window with a square-edge wood surround. The northeastern bay of the porch on the east (side) elevation has been enclosed with the construction of two separate additions. The southeastern addition, constructed c. 1970, is wood-frame construction clad with aluminum siding and has a shed roof of asphalt shingles. The addition is set on a solid poured concrete foundation. The façade is flush with the façade of the main block. A single-leaf, paneled wood door with lights flanked by a single 2/2 wood-sash window pierces the façade. The east elevation of the addition is fenestrated with a single 2/2 wood-sash window with an aluminum-clad surround. A second addition is located on the northeast corner of the east elevation. Similar to the southeast addition, the rectangular-shaped, wood-frame addition is clad with aluminum siding and is set on a solid poured concrete foundation. The addition, constructed c. 1980, is capped by a shed roof covered with asphalt shingles. The east elevation of the addition has one opening containing paired, one-light, vinyl casement windows.

The eastern bay of the rear (north) elevation contains a single-leaf wood door flanked by a single 1/1, vinyl-sash window. Poured concrete steps access this door. The western bay contains a single-leaf, paneled wood door with lights. A small gabled dormer projects from the north (rear) slope of the roof. The gabled dormer is flanked by shallow shed dormers. The gabled dormer has a roof covered with asphalt shingles and its cheeks and face are clad with German wood siding. It contains a 2/2, wood-sash window with a square-edged wood surround. Each of the shallow shed dormers has a roof covered with asphalt shingles and a face clad with German wood siding. The east dormer is fenestrated with a one-light, wood awning window and west dormer is pierced by a two-light, wood awning window.

A one-story addition, possibly original to the main block, is located on the rear elevation. The wood-frame addition is clad with aluminum siding and is set on a solid brick foundation. A front-gable roof of asphalt shingles caps the addition. The roof is finished with overhanging eaves. A small opening on the east elevation contains a 2/2, wood-sash window. The rear elevation is pierced by a 1/1, vinyl-sash window with 6/6, false vinyl muntins and a vinyl-clad surround. A one-story, one-bay shed-roofed porch extends from the west elevation of the addition. The porch is set on a poured concrete foundation. The shed roof of the porch is covered with asphalt shingles and supported by square wood posts.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. PG: 68-079-01

Poppleton-Roberts House
Continuation Sheet

Number 7 Page 2

INTEGRITY

The Poppleton-Roberts House has a moderate level of integrity of design, materials, and workmanship. The integrity of design has been affected by the partial enclosure of the porch and construction of additions on the east (side) and rear (north) elevations. However, the additions are relegated to the rear of the structure and do not greatly affect the overall design of the building, especially its Queen Anne/French Colonial-style form, materials, or fenestration. The exterior cladding and wood-sash windows are original. The dwelling's integrity of setting, location, feeling, and association has been maintained as it is still located on a large lot within a residential neighborhood of East Hyattsville, now Edmonston, Maryland.

Overall, the Poppleton-Roberts House presents a moderate level of integrity.

8. Significance

Inventory No. PG: 68-079-01

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 type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" 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	1901	Architect/Builder	Ai D. Poppleton
Construction dates	1901, c. 1970, 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 Poppleton-Roberts House was constructed in 1901 at 5104 Emerson Street in Edmonston, Maryland, for property owner Ai D. Poppleton. The incorporated Town of Edmonston, originally known as East Hyattsville, was established at the turn of the twentieth century as a commuter suburb located just northeast of the boundary between the District of Columbia and Prince George's County. This unique dwelling is a notable example of a Victorian-era, Queen Anne-style house; the design of which was influenced by the French Colonial style of the eighteenth and early to mid-nineteenth century. Elements of the French Colonial style, which was more common in New Orleans, include the steep, double-pitched roof and integral, wrapping porch on a pier foundation. In 1928, the property was sold to James A. and Edna F. Roberts, whose family retained ownership for over 75 years. Karen L. Kramer, the current owner, purchased the property in 2004. The Poppleton-Roberts House was one of the earliest dwellings constructed in Edmonston and still retains sufficient integrity to convey its architectural significance as a unique Queen Anne/French Colonial-style single-family dwelling constructed at the beginning of the twentieth century.

HISTORIC CONTEXT

The Poppleton-Roberts House is located in present-day Edmonston, which was originally known as East Hyattsville. The community is bounded by the Town of Riverdale Park on the north and east, the Town of Bladensburg on the south, and the City of Hyattsville on the west. The Town of Edmonston is bisected by the Anacostia River and Anacostia River Park.

Edmonston is one of many communities established outside of Washington, DC in the late nineteenth and early twentieth centuries as a commuter suburb. Early maps, such as Martenet's Map of 1861 and Hopkins' 1878 map, show little development in the Edmonston area, but they do show the developing community of Hyattsville to the west. The establishment and subsequent development of Edmonston followed that of neighboring Hyattsville, Riverdale Park, College Park, Brentwood, and Mount Rainier, the first of which began

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. PG: 68-079-01

Poppleton-Roberts House
Continuation Sheet

Number 8 Page 1

to develop in 1873. The extension of the City and Suburban Railway Company between 1899 and 1902 allowed people to move from the District of Columbia to these communities and travel to work by streetcar.

Building upon the growth and development of Hyattsville, two local men began to purchase and subdivide land located east of Hyattsville, in what would soon become Edmonston.¹ Edmonston was originally platted in 1903 as two subdivisions: East Hyattsville and Palestine. Several houses in Edmonston were constructed in 1899 by Elisha P. Taylor, prior to the platting of the subdivisions. East Hyattsville was platted on approximately 70 acres of land by J. Harris Rogers of Hyattsville. The plat included 170 lots, each approximately 50 by 200 feet, resulting in very long, narrow lots. The smaller subdivision, Palestine, was platted by Dr. Charles A. Wells on part of his dairy farm, which was known as Palestine Farm. Twenty-five acres of this land were subdivided into 62 lots, each approximately 75 by 175 feet. Wells constructed approximately five houses as speculative development; the remaining lots were sold unimproved.²

J. Harris Rogers, the man who platted East Hyattsville (now Edmonston) in 1903, was born in Franklin, Tennessee, in July 1856. An intelligent and creative person, he invented a system of embossed telegraphy with his brother, John Whitson Rogers, in 1872. After moving to Washington, DC, Rogers served as the chief electrician of the United States Capitol from 1877 to 1883. During this time period, Rogers continued with his experiments and invented a telephone repeater. He settled in Hyattsville, Maryland, in 1895 and set up a laboratory there, eventually patenting more than 60 inventions. Considered his greatest invention, the underground and underwater antenna picked up numerous German messages during World War I (1914-1918) and was also used by the allies in the trenches.³

As the East Hyattsville community grew, residents desired to incorporate their community in order to provide better services. By 1920, more than 103 families resided in 98 dwellings in the small, but growing community.⁴ In 1924, the Town was officially incorporated as Edmonston.⁵ It is believed that the community was named for Captain James Edmonston of Bladensburg, who in 1742 purchased 60 acres of land near what is now Edmonston.⁶ Edmonston Road, named for the same family, was also an early north-south route that ran between Bladensburg and Vansville.⁷

Soon after the town's incorporation, Robert Funkhouser, a developer of Mount Rainier, purchased several large lots south of Decatur Street (formerly Wells Avenue), where he subdivided the land into approximately 40 lots, each averaging 40 by 90 feet. Beginning in 1925, Funkhouser built bungalows on each lot and quickly sold them to future residents of Edmonston. These bungalows were typically one-and-one-half stories in height with side-gable roofs and a full-width shed roof porch.⁸

In the 1930s, development slowed in the community due to the Great Depression and did not actively begin again until after World War II (1941-1945), with the subdivision of Edmonston Terrace.⁹ Platted in 1945 by Master Builders, Inc., the nine-acre subdivision consisted of 41 lots bounded on the north by the south side of

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. PG: 68-079-01

Poppleton-Roberts House
Continuation Sheet

Number 8 Page 2

Ingraham Street, Lafayette Place on the east, Gallatin Street on the south, and 46th Avenue on the west.¹⁰ Master Builders was responsible for the construction of two-story, side-gabled, brick houses on all 41 lots. The houses, all similar in form and materials, were marketed directly to veterans returning from the war, and featured a kitchen, living room, and dining room on the first story, and two bedrooms and one bathroom on the second story.¹¹ With the addition of Edmonston Terrace, the population of Edmonston grew from 717 in 1930 to 1,190 in 1950.¹² The community was home to a working middle-class population, many of whom were employed by the federal government as clerks, working for the Departments of War, Treasury, and the Internal Revenue Service, the Printing and Engraving office, the Post Office, and the Department of Agriculture. Still other early residents were employed by the local railroads and served as engineers, telegraphers, and motormen. Edmonston was also home to many who worked in the construction and building trades.¹³ The population of the community eventually stabilized as surrounding land was used for industrial and commercial uses. Today, the population of the community is approximately 1,000 residents.¹⁴

In 1901, Ai D. Poppleton contracted to buy two acres from J. Harris Rogers; however, the deed was never executed. Yet, Poppleton undertook construction of a large dwelling, hiring carpenters, plasterers, a painter and a mason, although the land was not yet legally his.¹⁵ At the time his family moved into the dwelling at 5104 Emerson Street in 1902, Ai Poppleton had assessed an outstanding bill of \$1,800 due to the construction costs. Unable to pay the debt, Poppleton was taken to court by the Frank Libbey Company, one of his largest suppliers of building materials. The Equity Court ruled that the property was to be sold for non-payment of debt.¹⁶ It was conveyed to Rufus L.B. Clarke, a lawyer from Washington, DC, at public sale in May 1902.¹⁷

Rufus L.B. Clarke was born in June 1817 in Connecticut.¹⁸ He was appointed by President Ulysses S. Grant in 1869 to the Board of Appeals in the Patent Office. He served on that board for thirty years and acted as the Chairman for many of them.¹⁹ In 1901, Clarke's son, Phillips, married the former Miss Cora Rogers, who was the sister of J. Harris Rogers. It is most likely that the Clarke family never resided at the property and instead utilized it for investment purposes while living in Washington, DC.

In 1903, Rufus L.B. Clarke conveyed the property to Helena Grove of Washington, DC.²⁰ Grove was born in 1867 in West Virginia. At the time of the 1910 U.S. Federal Census, Helena and Edward L. Grove were residing in Washington, DC, with their seven children. Edward Grove, a native of Virginia, was working as a railroad foreman.²¹ In June 1903, the Groves enlarged the property to 2 acres with the purchase of a 0.75-acre parcel from J. Harris Rogers.²²

In 1905, Helena and Edward L. Grove transferred the property with the mortgage to F. Ambrose Armstrong of Washington, DC.²³ At the same time as this conveyance, Armstrong took out a second mortgage on the property.²⁴ F. Ambrose Armstrong and his wife, Mary C. Armstrong, defaulted on their mortgage, which was held by Clara V. Jenkins. Consequently, the property was sold at public sale in 1919 by S. Marvin Peach to Bertha Lee Miller for a sum of \$2,200.²⁵ Miller, born in 1870 in Maryland, was married to Paul H. Miller, also a

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. PG: 68-079-01

Poppleton-Roberts House
Continuation Sheet

Number 8 Page 3

native of Maryland.²⁶ No further information regarding the Millers could be located. It is not certain if the Millers resided on the property because they sold it several months later to The Hyattsville & Marlboro Title Company.²⁷ In 1923, title company conveyed the property to Herndon B. Kilby of Prince George's County, Maryland.²⁸ According to the 1930 census, Kilby was born in 1892 in Virginia and worked as a house painter.²⁹

The property at 5104 Emerson Street was owned by Richard Chew Zantzingler sometime between 1923 and 1928. No record of this deed could be located. Zantzingler was related to Otway B. Zantzingler, who subdivided Hyattsville Hills. Both Richard and Otway Zantzingler were heavily involved in local real estate and operated the real estate firm of O.B. Zantzingler Co. together. Zantzingler was a Republican member of the Maryland House of Delegates from 1930 to 1933. In 1953, he was named to the State Planning Commission by then Maryland Governor Theodore McKeldin. Additionally, he was a member of the Society of the Cincinnati, and director of the Citizens Bank of Maryland and of the Maryland Home Title Company.³⁰

In 1928, Zantzingler conveyed the property to James A. and Edna Florence Roberts.³¹ The sale was subject to the existing first mortgage of \$3,000 and a second mortgage of \$1,127.26. James A. Roberts, born 1886, was employed as a carpenter. Edna Roberts, born 1888, stayed at home and raised the couple's six children.³² Additional information concerning the Roberts could not be located. It was during the ownership of the Roberts family, in about 1970, that the first of the two rear additions was constructed on the house.

In 1979, following the death of his mother, Charles Edward Roberts, Sr., as the representative of the Roberts estate, conveyed the property to Ethel M. Talley, the daughter of James and Edna Roberts.³³ No additional information regarding Ethel M. Talley could be located. The second rear addition was built by Talley in the early 1980s.

In 2004, the property was conveyed to the current owner, Karen L. Kramer.³⁴

¹ Maryland-National Capital Park and Planning Commission (M-NCPPC), Edmonston Historical Survey (Upper Marlboro: M-NCPPC, 1993), 4.

² M-NCPPC, *Edmonston Historical Survey*, 7-9.

³ "Dr. J. Harris Rogers has Fatal Attack: Noted Inventor Succumbs to Angina Pectoris in Home at Hyattsville." *The Washington Post* (1877-1954), December 13, 1929, <http://www.proquest.com.proxy.library.cornell.edu/> (accessed February 20, 2009).

⁴ M-NCPPC, *Edmonston Historical Survey*, 42.

⁵ Maryland State Archives, "Prince George's County, Maryland, Municipalities, Edmonston," <http://www.msa.md.gov/msa/mdmanual/37mun/edmonston/html/e.html> accessed 7 November 2007.

⁶ George D. Denny, Jr., *Proud Past, Promising Future: Cities and Towns in Prince George's County, Maryland* (Brentwood, MD: Dilden Company, 1997), 159.

⁷ M-NCPPC, *Edmonston Historical Survey*, 42.

⁸ M-NCPPC, *Edmonston Historical Survey*, 43.

⁹ M-NCPPC, *Edmonston Historical Survey*, 50.

¹⁰ Prince George's County Land Records, Circuit Court, Plat Book BB 10:25.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. PG: 68-079-01

Poppleton-Roberts House
Continuation Sheet

Number 8 Page 4

¹¹ "New Homes in Edmonston Terrace," *The Washington Post*, 8 June 1947.

¹² M-NCPPC, *Edmonston Historical Survey*, 50.

¹³ M-NCPPC, *Edmonston Historical Survey*, 42.

¹⁴ Maryland State Archives, "Prince George's County, Maryland, Municipalities, Edmonston,"

<http://www.msa.md.gov/msa/mdmanual/37mun/edmonston/html/e.html> accessed 7 November 2007.

¹⁵ Susan G. Pearl, "Poppleton-Roberts House," (PG: 68-79-1) Maryland Historical Trust State Historic Sites Inventory Form (1993), 8:1.

¹⁶ Susan G. Pearl, "Poppleton-Roberts House," 8:2.

¹⁷ Marion Duckett and James C. Rogers, Trustees, to Rufus L.B. Clarke, Prince George's County Land Records, 9:35.

¹⁸ 1900 U.S. Federal Census, Precinct 9, Washington, District of Columbia, Series T624, Roll 154, Page 7B, Enumeration District 169, Image 50, Rufus L.B. Clarke.

¹⁹ "Bride-to-Be Made Debut 2 Years Ago: Descendant of Carrolls Engaged to Nephew of Late Dr. Rogers. Her Father Campaigning to Regain His Seat as Congressman." *The Washington Post* (1877-1954), July 26, 1936, <http://www.proquest.com.proxy.library.cornell.edu/> (accessed February 20, 2009).

²⁰ Rufus L.B. Clarke to Helena Grove, Prince George's County Land Records, 11:505.

²¹ 1910 U.S. Federal Census, Precinct 1, Washington, District of Columbia, Series T624, Roll 149, Page 1B, Enumeration District 2, Image 28, Helena Grove.

²² J. Harris Rogers to Helena Grove, Prince George's County Land Records, 13:167.

²³ Helena Grove and Edward L. Grove to F. Ambrose Armstrong, Prince George's County Land Records, 25:37.

²⁴ Susan G. Pearl, "Poppleton-Roberts House," 8:3.

²⁵ S. Marvin Peach, Assignee, to Bertha Lee Miller, Prince George's County Land Records, 143:166.

²⁶ 1920 U.S. Federal Census, Baltimore Ward 12, Baltimore (Independent City), Maryland, Series T625, Roll 658, Page 10A, Enumeration District 200, Image 581, Bertha Lee Miller.

²⁷ Bertha Lee Miller and Paul H. Miller to The Hyattsville & Marlboro Title Company, Prince George's County Land Records, 143:247.

²⁸ The Hyattsville & Marlboro Title Company to Herndon B. Kilby, Prince George's County Land Records, 195:64.

²⁹ 1930 U.S. Federal Census, Hyattsville, Prince George's, Maryland, Series 878, Page 21A, Enumeration District 35, Image 260.0, Herndon B. Kilby.

³⁰ "Richard C. Zantzing, Former Md. Legislator." *The Washington Post* (1974-Current file), September 20, 1976, <http://www.proquest.com.proxy.library.cornell.edu/> (accessed February 26, 2009).

³¹ Richard C. Zantzing to James A. Roberts and Edna Florence Roberts, Prince George's County Land Records, 303:373.

³² 1930 U.S. Federal Census, Edmonston, Prince George's, Maryland, Series 878, Page 7A, Enumeration District 32, Image 178.0, James A. Roberts.

³³ Charles Edward Roberts, Sr., Representative of the Estate of Edna Florence Roberts and James A. Roberts, to Ethel M. Talley, Prince George's County Land Records, NLP 5066:495.

³⁴ Estate of Ethel May Talley, deceased, to Karen L. Kramer, Prince George's County Land Records, REP 20204:621

9. Major Bibliographical References

Inventory No. PG: 68-079-01

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. "Poppleton-Roberts House," (PG: 68-79-1) Maryland Historical Trust State Historic Sites Inventory Form, 1993. Prince George's County Land Records.

10. Geographical Data

Acreage of surveyed property 0.81
Acreage of historical setting 2.75
Quadrangle name Washington East Quadrangle scale: 1:24,000

Verbal boundary description and justification

The Poppleton-Roberts House is located in Edmonston, Maryland, on a 0.81-acre parcel, which was historically known as part of Lot 18 in Block R of J. Harris Rogers' subdivision in East Hyattsville. Emerson Street borders the property to the south. The western boundary follows a wood fence. The eastern boundary is lined with a metal chain-link fence. The Poppleton-Roberts House has been associated with part of Parcel 18 as noted on Tax Map 50 since its construction c. 1901.

11. Form Prepared by

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

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

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. PG: 68-079-01

Poppleton-Roberts House
Continuation Sheet

Number 9 Page 1

CHAIN OF TITLE
PRINCE GEORGE'S COUNTY LAND RECORDS

PARCELA

Unrecorded Deed
1901

J. Harris Rogers to Ai D. Poppleton.

Mortgage
5:323
October 29, 1901

Ai D. Poppleton and Mary L. Poppleton to J. Harris Rogers. (2 acres including buildings)

Deed
9:35
June 19, 1902

Marion Duckett and James C. Rogers, Trustees, to Rufus L.B. Clarke.

Deed
11:505
May 4, 1903

Rufus L.B. Clarke to Helena Grove. (2 acres)

1903

Land surveyed and platted as "East Hyattsville." (Plat not recorded)

PARCEL B

Deed
13:167
June 5, 1903

J. Harris Rogers to Helena Grove. (0.75 acres)

PARCEL A+B

Deed
25:37
June 9, 1905

Helena Grove and Edward L. Grove to F. Ambrose Armstrong.

Mortgage
72:400
October 21, 1911

F. Ambrose Armstrong and Mary C. Armstrong to Clara V. Jenkins.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. PG: 68-079-01

Poppleton-Roberts House
Continuation Sheet

Number 9 Page 2

Deed 143:166 May 28, 1919	S. Marvin Peach, Assignee, to Bertha Lee Miller. (2.75 acres sold at public auction on March 19, 1919)
Deed 143:247 June 2, 1919	Bertha Lee Miller and Paul H. Miller to The Hyattsville & Marlboro Title Company. (2.75 acres Total: 2-acre parcel and 0.75-acre parcel)
Deed 195:64 May 15, 1923	The Hyattsville & Marlboro Title Company to Herndon B. Kilby. (1.33 acres)
Mortgage 180:580 May 15, 1923	Herndon B. Kilby and Vera L. Kilby to The Hyattsville & Marlboro Title Company. (1.33 acres)
Interim Deed could not be located.	
Deed 303:373 August 6, 1928	Richard C. Zantzinger to James A. Roberts and Edna Florence Roberts. (1.33 acres; subject to an existing first mortgage of \$3,000 and a second mortgage of \$1,127.26.
Deed NLP 5066:495 March 2, 1979	Charles Edward Roberts, Sr., Representative of the Estate of Edna Florence Roberts and James A. Roberts, to Ethel M. Talley. (1.33 acres)
Deed REP 20204:621 August 19, 2004	Estate of Ethel May Talley, deceased, to Karen L. Kramer.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. PG: 68-079-01

Poppleton-Roberts House
Continuation Sheet

Number 9 Page 3



Photo: Poppleton-Roberts House, Edmonston, façade (south elevation), view looking north. (February 2009)

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. PG: 68-079-01

Poppleton-Roberts House
Continuation Sheet

Number 9 Page 4



Photo: Poppleton-Roberts House, Edmonston, façade (south elevation), view looking northeast. (February 2009)

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. PG: 68-079-01

Poppleton-Roberts House
Continuation Sheet

Number 9 Page 5



Photo: Poppleton-Roberts House, Edmonston, rear (north) elevation, view looking southwest. (February 2009)