

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. PG 72-009-41

1. Name of Property

(indicate preferred name)

historic Bungalow Row

other

2. Location

street and number 610 62nd Avenue not for publication

city, town Fairmount Heights vicinity

county Prince George's

3. Owner of Property

name Ruben Avalos-Velasquez

street and number 610 62nd Avenue telephone

city, town Fairmount Heights state MD zip code 20743

4. Location of Legal Description

courthouse, registry of deeds, etc. Prince George's County Courthouse liber 245 folio 5

city, town Upper Marlboro tax map 66 tax parcel A3 tax ID number 2033124

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: *Prince George's County African-American Heritage Survey, 1996, by MNCPPC*

6. Classification

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

Number of Contributing Resources
previously listed in the Inventory

7. Description

Inventory No. PG 72-009-41

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.

SUMMARY

One of thirteen remaining bungalows of the nineteen originally constructed, this cottage is reminiscent of the "Rosita" style from Sears, Roebuck & Company and is located along developer Robinson White's Bungalow Row. The house at 610 62nd Avenue (formerly Fairview Avenue) is a 3 x 3, one-story dwelling with a hipped roof. The lot was purchased in 1925 and is wood frame with a raised foundation and vinyl cladding. The fenestration on the façade is asymmetrical. The house has a three-bay porch running along the façade supported by wood posts. The original chimney is no longer present. Prior to the construction of the addition, the bungalow was representative of a more modest housing type in the Fairmount Heights neighborhood.

DESCRIPTION

This bungalow along Bungalow Row is located on the west side of 62nd Avenue in Fairmount Heights, facing east with a concrete driveway at the north end of the lot, a central concrete walkway, and a concrete sidewalk and high curb along the street. The lot slopes from south to north. The house has a modest, fifteen foot setback on the lot, with many trees along the western boundary of the lot and two small trees to the east of the house. There are a variety of sparse foundation plantings. A chain link fence runs along the eastern and western boundaries, and a metal fence runs the northern and southern boundaries.

This 3 x 3, one-story, "Rosita" style Bungalow from Sears, Roebuck and Company has a hipped roof clad in asphalt shingles with a narrow cornice, steep pitch, and overhanging eaves. The house is wood frame construction with a raised concrete foundation and is clad in a secondary sheathing of vinyl siding. The fenestration is asymmetrical with singular six-over-six double-hung sash vinyl replacement windows in the side bays of the façade. There are singular four-over-four and six-over-six double-hung sash vinyl replacement windows on the side elevations. The windows are surrounded with a thin vinyl casing. The modern entry door is asymmetrically placed in the center bay and is paneled vinyl with a metal storm door. The entry is protected by a three-bay, one story, shed roof porch clad in asphalt roof shingles and supported by wood posts and a square balustrade. The porch rests on a concrete slab and is accessed via one concrete step. The house has no chimney.

The house has a 4 x 1, one-story addition off the west elevation that is clad like the house in vinyl siding, it has a side gable roof with a vent in the gable peak. The vinyl replacement windows on the addition are singular six-over-six double-hung sash. There is a secondary entry on the northeast elevation that is the same as the main entry with a small, unsupported, flat roof porch over a concrete slab protecting it.

The dwelling retains moderate integrity of feeling, association, location, and setting as many of the Bungalows along the street have been demolished. It retains a low integrity in terms of workmanship, design, and materials as there are a number of replacement materials and major alterations including a large addition.

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 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 checked="" 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 | 1925- | | Architect/Builder | Robinson White, Developer |
| Construction dates | 1925 | | | |
| Evaluation for: | | | | |
| <input type="checkbox"/> National Register | | <input type="checkbox"/> Maryland Register | | <input checked="" type="checkbox"/> X 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.)

SUMMARY

Vernacular bungalows represented a more modest housing type that was common in the early twentieth century. These houses were usually one or one-and-a-half stories with a low profile. They were often adorned with craftsman features, such as overhanging eaves or exposed rafter tails, but they could also reflect other high styles. The low cost and easy construction of bungalows made them a popular choice for homeowners, since many houses could be built from pattern books or from pre-cut kits ordered from catalogs such as Sears, Roebuck and Company. Their popularity in the Fairmount Heights neighborhood demonstrates the practicality the housing type provided for builder and owner alike.

In 1920, developer Robinson White had 19 small frame bungalows, of identical form and style, built on the lots on both sides of a block of Fairview (now 62nd) Avenue in the original Fairmount Heights subdivision.¹ These one-story, four-room dwellings closely resemble the “Rosita” style of bungalow being produced by Sears, Roebuck and Company during this period, and it is likely that they were all built from Sears’ material.² Each had a hipped roof and central chimney and a shed-roof porch sheltering the three-bay principal façade. Most were built into a slope and rested on a high basement; others were built on more level ground and rested on a simple foundation.³ Robinson White began to sell these small, inexpensive dwellings as soon as they were completed; by 1926 he had sold seven of the bungalows and by 1929 three more. He rented to tenants some of the unsold bungalows, gradually selling all of the rest by the time of his death in 1939.⁴

Thirteen of the 19 original bungalows now survive, several of them in deteriorating condition. These small bungalows illustrate the importance of mail-order houses in the developing communities of the post-World War I era and represent a significant trend in the development of Fairmount Heights.

The Town of Fairmount Heights is composed of a group of early twentieth-century subdivisions that form one of the earliest planned communities for African-Americans in the Washington, DC area.⁵ The community began with the Fairmount Heights Subdivision in 1900, followed by five adjoining subdivisions, the last being Sylvans Vista, platted in 1923. The town was incorporated in 1935, and grew steadily through the years before World War II.

¹ Pearl, Susan G.. Prince George's County African-American Heritage Survey, 1996. Upper Marlboro: Maryland-National Capitol Park and Planning Commission, 1996, pp. 79-80.

² Ibid

³ Ibid

⁴ Ibid

⁵ This and the following three paragraphs are taken from Pearl, Susan G.. Prince George's County African-American Heritage Survey, 1996. Upper Marlboro: Maryland-National Capitol Park and Planning Commission, 1996, pp. 64.

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Name: Bungalow Row
Continuation Sheet

Number 8 Page 1

At the end of the nineteenth century the land which was to become Fairmount Heights consisted principally of parts of the small farms owned by John H. Wilson, John and Caroline Silence, Samuel Hoover, Mosby Brown and John Wiessner. These Farms were clustered around the east corner of the District of Columbia. In the early years of the twentieth century, these farms were purchased and subdivided by land speculators, who then began to sell individual lots to African-American families, most of whom worked in the District of Columbia.

The first section of Fairmount Heights was subdivided in 1900 by Robinson White and Allen Clark (both white men) out of parts of several small farms which they had purchased from the Wilson, Godfrey, Belt and Lee families. They had approximately fifty acres surveyed and laid out in lots and streets radiating from the northwest boundary of the District of Columbia. The deep, narrow lots were generally 25 by 125 feet; two of the streets were named for these first two developers. Sale of lots began almost immediately, and within a few years, dwellings were constructed and a community began to form.

From the beginning, African-Americans were encouraged to buy lots and settle in the new community. White and Clark sold the lots at relatively low prices, making home ownership finally attainable for African-American families. Most of the earliest purchasers of lots worked for government agencies. Many built their own houses or relied on friends and family to help with construction; some purchased mail order houses. The earliest dwellings were of frame construction, modest in size and form, and many of these have not survived.

STATEMENT OF SIGNIFICANCE

The bungalow at 610 62nd Avenue is one of the thirteen of its type remaining on the street formerly known as Bungalow Row. When Robinson White laid out 19 lots for the construction, of small, one-story bungalows, he brought the possibility of homeownership to African-Americans of more modest means than those living along many of the other streets in Fairmount Heights. Taking advantage of the availability of prefabricated homes and precut materials, White built a small enclave within the larger Fairmount Heights community. This property was purchased in 1925 by a woman, Mabel D. Williams, who owned the house until her death, when the property was passed to her sole heir, Loretta Anthony.⁶ It was owned by family members until 1959.

Bungalow Row is significant for its character, interest, and value as a part of the development, heritage, and cultural characteristics of the region, as an example of the cultural, economic, social, and historic heritage of the County and its communities, and since the houses embody the distinctive characteristics of the bungalow style, popularized in the 1920s and 1930s by publications such as the Sears, Roebuck and Company catalog.

⁶ Prince George's County Deed 2433: Folio: 470, December 31, 1959: Herbert Anthony and Elizabeth Anthony to James E. Glover and Pearlie Mae Glover.

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Name: Bungalow Row
Continuation Sheet

Number 8 Page 2

Chain of Title

Block I/Eye, Lots 54 and 55

Deed

245:5 Robinson White and Minnie L. White to Mabel D. Williams
January 6, 1925

Deed

2433:470 Herbert Anthony (sole heir of former wife Loretta Anthony, who was the sole heir of Mabel D. Williams) and
December 31, 1959 Elizabeth Anthony to James E. Glover and Pearlie Mae Glover

Deed

8045:374 James E. Glover and Pearlie Mae Glover to Roy M. Stevenson and Gilda Stevenson (wife)
July 22, 1991 and Karl A. Stevenson (son)

Deed

9782:180 Roy M. Stevenson and Gilda Stevenson (wife) and Karl A. Stevenson (son) to Paul M. Tolliver
August 30, 1994 and Jean M. Tolliver

Deed

22338:667 The Tolliver Family Trust, Home Investor, Inc., as Trustee to Andy Okhuereigbe
April 14, 2005

Deed

23293:346 Andy Okhuereigbe to Sonia R. Makle
May 24, 2005

Deed

25450:568 Sonia R. Makle to Ruben Avalos-Velasquez
May 26, 2006

9. Major Bibliographical References

Inventory No. PG 72-009-41

Pearl, Susan G.. *Prince George's County African-American Heritage Survey, 1996*. Upper Marlboro: Maryland-National Capitol Park and Planning Commission, 1996.

Pearl, Susan G. . *Fairmount Heights, Maryland- A History: From its Beginnings (1900) to Incorporation (1935)*, M-NCPPC, 1991.

10. Geographical Data

Acreage of surveyed property 0.1435
Acreage of historical setting _____
Quadrangle name Washington East

Quadrangle scale: 1: 24,000

Verbal boundary description and justification

The bungalow at 610 62nd Avenue, formerly Fairview Avenue, is sited on a 0.1435 acre lot in Block I, lots 54 and 55 of the Fairmount Heights Subdivision. The lot is bounded on the east side by 62nd Avenue, and is located in the block between Addison Road and Foote Street.

11. Form Prepared by

| | | | |
|-----------------|--------------------------------------------------|-----------|--------------|
| name/title | Stacy Patterson, Architectural Historian | | |
| organization | The Ottery Group for M-NCPPC Planning Department | date | 2/18/09 |
| street & number | 3420 Morningwood Drive | telephone | 301-562-1975 |
| city or town | Olney | state | MD |

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

CAPSULE SUMMARY

PG 72-009-41

Bungalow Row

610 62nd Avenue

Fairmount Heights, Prince George's County, Maryland

c. 1925

Private

In 1920, developer Robinson White had 19 small frame bungalows, of identical form and style, built on the lots on both sides of a block of Fairview (now 62nd) Avenue in the original Fairmount Heights subdivision. These one-story, four-room dwellings closely resemble the "Rosita" style of bungalow being produced by Sears, Roebuck and Company during this period, and it is likely that they were all built from Sears' material. Each had a hipped roof and central chimney and a shed-roof porch sheltering the three-bay principal façade. Most were built into a slope and rested on a high basement; others were built on more level ground and rested on a simple foundation. Robinson White began to sell these small, inexpensive dwellings as soon as they were completed; by 1926 he has sold seven of the bungalows and by 1929 three more. He rented to tenants some of the unsold bungalows, gradually selling all of the rest by the time of his death in 1939.

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