

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. PG: 67-022-23

1. Name of Property (indicate preferred name)

historic Graves-Keleher House (preferred)
other Keleher-Attick House

2. Location

street and number 8707 62nd Avenue ___ not for publication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 Christopher Green and Julia Glazer
street and number 8707 62nd Avenue telephone
city, town Berwyn Heights state MD zip code 20740

4. Location of Legal Description

courthouse, registry of deeds, etc. Prince George's County Courthouse liber 19915 folio 591
city, town Upper Marlboro tax map 34 tax parcel 3, 4 tax ID number 21 2385300

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

7. Description

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Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" 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 Graves-Keleher House is located at 8707 62nd Avenue in Berwyn Heights, Maryland. This single-family dwelling is sited on a grassy lot that slopes towards the north. The property features mature trees and shrubs, as well as foundation plantings. Wood picket fencing encloses the front and rear yards, dividing them separately. A concrete driveway enters the property from 62nd Avenue, to the southwest of the dwelling.

DWELLING

Constructed c. 1891, this two-and-one-half-story, two-bay building was influenced by the Queen Anne style. The single-family dwelling was most likely constructed by the Charlton Heights Improvement Company as speculative development. The dwelling is composed of a two-and-one-half-story, front-gable main block with a hipped two-story projection on the south (side) elevation. The overhanging projection reads as an oriel, which is square in form and covered by a front-gable roof. The wood-frame dwelling is clad with aluminum siding, which replaced the original German wood siding. It is set on a solid foundation that was not visible from the public right-of-way. A front-gable roof caps the main block and is covered with asphalt shingles. The roof is finished with overhanging eaves and a boxed cornice. An interior brick chimney rises from the rear of the dwelling and pierces the roof at the ridge.

The principle front-gable main block is two bays wide. The northernmost bay of the first story of the façade (west elevation) contains a 1/1, wood-sash window with an aluminum-clad surround and operable, paneled, wood shutters. The southernmost bay serves as the main entry, containing a single-leaf, paneled wood door with lights and a modern Colonial Revival-style surround composed of fluted pilasters. A one-story porch shelters the main entry and wraps around to the south (side) elevation. The porch is set on a pier foundation infilled with wood lattice and is covered by a half-hip roof of asphalt shingles supported by square wood posts. A gable covered with asphalt shingles rises above the entry bay of the porch and has a tympanum covered with aluminum siding. The second story of the façade contains two window openings, each containing a 1/1, wood-sash window with aluminum-clad surrounds and operable, louvered wood shutters. The tympanum contains triple 3/1, wood-sash windows with an aluminum-clad surround.

A three-sided, canted bay window, original to the main block, is located on the northwest corner of the north (side) elevation and is clad with aluminum siding. The bay is fenestrated with 1/1, wood-sash windows with aluminum-clad surrounds. A second-story, rectangular bay with a side-gable roof surmounts the canted bay window and serves as a second-story balcony. The side-gable roof, with a full molded cornice, is covered with asphalt shingles supported by turned wood posts. The tympanum is clad with aluminum siding. The balcony is completed with sawn wood balusters. The second story of the north elevation is fenestrated with 1/1, wood-sash windows. A one-story, one-bay addition is located on the northeast corner of the north elevation and was constructed c. 1950. The wood-frame addition is clad with aluminum siding and is set on a solid foundation that was not visible from the public right-of-way; the fenestration of the addition was not visible.

The westernmost bay of the south (side) elevation, on the first story, contains a 1/1, wood-sash window with an aluminum-clad surround. A second-story, rectangular bay projects from the second bay of the south elevation

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and extends from the hip roof. The wood-frame bay, which reads as an oriel, is clad in aluminum siding and is capped by a side-gable roof of asphalt shingles. The roof is finished with a full molded cornice. Wood brackets support the bay. Each elevation of the bay is fenestrated with a 1/1, wood-sash window with an aluminum-clad surround. The west elevation window has operable, louvered wood shutters.

The second story of the rear (east) elevation is fenestrated with 1/1, wood-sash window with an aluminum-clad surround, while triple 3/, wood-sash windows with an aluminum-clad surround pierce the upper gable end. A one-story addition is located on the rear (east) elevation. Constructed c. 1985, the wood-frame addition extends one bay past the south elevation of the main block and is composed of a screened porch with a shed roof covered with asphalt shingles. The lower-half of the addition is clad with aluminum siding. A second one-story addition is located on the rear elevation of the main block, adjacent to the screened-in porch. The wood-frame addition, constructed c. 1980, is clad with aluminum siding and is set on a solid foundation. A shed roof covered in asphalt shingles shelters the addition. Fenestration consists of 1/1, wood-sash windows.

There are no secondary resources currently associated with this property.

INTEGRITY

The Graves-Keleher House maintains a moderate level of integrity of design, workmanship, and materials as a result of the application of aluminum siding and the construction of additions. However, the construction of additions in the late twentieth century is common in Berwyn Heights and, being located on the rear elevation, they are not fully visible from the public right-of-way. The building maintains a high level of integrity of feeling, location, setting, and association due to its association with the Berwyn Heights community.

Overall, the Graves-Keleher House maintains 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. 1891	Architect/Builder	Charlton Heights Improvement Company
Construction dates	c. 1891, c. 1950, c. 1980, c. 1985		

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 Graves-Keleher House was constructed c. 1891 at 8707 62nd Avenue 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, influenced by the Queen Anne style, 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 probably that the dwelling was constructed by the Charlton Heights Improvement Company and was based on a pattern book design. After the completion of the dwelling, it was sold to Edward Graves, the original subdivider of Charlton Heights, who leased the property to Joseph Keleher, a member of the Charlton Heights Improvement Company. Until the early twentieth century, the property was owned by several owners who leased it during their short tenure. The dwelling has been enlarged several times by different owners of the property, although the overall integrity of the structure has been maintained. The current owners, Christopher Green and Julia Glazer, have owned the property since 2004. The Graves-Keleher 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, possibly from a pattern book design.

HISTORIC CONTEXT

The Graves-Keleher 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

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easy access to the 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 It is possible the Graves-Keleher House was erected using a similar pattern book design. 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. He platted Charlton Heights in 1888. It is presumed that a building had been erected on Lot 3 in Block 42 by the Charlton Heights Improvement Company c. 1891 and may have been based on a pattern book design as many other dwellings in Berwyn Heights had been. In 1892, Edward Graves purchased the property from the Charlton Heights Improvement Company for investment and rental purposes.⁹ Joseph Keleher, a member of the Charlton Heights Improvement Company, leased and occupied the dwelling during the tenure of Graves’ ownership.¹⁰ No additional information regarding Joseph Keleher could be located. In April 1895, Graves conveyed the Lots 1, 2, 3, 8, 9, 10, 11, and 12 in Block 42 to Dr. Zeno B. Babbitt.¹¹ Babbitt was born in Vermont, in 1861 and married the former Miss Susan E. Chase in 1887. At the time of the 1900 U.S. Federal Census, the Babbitt family was residing in Washington, DC, and Babbitt was a general physician.¹² It is probably that the Babbitts, like many of their neighboring property owners, rented the property while remaining in Washington, DC.

In 1896, the property was conveyed to William H. Hessick of Washington, DC.¹³ Hessick, an American of German descent, was born in 1866 in Pennsylvania. At the time of the 1900 U.S. Federal Census, Hessick was residing in Washington, DC, with his wife Lottie and their son, Fred A. Hessick.¹⁴ The Hessick family, based on census information, appears to most likely have rented the Berwyn Heights property.

In 1896, the property quickly passed through the hands of several short-term owners, who also used it for rental purposes. In June, William H. and Lottie E. Hessick conveyed the property to Carl A. Johnson.¹⁵ In September, Carl A. and Denny E. Johnson re-conveyed the property to Zeno B. Babbitt.¹⁶ The next day, Babbitt transferred the property to the Metropolitan Building and Loan Association of Richmond, Virginia.¹⁷

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The Prudential Building and Trust Company (formerly the Metropolitan Building and Loan Association of Richmond, Virginia) held the property until 1904, at which time it was purchased by Della J. Emerson.¹⁸ Emerson was born in 1877 in Maryland, and married Frederick H. Burlingame of Rhode Island, post-1900. According to the 1910 U.S. Federal Census, Della J. Burlingame (nee Emerson) was employed as a clerk for the Treasury Department and Frederick Burlingame was also working as a government clerk.¹⁹

In 1909, Della J. and Frederick H. Burlingame sold the property to Augusta Bornsen.²⁰ Bornsen, a Swiss immigrant, had immigrated to the United States, in 1895 with her husband, Paul Bornsen, a native of Norway.²¹ The Bornsens resided in Prince George's County, in 1910 with their daughter, Joanna. It was during their ownership, in 1909, that the property was enlarged when they purchased Lots 4 and 5 in Block 42 from Ernest Eugene Emerson and Lillian M. Emerson.²² In 1915, the Bornsens conveyed Lots 1 through 14 and Lots 25 through 31 in Block 42, Lots 9 and 10 in Block 31 and Lots 5 through 7 in Block 41 to Sarah M. Stevens.²³ No information regarding Sarah M. Stevens could be located.

Sarah M. Stevens, now widowed, held the property until 1923 at which time all of the lots were conveyed to Mary L. Biondi.²⁴ No information regarding Mary L. Biondi could be located.

In February 1928, Mary L. Biondi and her husband, Orick J. Biondi, defaulted on their mortgage and the property was sold at public sale by attorney John F. Lillard to Brevard D. Strohecker for a sum of \$10,500.²⁵ Strohecker, a direct descendent of the signers of the Mecklenberg Declaration of Independence of North Carolina, was born in 1889 in Maryland. He was the former president of the Colonial Beach Steamboat Company and, in 1927, opened a real estate office specializing in Virginia and Maryland suburban and farm properties.²⁶ In April 1928, Strohecker and his wife, Elizabeth, conveyed the property to Richard F. Fleet and his wife, Lillian P. Fleet.²⁷ Fleet, an accountant, was born in 1883 in Maryland, and at the time of the 1930 U.S. Federal Census, was residing in Berwyn Heights with Lillian and their children. The property was assessed at a value of \$10,000, a significant sum for the time period.²⁸ The Fleets held the property for two years and then re-conveyed it to Brevard D. Strohecker in May 1930.²⁹ In 1931, the Stroheckers sold the property to George J. Crosby.³⁰ No information regarding George J. Crosby could be located.

Crosby and his wife, Paula H. Crosby, held the property until 1935 and then sold it to the Prudential Building Association.³¹ Several months later, the Prudential Building Association conveyed the property to Charles M. and Lillian Lee Attick.³² Charles M. Attick was born in Maryland, in 1882 and married the former Miss Lillian Lee Hastan. He was an active member of the Berwyn Heights Board of Commissioners and, in 1930, was the proprietor of a barber shop.³³ The Atticks retained the property until 1944 when they sold only Lots 1 through 12 and Lots 27 through 31 in Block 42 to Henry E. Edmunds and Florence I. Edmunds.³⁴ The Edmunds are most likely responsible for the construction of the one-story, one-bay addition on the northeast corner of the north elevation that was built c. 1950. No information regarding the Edmunds could be located.

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In 1953, the Edmunds conveyed the property to Owen E. Mills and Mildred M. Mills.³⁵ No information regarding the Mills family could be located. Owen and Mildred Mills held the property for five years, selling Lots 3 and 4 in Block 42 to Carl L. and June R. Reinking in 1958.³⁶ The current property is composed of these Lots 3 and 4. June Reinking was a native of Charleston, West Virginia, and earned a teaching degree from Morris Harvey College in West Virginia, before moving to Maryland. During World War I, she served as a government linguist.³⁷ It is possible that the Reinkings are responsible for the c. 1980 one-story addition located on the rear elevation of the main block that is adjacent to the screened-in porch. The Reinking marriage ended in divorce and June Reinking married David I. Haberman. Upon her death in 1981, the property was conveyed by Carl L. Reinking and David I. Haberman, Personal Representative for the Estate of June R. Haberman to Robert E. Ruggeri and Mary B. Thackeray in November 1983.³⁸ It is possible that Robert E. Ruggeri and Mary B. Thackeray were responsible for the construction of the c. 1985 one-story, screened-in porch addition located on the rear (east) elevation. No information regarding Robert E. Ruggeri and Mary B. Thackeray could be located.

In 1993, Robert E. Ruggeri and Mary B. Thackeray conveyed the property to Howard Dobin and Bonnie Bernstein.³⁹ No information regarding Howard Dobin and Bonnie Bernstein could be located.

In 2000, Howard Dobin and Bonnie Bernstein conveyed the property to Lisa B. Levine and Richard A. Webb.⁴⁰ No information regarding Lisa B. Levine and Richard A. Webb could be located. The couple transferred the property 2003 to themselves as Trustees of the Lisa B. Levine Revocable Trust.⁴¹ In 2004, Lisa B. Levine and Richard A. Webb, as trustees, sold the property to Christopher Green and Julia Glazer, the current owners who reside in the dwelling.⁴²

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 Charlton Heights Improvement Company to Edward Graves, Prince George's County Land Records, JWB 21:225.

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- ¹⁰ Susan G. Pearl, "Graves-Keleher House," (PG: 67-23) Maryland Historical Trust State Historic Sites Inventory Form (1986), 8:2.
- ¹¹ Edward Graves to Zeno B. Babbitt, Prince George's County Land Records, JWB 38:100.
- ¹² 1900 U.S. Federal Census, Washington, Washington, District of Columbia, Series T623, Roll 160, Page 15A, Enumeration District 47, Zeno E. Babbitt.
- ¹³ Zeno B. Babbitt and Susan E. Babbitt to William H. Hessick, Prince George's County Land Records, JWB 38:100.
- ¹⁴ 1900 U.S. Federal Census, Washington, Washington, District of Columbia, Series T623, Roll 162, Page 17A, Enumeration District 104, William H. Hessick.
- ¹⁵ William H. Hessick and Lottie E. Hessick to Carl A. Johnson, Prince George's County Land Records, JWB 38:292.
- ¹⁶ Carl A. Johnson and Denny E. Johnson to Zeno B. Babbitt, Prince George's County Land Records, JWB 38:293.
- ¹⁷ Zeno B. Babbitt and Susan E. Babbitt to the Metropolitan Building and Loan Association of Richmond, Virginia, Prince George's County Land Records, JWB 38:295.
- ¹⁸ The Prudential Building and Trust Company (formerly the Metropolitan Building and Loan Association of Richmond, Virginia) to Della J. Emerson, Prince George's County Land Records, 21:498.
- ¹⁹ 1910 U.S. Federal Census, Precinct 2, Washington, District of Columbia, Series T624, 149, Page 6A, Enumeration District 17, Image 772, Della J. Burlingame.
- ²⁰ Della J. Burlingame (nee Della J. Emerson) and Frederick H. Burlingame to Augusta Bornsen, Prince George's County Land Records, 51:124.
- ²¹ 1910 U.S. Federal Census, Election District 1, Prince George's, Maryland, Series T624, Roll 567, Page 21A, Enumeration District 60, Image 44, Paul Bornsen.
- ²² Ernest Eugene Emerson and Lillian M. Emerson to Augusta Bornsen, Prince George's County Land Records, 52:132.
- ²³ Augusta Bornsen and Paul Bornsen to Sarah M. Stevens, Prince George's County Land Records, 91:488.
- ²⁴ Sarah M. Stevens to Mary L. Biondi, Prince George's County Land Records, 194:469.
- ²⁵ John F. Lillard, Attorney, to Brevard D. Strohecker, Prince George's County Land Records, 314:36.
- ²⁶ "Brevard Strohecker Takes Up Real Estate: Former Steamboat Company President Will Specialize in Suburban Property." *The Washington Post* (1877-1954), May 22, 1927, <http://www.proquest.com.proxy.library.cornell.edu/> (accessed February 15, 2009).
- ²⁷ Brevard D. Strohecker and Elizabeth S. Strohecker to Richard F. Fleet and Lillian P. Fleet, Prince George's County Land Records, 302:255.
- ²⁸ 1930 U.S. Federal Census, Berwyn Heights, Prince George's, Maryland, Series 878, Page 3A, Enumeration District 55, Image 479.0, Richard F. Fleet.
- ²⁹ Richard F. Fleet and Lillian P. Fleet to Brevard D. Strohecker, Prince George's County Land Records, 344:249.
- ³⁰ Brevard D. Strohecker and Elizabeth S. Strohecker to George J. Crosby, Prince George's County Land Records, 365:373.
- ³¹ George J. Crosby and Paula H. Crosby to the Prudential Building Association, Prince George's County Land Records, 421:117.
- ³² Prudential Building Association to Charles M. Attick and Lillian Lee Attick, Prince George's County Land Records, 431:382.
- ³³ 1930 U.S. Federal Census, Berwyn, Prince George's, Maryland, Series 878, Page 21B, Enumeration District 56, Image 523.0, Charles M. Attick.
- ³⁴ Charles M. Attick and Lillian Lee Attick to Henry E. Edmunds and Florence I. Edmunds, Prince George's County Land Records, 756:290.
- ³⁵ Henry E. Edmunds and Florence I. Edmunds to Owen E. Mills and Mildred M. Mills, Prince George's County Land Records, WWW 1619:324.
- ³⁶ Owen E. Mills and Mildred M. Mills to Carl L. Reinking and June R. Reinking, Prince George's County Land Records, WWW 2204:497.
- ³⁷ "June R. Haberman." *The Washington Post* (1974-Current file), November 12, 1981, <http://www.proquest.com.proxy.library.cornell.edu/> (accessed February 17, 2009).
- ³⁸ Carl L. Reinking and David I. Haberman, Personal Representative for the Estate of June R. Haberman, also known of record as June

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R. Reinking, to Robert E. Ruggeri and Mary B. Thackeray, Prince George's County Land Records, NLP 5807:322.

³⁹ Robert E. Ruggeri and Mary B. Thackeray to Howard Dobin and Bonnie Bernstein, Prince George's County Land Records, VJ 8662:774.

⁴⁰ Howard Dobin and Bonnie Bernstein to Lisa B. Levine and Richard A. Webb, Prince George's County Land Records, VJ 13933:117.

⁴¹ Lisa B. Levine and Richard A. Webb to Lisa B. Levine and Richard A. Webb, Trustees of the Lisa B. Levine Revocable Trust, Prince George's County Land Records, REP 18531:204.

⁴² Lisa B. Levine and Richard A. Webb, Trustees of the Revocable Trust of Lisa B. Levine, to Christopher Green and Julia Glazer, Prince George's County Land Records, REP 19915:591.

9. Major Bibliographical References

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1900, 1910, 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," (PG: 67-12) Maryland Historical Trust State Historic Sites Inventory Form, 1986.
Pearl, Susan G. "Graves-Keleher House," (PG: 67-23) Maryland Historical Trust State Historic Sites Inventory Form, 1986.
Prince George's County Land Records.

10. Geographical Data

Acreage of surveyed property	<u>0.4906</u>	
Acreage of historical setting	<u>0.4906</u>	
Quadrangle name	<u>Washington East</u>	Quadrangle scale: <u>1:24,000</u>

Verbal boundary description and justification

The Graves-Keleher House is located on a 0.4906-acre parcel in Berwyn Heights. The property was historically known as Lots 3 and 4 in Block 42 of Edward Graves' subdivision in Charlton Heights (now Berwyn Heights). The west edge of the property is bounded by 62nd Avenue. The south and north boundaries are lined by wood picket fencing. The east boundary is lined by an alley of trees. This property has been associated with Parcels 3 and 4 as noted on Tax Map 34 since its construction c. 1891.

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

Lot 3:

Deed
JWB 21:225
April 15, 1892

Charlton Heights Improvement Company to Edward Graves.

Deed
JWB 33:349
April 30, 1895

Edward Graves, widower, to Zeno B. Babbitt. (Lots 1, 2, 3, 8, 9, 10, 11, 12 in Block 42)

Deed
JWB 38:100
May 25, 1896

Zeno B. Babbitt and Susan E. Babbitt to William H. Hessick. (Lots 1, 2, 3, 8, 9, 10, 11, 12 in Block 42)

Deed
JWB 38:292
June 1, 1896

William H. Hessick and Lottie E. Hessick to Carl A. Johnson. (Lots 1, 2, 3, 8, 9, 10, 11, 12 in Block 42)

Deed
JWB 38:293
September 8, 1896

Carl A. Johnson and Denny E. Johnson to Zeno B. Babbitt. (Lots 1, 2, 3, 8, 9, 10, 11, 12 in Block 42)

Deed
JWB 38:295
September 9, 1896

Zeno B. Babbitt and Susan E. Babbitt to the Metropolitan Building and Loan Association of Richmond, Virginia. (Lots 1, 2, 3, 8, 9, 10, 11, 12 in Block 42)

Deed
21:498
December 21, 1904

The Prudential Building and Trust Company (formerly the Metropolitan Building and Loan Association of Richmond, Virginia) to Della J. Emerson (Lots 1, 2, 3, 8, 9, 10, 11, 12 in Block 42)

Deed
51:124
May 10, 1909

Della J. Burlingame (nee Della J. Emerson) and Frederick H. Burlingame to Augusta Bornsen (Lots 1, 2, 3, 8, 9, 10, 11, 12 in Block 42)

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Lot 4:

Deed
JWB 29:465
July 27, 1894

James E. Waugh and Sarah Waugh to Joseph H. Nelson. (\$1,000 for Lots 4 and 5 in Block 42)

Mortgage
JWB 28:602
July 27, 1894

Joseph H. Nelson and wife to James E. Waugh.

Deed
JB 8:219
December 20, 1897

Fillmore Beall, Administrator of the estate of James E. Waugh, deceased, to the Lincoln National Bank of the District of Columbia after Joseph H. Nelson defaulted on mortgage. (Lots 4 and in Block 42)

Deed
29:535
December 1, 1905

Lincoln National Bank of the District of Columbia to Charles Shepard. (Lots 24 and 25 in Block 34, lots 4 and 5 in Block 42 and lots 58 and 59 in Block 43)

Deed
28:469
May 4, 1906

Charles Shepard and Florence I. Shepard to Maurice A. Emerson and Ernest Eugene Emerson. (Lots 4 and 5 in Block 42)

Deed
52:132
May 10, 1909

Ernest Eugene Emerson and Lillian M. Emerson to Augusta Bornsen. (Lots 4 and 5 in Block 42)

Lots 3 and 4:

Deed
91:488
March 1, 1915

Augusta Bornsen and Paul Bornsen to Sarah M. Stevens. (Lots 1 through 14 and lots 25 to 31 in Block 42, lots 9 and 10 in Block 31, lots 5 through 7 in Block 41)

Deed
194:469
June 14, 1923

Sarah M. Stevens, widow, to Mary L. Biondi. (Lots 1 through 14 and 25 through 31 in Block 42, lots 7 through 12 in Block 31, lots 15 through 20 in Block 36 and lots 5 through 7 in Block 41)

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Deed 314:36 February 1, 1928	John F. Lillard, Attorney, to Brevard D. Strohecker at public sale after Mary L. Biondi and Orick J. Biondi defaulted on mortgage. (Lots 1 through 14 and lots 25 through 31 in Block 42, lots 7 through 12 in Block 31, lots 15 through 20 in Block 36 and lots 5 through 7 in Block 41 for \$10,500)
Deed 302:255 April 24, 1928	Brevard D. Strohecker and Elizabeth S. Strohecker to Richard F. Fleet and Lillian P. Fleet. (Lots 1 through 14 and lots 25 through 31 in Block 42, lots 7 through 12 in Block 31, lots 15 through 20 in Block 36 and lots 5 through 7 in Block 41)
Deed 344:249 May 19, 1930	Richard F. Fleet and Lillian P. Fleet to Brevard D. Strohecker. (Lots 1 through 14 and lots 25 through 31 in Block 42, lots 7 through 12 in Block 31, lots 15 through 20 in Block 36 and lots 5 through 7 in Block 41)
Deed 365:373 July 10, 1931	Brevard D. Strohecker and Elizabeth S. Strohecker to George J. Crosby. (Lots 1 through 14 and lots 25 through 31 in Block 42, lots 7 through 12 in Block 31, lots 15 through 20 in Block 36 and lots 5 through 7 in Block 41)
Deed 421:117 February 25, 1935	George J. Crosby and Paula H. Crosby to the Prudential Building Association. (Lots 1 through 14 and Lots 25 through 31 in Block 42, Lots 7 through 12 in Block 31, Lots 15 through 20 in Block 36 and Lots 5 through 7 in Block 41).
Deed 431:382 October 9, 1935	Prudential Building Association to Charles M. Attick and Lillian Lee Attick (Lots 1 through 14 and Lots 25 through 31 in Block 42, Lots 7 through 12 in Block 31, Lots 15 through 20 in Block 36 and Lots 5 through 7 in Block 41)
Deed 756:290 June 28, 1944	Charles M. Attick and Lillian Lee Attick to Henry E. Edmunds and Florence I. Edmunds. (Lots 1 through 12 and Lots 27 through 31 in Block 42)
Deed WWW 1619:324 June 6, 1953	Henry E. Edmunds and Florence I. Edmunds to Owen E. Mills and Mildred M. Mills. (Lots 1 through 12 and Lots 27 through 31 in Block 42)
Deed WWW 2204:497 April 22, 1958	Owen E. Mills and Mildred M. Mills to Carl L. Reinking and June R. Reinking. (Lots 3 and 4 in Block 42)

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Deed
NLP 5807:322
November 30, 1983

Carl L. Reinking and David I. Haberman, Personal Representative for the Estate of June R. Haberman, also known of record as June R. Reinking, to Robert E. Ruggeri and Mary B. Thackeray.

Deed
VJ 8662:774
January 29, 1993

Robert E. Ruggeri and Mary B. Thackeray to Howard Dobin and Bonnie Bernstein.

Deed
VJ 13933:117
June 20, 2000

Howard Dobin and Bonnie Bernstein to Lisa B. Levine and Richard A. Webb.

Deed
REP 18531:204
October 22, 2003

Lisa B. Levine and Richard A. Webb to Lisa B. Levine and Richard A. Webb, Trustees of the Lisa B. Levine Revocable Trust.

Deed
REP 19915:591
May 26, 2004

Lisa B. Levine, Trustee of the Revocable Trust of Lisa B. Levine and Richard A. Webb, Trustee of the Revocable Trust of Lisa B. Levine, to Christopher Green and Julia Glazer. (Lots 3 and 4 in Block 42)

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Photo: Graves-Keleher House, Berwyn Heights, façade (west elevation), view looking northeast. (April 2008)

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Photo: Graves-Keleher House, Berwyn Heights, façade (west elevation), view looking southeast. (April 2008)