

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. PG: 82A-042-18

1. Name of Property (indicate preferred name)

historic Cheltenham Store (Old) & Post Office
other Old Cheltenham Dwelling (preferred)

2. Location

street and number 10907 Frank Tippet Road not for publication
city, town Cheltenham vicinity
county Prince George's

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

name Gary A. McLean, Living Trust
street and number 10907 Frank Tippet Road telephone
city, town Cheltenham state MD zip code 20623-1326

4. Location of Legal Description

courthouse, registry of deeds, etc. Prince George's County Courthouse liber 17190 folio 405
city, town Upper Marlboro tax map 126 tax parcel 44 tax ID number 11 1134543

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

Number of Contributing Resources previously listed in the Inventory

1

7. Description

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Condition

☐ excellent	☐ deteriorated
☐ good	☐ ruins
☒ fair	☐ altered

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

The Old Cheltenham Dwelling, also known as the Cheltenham Store (Old) & Post Office, is located at 10907 Frank Tippet Road in Cheltenham, Maryland. The two-story, three-bay vernacular dwelling constructed c. 1890 has a rectangular plan with a c. 1930 addition on the south (side) elevation. The front-gabled roof and plan of the dwelling is rare in the southern portion of Prince George's County. Historically, the property housed a dwelling and a store; the store was no longer extant during the 1985 on-site survey. The building is surrounded by mature shrubs and trees. A prefabricated shed and gravel driveway are located south of the dwelling.

DWELLING

The two-story, three-bay vernacular Old Cheltenham Dwelling was constructed c. 1890. The dwelling rests on a poured concrete foundation. The wood-frame structure is clad in asbestos shingles on the second story of the façade (east elevation) and all secondary elevations. The first story of the façade is clad in vinyl siding. A front-gabled roof with overhanging eaves caps the building. The roof is covered in asphalt shingles. The gable ends are clad in vertical-board siding. An interior-side chimney of stretcher-bond brick construction has a corbelled cap. A one-story, three-bay porch on the façade is covered by a shed roof. The roof of the porch is covered in asphalt shingles. The porch is supported by turned wood posts. A one-story addition is located on the south (side) elevation. Based on its form and materials, the addition was constructed c. 1930. The addition is capped by a shed roof covered in asphalt shingles. It is set on a concrete foundation and is clad in vertical-board siding. The dwelling retains its original wood doors and 6/6 and 2/2 windows.

The first story of the façade (east elevation) is fenestrated by a centrally placed single-leaf wood door with six-lights, which is flanked by 6/6 windows. A single 2/2 window is centrally located on the second story of the façade. A rectangular louvered vent is placed in the gable.

The first story of the north (side) elevation is fenestrated by two asymmetrically located 6/6 windows. Three 2/2 windows are symmetrically placed on the second story.

The west (rear) elevation is fenestrated on the first and second stories by a single 2/2 window, symmetrically placed. A rectangular louvered vent is located in the gable end.

The second story of the south (side) elevation of the main block is fenestrated by three 2/2 windows. The one-story addition on the east elevation of the main block is fenestrated by an off-set single-leaf original wood door, a 6/6 window, and paired 6/6 windows on its east elevation. The east and west (side) elevations of the wing features a single 6/6 window. The interior of the dwelling was not accessible at the time of the 2007 on-site survey.

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PREFABRICATED SHED

A one-story, one-bay prefabricated shed is located south of the dwelling. Based on its form and materials, the shed was built c. 1970. Set on a concrete slab, the wood-frame structure is clad in vertical board siding. A side-gabled roof with overhanging eaves is covered in asphalt shingles. A single-leaf wood door is placed on the façade (north elevation). The interior of the shed was not accessible at the time of the 2007 on-site survey.

INTEGRITY

The Old Cheltenham Dwelling has a moderate level of integrity. The dwelling retains its late-nineteenth-century form and original windows and doors. The front-gabled roof and main entry located in the gable end is rare in the southern portion of Prince George's County. An early-twentieth-century addition on the south (side) elevation and the re-cladding of the structure in asbestos siding has compromised the integrity of workmanship and materials but had not affected its integrity of design. The historical setting of the dwelling with the store and post office on 7.5 acres of land has been affected by a loss in acreage and closure of the store and post office, thus compromising its integrity of feeling, setting, and association. Sited in rural Cheltenham, Maryland, the dwelling retains its integrity of location.

The prefabricated shed is a non-contributing resource due to its c. 1970 date of construction.

The Old Cheltenham Dwelling and associated outbuilding retain an overall moderate level of integrity.

8. Significance

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

Specific dates c. 1890 **Architect/Builder** Unknown

Construction dates c. 1890, c. 1930, c. 1970

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 Old Cheltenham Dwelling, also known as the Cheltenham Store (Old) & Post Office, at 10907 Frank Tippet Road is an example of vernacular dwellings constructed throughout Prince George's County in the last decades of the nineteenth century. The house exhibits little applied ornamentation to distinguish it from other late-nineteenth-century houses in the county. However, its front-gabled roof and the sitting of the main entry in the gable end is a rare design in southern Prince George's County. The dwelling maintains sufficient integrity to convey its significance as a late-nineteenth-century front-gabled vernacular structure.

HISTORIC CONTEXT

The Old Cheltenham Dwelling is located in rural Cheltenham, which is located in southern Prince George's County between Old Crain Highway (US Route 301) and Maryland Route 5. The village developed as a result of the expansion of the Baltimore and Potomac Railroad in the early 1870s. Cheltenham was named for the Bowie family's plantation of the same name, located southwest of the village. In 1922, construction of Crain Highway began, creating a direct route between Baltimore and southern Maryland. Completed in 1927, the highway ran directly through Cheltenham. Even with the new transportation route, growth in Cheltenham remained relatively slow until the construction of small subdivisions in the 1930s spurred by the growth of Washington, D.C.

By the 1870s, Cheltenham supported several stores, a railroad depot, the House of Reformation, Church of the Atonement (Episcopal), and new residential construction.¹ The *1878 Hopkins Map* notates Robert Brooks owning the property on which the Old Cheltenham Dwelling stands.² When Brooks purchased the property in

¹ G.M. Hopkins, "Atlas of Fifteen Miles Around Washington, Including the County of Prince George Maryland" (Philadelphia: G.M. Hopkins, C.E., 1878).

² Hopkins, *Atlas of Fifteen Miles Around Washington, Including the County of Prince George Maryland*.

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1878 a post office was already constructed on the site.³ The Old Cheltenham Dwelling historically shared a parcel of land with the Cheltenham Store (Old) & Post Office. The store and post office were constructed in the late nineteenth century, around the time of the dwelling. Based on the form and materials of the structures on the property, visible in historic photographs, Brooks most likely had the dwelling and store constructed.⁴ The one-and-a-half-story, four-bay wood-frame post office was covered by a shallow-pitched gable roof. The Post Office was relocated near the railroad tracks (near MD 301) and the store was demolished c. 1980.⁵ Only the dwelling remains on the lot fronting Frank Tippet Road.

The 1880 U.S. census lists Robert Brooks as a farmer and planter in the Cheltenham area. Brooks, born in 1823, resided on the property with his wife Susan Brooks and their son Gabriel Brooks who worked as a laborer on the farm.⁶

In 1899, the property was sold to John B. Pyles, the superintendent of the House of Reformation.⁷ Pyles owned quite a bit of property along the Cheltenham-Woodyard Road (present day Frank Tippet Road), which he leased to employees at the House of Reformation.⁸ After Pyles' death in 1936, his property was placed in trust with his wife.⁹ After Alice Pyles' death in 1946, the Cheltenham dwelling and store were sold by family trustees. The store was purchased by the Werner family, who converted it into a dwelling. This dwelling was demolished prior to the 1985 on-site survey.¹⁰ The Old Cheltenham Dwelling was purchased by Mildred and Harry Carroll in 1946.¹¹

The property went through three owners in the late 1940s and early 1950s until Ezio Bertoni and Inez Santina Bertoni purchased it in 1951.¹² Shortly after Ezio Bertoni's death in June of 1982, Inez Bertoni sold the property to the current occupant Gary A. McLean.¹³

³ Susan G. Pearl, "Old Cheltenham Dwelling," (PG:82A-42-18) Maryland Historical Trust State Historic Sites and Inventory Form (1985), 8:1.

⁴ Pearl, "Old Cheltenham Dwelling," 8:1.

⁵ Susan G. Pearl, "Old Cheltenham Dwelling," (PG:82A-42-18) Maryland Historical Trust State Historic Sites and Inventory Form (1985), 7:1.

⁶ 1880 U.S. Federal Census, Brandywine, Prince George's County, Maryland, Series T9, Roll 514, Page 218, Enumeration District 131, Robert Brooks.

⁷ Sarah and John Smith, heirs of Robert Brooks, to John B. Pyles, Prince Georges County Land Records, JB 9:339.

⁸ Susan G. Pearl, "Old Cheltenham Dwelling," (PG:82A-42-18) Maryland Historical Trust State Historic Sites and Inventory Form (1985), 8:1.

⁹ Pearl, "Old Cheltenham Dwelling," Chain of Title.

¹⁰ Pearl, "Old Cheltenham Dwelling," 8:1.

¹¹ Alan Bowie and William S. Pyles, executors of estate of Alice Pyles, to Mildred E. and Harry S. Carroll, Prince Georges County Land Records, 889:446.

¹² Sarah C. Duley to Ezio Bertoni and Inez Santina Bertoni, Prince Georges County Land Records, WWW 3932:664.

¹³ Inez Bertoni, surviving tenant with Ezio Bertoni (deceased June 18, 1982) to Gary A. McLean, Prince George's County Land Records, NLP 5690:489.

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9. Major Bibliographical References

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G.M. Hopkins. Prince George's County, from Atlas of Fifteen Miles Around Washington. Philadelphia: G.M. Hopkins, C.E., 1878.
Pearl, Susan G. "Old Cheltenham Dwelling." (PG:82A-42-18) Maryland Historical Trust State Historic Sites and Inventory Form, 1985.
Prince George's County Land Records.
1880 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>.

10. Geographical Data

Acreage of surveyed property	<u>less than one acre</u>	
Acreage of historical setting	<u>7.5</u>	
Quadrangle name	<u>Brandywine</u>	Quadrangle scale: <u>1:24,000</u>

Verbal boundary description and justification

The Old Cheltenham Dwelling is sited on less than an acre, which was originally part of a 7.5 acre property. The lot is bounded on the east by Frank Tippet Road. The house has been associated with Parcel 44 as noted on Tax Map 126 since its construction.

11. Form Prepared by

name/title	Saleh Van Erem, Architectural Historian		
organization	EHT Traceries, Incorporated	date	January 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 HB 4:92 November 12, 1870	Areminto Brooke to Adam Diehl.
Deed HB 13:493 January 3, 1878	Adam and Sarah Diehl to Robert Brooks (\$250, 7.45 acres).
Deed JB 9:339 October 16, 1899	Sarah and John Smith, heirs of Robert Brooks, to John B. Pyles (7.45 acres).
Deed 39:151 April 13, 1907	John B. and Alice Pyles to Ruben Soper (\$3,000, 7.45 acres).
Deed 42:366 March 7, 1908	Ruben Soper to John B. Pyles (\$3,000, 7.45 acres).
Will WTD 4:261 May 12, 1936	John B. Pyles leaves entire estate to his wife, Alice Pyles.
Will WEC 2:42 July 9, 1946	Alice Pyles empowers Alan Bowie and William S. Pyles to sell all real estate.
Deed 889:446 December 28, 1946	Alan Bowie and William S. Pyles, executors of estate of Alice Pyles, to Mildred E. Carroll, unmarried, and Harry S. Carroll, unmarried (\$200, 2.62 acres).
Deed 896:133 December 1946	Mildred E. and Harry S. Carroll to Charles and Edith Ellis (0.659 acres).
Deed 1328:228 February 15, 1951	William W. and Edith I. Ellis to William C. and Cecelia J. Hicks.
Deed WWW1436:134 November 20, 1951	William C. and Cecelia J. Hicks to Theron L. and Sarah C. Duley.

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Deed WWW 3932:664
March 18, 1951

Sarah C. Duley, widow, to Ezio Bertoni and Inez Santina Bertoni.

Deed NLP 5690:489
August 24, 1984

Inez Bertoni, surviving tenant with Ezio Bertoni (deceased June 18, 1982) to Gary A. McLean.

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Photo: Old Cheltenham Dwelling, façade (east elevation), looking west. (August 2007)

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Photo: Old Cheltenham Dwelling, northeast corner, looking southwest. (August 2007)

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Photo: Old Cheltenham Dwelling, west (rear) elevation, looking east. (August 2007)

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Photo: Old Cheltenham Dwelling, south (side) elevation, looking north. (August 2007)

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Photo: Prefabricated Shed, looking southwest. (August 2007)

