INDIVIDUAL PROPERTY/DISTRICT
MARYLAND HISTORICAL TRUST
INTERNAL NR-ELIGIBILITY REVIEW FORM

Property/District Name: 3708 Bladensburg Road Survey Number: PG68-88

Tax Parcel#: Block 4; Lots 24, 25, and 26

Project: MD Alt 1 (Bladensburg Rd) Planning Study from D.C. Line to 40th Ave Agency: MDOT-SHA

Site visit by MHT Staff: __no __yes Name _____ Date _____

Eligibility recommended _____ Eligibility **not** recommended X

Criteria: __A __B __C __D Considerations: __A __B __C __D __E __F __G __None

Justification for decision: (Use continuation sheet if necessary and attach map)

The house at 3708 Bladensburg Road is not eligible due to the fact that it does not meet National Register Criteria A, B, C, or D. Preliminary research has not revealed any association between the dwelling and events that have made a significant contribution to the broad patterns of our history (Criterion A) or the lives of persons significant in our past (Criterion B). Although the building provides an example of a Craftsman-style bungalow, it is neither unusual nor distinguished; it does not represent the work of a master or display high artistic merit (Criterion C). There is no evidence that the property is likely to yield information important in history or prehistory (Criterion D). Thus, the property is not National Register-eligible.

Documentation on the property/district is presented in: Maryland Historical Trust Inventory Form

and MD Alt 1 (Bladensburg Rd) from D.C. Line to 40th Ave Planning Study Summary of Results

Prepared by: Traceries, 5420 Western Ave., Chevy Chase, MD 20815 January 1998

_____ 3/25/98
Reviewer, Office of Preservation Services Date

NR program concurrence: X yes __no __not applicable

_____ 3/25/98
Reviewer, NR Program Date

CAPSULE SUMMARY
3708 Bladensburg Road
(PG 68-88)

The dwelling at 3708 Bladensburg Road was erected for Charles and Annie P. Fleishman around 1925. Designed in the Craftsman-style of architecture, this modest Bungalow is typical of the numerous single-family frame dwellings erected in Cottage City between 1915 and 1930. Although altered, the building retains its original form, several of its original windows, and portions of Craftsman-style detailing. The building's prominent location along a major transportation route has subjected it to many modifications during its transformation from domestic to commercial use.

The two-and-a-half-story, two-bay wide dwelling was designed as a Craftsman-style Bungalow.[1] Set on a solid, parged concrete foundation, the wood frame house has been reclad in aluminum siding. A side gable roof, clad in asphalt shingles, with front and rear shed roof dormers covers the dwelling. A tall interior brick chimney, parged with concrete, rises above the northern portion of the roof.

[1] The dwelling appears to be only one-and-a-half-stories in height from the main facade, but reveals an additional attic story when viewed from the side.

MARYLAND HISTORICAL TRUST Inventory No. PG68-88
MD INVENTORY OF HISTORIC PROPERTIES

1. Name of Property

historic name _____
common/other name Spartan Plumbing, Heating, Air Conditioning

2. Location

street & number 3708 Bladensburg Rd. not for publication ____
city or town Cottage City vicinity __ state Maryland code MD
county Prince George's code 033 zip code 20722

3. State/Federal Agency Certification N/A

4. National Park Service Certification N/A

5. Classification

Ownership of Property (Check all that apply)

- X private
- ____ public-local
- ____ public-State
- ____ public-Federal

Category of Property (Check only one box)

- X building(s)
- ____ district
- ____ site
- ____ structure
- ____ object

Number of Resources within Property

Contributing	Noncontributing	
1	1	buildings
0	0	sites
0	0	structures
0	0	objects
1	1	Total

Is this property listed in the National Register?

Yes ____ Name of Listing _____
No X

6. Function or Use

Historic Functions (Enter categories from instructions)
Cat: DOMESTIC Sub: Single Dwelling

Current Functions (Enter categories from instructions)
Cat: COMMERCE/TRADE Sub: Specialty Store

7. Description

Architectural Classification (Enter categories from instructions)
Bungalow/Craftsman

Materials (Enter categories from instructions)
foundation Solid: Concrete, Parged
roof Side Gable: Asphalt Shingles
walls Wood Frame: Aluminum Siding
other

Narrative Description (Describe the historic and current condition of the property.)

See Continuation Sheet No. 7-1

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

____ A Property is associated with events that have made a significant contribution to the broad patterns of our history.

____ B Property is associated with the lives of persons significant in our past.

_X_ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

____ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

____ A owned by a religious institution or used for religious purposes.

____ B removed from its original location.

____ C a birthplace or a grave.

____ D a cemetery.

____ E a reconstructed building, object, or structure.

____ F a commemorative property.

____ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)
Architecture

Period of Significance ca. 1925-1948

Significant Dates ca. 1925

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation Undefined

Architect/Builder Unknown

Narrative Statement of Significance (Explain the significance of the property.)

See Continuation Sheet No. 8-1

9. Major Bibliographical References

(Cite the books, articles, legal records, and other sources used in preparing this form.)

Prince George's County Land Records, Recorder of Deeds, Prince George's County, Upper Marlboro, Maryland.

Nelson's Washington Suburban Directory of Maryland and Virginia Towns Adjacent to the District of Columbia, 1923. Justus C. Nelson, 1923.

Polk's Washington Suburban Directory of Maryland and Virginia Towns Adjacent to the District of Columbia, 1930-1931. R.L. Polk & Company, Publishers, 1930.

A History of the Town of Cottage City, Maryland. Compiled by Raleigh A. Donley, Jr. for the Bicentennial Committee, May 8, 1976.

10. Geographical Data

Acreage of Property 12,960 Square feet

Verbal Boundary Description (Describe the boundaries of the property.)

The property at 3708 Bladensburg Road is designated as Lots 24, 25, and 26 of Block 4 of Cottage City, Maryland as indicated on Map 50, Grid A4, Subdivision 2804.

Boundary Justification (Explain why the boundaries were selected.)

The property at 3708 Bladensburg Road has historically been associated with Lots 24, 25, and 26 of Block 4 of Cottage City, Maryland since its construction circa 1925.

11. Form Prepared By

name/title Kristyna G. Olsen, Architectural Historian
organization Traceries date January 19, 1998
street & number 5420 Western Avenue telephone 301/656-5283
city or town Chevy Chase state MD zip code 20815

12. Property Owner

name Thomas E. and Patricia J. Bonacorda
street & number 3708 Bladensburg Road telephone
city or town Cottage City state MD zip code 20722

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The 1915 to 1930, two-and-a-half-story, two-bay wide dwelling at 3708 Bladensburg Road was designed as a Craftsman-style Bungalow.[1] Set on a solid, parged concrete foundation, the wood frame house has been reclad in aluminum siding. A side gable roof, clad in asphalt shingles, with front and rear shed roof dormers covers the dwelling. A tall interior brick chimney, parged with concrete, rises above the northern portion of the roof.

The house is set on a dramatic rise above Bladensburg Road. It sits to the northeast boundary of a moderate sized lot. A fence demarcates the northwest, southwest and southeast edges of the property. Although the southeastern portion of the property is grassy, an asphalt paved parking lot dominates the rest of the site.

EXTERIOR DESCRIPTION:

Although currently no entrance exists on the southeast elevation, historically, this was the facade of the building. This one-and-one-half-story elevation was altered dramatically. The original shed roof dormer with decorative exposed rafter tails is extant, but the one-story porch was enclosed with vertical board siding and commercial signage was added. Four replacement 1/1 windows were added to the enclosed porch. Four original 2/2 windows are located within the dormer above. These windows, like the enclosed porch windows below, are grouped in pairs. All of the windows have wood surrounds.

The northeast gable end of the dwelling is two and a half stories in height and three-bays wide. The gable is detailed with fishscale wood shingles and a wide overhanging eave. The enclosed porch is visible to the east. A one-story, one-bay wide, projecting box bay occupies the eastern end of this elevation. The northeast elevation of the porch is pierced by a single non-original metal paneled door with a wood surround. Openings occur in a random pattern on the first and second stories of the house.

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[1] The dwelling appears to be only one-and-a-half-stories in height from the main facade, but reveals an additional attic story when viewed from the side.

The projecting bay, which sits between the first and second stories, is pierced by a 2/2 original window. A group of two windows, one 1/1 replacement and one boarded-up window, are located below the projecting bay to the north. Above the projecting bay to the north, one original 2/2 and one 1/1 replacement window pierce the second story. A multi-light fixed window was added to the northern end of this elevation. At the gable end, a 1/1 replacement window pierces the elevation. All of the windows have wood surrounds.

The northwest elevation is currently the principal elevation. It is one-and-one-half stories with a shed roof wall dormer. The entry, located towards the north corner of the building, is marked by a single flush wood door with a wood surround. A metal structure, located against the dwelling, conceals the majority of the foundation. On the north side, the first story is pierced by a pair of non-original single-light fixed wood windows. To the east, a non-original single-light fixed wood window, with a four-light transom, is flanked by two four-light fixed wood sidelights. The two sets of paired replacement windows in the upper story consist of four 1/1 windows. All of the windows on this elevation have wood surrounds.

The southwest elevation is two-and-one-half stories in height and two bays wide. Fishscale shingles and wide overhanging eaves adorn the gable. The first story of this elevation is pierced by two original 2/2 windows. One original 2/2 window and one replacement 1/1 window occupy the second story. The gable is marked by one replacement 1/1 window. All of the windows have wood surrounds.

OUTBUILDINGS:

A 1950s shed roof garage sits to the northwest of the main dwelling. The garage is a one-story, one-bay wide, parged concrete block building. The southeast elevation is pierced by roll-up garage doors with decorative wood horizontal planking above. Large multi-light casement windows dominate the northeast face of the building.

The dwelling at 3708 Bladensburg Road was erected for Charles and Annie P. Fleishman around 1925. Designed in the Craftsman-style of architecture, this modest Bungalow is typical of the numerous single-family frame dwellings erected in Cottage City between 1915 and 1930. Although altered, the building retains its original form, several of its original windows, and portions of Craftsman-style detailing. The building's prominent location along a major transportation route has subjected it to many modifications during its transformation from domestic to commercial use.

The property is located within the town of Cottage City, which was gradually developed between 1915 and 1930. The Highlands Company, incorporated in 1888, purchased approximately sixty-four acres of land lying between the B&O Railroad line and the Baltimore-Washington Turnpike; an area then known as "The Highlands."[2] In May 1906, the full sixty-four-acre tract was sold to three men, J. Harris Rogers, James C. Rogers, and Richard N. Ryon, who had the area platted under the name "Cottage City" in 1906.[3] Despite its accessibility to downtown Washington, DC via the Bladensburg Road electric streetcar line, several efforts to develop the area failed. It was not until 1915 that Charles M. Lightbown, who had begun buying up lots in the newly platted town in 1906, borrowed money to construct five modest frame "cottages" which he sold to working-class families.[4] By 1925, the town of Cottage City had developed into a substantial suburb with access to the District of Columbia via Bladensburg Road and the B&O Railroad. Today, the town contains over 322 single- and dual-family dwellings and around thirty apartment units.

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[2] Land Records of Prince George's County, Liber 34, Folio 317.

[3] Land Records of Prince George's County, Liber 34, Folio 317; and Liber 57, Folio 426. The 1906 plat of Cottage City was recorded in Liber B.D.S. 1, Folio 10.

[4] *A History of the Town of Cottage City, Maryland*, p.31.

In 1925, Charles and Annie Fleishman purchased three lots in Cottage City from Edwin and Katherine Spalding. Prior to this purchase, salesman Charles Fleishman was listed in *Nelson's Washington Suburban Directory* of 1923 as living at the corner of Washington-Baltimore Boulevard and Barney Street, present-day Bladensburg Road and 38th Avenue.[5] In 1930, Fleishman appeared in the city directory as a policeman, living at 100 Washington-Baltimore Boulevard, present-day 3708 Bladensburg Road.[6] The directory also noted that Fleishman was living with his wife Anna and three relatives, all policemen.

The Fleishmans continued to own the property at 3708 Bladensburg Road until 1941, when Charles Fleishman, now a widower, sold it to Randall D. and Mary A. Foster. The Fosters sell the property in 1948 to Joseph and Leo Dal Maso, who immediately reconveyed it to Victoria V. and Victor F. Mariani. The Mariani family held the property for seventeen years. In 1965, Arthur R. and Blanche B. Young purchased the property, retaining it for ten years. The current owners, Thomas and Patricia Bonacorda, who own the adjacent three properties, purchased 3708 Bladensburg Road in July 1975.

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[5] *Nelson's Washington Suburban Directory of Maryland and Virginia Towns Adjacent to the District of Columbia, 1923*, Justus C. Nelson, 1923.

[6] *Polk's Washington Suburban Directory of Maryland and Virginia Towns Adjacent to the District of Columbia, 1930-1931*, R.L. Polk & Company, Publishers, 1930.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET Inventory No. PG68-88

3708 Bladensburg Rd.
name of property
Prince George's Co., MD
county and state

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HISTORIC CONTEXT:

Geographic Organization: Western Shore

Chronological/Development Period (s):

Industrial/ Urban Dominance (1870-1930)
Modern Period (1930-present)

Prehistoric/Historic Period Theme (s):

Architecture, Landscape, and Community Planning

RESOURCE TYPE(S)

Category: Building

Historic Environment: Suburban

Historic Function (s): DOMESTIC/Single Dwelling

Known Design Source: Unknown

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. PG68-88

3708 Bladensburg Rd.
name of property
Prince George's Co., MD
county and state

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Chain of Title:

May 29, 1888: William A. Gordon to The Highlands Company of Prince George's County, MD
Company incorporated February 28, 1888
Land Records of Prince George's County
Liber J.W.B. 11 Folio 173

February 26, 1906: John Ridout to Oscar Luckett
Same description as below
Land Records of Prince George's County
Liber 29 Folio 327

May 26, 1906: Oscar and Regina M. Luckett of Washington, DC to J. Harris Rogers, James C. Rogers and Richard N. Ryon
Land known as "The Highlands";64 acres lying between the B&O Railroad line and the old Baltimore-Washington Turnpike; all blocks numbered 1-12 in a subdivision of part of the tract formerly known as "Yarrow"
Land Records of Prince George's County
Liber 34 Folio 317

January 3, 1910: J. Harris Rogers, James C. Rogers and Richard N. Ryon to Edwin W. Spalding
Part of a portion of land originally containing 64 acres, part of which was subdivided by the grantors and called "Cottage City" (Plat recorded in Liber B.D.S. 1 Folio 10)
Land Records of Prince George's County
Liber 57 Folio 426

DEED A: Lot 26

October 8, 1925: Edwin W. and Katherine L. Spalding to Charles Fleishman
Lot 26; Block 4 Cottage City
Land Records of Prince George's County
Liber 255 Folio 331

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET Inventory No. PG68-88

3708 Bladensburg Rd.
name of property
Prince George's Co., MD
county and state

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DEED B: Lots 24, 25

October 8, 1925: Edwin W. and Katherine Spalding to Charles and Annie P. Fleishman
Lots 24, 25; Block 4 Cottage City
Land Records of Prince George's County
Liber 255 Folio 333

April 2, 1941: Charles Fleishman, widower to Randall D. and Mary A. Foster
Lots 24, 25, 26; Block 4 Cottage City
Land Records of Prince George's County
Liber 596 Folio 359

March 19, 1948: Randall D. Foster to Joseph Dal Maso and Leo Dal Maso
Lots 24, 25, 26; Block 4 Cottage City
Land Records of Prince George's County
Liber 1022 Folio 492

June 8, 1948: Joseph Dal Maso and Leo Dal Maso to Victoria V. and Victor F. Mariani
Lots 24, 25, 26; Block 4 Cottage City
Land Records of Prince George's County
Liber 1035 Folio 132

November 29, 1962: Victoria V. Mariani, widow to Theodore F. and Veronica B. Mariani
Lots 24, 25, 26; Block 4 Cottage City
Land Records of Prince George's County
Liber 2765 Folio 184

August 26, 1965: Theodore F. and Veronica B. Mariani to Arthur R. and Blanche B. Young
Lots 24, 25, 26; Block 4 Cottage City
Land Records of Prince George's County
Liber 3196 Folio 169

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET Inventory No. PG68-88

3708 Bladensburg Rd.
name of property
Prince George's Co., MD
county and state

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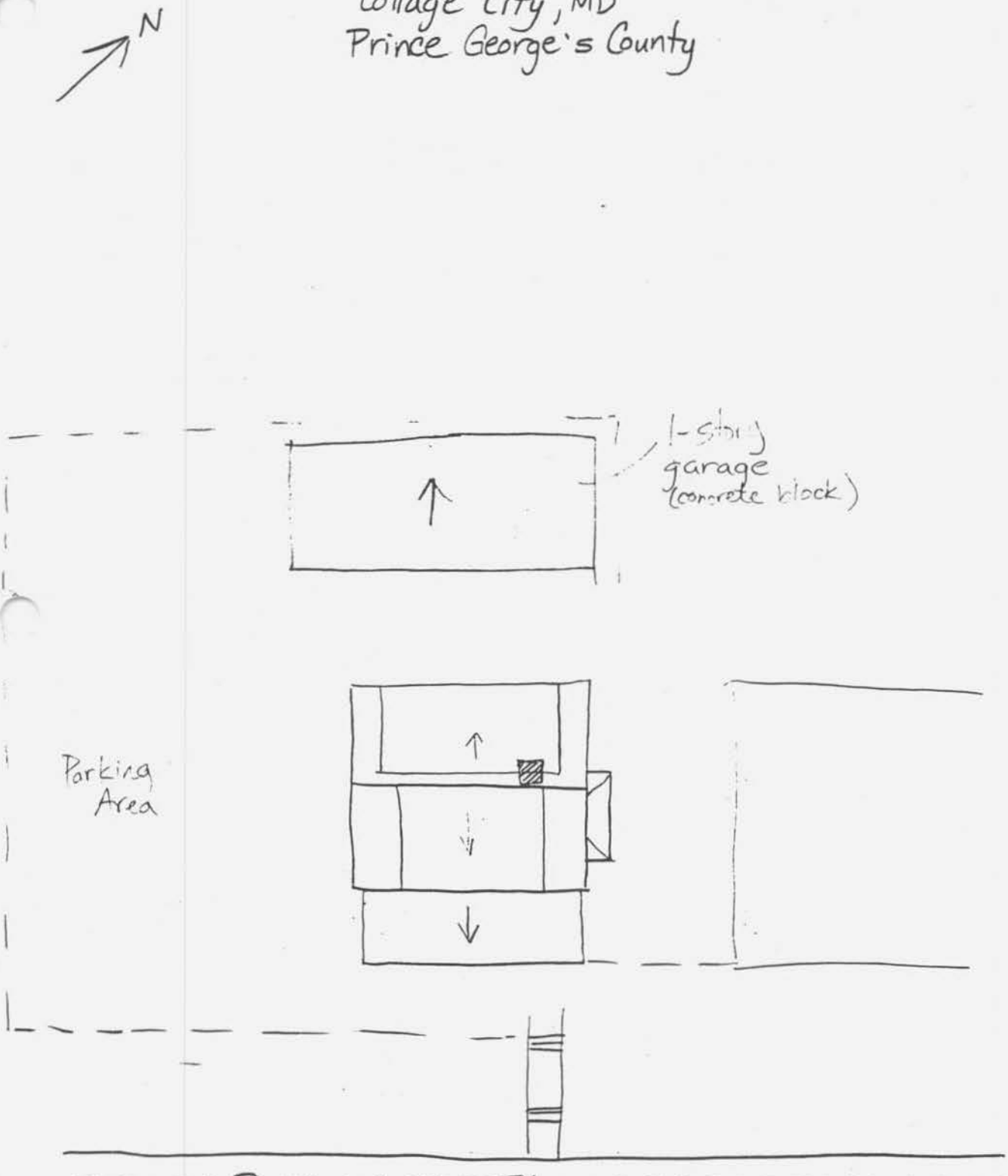
July 28, 1975: Arthur R. and Blanche B. Young to Thomas E. and Patricia J. Bonacorda
Lots 24, 25, 26, Block 4 Cottage City
Land Records of Prince George's County
Liber 4510 Folio 804

SKETCH MAP

3708 Bladensburg Rd. PG 68-88
Spartan Plumbing/Heating/A/C
Cottage City, MD
Prince George's County




PG68-90
PG68-89
PG68-87
PG68-86
PG68-92
PG68-91
PG68-88
PG68-14
PG68-15
WASHINGTON EAST, D. C.–MD.
38076-H8-TB-024
1965
PHOTOREVISED 1979
BATHYMETRY ADDED 1982
DMA 5661 IV NW–SERIES V833


Spartan
Plumbing • Heating • Air Conditioning

PG: 68-88
3708 Bladensburg Rd
Prince George's County, MD
Traceries
1/98
Maryland SHPO
House, SE Elevation
1 of 5


tan
Air Conditioning

PG: 68-88
3708 Bladensburg Rd
Prince George's County, MD
Tracenes
1/98
Maryland SHPO
House, NE Elevation
2 of 5


Spartan
Spartan

PG: 68-88
3708 Bladensburg Rd.
Prince George's Co., MD
Tracenes
1/98
Maryland SHPO
House, Looking S
3 of 5


Spartan

PG: 68-88
3708 Bladensburg Rd
Prince George's County, MD
Traceries
1/98
Maryland SHPO
House, SW Elevation
4 of 5


Spartan
864-7400

PG: 68-88
3708 Bladensburg Rd
Prince George's County, MD
Tracenes
1/98
Maryland SHPO
Garage, Looking W
5 of 5