

Hyattsville Residential Area (68-010)

The Hyattsville Residential Area is an excellent example of the many residential subdivisions that emerged in Prince George's County in the late nineteenth and early twentieth centuries to support the burgeoning population of the nation's capital. Hyattsville is located six miles northeast of Washington, D.C., and thirty miles southwest of Baltimore, Maryland. The Hyattsville Residential Area, along with the Commercial Area (PG: 68-041), comprise the Hyattsville National Register Historic District. The historic district is roughly bordered by Baltimore Avenue (U.S. Route 1) to the east, the Northeast Branch of the Anacostia River to the southeast, and the Northwest Branch of the Anacostia River to the southwest, with the Baltimore and Ohio (B&O) Railroad tracks (now CSX Transportation) running north-south along the south/southeastern boundary.¹ The Town of Riverdale Park is located to the north and east, and the Town of Bladensburg is sited to the south.

Hyattsville developed as a railroad suburb in the mid-nineteenth century and expanded with the early-twentieth-century advent of the streetcar and automobile. Anticipating the development of a residential suburb to serve the growing population of the District of Columbia, Christopher C. Hyatt purchased a tract of land in 1845 adjacent to the B&O Railroad and the Washington and Baltimore Turnpike (now Baltimore Avenue) and began to develop town lots.² The 1861 Martenet Map shows a grouping of residences, Hyatt's store, and the B&O station stop. The laying of roads, like those constructed in Bladensburg just south of Hyattsville, had not occurred by this time.³ Hyatt's Addition, which was successfully platted in 1873, was followed by numerous additions subdivided by other developers. The Hopkins map of 1878 shows further development and the platting of additional roads in the community.⁴ Despite Hyattsville's advantageous location along the railroad and turnpike, suburban development was slow until the extension of the streetcar lines in 1899. Hyattsville grew throughout the early twentieth century with no less than twenty-five additions, subdivisions, and re-subdivisions by 1942.⁵ The end of the streetcar service and the ever-increasing rise of the automobile transformed Hyattsville into a successful automobile suburb, with a commercial corridor stretching along Baltimore Avenue that represents the city's several phases of development.⁶

Hyattsville developed gradually between the initial platting in 1873 to its final addition in 1942. Residential buildings make up most of the community, with a commercial corridor on the eastern boundary along Rhode Island and Baltimore Avenues. The buildings reflected late-nineteenth- and early-twentieth-century architectural trends, particularly the Queen Anne, Craftsman, and Colonial Revival styles. Examples of the Shingle, Stick, Italianate, and Modern Movement appear in the neighborhood, but minimally. The aboveground resources date from circa 1860 to 2000. Building uses include single-family, multi-family, commercial, industrial, governmental, educational, religious, and social. The residential buildings of Hyattsville are typically set back from the tree-lined streets on rectangular building lots. Many of these properties have driveways to the side of the primary resources, several with freestanding garages at the rear.

There are thirteen Historic Sites in the Hyattsville community. They include:

¹ E.H.T. Tracerics, Inc., "Hyattsville Historic District (Amended and Expanded)," National Register of Historic Places nomination form (June 2004), 7:1.

² E.H.T. Tracerics, Inc., "Hyattsville," 8:18.

³ Simon J. Martenet, "Atlas of Prince George's County, Maryland, 1861, Adapted from Martenet's Map of Prince George's County, Maryland" (Baltimore: Simon J. Martenet C.E., 1861).

⁴ G.M. Hopkins, "Atlas of Fifteen Miles Around Washington, Including the County of Price George Maryland" (Philadelphia: G.M. Hopkins, C.E., 1878).

⁵ E.H.T. Tracerics, Inc., "Hyattsville," 8:18-20.

⁶ E.H.T. Tracerics, Inc., "Hyattsville," 8:16.

- PG: 68-010-01, Welsh House, 4200 Farragut Street
- PG: 68-010-02, Lewis Holden House, 4112 Gallatin Street
- PG: 68-010-16, McEwen House, 4106 Gallatin Street
- PG: 68-010-17, Frederick Holden House, 4110 Gallatin Street
- PG: 68-010-18, Tise-Hannon House, 5220 42nd Place
- PG: 68-010-25, Harriet Ralston House, 4206 Decatur Street
- PG: 68-010-29, Pinkney Memorial Church, 5201 42nd Avenue
- PG: 68-010-31, Wheelock House, 4100 Crittendon Street
- PG: 68-010-34, Benjamin Smith House, 5104 42nd Avenue
- PG: 68-010-35, W.G. Lown House, 4107 Gallatin Street
- PG: 68-010-65, Edgewood, 4115 Hamilton Street
- PG: 68-010-73, William Shepherd House, 5108 42nd Avenue
- PG: 68-010-74, Fox's Barn, 5011 42nd Avenue

There are currently no designated Historic Resources in the Hyattsville Residential Area.

National Register Historic District

In 1982, the Hyattsville Historic District was listed in the National Register of Historic Places under Criteria A and C. The historic district included 584 properties (539 contributing resources and 45 non-contributing resources) that represented the late-nineteenth- and early-twentieth-century design characteristics of the City of Hyattsville. It was recognized for its association with typical patterns of suburban development based on the various modes of transportation and communication that encouraged its development. The period of significance, noted as the late nineteenth and early twentieth centuries, is presumed to be circa 1860 to 1932 (the fifty-year mark when the nomination was prepared). In 2004, the Hyattsville Historic District was amended and expanded to include the residential, commercial, social, and industrial buildings that document the development and transformation of the city because of major transportation modes. The historic district was also eligible under Criterion C for its contiguous collection of distinctive architecture that reflects the styles and forms fashionable in the late nineteenth and early twentieth centuries. The period of significance for the amended and expanded historic district begins circa 1860, the date of the oldest extant building in the historic district, and ends in 1954. The Hyattsville Historic District as amended and expanded includes 1,374 properties. Of these properties, there are 1,215 contributing and 159 non-contributing primary resources. There are 364 secondary resources (313 contributing and 51 non-contributing). Collectively, this includes 1,528 contributing resources and 210 non-contributing resources. The historic district was also nominated under the National Register Multiple Property Documentation Form, "Historic Residential Suburbs in the United States, 1830-1960."⁷

Windshield Survey

A windshield survey of Hyattsville was conducted in July 2007. There were no visible changes in the residential area since the amended National Register Historic District listing in 2004. The boundaries of the district have not been significantly compromised and both the district as a whole and the boundaries retain their integrity.

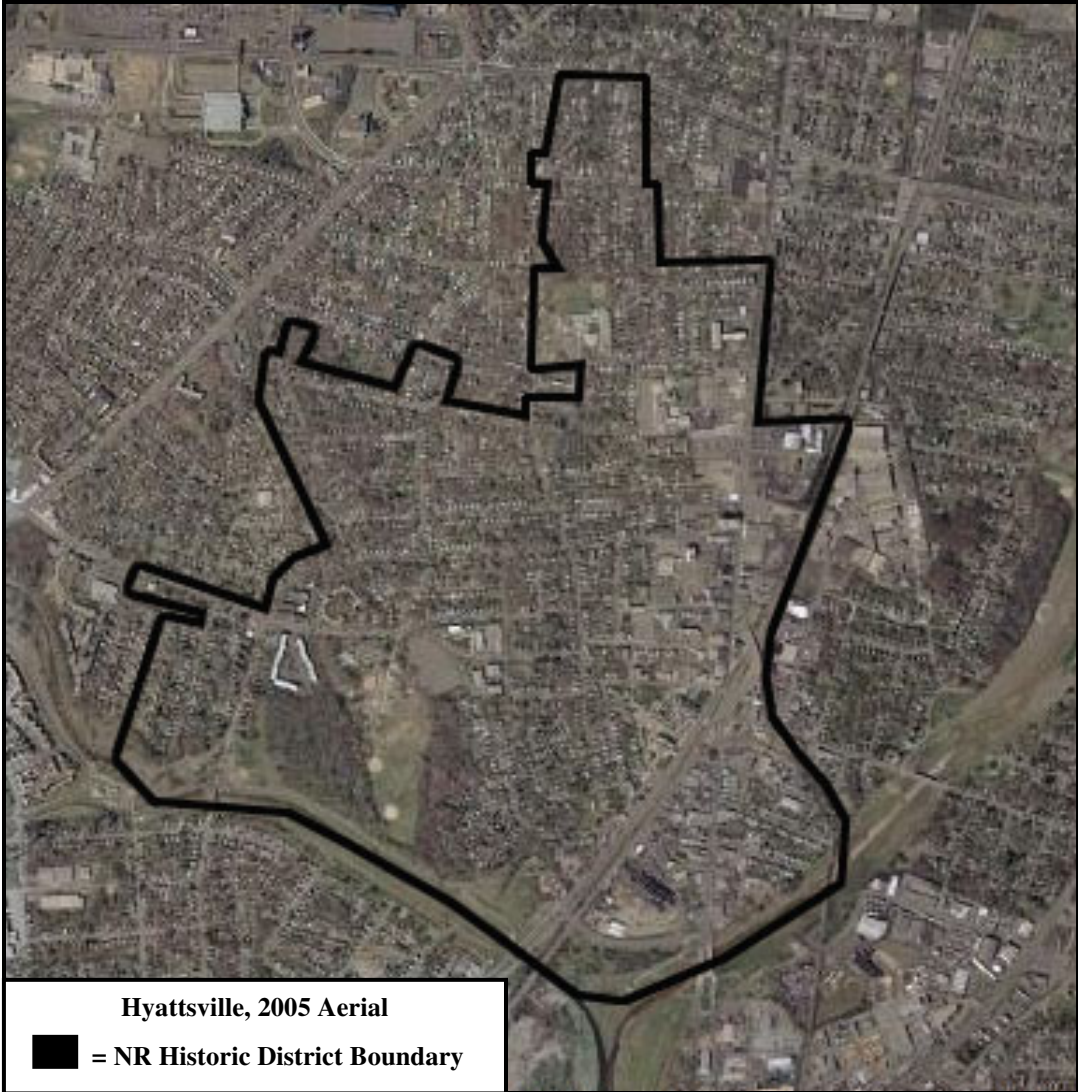
⁷ E.H.T. Tracerics, Inc., "Hyattsville," 8:1.

Local Historic District Evaluation

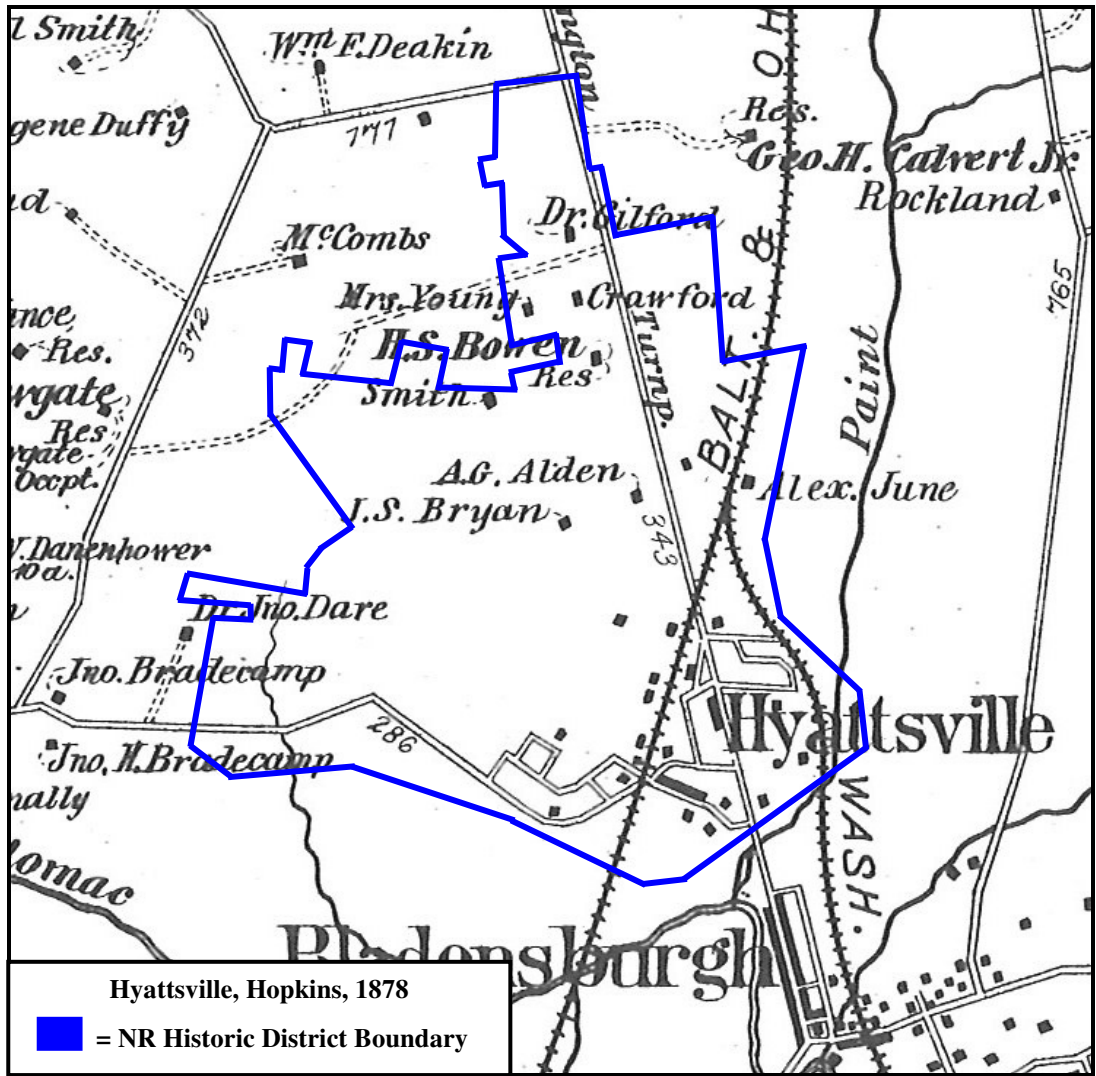
In addition to its listing as a National Register Historic District, Hyattsville merits recognition as a Prince George's County Historic District. The Residential Area and Commercial Area of Hyattsville should be considered as one district, rather than two separate districts. Both the Residential Area and Commercial Area developed as a result of Hyattsville's location, first as a railroad suburb in the mid-nineteenth century and later as a commuter suburb on the Route 1 corridor. Hyattsville represents several Prince George's County Heritage Themes including commerce, transportation, suburban growth, and residential architectural styles. Hyattsville meets the following criteria for designation as a local historic district that includes both the residential and commercial areas:

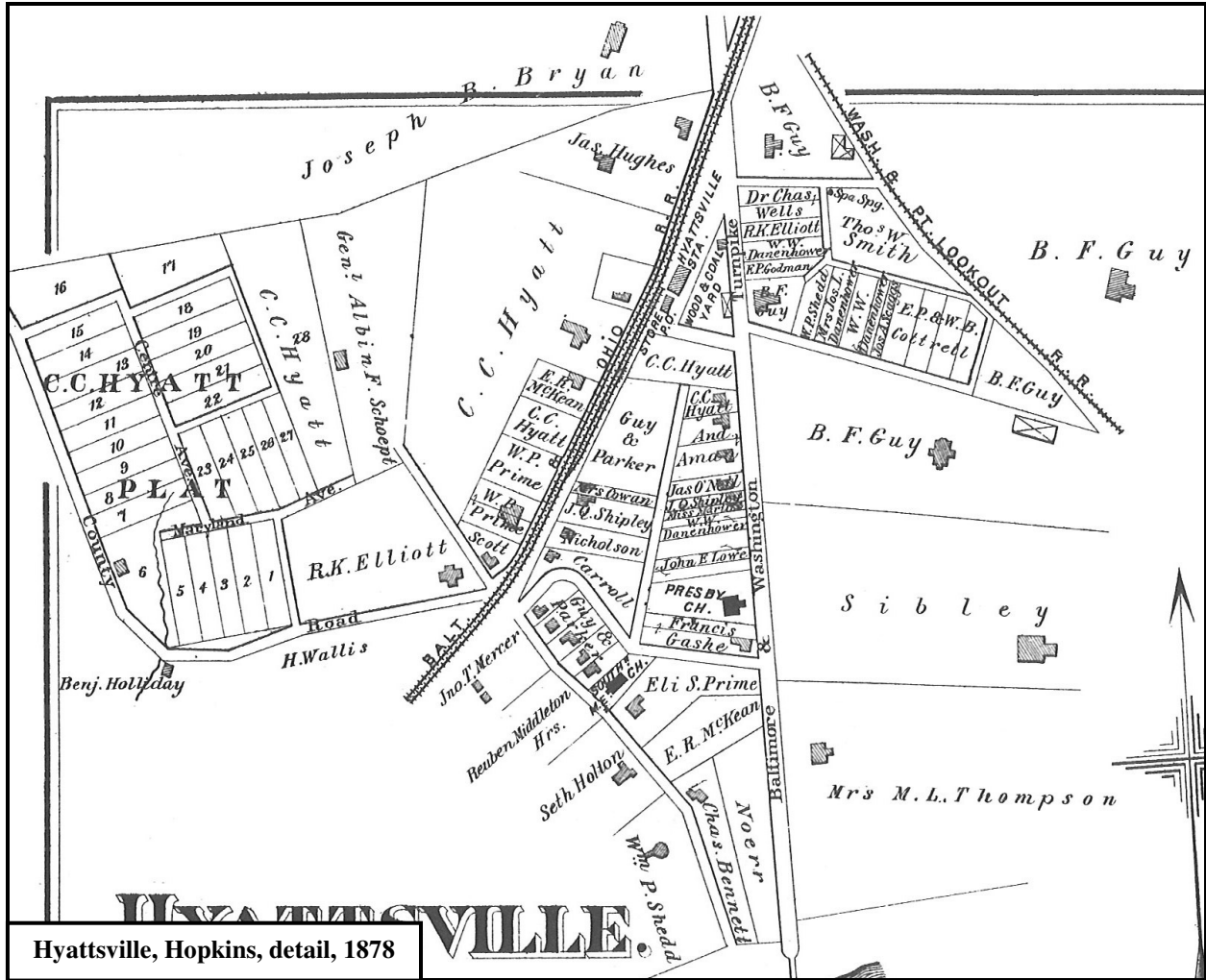
- (1)(A)(i) and (iv) – Hyattsville was initially established in the mid-nineteenth century as a railroad suburb and later expanded with the early-twentieth-century advent of the streetcar and automobile. Hyattsville was an early planned community in Prince George's County that steadily grew from its initial platting in 1873 to its final addition in 1942. Because of its prime location along the railroad line, streetcar line, and on the Route 1 corridor, Hyattsville became a residential and commercial center that supported local residents and surrounding communities such as Edmonston, Brentwood, Bladensburg, and Mount Rainier. Hyattsville remains one of the few communities in Prince George's County whose buildings convey the community's history through its residential, commercial, social, and industrial architecture.
- (2)(A)(i) – Hyattsville contains a collection of buildings that spans from circa 1860 through 2007 and reflect popular styles of that time period. Buildings in Hyattsville present a variety of uses, including residential, commercial, educational, religious, and industrial. Residential architectural styles represented in Hyattsville include Queen Anne, Craftsman, and Colonial Revival styles as well as limited examples of the Shingle, Stick, Italianate, and the Modern Movement. Styles represented in the commercial corridor include Art Deco, Art Moderne, Colonial Revival, Neo-Classical, Tudor Revival, and International.
- (2)(A)(iv) – Hyattsville demonstrates the evolution of style and taste in domestic and commercial architecture from the 1860s through the present. Hyattsville is a cohesive community that still functions as a residential commuter suburb and commercial center in Prince George's County.

Prepared by EHT Tracerics, Inc.
November 2007

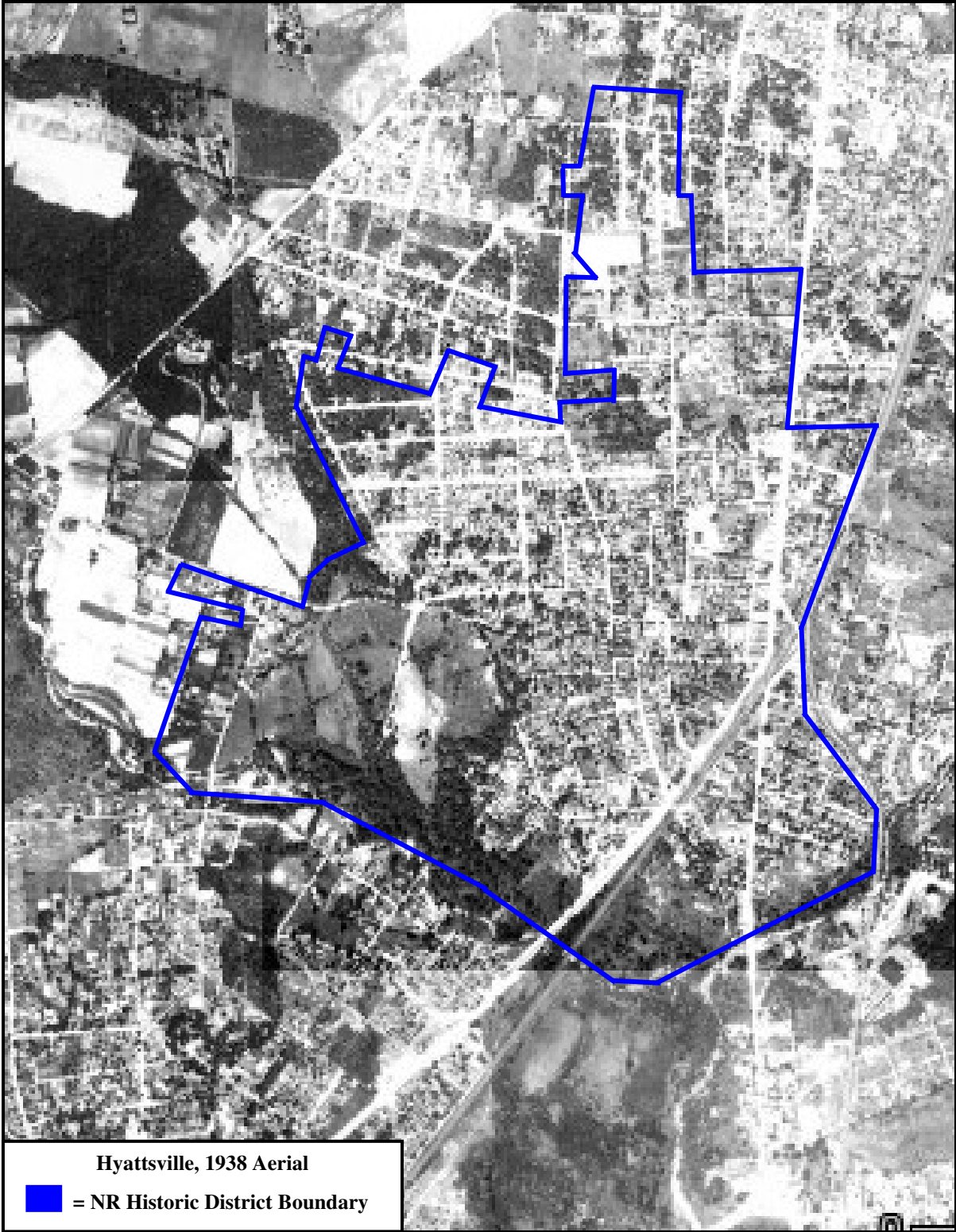








Hyattsville, Hopkins, detail, 1878





Looking southwest, 3911-3909-3907 Jefferson Street (*EHT Traceries*, 2007)



Looking south, 5608-5602 39th Avenue (*EHT Traceries, 2007*)



Looking northwest, 5407-5405 38th Avenue (*EHT Tracerics, 2007*)



Looking southwest, 6010-6012 44th Avenue (*EHT Traceries, 2007*)



Looking northeast, 6011-6013-6015 44th Avenue (*EHT Traceries, 2007*)



South elevation, Wheelock House (PG: 68-010-31), 4100 Crittenden Street (*EHT Traceries*, 2007)



Looking northwest, 5101-5103 42nd Avenue (*EHT Traceries*, 2007)



Looking southwest, 4201 Farragut Street, Church of God of the Prophecy (*EHT Traceries*, 2007)



Looking east, Fox's Barn (PG: 68-010-74), 5011 42nd Avenue (*EHT Traceries*, 2007)



Looking northeast, Welsh House (PG: 68-010-01), 4200 Farragut Street (*EHT Traceries*, 2007)



Looking north, Lewis Holden House (PG: 68-010-02), 4112 Gallatin Street (*EHT Traceries*, 2007)



Looking west, 5706 42nd Avenue (*EHT Traceries*, 2007)



Looking north, 4014 Ingraham Street (*EHT Traceries, 2007*)