

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. PG: 86B-017

### 1. Name of Property (indicate preferred name)

historic Garner-Hyde House

other

### 2. Location

street and number 11900 Cedarville Road not for publication

city, town Brandywine vicinity

county Prince George's

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

name Marie T. Steadman

street and number 30175 Dudley Road telephone

city, town Mechanicsville state MD zip code 20659-3644

### 4. Location of Legal Description

courthouse, registry of deeds, etc. Prince George's County Courthouse liber 8415 folio 91

city, town Upper Marlboro tax map 166 tax parcel 119 tax ID number 11-1155712

### 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	5
<input type="checkbox"/> site		<input type="checkbox"/> defense	
<input type="checkbox"/> object		<input type="checkbox"/> domestic	
		<input type="checkbox"/> education	
		<input type="checkbox"/> funerary	1
		<input type="checkbox"/> government	5
		<input type="checkbox"/> health care	1
		<input type="checkbox"/> industry	Total
		<input checked="" type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> other:	
			Number of Contributing Resources previously listed in the Inventory
			3

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## 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

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

The Garner-Hyde House is located at 11900 Cedarville Road near Brandywine, Maryland. The one-and-a-half-story, three-bay building was built c. 1870 on 57 acres, although the property now consists of just 1.12 acres. The level, grassy lot is marked by mature trees and shrubs, as well as a small agricultural field. The Garner-Hyde House is situated north of Cedarville Road, and east of the intersection of Cedarville Road and Ashbox Road. A gravel driveway is located west of the dwelling, along with a garage. Two small sheds and a stable are located to the north.

### DWELLING

The Garner-Hyde House was constructed c. 1870. The one-and-a-half-story, three-bay vernacular building is set on a solid parged foundation. This wood-frame building is clad in asbestos siding. The side-gable roof is covered with asphalt shingles and features a boxed cornice and overhanging eaves. An exterior-end, brick chimney is located on the east (side) elevation. Fenestration along all elevations of the main block, as well as all additions, consists of 6/6 windows featuring square-edge wood surrounds and metal storm-window frames. A one-story, two-bay addition, with porch, has been added to the east (side) elevation of the main block, furthermore, a non-historic one-story addition spans the width of the north (rear) elevation of the main block and east addition.

The façade (south elevation) of the Garner-Hyde House is fenestrated by two windows flanking a replacement, single-leaf wood door with square-edge wood surround. The west (side) elevation features a window located in the gable end. The east (side) elevation is fenestrated by a small 4-light casement window located in the gable end, south of the chimney, and features a square-edge wood surround. The north (rear) elevation is obscured by an addition.

A one-story porch extends the full-width of the main block, as well as the eastern addition. The shed-roofed porch is covered with asphalt shingles and is supported by turned wood posts. The gable ends of the roof are clad in asbestos siding. Narrow-width wood planks form the floor of the porch.

The one-story, three-bay addition to the east (side) elevation of the main block is clad in asbestos siding and capped by a side-gable roof covered with asphalt shingles. The roof features a boxed cornice and shallow overhanging eaves. Based on its form and materials, it appears the addition was constructed c. 1930. Fenestration consists of a 2/2 window flanked to the west by a single-leaf paneled wood door. Fenestration along the east (side) elevation consists of a single 2/2 window.

Located along the north (rear) elevation of the main block is a one-story, six-bay, shed-roofed addition. Based on its form and materials, it appears that this addition was constructed c. 1960. The addition is clad in asbestos

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siding capped by a shed roof covered with asphalt shingles. An interior brick chimney with corbeled cap is located in the eastern most bay. The east (side) elevation of the addition is fenestrated by a 6/6 window. The north (rear) elevation is fenestrated by two 6/6 windows flanking a single-leaf wood door. The west (side) elevation is unfenestrated.

A one-story, three-bay porch is located along the north (rear) elevation. Based on its form and materials, it appears the porch was constructed c. 1970. Capped by a shed roof covered with asphalt shingles, the porch is supported by wood posts. The cheeks of the porch roof are clad in vertical board siding. The western most segment of the porch rests on a concrete-block foundation and has been enclosed with asbestos siding and now features a small window located in the north (rear) elevation.

The interior of the Garner-Hyde House was not accessible at the time of the 2008 on-site survey.

### GARAGE

A one-story, three-bay garage is located to the west of the Garner-Hyde House. Based on its form and materials, it appears this garage was constructed in the early to mid-twentieth century. This wood-frame structure is clad in vertical board siding capped by a front-gable roof with shed roof extensions to the east and west. The roof is covered with asphalt shingles. The western most bay features a double-leaf wood door with a square-edge wood surround. The eastern most and central bays are open.

The interior of the garage was not accessible at the time of the 2008 on-site survey.

### SHED (1)

Located to the northwest of the dwelling, and directly north of the garage, is a one-story wood-frame shed clad in vertical board siding. Based on its form and materials, it appears this garage was constructed in the mid-twentieth century. This structure is capped by a front-gable roof covered with asphalt shingles, featuring overhanging eaves and exposed rafter tails. A single-leaf wood door is located on the façade (south elevation).

The interior of the shed was not accessible at the time of the 2008 on-site survey.

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### SHED (2)

Shed (2) is located to the north of the Garner-Hyde House. Based on its form and materials, it appears this structure was constructed in the mid-twentieth century. This one-story, one-bay wood-frame structure is clad in weatherboard siding and features wood corner boards. A front-gabled roof covered with asphalt shingles caps the structure. The roof features overhanging eaves in addition to exposed rafter tails. Fenestration consists of a 6/6 window located on the south (side) elevation as well as a single-leaf batten door on the façade (west elevation).

The interior of the shed was not accessible at the time of the 2008 on-site survey.

### STABLE

Located to the north of the dwelling, beyond Shed (2), is a one-story, one-bay stable. Based on its form and materials, it appears this structure was constructed in the early twentieth century. Set on a poured concrete foundation, this wood-frame structure is clad in vertical board and capped by a steeply pitched front-gabled roof covered with standing-seam metal. The roof features overhanging eaves and exposed rafter tails. Fenestration on the façade (south elevation) consists of a double-leaf batten door. Centrally located above this is a small, single-leaf batten door. A one-story, full-width addition is located on the north (rear) elevation. Based on its form and materials, it appears the addition was added in the mid-twentieth century. Clad with vertical board siding and capped by a shed roof covered with standing-seam metal, this addition features a single-leaf batten door on the west elevation.

The interior of the stable was not accessible at the time of the 2008 on-site survey.

### WELL

Located northeast, adjacent to the dwelling, is a well. Based on its form and materials, the well appears to have been constructed c. 1950. The well is set on a poured concrete foundation and features a metal water pump.

It was not ascertained whether the well was functional at the time of the 2008 on-site survey.

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### INTEGRITY

The Garner-Hyde House has a moderate level of integrity of design, materials, and workmanship due to the multiple additions and alterations that have resulted in the loss of the original exterior cladding material and original one-and-a-half-story, three-bay design. Alterations to the structure and loss of the agricultural farmland to which the building was historically linked have affected, but not compromised, the building's integrity of setting, feeling, and association; this building is still able to represent the construction techniques employed in small villages such as Cedarville at the end of the nineteenth century. The loss of the Cedarville Blacksmith Shop, historically linked to the Garner-Hyde House, has further affected, but not compromised, the building's integrity of setting and association. The building maintains its integrity of location, built close to Cedarville Road, a two-lane Prince George's County thoroughfare.

The garage maintains a low level of integrity. The building's integrity of design, materials, and workmanship has been affected by the deterioration of original materials and the enclosing of the eastern most bay with a double-leaf plywood door. The garage retains its integrity of association, setting, location, and feeling as it maintains its functionality as a garage for the Garner-Hyde House.

Shed (1) maintains a moderate level of integrity. The building retains its integrity of location, setting, feeling, and association as it still functions as a shed. The shed's integrity of materials, workmanship, and design has been affected, but not compromised by the installation of asphalt shingles, due to the retention of a majority of the original cladding and door.

Shed (2) maintains a low level of integrity. The shed's integrity of association, materials, workmanship, design, and feeling has been compromised due to its vacancy, as well as its poor condition. The shed retains its integrity of location and setting.

The stable maintains a high level of integrity. The stable retains its integrity of location, setting, feeling, and association as it still functions as a secondary resource for the Garner-Hyde House. The structure's integrity of design, materials, and workmanship has been affected, but not compromised, by the rear addition.

The well retains a moderate level of integrity. Its integrity of design, materials, workmanship, and location are retained due to its current condition and location close to the dwelling. The integrity of setting, association, and feeling are compromised though due to alterations and additions to the dwelling.

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Overall, the Garner-Hyde House and associated resources retain 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>

<b>Specific dates</b>	c. 1870	<b>Architect/Builder</b>	Unknown
<b>Construction dates</b>	c. 1870, c. 1930, c. 1960, 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 Garner-Hyde House, located at 11900 Cedarville Road in Brandywine, Maryland, is one of a small number of extant two-room dwellings built during the last half of the nineteenth century in Prince George's County. It is also one of only a few extant buildings dating from the development of Cedarville, Maryland, in the 1870s. The vernacular dwelling was constructed c. 1870 on what was a 57-acre property that has been reduced to 1.12 acres. The Garner-Hyde House is an outstanding example of a domestic building type constructed in Cedarville in the late nineteenth century. The building retains sufficient integrity to illustrate its original construction techniques.

### HISTORIC CONTEXT

The Garner-Hyde House is located in the unincorporated community of Cedarville, Maryland, although it has a Brandywine postal address. Cedarville developed between 1861 and 1878, clustered around the intersection of Cedarville Road and Ashbox Road, and the right-of-way of the proposed Southern Maryland Railroad. In 1878, Cedarville consisted of a small grouping of seven buildings, including a store.<sup>1</sup> The prospect of a railroad line was the impetus for the development of this small village. The shift in Prince George's County to smaller farms and local commerce facilitated the growth of Cedarville in the late nineteenth century.

Looking to capitalize on the anticipated railway and the increased capital it would bring, Daniel Garner acquired 57 acres just east of the proposed rail line in 1868 from Edwin W. Bell.<sup>2</sup> *Hopkins Map of 1878* documents Garner owning four buildings including the Garner-Hyde House.<sup>3</sup> He is also responsible for the development of the Cedarville Blacksmith Shop, no longer extant. Torn down in 1938, the shop had been

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

<sup>2</sup> Edwin W. Bell, trustee, to Daniel Garner, Prince George's County Land Records, HB 1:204.

<sup>3</sup> G.M. Hopkins, *Atlas of Fifteen Miles Around Washington, Including the County of Prince George Maryland* (Philadelphia: G.M. Hopkins, C.E., 1878).

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surrounded by several large cedar trees, perhaps providing inspiration for the name of this crossroads village.<sup>4</sup>

At the time of the 1880 U.S. Census, Garner is listed as a farmer and planter, and resided with his sisters, Elizabeth and Harriet Garner.<sup>5</sup> Following the death of Daniel Garner, his estate was devised to his sisters, Elizabeth and Harriet Garner, both of which were listed as housekeepers at the time of the 1880 U.S. Federal Census.<sup>6</sup>

In 1912, the property was conveyed to the German-American Colonization and Land Company of Maryland.<sup>7</sup> In 1915, the German-American Colonization and Land Company of Maryland conveyed the property to Henry W. and Sarah M. Grimes.<sup>8</sup> Henry Grimes, born c. 1845, was unemployed at the time of the 1920 U.S. Federal Census.<sup>9</sup>

In 1917, the Grimes conveyed one acre of the property, which included the dwelling, to James A. and Lula J. Hyde.<sup>10</sup> Lula J. Hyde, born about 1874, was noted as the head of the family at the time of the 1920 U.S. Federal Census.<sup>11</sup> It is probable that with five children Lulu Grimes oversaw the construction of the one-story, two-bay addition on the east (side) elevation.

Following the death of Lula J. Hyde, the estate of James A. and Lula J. Hyde was devised amongst their heirs. In 1947, Nettie Hoover, Maurice Hyde, James A. Hyde, Howard Hyde, Mable Baden, and Maude Tayman were conveyed equal shares.<sup>12</sup> Nettie Hoover conveyed her one-sixth interest to her sister, Maude Tayman, in 1982.<sup>13</sup>

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<sup>4</sup> Marina King, "The Garner-Hyde House (Cedarville Blacksmith Shop)," (PG: 86B-17) Maryland Historical Trust State Historic Sites Inventory Form (1985), 8:1.

<sup>5</sup> 1880 U.S. Federal Census, Brandywine, Prince Georges, Maryland, Series T9, Roll 514, Family History Film 1254514, Page 231.1000, Enumeration District 131, Image 0083, Daniel Garner.

<sup>6</sup> 1880 U.S. Federal Census, Brandywine, Prince Georges, Maryland, Series T9, Roll 514, Family History Film 1254514, Page 231.1000, Enumeration District 131, Image 0083, Elizabeth and Harriet Garner.

<sup>7</sup> George B. Merrick and T. Van Clagett, trustees, to the German-American Colonization and Land Company of Maryland, Prince George's County Land Records, 63:574.

<sup>8</sup> German-American Colonization and Land Company of Maryland to Henry W. and Sarah M. Grimes, Prince George's County Land Records, 109:169.

<sup>9</sup> 1920 U.S. Federal Census, Brandywine, Prince Georges, Maryland, Series T625, Roll 674, Page 6A, Enumeration District 84, Image 635, Henry Grimes.

<sup>10</sup> Henry W. and Sarah M. Grimes to James A. and Lula J. Hyde, Prince George's County Land Records, 115:469.

<sup>11</sup> 1920 U.S. Federal Census, Brandywine, Prince Georges, Maryland, Series T625, Roll 674, Page 6B, Enumeration District 84, Image 636, Lula J. Hyde.

<sup>12</sup> Archie Lillian Hyde, Lillian Josephine Kramer, and Julian W. Kramer to Nettie Hoover, Maurice Hyde, James A. Hyde, Howard Hyde, Mable Baden, and Maude Tayman, Prince George's County Land Records, 973:18.

<sup>13</sup> Nettie Hoover to Maude Tayman, Prince George's County Land Records, NLP 5546:804.



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In 1992, the property was conveyed to the current owners, Marie Tippet Steadman and Donna Lee Tippet Miller.<sup>14</sup> Currently, the property is not owner occupied.

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<sup>14</sup> William L. Hoover, Linda M. Hoover Letellier, Richard Baden, Irene Baden Robey, Franklin Baden, Joseph H. Hyde, Jerry M. Hyde, Doris Lam, Lillian Kramer, Maude Tayman, individually, and James A. Hyde, representative of the Estate of Howard Hyde, as well as, the Estate of Maurice Hyde, to Marie Tippet Steadman and Donna Lee Tippet Miller.

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## 9. Major Bibliographical References

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1880, 1920 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.  
King, Marina. "Garner-Hyde House (Cedarville Blacksmith Shop)" (PG: 86B-17) Maryland Historical Trust State Historic Sites Inventory Form, 1985.  
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.  
Prince George's County Land Records.

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## 10. Geographical Data

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Acreage of surveyed property	1.12	
Acreage of historical setting	57	
Quadrangle name	Brandywine	Quadrangle scale: 1:24,000

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### Verbal boundary description and justification

The Garner-Hyde House is located on a 1.12-acre parcel. The southern boundary of the property is formed by Cedarville Road. The eastern boundary follows a line of immature trees and a metal fence along a north-south path. The northern boundary is formed by a small line of immature trees running west-east north of the small agricultural field associated with the property. The western boundary runs north-south, west of the garage and east of the adjacent property at 11808 Cedarville Road. The house has been historically associated with Parcel 119 as noted on Tax Map 166 since its construction c. 1870.

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## 11. Form Prepared by

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name/title	Paul Weishar, Architectural Historian		
organization	EHT Traceries, Incorporated	date	March 2008
street & number	1121 5th 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  
DHCD/DHCP  
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 1: 204 April 15, 1868	Edwin W. Bell, trustee, to Daniel Garner (57 acres).
Admin #1249 April 17, 1884	Entire estate of Daniel Garner devised to his sisters, Elizabeth and Harriet Garner.
Deed 63:574 August 15, 1912	George B. Merrick and T. Van Clagett, trustees, to the German-American Colonization and Land Company of Maryland.
Deed 109:169 October 9, 1915	German-American Colonization and Land Company of Maryland to Henry W. and Sarah M. Grimes (55 acres).
Deed 115:469 June 28, 1917	Henry W. and Sarah M. Grimes to James H. and Lula J. Hyde (1 acre).
Deed 973:18 October 7, 1947	Archie Lillian Hyde, Lillian Josephine Kramer, and Julian W. Kramer to Nettie Hoover, Maurice Hyde, James A. Hyde, Howard Hyde, Mable Baden, and Maude Tayman (heirs to James and Lula Hyde)
Deed NLP 5543:804 June 17, 1982	Nettie Hoover, her 1/6 interest, to Maude Tayman.
Deed VJ 8415:91 August 14, 1992	William L. Hoover, Linda M. Hoover Letellier, Richard Baden, Irene Baden Robey, Franklin Baden, Joseph H. Hyde, Jerry M. Hyde, Doris Lam, Lillian Kramer, Maude Tayman, individually, and James A. Hyde, representative of the Estate of Howard Hyde, as well as, the Estate of Maurice Hyde, to Marie Tippet Steadman and Donna Lee Tippet Miller.

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Photo: Garner-Hyde House, c. 1870, view of the façade (south elevation), looking north. (January 2008)



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Photo: Garner-Hyde House, c. 1870, view of the southeast corner, looking northwest. (January 2008)



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Photo: Garner-Hyde House, c. 1870, view of the north (rear) elevation, looking south. (January 2008)



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Photo: Garner-Hyde House, c. 1870, view of the west (side) elevation, looking northeast. (January 2008)



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Photo: Garage, c. 1925, view of the façade (south elevation), looking northwest. (January 2008)



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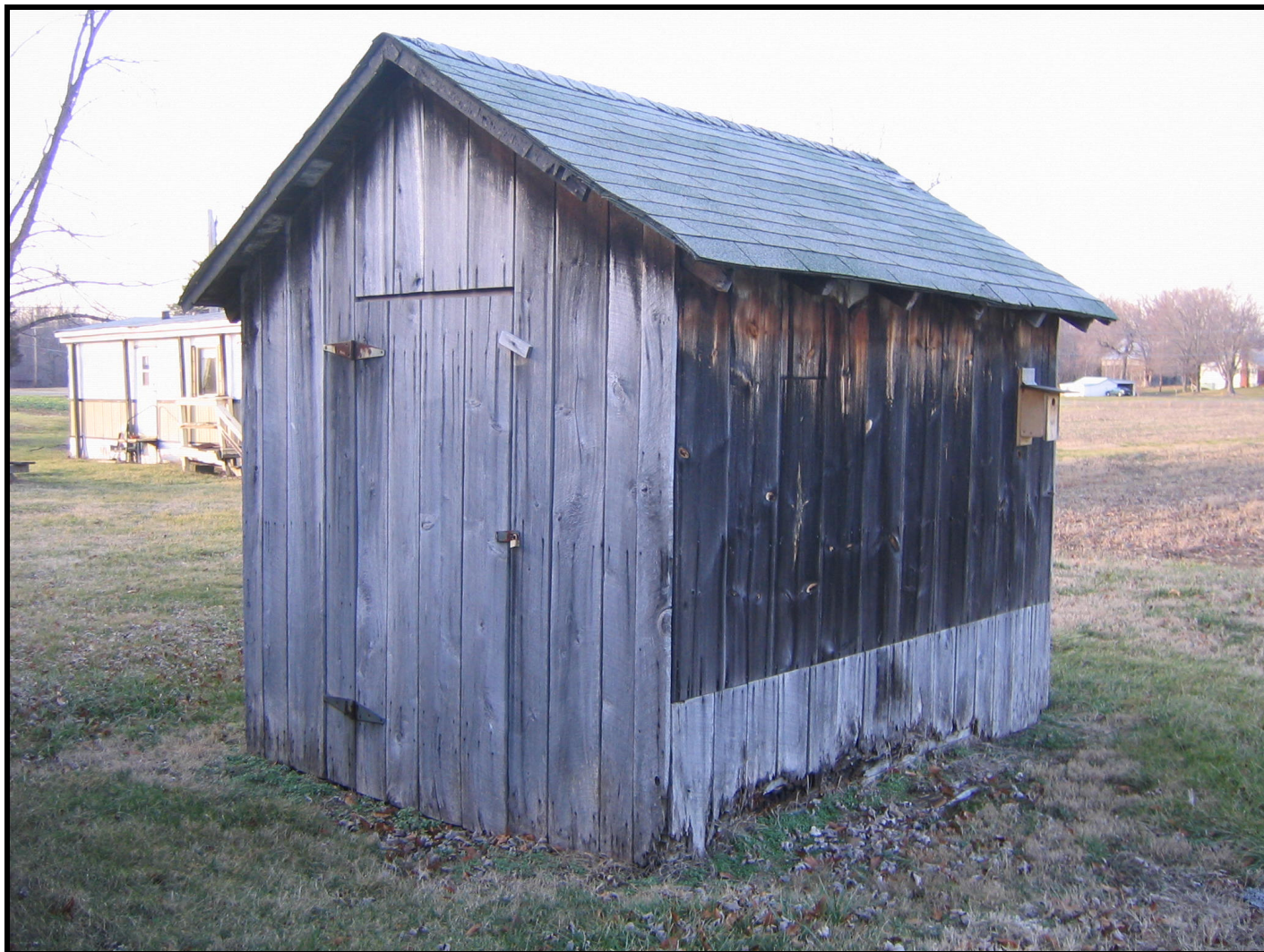


Photo: Shed (1), c. 1950, view of the southeast corner, looking northwest. (January 2008)



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Photo: Shed (2), c. 1950, view of the southwest corner, looking northeast. (January 2008)



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Photo: Stable, c. 1925, view of the southwest corner, looking northeast. (January 2008)

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Photo: Well, c. 1950, view looking southwest. (January 2008)