



**PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT**  
**PLANNING BOARD TRANSMITTAL PACKET**  
**FOR THE**  
**CLERK OF THE COUNCIL**  
**MATERIALS FOR THE COUNTY COUNCIL MEETING AGENDA**

**DATE:** October 19, 2023  
**TO:** Donna J. Brown, Clerk of the Council  
**SUBJECT:** Transmitting:  
1. Yates and Mary Boswell House, University Park, Historic Preservation Commission Recommendation and Background Documentation for final action by District Council  
2. Draft Public Hearing Notice for Joint Public Hearing

**TYPE OF MEETING:** Joint Public Hearing  
**COUNCIL MEETING DATE:** TBD  
**COUNCIL ACTION REQUESTED:** Hold Joint Public Hearing with Planning Board according to requirements of Subtitle 29-120.01.

**ACTION REQUESTED OF THE CLERK OF THE COUNCIL:**  
Approval of Public Hearing Notice and Placement in Newspapers of Record

**DIVISION CHIEF SIGN-OFF:** *Katina Shoulars*

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**DIVISION:** Name: Katina Shoulars  
Countywide Planning Division  
**STAFF CONTACT:** Tom Gross, Planning Supervisor, Historic Preservation Section  
**CONTACT TELEPHONE NUMBER:** 301-952-3681  
**CONTACT E-MAIL ADDRESS:** Thomas.Gross@ppd.mncppc.org

**ATTACHMENTS:**

- See above
- 
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# PRINCE GEORGE'S COUNTY HISTORIC PRESERVATION COMMISSION

County Administration Building • 14741 Governor Oden Bowie Drive, 4<sup>th</sup> Floor, Upper Marlboro, Maryland 20772  
pgplanning.org/469/Historic-Preservation-Commission • 301-952-3680

## FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATION ON THE YATES AND MARY BOSWELL HOUSE (DOCUMENTED PROPERTY 66-029-09) AND ITS ENVIRONMENTAL SETTING FOR CLASSIFICATION AS A HISTORIC SITE

October 3, 2023

### Procedural Background

November 21, 2022	The owner submitted an Application for Historic Site Evaluation in compliance with Subtitle 29-120.01. The property is not listed in the Inventory of Historic Resources.
July 20, 2023	The property owner and the adjacent property owners were mailed 60-day written notice of the time, date, and location of the public hearing.
April 12, 2023	The survey and documentation of the property were completed by Daniel Tana.
September 1, 2023	The property was posted “at least 14 days in advance,” according to the provisions of the Prince George’s County Historic Preservation Ordinance (Subtitle 29-118) and the Prince George’s County Zoning Ordinance (Subtitle 27-125.03). Evidence of sign posting and 14-day written notice are attached.
September 19, 2023	Date of HPC public hearing.

### Findings

*Description:* The circa-1939 Yates and Mary Boswell House is a two-story, Colonial Revival dwelling consisting of a rectangular main block with a full-width rear ell. The home is constructed of tile block and principally clad in brick veneer. The symmetrical, three-bay façade faces east and features a central entry door ornamented with a fanlight and sidelights and sheltered by a one-story entry porch with a flat roof. The building’s main block is capped with a side-gabled, slate roof with copper gutters and downspouts and is flanked by an external brick chimney and two bay windows on the north elevation and an enclosed one-story side porch on the south elevation. A one-story, front gable-roofed rear ell stretches across the rear (west elevation) of the main block. The rear ell is composed of a two-bay garage which faces south and opens to the home’s driveway, and a partially enclosed porch which faces north. An external brick chimney sits at the west end of the ell. The main block of the house retains many of the original wood double-hung, sash windows, while the enclosed porches and garage have non-historic windows and siding.

*Setting:* The Yates and Mary Boswell House is located at 6500 40th Avenue in University Park. The resource is located on a 0.24-acre rectangular lot and faces east towards 40th Avenue. The landscape is mainly flat with grass lawns, large trees close to the house, and gardens spanning the length of the public sidewalk. The surrounding area is characterized by single-family residential development of similarly sized lots that make up the University Park National Register Historic District, of which the Boswell House is a contributing resource. The vicinity is characterized by a mix of detached houses in a relatively dense residential suburb on similarly sized lots.

*History:* The first land patent within the Town of University Park, Edmonston’s Pasture, was recorded in 1723. In 1759, William Deakins purchased a portion of Edmonston’s Pasture containing approximately 224 acres. The Deakins family owned the property until 1920, when William’s great-grandchildren sold the then-285-acre property to the Riverdale Realty Company. The surrounding rural area had suburbanized significantly by then, with the adjacent development of Hyattsville, Riverdale, College Park, and other

municipalities beginning in the late nineteenth century, and in 1923, the Riverdale Realty Company sold the property to the University Park Company, Inc. In April 1936, the University Park Company platted Section 5A (17.5 acres), including the “Homestead Block” that included the Deakins Farmhouse, Bloomfield, at the northeast corner of the subdivision as well as the lot where the Yates and Mary Boswell House would be built. Around this time, the University Park Company began selling parcels to other developers, such as the Boswell Realty Company, founded by Yates P. Boswell and Harry D. Eisenhower. In 1938, Yates and Mary Boswell were deeded the property at Lot 1, Block 21 in Section 5A of University Park from the Boswell Realty Company as a location to build their future home. By the following spring, Yates and Mary Boswell’s house at 400 Jackson Avenue had been completed and was featured with a photo of the house in the Real Estate section of the May 21, 1939 issue of *The Washington Post*.

The Boswell family owned the property until Mary Boswell’s death in 1984, at which time it was sold to Carl and Nancy Nagel by her son, Yates P. Boswell, Jr., acting as executor of her estate. The Nagels in turn sold the property to Dora Herrera and Nain Garcia in 1998. In 2005, they sold the property to Joel and Hannah Ard, who sold the property to Johna Ohtagaki and Philip Toomey in 2008. They resided in the property until selling it to the current owners, Darragh and Emily McNally, in 2017.

*Significance:* The Yates and Mary Boswell House is significant as one of the highest-style, substantially intact examples of Colonial Revival domestic architecture within the University Park National Register Historic District. The house was designed by noted regional architect John M. Walton, Sr., and constructed during a period of rapid suburban growth in Prince George’s County and University Park; this development was driven, in part, by one of the house’s original owners, Yates P. Boswell, his brother, Perry, and their associates. The Yates and Mary Boswell House is an excellent example of the suburban development taking place in the University Park neighborhood in the second quarter of the twentieth century.

*Integrity/Degree of Alteration:* The Yates and Mary Boswell House has retained its essential character as a Colonial Revival dwelling dating from the period of rapid suburban growth in Prince George’s County. The original brick veneer exterior remains intact, and many of the original wooden double-hung windows remain, protected by aluminum storm windows. There have been some modifications to the three-sided bays on the north side of the house with vinyl and aluminum cladding added, along with modern one-over-one windows. The enclosure of the south side porch represents an incompatible alteration, but one which is typical of the evolution of many houses within the neighborhood. The front door, sidelights, and brick steps to the front appear to be original. The property retains its original size, and its suburban context remains unchanged. Overall, the Yates and Mary Boswell House retains a high degree of integrity of location, association, feeling, design, and setting with a moderately high degree of integrity of materials.

Historic Preservation Commission Policy #1-87, “Evaluating Integrity, Degree of Alteration, and Scarcity and Frequency,” states that a property’s integrity should be considered in the context of the scarcity of the resource type it represents, with a less restrictive standard of integrity applied when few or no other similar properties exist in the Inventory of Historic Resources. The Colonial Revival style is well represented throughout Prince George’s County, with several such houses in the University Park National Register Historic District. However, none of these have been designated as Historic Sites.

In light of the minor changes that have occurred to the exterior materials and appearance, the Yates and Mary Boswell House retains sufficient integrity to convey its significance as an early-twentieth century high-style Colonial Revival home.

*Public Hearing Testimony:* At the Historic Preservation Commission’s September 19, 2023 public hearing, Historic Preservation Section staff provided a slide presentation on the Yates and Mary Boswell House and presented its recommendation on the proposed designation of the subject property as a Historic Site. The property owner, Darragh McNally, was present at the hearing and entered a statement into the record expressing support for staff’s recommendation that the subject property be designated as a Historic Site.

### Conclusions

1. Staff concluded that the Yates and Mary Boswell House meets four of the nine designation criteria of Subtitle 29-104(a).

#### *Historic and Cultural Significance*

1. A. (i) has significant character, interest or value as part of the development, heritage or cultural characteristics of the County, State or Nation
1. A. (ii) is the site of a significant historic event
1. A. (iii) is identified with a person or a group of persons who influenced society
1. A. (iv) **X** exemplifies the cultural, economic, industrial, social, political or historical heritage of the County and its urban and rural communities

#### *Architectural and Design Significance*

2. A. (i) **X** embodies the distinctive characteristics of a type, period or method of construction
  2. A. (ii) **X** represents the work of a master craftsman, architect or builder
  2. A. (iii) possesses high artistic values
  2. A. (iv) represents a significant and distinguishable entity whose components may lack individual distinction
  2. A. (v) **X** represents an established and familiar visual feature of the neighborhood, community, or County due to its singular physical characteristics or landscape
2. Staff further concluded that, in weighing both the alterations that have been made to the house and the current representation of the resource type within the Inventory of Historic Resources, the Yates and Mary Boswell House can be found to possess sufficient integrity to convey, represent, or contain the values and qualities for which it is judged significant.

### Staff Recommendation

Staff recommended that the Historic Preservation Commission recommend to the Planning Board and District Council that the Yates and Mary Boswell House, Documented Property 66-029-09, and its 0.24 acre Environmental Setting (Lot 1 of Block 21, “Section 5A University Park”), be designated a Prince George’s County Historic Site as meeting the following criteria in Subtitle 29-104(a): (1)(A)(iv); (2)(A)(i); (2)(A)(ii); and (2)(A)(v).

### Historic Preservation Commission Recommendation

Commissioner **Reff** moved that the Historic Preservation Commission recommend to the Planning Board and the District Council that the **Yates and Mary Boswell House, Documented Property 66-029-09, and its 0.24-acre Environmental Setting (Lot 1 of Block 21, “Section 5A University Park”), be designated a Prince George’s County Historic Site as meeting the following criteria in Subtitle 29-104(a): (1)(A)(iv);**

**(2)(A)(i), (2)(A)(ii) and (2)(A)(v).** The motion was seconded by Commissioner **Jenkins**. The motion was approved 5-0-0.



John Peter Thompson, Chairman

c:

Inventory File 66-029-09

Christina Hartsfield, Community Planner, Planning Area 66

*Owners:*

Darragh C. McNally and Emily A. McNally

6500 40th Avenue

University Park MD 20782

*Prince George's County Council:*

The Honorable Eric Olson, District 3

Wayne K. Curry Administration Building, 2nd Fl.

1301 McCormick Drive

Largo MD 20774

The Honorable Mel Franklin, At-Large

Wayne K. Curry Administration Building, 2nd Fl.

1301 McCormick Drive

Largo MD 20774

The Honorable Calvin Hawkins II, At-Large

Wayne K. Curry Administration Building, 2nd Fl.

1301 McCormick Drive

Largo MD 20774

Donna J. Brown, Clerk

Wayne K. Curry Administration Building, 2nd Fl.

1301 McCormick Drive

Largo MD 20774

*Municipality:*

The Honorable Joel Biermann, Mayor

Town of University Park

6724 Baltimore Avenue

University Park MD 20782

*Interested Parties:*

Donna Schneider, President

Prince George's County Historical Society

PO Box 1513

Upper Marlboro, MD 20773-1513

Douglas McElrath, Chairman

Prince George's Heritage

4703 Annapolis Road

Bladensburg MD 20710

Alfonso Narvaez, Chairman

Prince George's Historical & Cultural Trust

PO Box 85

Upper Marlboro MD 20773

Elizabeth Hughes, Director

Maryland Historical Trust

100 Community Place, 3rd Floor

Crownsville MD 21032-2023

## **CAPSULE SUMMARY**

**PG:66-29-9**

**Yates and Mary Boswell House**

**6500 40<sup>th</sup> Avenue, University Park, MD 20782**

**1939**

**Private**

The c. 1939 Yates and Mary Boswell House is a two-story, Colonial Revival dwelling consisting of a rectangular main block with a full-width rear ell. The home is constructed of tile block and principally clad in brick veneer. The house sits on a 10,446-square foot rectangular lot and faces east towards 40th Avenue where a symmetrical three-bay façade features a central entry door ornamented with a fanlight and sidelights and sheltered by a one-story entry porch with a flat roof. The home's main block is capped with a side-gabled, slate roof with copper gutters and downspouts and is flanked by an external brick chimney and two bay windows on the north elevation and an enclosed one-story side porch on the south elevation. A one-and-a-half story, front gable-roofed rear ell stretches across the rear (west elevation) of the main block. The rear ell is composed of a two-bay garage which faces south and opens to the home's driveway, and a partially enclosed porch which faces north. An external brick chimney sits at the west end of the ell. The main block of the house retains many of the original wood, double-hung sash windows, while the home's enclosed porches and garage have non-historic windows and siding. The landscape is mainly flat with grass lawns, large trees close to the house, and gardens spanning the length of the public sidewalk. The surrounding area is characterized by single-family residential development of similarly sized lots that make up the University Park National Register Historic District, of which the Boswell House is a contributing resource.

The Boswell House is significant as one of the highest-style, substantially intact examples of Colonial Revival domestic architecture within the University Park National Register Historic District. The house was designed by notable regional architect John M. Walton, Sr., and constructed during a period of rapid suburban growth in Prince George's County and University Park, which was driven, in part, by one of the house's original owners—Yates P. Boswell—his brother, and his associates. The Boswell House is an excellent example of the automobile-oriented suburban development taking place in the University Park neighborhood in the second quarter of the twentieth century.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. PG:66-29-9

### 1. Name of Property

(indicate preferred name.)

historic Yates and Mary Boswell House (preferred)

other \_\_\_\_\_

### 2. Location

street and number 6500 40<sup>th</sup> Avenue \_\_\_\_\_ not for publication

city, town University Park \_\_\_\_\_ vicinity

county Prince George's

### 3. Owner of Property

(give names and mailing addresses of all owners)

name Darragh C. McNally and Emily A. McNally

street and number 6500 40<sup>th</sup> Avenue telephone \_\_\_\_\_

city, town University Park state MD zip code 20782

### 4. Location of Legal Description

courthouse, registry of deeds, etc. Prince George's County liber 39233 folio 001

city, town Upper Marlboro tax map 42 tax parcel 0000 tax ID number 19-2126183

### 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: Historic Preservation Section, Prince George's County Planning Department, M-NCPPC

### 6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing    Noncontributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<u>1</u> <u>0</u> buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	_____ sites
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	_____ structures
<input type="checkbox"/> object		<input type="checkbox"/> education	_____ objects
		<input type="checkbox"/> funerary	<u>1</u> <u>0</u> Total
		<input type="checkbox"/> government	
		<input type="checkbox"/> health care	
		<input type="checkbox"/> industry	
		<input type="checkbox"/> landscape	
		<input type="checkbox"/> recreation/culture	
		<input type="checkbox"/> religion	
		<input type="checkbox"/> social	
		<input type="checkbox"/> transportation	
		<input type="checkbox"/> work in progress	
		<input type="checkbox"/> unknown	
		<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> other:	
			<b>Number of Contributing Resources previously listed in the Inventory</b>
			<u>0</u>

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## 7. Description

Inventory No. PG: 66-29-9

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### Condition

excellent       deteriorated  
 good             ruins  
 fair               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.

### SUMMARY

The c. 1939 Yates and Mary Boswell House is a two-story, Colonial Revival dwelling consisting of a rectangular main block with a full-width rear ell. The home is constructed of tile block and principally clad in brick veneer. The symmetrical, three-bay façade faces east and features a central entry door ornamented with a fanlight and sidelights and sheltered by a one-story entry porch with a flat roof. The home's main block is capped with a side-gabled, slate roof with copper gutters and downspouts and is flanked by an external brick chimney and two bay windows on the north elevation and an enclosed one-story side porch on the south elevation. A one-and-a-half story, front gable-roofed rear ell stretches across the rear (west elevation) of the main block. The rear ell is composed of a two-bay garage which faces south and opens to the home's driveway, and a partially enclosed porch which faces north. An external brick chimney sits at the west end of the ell. The main block of the house retains many of the original wood, double-hung sash windows, while the home's enclosed porches and garage have non-historic windows and siding.

The Yates and Mary Boswell House was designed by architect John M. Walton. The house sits on a 10,446 square foot rectangular lot and faces east towards 40<sup>th</sup> Avenue. The landscape is mainly flat with grass lawns, large trees close to the house, and gardens spanning the length of the public sidewalk. The surrounding area is characterized by single-family residential development of similarly sized lots that make up the University Park National Register Historic District, of which the Boswell House is a contributing resource.

### DWELLING

The Yates and Mary Boswell House is oriented facing roughly east. The exterior of the house is primarily clad in brick veneer running bond coursed with a decorative Flemish bond course every 7<sup>th</sup> row, with some areas of painted wood paneling and vinyl siding. The roof is side-gabled, and all areas of the roof have slate, including the two dormers on the rear ell.

The east elevation (façade) of the main house is divided into three bays with symmetrical fenestration on the first and second stories. The front entry door has a fanlight transom above and is flanked with sidelights which are composed of four lights above a simple panel. The entire door surround is covered by a small entry porch with fluted columns and pilasters and a flat roof. The front door is flanked on each side by a large eight-over-eight wood double hung sash window with a painted wood panel below, and tall paneled shutters. The second story has a small six-over-six wood double-hung window centered above the entry porch. This window is flanked by two eight-over-eight wood double-hung windows that are the same width as the first story windows, but approximately 2/3 the height. The frieze is painted white and spans the full length of the house on the front façade. The left (west) side of the south elevation features a one-story gable-roofed section—originally built as a porch and later enclosed. The one-story enclosed porch has three tightly grouped windows filling the width of the south elevation, with vinyl siding below to grade level, and decorative pilasters on each end.

The north elevation is composed of the gable end of the main block of the house with a one-and-a-half story ell that projects west from the rear of the house under a gable roof that intersects perpendicular to the main gable roof. The main block of the house has a single modern vinyl window with simulated divided lights in the attic story, just below the peak of the gable. The second story has two evenly spaced eight-over-eight wood double-hung windows. There are no shutters present, but original shutter hardware remains in place. On the first floor there is a projecting three-



# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. PG: 66-29-9

Yates and Mary Boswell House  
**Continuation Sheet**

Number 7 Page 1

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sided bay near the east end of the elevation, with a small, hipped slate roof and two four-over-four wood double-hung windows flanking a central eight-over-eight double-hung window. The areas between the windows and above them are clad in white, unornamented aluminum panels. Below the windows there is lap-style vinyl siding, as seen on the enclosed porch on the south elevation. The north elevation of the one-story rear ell is clad in vinyl siding and fenestrated with a three-part projecting bay window, composed of modern vinyl one-over-one windows. Immediately to the west of the three-sided bay there is another modern vinyl window that is identical to the ones in the bay.

The west (rear) elevation is a one-story with attic above in the gable of the rear ell. This elevation is roughly symmetrical with a central large exterior end chimney, flanked by two six-over-six wood double-hung windows with louvered faux shutters attached to the brick veneer on either side. On the north and south ends of the west elevation there are plain square columns and arched lintels that provide access to a covered rear-entry porch (on the north side) and the attached garage (on the south side). The attic portion of the gable end of the ell's flared gable roof is clad in vinyl siding, and the first floor is brick veneer.

The south elevation, which faces Tennyson Street, is composed of the rear ell, which on this side is occupied by a two-bay garage with an attic; the gable end of the main block of the house; and the gable end of the one-story enclosed porch that projects to the south from the main block. The flared gable slate roof over the garage is pierced by two evenly spaced dormers with six-over-six wood double-hung windows. Three pairs of square columns support two arched lintels to create an entry porch for the garage, covered by the end of the flared gable roof of the ell. The garage has two individual wooden garage doors with a row of six square windows spanning the top of the door above simple paneling below. The main block of the house is divided by an exterior end chimney, which pierces through the roof of the one-story enclosed porch. To the west of the chimney there are three windows: two six-over-six wood double-hung windows on the second floor and one eight-over-eight wood double-hung window on the first floor. To the east of the chimney there is a single six-over-six wood double-hung window on the second floor. The attic has two quarter-round windows, one on each side of the chimney. The rest of the south elevation is taken up by the one-story enclosed porch with two sets of paired windows separated by decorative pilasters and with decorative corner pilasters at each end. The small section of wall above the windows is clad in vinyl siding with a small square louvered vent.

Aside from the enclosure of the porch to the south, the only substantial alteration to the house's original appearance is vinyl siding on the addition and underneath the bay side windows. The pilasters and columns supporting the front porch awning appear to differ from the May 21, 1939 *Washington Post* article and were likely replaced.

### GARAGE

The garage on the rear of the house appears to have been built at the same time as the main block of the house, which was typical of the auto-centric development of University Park. The Yates and Mary Boswell House is unique among the other Colonial Revival houses in the area in that the garage is attached at the rear of the main house and has access from the side. Many of the simpler Colonial Revival homes in the Historic District have attached single-bay garages that are below grade level with a screened porch above.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

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Yates and Mary Boswell House  
**Continuation Sheet**

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### INTEGRITY

The Yates and Mary Boswell House has retained its essential character as a Colonial Revival dwelling dating from the period of rapid suburban growth in Prince George's County. The original brick veneer exterior remains intact, and many of the original wooden double-hung windows remain, protected by aluminum storm windows. There have been some modifications to the three-sided bays on the north side of the house with vinyl and aluminum cladding added, along with modern one-over-one windows. The enclosure of the south side porch represents an incompatible alteration. The front door, sidelights, and brick steps to the front appear to be original. The property retains its original size, and its suburban context remains unchanged. Overall, the Yates and Mary Boswell House retains a high degree of integrity of location, association, feeling, design, and setting, with a moderately high degree of integrity of materials.

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

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Yates and Mary Boswell House  
Continuation Sheet

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Yates and Mary Boswell House southeast corner, April 12, 2023.



Yates and Mary Boswell House west elevation, April 12, 2023.

# Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. PG: 66-29-9

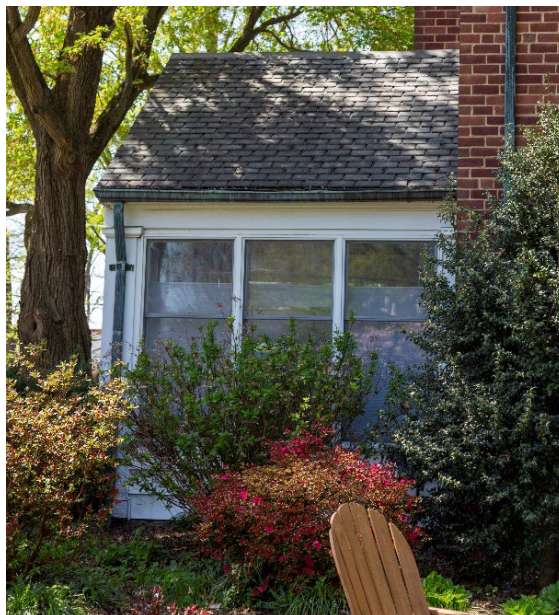
Yates and Mary Boswell House  
Continuation Sheet

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Yates and Mary Boswell House south elevation, April 12, 2023.



Yates and Mary Boswell House east elevation of enclosed side porch, April 12, 2023.

## 8. Significance

Inventory No. PG:66-37-50

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 type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" 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 checked="" type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	other:

**Specific dates** 1939-1984 **Architect** John M. Walton

**Construction date** 1939 **Builder** Yates P. Boswell

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 Boswell House is significant as one of the highest-style, substantially intact examples of Colonial Revival domestic architecture within the University Park National Register Historic District. The house was designed by notable regional architect John M. Walton, Sr., and constructed during a period of rapid suburban growth in Prince George's County and University Park, which was driven, in part, by one of the house's original owners—Yates P. Boswell—his brother, and his associates. The Boswell House is an excellent example of the automobile-oriented suburban development taking place in the University Park neighborhood in the second quarter of the twentieth century.

### HISTORIC CONTEXT

#### EARLY DEVELOPMENT OF UNIVERSITY PARK

Prior to its development in the 1920s, the land that would become the location of the Town of University Park had been in agricultural use. Like much of this western edge of Prince George's County, the immediate vicinity had developed as an area of large and successful farms by the early nineteenth century. By the end of the nineteenth century, these large tracts of land were sold, subdivided, and developed into suburban communities for Washington's growing middle class.

The first land patent within the Town of University Park, Edmonston's Pasture, was recorded in 1723. In 1759, William Deakins purchased a portion of Edmonston's Pasture containing approximately 224 acres. Deakins was actively involved in many of the land transactions that led to the establishment of the District of Columbia and the National Capital Planning Commission.<sup>1</sup> The Deakins family owned the property until 1920, when William Deakins' great-grandchildren, James R. H. and Elizabeth Deakins, sold the then-285 acre property to the Riverdale Realty Company. The surrounding rural area had suburbanized significantly by then, with the adjacent development of Hyattsville, Riverdale, College Park, and other municipalities beginning in the late nineteenth century.<sup>2</sup>

<sup>1</sup> Berger, Howard S. "University Park Historic District," National Register of Historic Places nomination form, § 8, pp. 2-3

<sup>2</sup> Berger, Howard S. "University Park Historic District," National Register of Historic Places nomination form, § 8, pp. 3-4

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. PG:66-29-09

Yates and Mary Boswell House  
**Continuation Sheet**

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### SUBDIVISION OF THE J.H.R. DEAKINS TRACT

The Riverdale Realty Company never moved forward with any subdivisions, although it is not clear why. In 1923, the Riverdale Realty Company sold the property to the University Park Company, Inc.—which had incorporated on March 12, 1923. The earliest development was undertaken near pre-existing roads at the northeastern and southeastern edges of the Town, and the established suburbs of Hyattsville and Riverdale. By the 1930s, development was progressing into more areas of the town as property was platted and cleared and roads were laid.<sup>3</sup> The University Park Company began their development of the community with a promise to provide public services, such as educational facilities, roads, and trash removal.<sup>4</sup> In 1933, the University Park Company stopped providing public services, which helped to spur the residents of the community to incorporate as the Town of University Park. This process began with the introduction of a town charter to the State Legislature in March 1936, which was approved in April 1936 and which went into effect on August 3, 1936. In April 1936, the University Park Company platted *Section 5A* (17.5 acres), including the “Homestead Block” that included the Deakins Farmhouse, Bloomfield, at the northeast corner of the subdivision. Around this time, the University Park Company shifted from being the sole owner and subdivider of the Deakins land and began selling parcels to other developers, such as the Boswell Realty Company.

### YATES AND MARY BOSWELL (1938 – 1984)

Yates P. Boswell was born on May 20, 1886 in Maryland and grew up in Charles County with his parents and six siblings. By 1910, he had moved to Washington, D.C. and was living in a boarding house while working as a cashier at a grocery store.<sup>5</sup> Mary L. Boswell, nee Clements, was born on April 13, 1896 in Washington, D.C. Yates and Mary Boswell were married in Washington, D.C. on June 14, 1916.<sup>6</sup> By 1923, Yates was on the board of directors of the John H. Wilkins Company<sup>7</sup>—predecessor to the Wilkins Coffee Company.

By the mid-1920s, Yates Boswell had shifted his career to real estate and property development, as evidenced by numerous advertisements in D.C. newspapers for properties in Northeast D.C. and bordering Prince George’s County suburbs. By that time, Yates and Mary had also had their first child, Yates Jr., who was born in 1920.<sup>8</sup> After a few years, Yates and his older brother, Perry Boswell (a former Mayor of Mount Rainier, Maryland [1916-1918], President of the Board of County Commissioners and the County Board of Education, and Chairman of the Washington Suburban Sanitary Corporation)<sup>9</sup> and Harry D. Eisenhower of University Park had formed the Boswell Realty Company. The Boswell Realty Company’s plans to build 75 houses “of brick construction” in University Park, beginning in the summer of 1936, were reported in *The Evening Star* the previous spring.<sup>10</sup> Like other new

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<sup>3</sup> Berger, “Mount Rainier,” 7:6

<sup>4</sup> Berger, Howard S. “University Park Historic District,” National Register of Historic Places nomination form, § 8, p. 9

<sup>5</sup> U.S. Census, 1910; Census Place: Precinct 5, Washington, District of Columbia; Roll: T624\_152; Page: 16a; Enumeration District: 0106

<sup>6</sup> Ancestry.com. *Washington, D.C., U.S., Compiled Marriage Index, 1830-1921* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc, 2014.

<sup>7</sup> *The Evening Star* (Washington, D.C.), October 15, 1923, Financial-28

<sup>8</sup> Yates Jr. would live with them in the Boswell House and later went on to serve in World War II, rising to the rank of 1<sup>st</sup> Lieutenant before being discharged in 1945. (The Palm Beach Post; Publication Date: 4 Jul 2000; Publication Place: West Palm Beach, Florida, USA; URL:

<https://www.newspapers.com/image/134058485/?article=950a22cd-76d9-4207-9c55-2cef8e74a1a7&focus=0.03173799,0.35072848,0.1889474,0.49979967&xid=3355>)

<sup>9</sup> “Boswell, Perry Sr. [Obituary],” *The Evening Star* (Washington, D.C.), December 17, 1953, A-30

<sup>10</sup> *The Evening Star* (Washington, D.C.), March 7, 1936, C-3

# Maryland Historical Trust

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Yates and Mary Boswell House  
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developments at the time, many of these homes were conveyed to their first owners with restrictive covenants put into deeds by the Boswell Realty Company. This included racial restrictive covenants such as the one in the deed to Perry Boswell and his wife's future home, signed by Harry D. Eisenhower and Yates P. Boswell as grantors.<sup>11</sup> These racial restrictive covenants were included in the deed language alongside restrictions about the use of buildings in the Town, the number of families that could live in each house, and other concerns, all with the purported end goal of maintaining the "character of the development of said section as a community of attractive houses."<sup>12</sup> The effect was to maintain University Park as an exclusively white community.

In 1938, Yates and Mary Boswell were deeded the property at Lot 1, Block 21 in Section 5(A) of University Park from the Boswell Realty Company as a location to build their future home.<sup>13</sup> During their last year as residents of Washington, D.C., Mary Boswell, as the president of the St. John's College High School (where Yates Jr. was a student) Mothers' Club, had the honor of hosting First Lady Eleanor Roosevelt at the organization's annual card party and dance at the Wardman Park Hotel on February 21, 1938.<sup>14</sup> By the following spring, Yates and Mary Boswell's house at 400 Jackson Avenue was completed and had a prominent announcement with a photo of the home in the Real Estate section of the May 21 issue of *The Washington Post*.<sup>15</sup> Newspaper records from the following April show Yates Boswell, "owner-builder," selling multiple "new brick homes" in University Park.<sup>16</sup> Eventually, after Yates P. Boswell, Jr. returned from his service in World War II, and after Perry Boswell died suddenly at the Hyattsville Post Office in 1953,<sup>17</sup> father and son Yates went into business together as "Yates P. Boswell & Son Designers & Builders," and started building and selling ramblers and other single-family homes in West Hyattsville by 1955.<sup>18</sup> Yates P. Boswell (Sr.) died suddenly on September 15, 1963 at the age of 77 and was buried at Fort Lincoln Cemetery in Brentwood, Maryland.<sup>19</sup> Mary Boswell continued to live in the University Park home until her death in 1984.<sup>20</sup>

### SUBSEQUENT OWNERSHIP

After Mary's death in May 1984, Yates P. Boswell, Jr., acting as executor of Mary's estate, sold the property to Carl and Nancy Nagel.<sup>21</sup> The Nagels sold the property to Dora Herrera and Nain Garcia in 1998. In 2005, they sold the property to Joel and Hannah Ard, who sold the property to Johna Ohtagaki and Philip Toomey in 2008. They resided in the property until selling it to the current owners, Darragh and Emily McNally, in 2017.<sup>22</sup>

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<sup>11</sup> Liber 521:283, The Boswell Realty Company, Grantor to Perry Boswell and Lottie A. Boswell, Grantees, April 5, 1939, Land Records of Prince George's County

<sup>12</sup> Liber 521:283, The Boswell Realty Company, Grantor to Perry Boswell and Lottie A. Boswell, Grantees, April 5, 1939, Land Records of Prince George's County

<sup>13</sup> Liber 521:283, The Boswell Realty Company, Grantor to Yates P. Boswell and Mary L. Boswell, Grantees, October 27, 1938, Land Records of Prince George's County

<sup>14</sup> *The Evening Star* (Washington, D.C.), February 20, 1938, D-9

<sup>15</sup> *The Washington Post* (Washington, D.C.), May 21, 1939, R-5

<sup>16</sup> *The Evening Star* (Washington, D.C.), April 14, 1940, E-14

<sup>17</sup> "Boswell, Perry Sr. [Obituary]," *The Evening Star* (Washington, D.C.), December 17, 1953, A-30

<sup>18</sup> *The Evening Star* (Washington, D.C.), July 9, 1955, B-7

<sup>19</sup> "Boswell, Yates Sr. [Obituary]," *The Evening Star* (Washington, D.C.), September 16, 1963, B-5

<sup>20</sup> Social Security Administration; Washington D.C., USA; Social Security Death Index, Master File

<sup>21</sup> Liber 5922:139, Yates P. Boswell, Jr. Grantor to Carl Nagel III and Nancy B. Nagel Grantees, June 28, 1984, Land Records of Prince George's County

<sup>22</sup> Land Records of Prince George's County

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### HISTORICAL AND ARCHITECTURAL SIGNIFICANCE

The Boswell house was designed by architect John M. Walton and constructed for the owners Mary and Yates P. Boswell. Walton was a very active and notable architect in the region. Born in Hyattsville, Walton received his bachelor's degree in architecture from Catholic University in Washington, D.C. and had a prolific career in the area as a principal and founder of Walton, Madden and Cooper Architects of Riverdale and the senior partner of John M. Walton and Associates. His work in the area includes the Prince George's County Service Building in Hyattsville, several buildings at the University of Maryland, Iverson Mall in Marlow Heights, and the original St. John DeMatha House of studies in Hyattsville.<sup>23</sup>

The subject house was among the first to be constructed on Jackson Avenue (later renamed 40<sup>th</sup> Avenue) in University Park. An announcement appeared in the May 21<sup>st</sup>, 1939, edition of the *Washington Post*, featuring a large photograph of the house, which is described as the new residence of Mr. and Mrs. Yates P. Boswell.<sup>24</sup>

The Yates and Mary Boswell House is a two-story side gabled Colonial Revival style house. The Colonial Revival style encompasses a wide variety of subtypes inspired by Federal, Georgian, and Dutch Colonial architecture. Houses of this style typically include facades with symmetrical fenestration, a center door that is accentuated (e.g., with sidelights, a decorative pediment, pilasters, or a small entry porch), double-hung sash windows, and frequently, decorative louvered or paneled shutters. Colonial Revival architecture became the dominant style of domestic building in the United States in the first half of the twentieth century following a revival of interest in the early English and Dutch houses of the east coast.<sup>25</sup>

While Colonial Revival style is one of the principal subtypes in the University Park Historic District, the Yates and Mary Boswell House is one of the most elaborate examples of the style. Having been designed by a prominent local architect and for one of the developer's families, the Boswell House exhibits details that are not found on other, more subdued, Colonial Revival houses in the Town, especially those built in the post-war era. The majority of Colonial Revival houses in the Town have less exterior ornamentation and simpler forms than the Boswell House. Where the Boswell House front entrance has a small porch, a fan-shaped transom window, and sidelights, other examples in the neighborhood typically only have sidelights or a transom window. Where the Boswell House has a sweeping flared gable roof on the rear block, other examples generally have standard gable roofs. And while the Town was developed as an auto-centric suburb and most homes have a garage, this house is one of the few that have a two-bay garage.

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<sup>23</sup> "Walton, John M. Sr. [Obituary]," *The Washington Post* (Washington, D.C.), April 28, 2000

<sup>24</sup> *The Washington Post* (Washington, D.C.), May 21, 1939, R-5

<sup>25</sup> Virginia Savage McAlester, *A Field Guide to American Houses, Second Edition*, 2013, Alfred E. Knopf



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### CHAIN OF TITLE

Liber 39233:01 February 1, 2017	Deed Johna Ohtagaki and Philip Nathaniel Toomey GRANTORS, and Darragh C. McNally and Emily A. McNally GRANTEES
Liber 29700:508 April 28, 2008	Deed Joel B. Ard and Hannah S. Ard GRANTORS, and Philip Nathaniel Toomey and Johna Ohtagaki husband and wife GRANTEES
Liber 22395:107 May 19, 2005	Deed Dora G. Herrera and Nain G. Garcia, GRANTORS, and Joel B. Ard and Hannah S. Ard GRANTEES
Liber 12457:465 September 4, 1998	Carl Nagel III and Nancy B Nagel, GRANTORS, and Dora G. Herrera and Nain G. Garcia, GRANTEES
Liber 5922:139 June 28, 1984	Yates P. Boswell, Jr, Personal Representative of the Estate of Mary L. Boswell, deceased, surviving tenant by the entirety with Yates P. Boswell GRANTORS, and Carl Nagel, III and Nancy B. Nagel his wife GRANTEES
Liber 521:08 October 27, 1938	The Boswell Realty Company GRANTOR and Yates P. Boswell and Mary L. Boswell GRANTEES
Liber 194:64 April 3, 1923	Riverdale Realty Corporation GRANTOR to University Park Co., Inc. GRANTEE
Liber 158:77 April 2, 1920	James R.H. Deakins and Elizabeth A. Deakins GRANTORS and Riverdale Realty Corporation GRANTEE

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Yates and Mary Boswell House  
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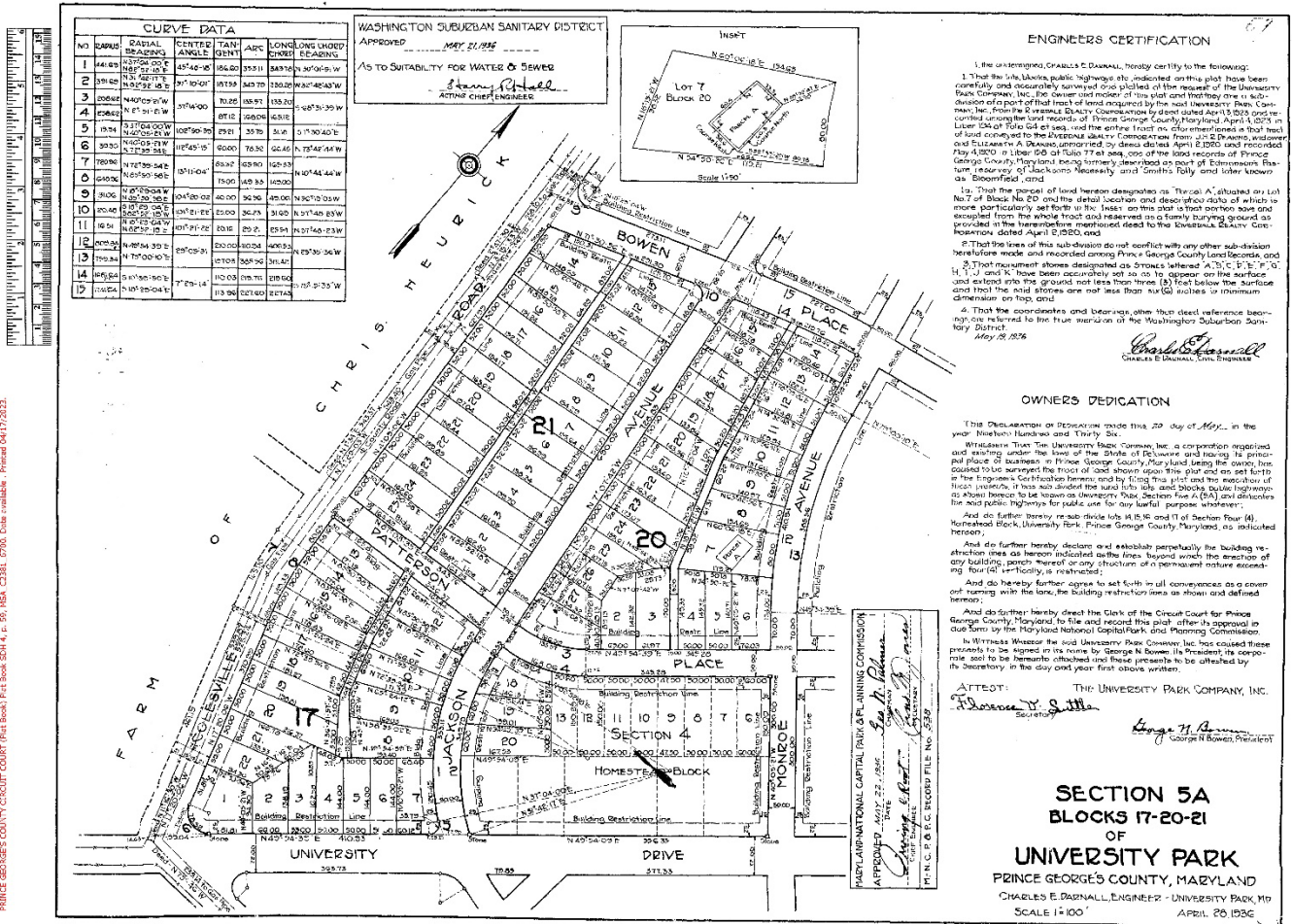


Figure 1. Section 5A, Blocks 17-20-21 of University Park, platted by Charles E. Darnall, 1936

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## *New Residence of Mr. and Mrs. Yates P. Boswell*



Post Staff Photo.  
This home of Mr. and Mrs. Yates P. Boswell at 400 Jackson avenue, in University Park, Md., was designed by John M. Walton, architect, and built by the owners

Figure 2. Yates and Mary Boswell House, *The Washington Post*, Sunday, May 21, 1939.

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Figure 3. 1938 aerial photograph with property location outlined in red.  
*Source: PGAtlas.com*

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## 9. Major Bibliographical References

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Inventory No. PG:66-29-09

Berger, Howard S. "University Park Historic District," National Register of Historic Places nomination form

Land Records of prince George' s County

Maryland Department of Assessments and Taxation, Real Property Data

Trieshmann, Laura V. "University Park Historic District (Boundary Expansion)," National Register of Historic Places nomination form

*The Washington Post*, Sunday, May 21, 1939, p.R5

*The Washington Post*, Friday, April 28, 2000, online  
(<https://www.washingtonpost.com/archive/local/2000/04/28/john-m-walton-sr-dies/122516dd-5443-4c9c-b0c0-064b733d1760/>)

U.S. Census, 1900; Census Place: Middletown, Charles, Maryland; Roll: 621; Page: 13; Enumeration District: 0074

U.S. Census, 1910; Census Place: Precinct 5, Washington, District of Columbia; Roll: T624\_152; Page: 16a; Enumeration District: 0106

U.S. Census, 1910; Census Place: Precinct 9, Washington, District of Columbia; Roll: T624\_154; Page: 13a; Enumeration District: 0179

U.S. Census, 1930; Census Place: Washington, District of Columbia; Page: 10A; Enumeration District: 0250

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## 10. Geographical Data

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Acreage of surveyed property 0.239 acres  
Acreage of historical setting 0.239 acres  
Quadrangle name Washington East

Quadrangle scale: 1:24,000

### Verbal boundary description and justification

Lot numbered One (1) Block numbered Twenty-one (21) in the subdivision known as "Section 5A, University Park," as per plat thereof recorded in Plat Book SDH at Plat 59, among the Land Records of Prince George's County, Maryland.

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## 11. Form Prepared by

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name/title	Tabitha Gold, Graduate Intern and Daniel R. Tana, Planner III		
organization	The Maryland-National Capital Park and Planning Commission		
	Historic Preservation Section, Countywide Planning Division		
	Prince George's County Planning Department	date	September 2023
street & number	14741 Governor Oden Bowie Drive	telephone	301-952-3680
city or town	Upper Marlboro	state	MD

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