

Burrows, Hilleary House
Name of Property

Washington, D.C.
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

American University Park in Washington, D.C.: Its Early Houses, Pre-Civil War to 1911.

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

DOMESTIC/Single Dwelling

DOMESTIC/Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

LATE VICTORIAN

foundation: Stone
walls: Wood frame

roof: Asphalt Shingles
other: _____

Burrows, Hilleary House
Name of Property

Washington, D.C.
County and State

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Burrows House is a 2-1/2-story, vernacular Queen Anne-style frame dwelling located at 4520 River Road. The cruciform-shaped house is set upon a trapezoidal quarter-acre lot at the intersection of 46th Street and River Road. The front of the house faces northeast to River Road. The rear of the house obliquely faces 46th Street and Fort Bayard Park. The house is sited on a terrace above the street with stone walls lining much of the sidewalk extending along River Road. The gently sloping lot is landscaped with lawn, privet hedges, flowering bushes evergreen and deciduous trees and flowering shrubs. Because of the size of the lot, the 90-foot width of the adjacent streets and the open space of Fort Bayard Park, the house sits in an open area somewhat apart from the other houses of the American University Park neighborhood.

Narrative Description

Exterior:

The vernacular, Queen Anne-style Burrows house is a balloon frame structure with a cruciform plan and high-pitched cross gable roof. The house is characterized by overhanging gables and eaves, projecting hexagonal bays and a mixture of wood weatherboard siding and shingles, plus a notable Stick-Style-influenced wraparound front porch. Set upon a slightly raised stone foundation, the Burrows House measures approximately 44 x 24 feet and is covered with a cross gable roof, clad with asbestos shingles and featuring two interior chimneys. The front of the house faces northeasterly to River Road and is divided into two unequal bays consisting of the principal entry and a wide, semi-hexagonal projecting bay. The entry, located in the northern end bay of the first story, has a single wood and glass door with a single-light transom above. The projecting bay to the south of the entry has single, 2/2 windows in each of the wall sections. The door and windows have the same wood trim characterized by deep back band moldings and dog-ear cornices. At the second level, a single 2/2 window is located above the entry door, though not symmetrically arranged to it, while three 2/2 windows in the projecting bay are equally arranged with those on the first story. The roof of the bay--a half-hipped roof—intersects the soffit of the projecting front gable above. This front gable projects beyond the wall plane end is clad with scalloped shingles and lit by a pair of 2/2 windows. All of the windows of the second story feature the same wood trim with dog-ear cornices and broad back bands found on the first story.

The Stick-style inspired porch which extends across the front elevation and turns around the south side of the house features narrow, turned and tapered wood columns sporting distinctive torus capitals. Segmental-arched brackets span the columns at the top, while a railing with turned balusters fills the lower level between each column.

The southern side of the house extends four bays deep with each bay having a single 2/2 window at the second story level and two, single 2/2 windows to either side of a polygonal bay on the first story. The center two bays, including the polygonal bay on the first story, are part of a projecting gable intersecting the principal wing of the house. This gable has a steeply pitched roof and an attic level equipped with a pair of 2/2 windows.

The north elevation is irregularly arranged with a semi-hexagonal, two-story bay projecting off of the cross gable. An original single-story shed is located on this elevation, towards the rear of the wall and flush with the projecting bay.

The west (rear) elevation of the house has two bays of single, 2/2 windows on the second story above a hipped roof addition on the first story. The gable end of this elevation has a single window on-center at the attic level.

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Name of Property

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County and State

Interior:

The interior of the house features a compact plan with a side stair hall and front and rear parlors in the main block of the house and a kitchen in the rear service wing. The floor plan is based upon that of Design No. 81 in *A few of the many Suburban and City Dwellings that have been erected by H. Galloway Ten Eyck, Architect* (1895) (see *Figure 1*).

The interior was fully renovated in 2004-2005, but still retains its original layout, original windows, wood floors and trim (see *Figure 2*). The kitchen was fully gutted and has all new fixtures, appliances, etc. The door between the middle bedroom and front bedroom on the second floor was enlarged to create a master suite. The interior of the house was not accessible at the time of this nomination (2011), but 2005 photos of the house following its renovation are included in *Figure 2* on the nomination's continuation sheets.

INTEGRITY

The Hilleary T. Burrows House has a high degree of integrity. It sits at its original location on its original quarter-acre lot at the intersection of River Road and Western Avenue, immediately adjacent to Fort Bayard. The house retains its original massing, with no significant additions, as well as its original wood windows, its original siding, scalloped shingles, and most notably, its unusual porch supports. As one of the most visible of the original Victorian-era dwellings in the American University Park subdivision, the Burrows House retains its integrity of association and feeling.

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Washington, D.C.
County and State

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.
- 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.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1897-1914

Significant Dates

1897

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

H. Galloway Ten Eyck

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Period of Significance (justification)

The Period of Significance extends from 1897 when the house was constructed to a point fifty years from the present.

Criteria Considerations (explanation, if necessary)

Burrows, Hilleary House
Name of Property

Washington, D.C.
County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

Constructed in 1897, the two-and-one-half-story Queen Anne-style Hilleary T. Burrows House is one of seventeen houses erected during the initial phase of development in the American University Park subdivision and is one of just a few erected by the promoters, as opposed to lot purchasers. It was featured twice in a promotional brochure for the development and was home to one of the suburb's builders. As one of the first houses to be erected in A.U. Park, it illustrates the earliest days of the community and, due to its site on River Road, is also one of the most visible of the subdivision's early houses. The Hilleary T. Burrows House meets National Register Criterion A under the Multiple Property Document, *American University Park in Washington, D.C.: Its Early Houses, 1896-1911* for its associations with historical periods and patterns of growth and change that contributed significantly to the development of the District of Columbia. The house provides an excellent illustration of the second major phase in the evolution of the Tenleytown area as it grew from a rural community in the pre-Civil War era to a residential, middle-class suburb of the city. In particular, the Hilleary T. Burrows House reflects the late nineteenth-century speculative development of the formerly rural land into the residential subdivision of American University Park and the importance that new modes of transportation played in the development of the city.

The Hilleary T. Burrows House also meets National Register Criterion C as an illustration of an excellent, intact example of the Associated Property Type, "Early Subdivision House (1897-1904)" as defined in the American University Park Multiple Property Document. The Hilleary T. Burrows House is a significant example of a vernacular Queen Anne suburban "cottage," illustrating the intentions of the developer of American University Park to create a bucolic, suburban neighborhood within proximity to downtown, D.C. The building's overall massing, detailing and its distinctive and remarkably well preserved wrap-around porch perfectly illustrate the building type and style. The house is also distinguished by the fact that the original lot remains un-subdivided. Further, it is the only documented example of a pattern book house in Washington, D.C., with its plan and massing devised by H. Galloway Ten Eyck, a prominent architect who published two editions of his residential designs and designed scores of suburban dwellings for a number of developments in the eastern United States.

The Period of Significance for the Hilleary T. Burrows House extends from 1897 when the house was constructed to 1914 which marks the death of the original owner and occupant, Hilleary T. Burrows.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Hilleary T. Burrows House is significant in the area of ARCHITECTURE as an excellent example of the Associated Property sub-type, "Early Subdivision House" as defined in the American University Park Multiple Property document. The Hilleary T. Burrows House—a cruciform-shaped frame dwelling with steeply pitched cross gable and a panoply of projecting bays and gables—is indicative of this property sub-type, described as a large, late Victorian-era dwelling that was built in the first phase of construction of American University Park. Like the other early houses, the Hilleary T. Burrows House was built in the period between 1897 when the subdivision first opened for development, and 1904, when construction in the subdivision came to an initial halt.

The Hilleary T. Burrows House is significant in the area of COMMUNITY PLANNING AND DEVELOPMENT as an excellent example of the area's evolution from agricultural farmland to suburban neighborhood in Washington, D.C. The Burrows House was constructed in 1897 by Hilleary T. Burrows, a member of the long-established Burrows family in Tenleytown. Burrows was one of the first to buy a lot and build a house in the newly laid American University Park subdivision. The subdivision of American University Park coincided with passage of the District of Columbia's 1897 Permanent Highway Plan which laid the framework for streets beyond the L'Enfant Plan and is indicative of the suburbanization of rural land outside the city in the former Washington County.

Burrows, Hilleary House
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Washington, D.C.
County and State

Developmental history/additional historic context information (if appropriate)

Subdivision of American University Park:

In the last decade of the nineteenth century, as transportation infrastructure increasingly connected downtown to the outlying regions of the city, developers and speculators began to look toward the Tenleytown area as a desirable place for homes. The nearby American University was founded in 1891 and its first building, Hurst Hall was completed in 1897. The extension of Massachusetts Avenue to Western Avenue was anticipated. The area that became the American University Park subdivision seemed to have much in its favor, not the least of which was the proximity to the highest natural elevation in the District of Columbia. These factors led John D. Croissant and David Stone to plat the American University Park subdivision in 1896, and its first addition in 1897. As described in *American University Park in Washington, D.C.: Its Early Houses, 1896-1911*, Croissant and Stone platted American University Park in 1896-1897 with the expectation that the growth of the city, emerging infrastructure including a streetcar line, and the new, nearby American University, would encourage residential development in the area. In the period between 1896 and 1911, seventeen houses—substantial, free-standing Victorian “cottages”—are known to have been constructed in the subdivision, giving rise to the belief that the area would soon become “one of the most popular residential areas” in the city. The original owner/builder of the house at 4520 River Road, Hilleary T. Burrows came from a large extended family prominent in Tenleytown and clearly believed in the potential of the American University Park subdivision. As it turned out, the transportation and other infrastructure did not come fast enough to ensure success of the new development and by 1904, initial development in American University Park came to a hiatus.

Construction of 4520 River Road:

The residence at 4520 River Road was constructed in the summer of 1897 as a single-family residence for Hilleary T. Burrows, a former clerk, attorney, and merchant and member of the locally prominent Burrows family. The house was one of the first to be erected in the new suburban subdivision and is depicted twice—as a home still under construction—in the 1897 promotional booklet *The American University Park, Washington, D.C.* In this pamphlet, the developers assured buyers of the security of an investment in their community. “It is safe to say that no subdivision in Washington can show better sanitary conditions... We hope soon to have a car line running through the Park.” The firm vetted the early buyers, choosing only “good, honest, temperate men to buy and build,” forbidding the sale of alcohol in the little community, and requiring an investment of \$2,000 in the construction of each home. Population pressures and common dissatisfaction with urban living gave the speculators every reason to believe that their subdivision would soon be filled with respectable upper-middle-class (white) folk, but it was not to be.

Burrows’ life is not known in detail. He seems to have been acquainted with the vagaries of fortune, as the Washington city directories trace the trajectory of a career from a clerkship through a partnership in a law firm, to a job in “claims,” then employment as a well digger, a produce dealer and a laborer. Strangely, this apparent fall does not correspond with the nation’s economic cycles. By 1895, Burrows was a “teamster”; this date may correspond to his purchase of the livery stables in Tenleytown and would suggest a reversal of fortune. Like his successor as proprietor of the Tenleytown stables, Burrows may have rented out horses for roadwork and used them himself for the purpose. By 1896, he was described as a contractor, and before 1902, he was a principal in the Tait-Burrows Contracting Company of A.U. Park, perhaps grading streets and lots or perhaps even erecting buildings. His partner, Galen Tait, became a downtown builder who continued to construct homes in A.U. Park for at least the next decade.

With family ties and business interests in the area, it is no wonder that Burrows bought a home and remained in the A.U. Park community until 1914—presumably, the time of his death. Any buyer in the A.U. Park of 1897 would have had his choice of scores of lots. Burrows’ choice of a home site is therefore suggestive. Whether or not he was interested in Civil War history, he managed to acquire property only yards away from one of the fortifications which defended Washington during the war. More important was the site’s prominence along River Road, almost at the Maryland border. In 1897, “Massachusetts Avenue extended” was still just a paper street. River Road, on the other hand, was the principal route from Washington to Great Falls throughout the nineteenth century. It was, therefore, the most traveled road through the A.U. Park community, and Burrows’ house would be the first building seen by travelers entering the District from Montgomery County, as it is today.

Burrows, Hilleary House

Name of Property

Washington, D.C.

County and State

The A.U. Park promoters made available to land purchasers building plans, estimates, and architects' and builders' referrals—anything to encourage development. According to the building permit for the Burrows House, its design was taken from the *circa* 1895 book *A few of the many Suburban and City Dwellings that have been erected by H. Galloway Ten Eyck, Architect*, published by the Newark, New Jersey architect himself. Ten Eyck's work, actually in its second edition, was one of a long line of architectural pattern books available to Americans, dating back to the eighteenth-century British folios by Langley, Gibbs and Adam, and the native Federal- and Greek Revival-period works by Asher Benjamin and Minard Lafever. These early books often provided American carpenter-builders ideas about overall massing and proportions and served as catalogs of fashionable details. Early Victorian works such as Alexander Jackson Davis's *Rural Residences* and Andrew Jackson Downing's *The Architecture of Country Houses* provided examples of revivalist yet thoroughly American buildings, both imagined and realized. Pattern books grew only more influential through the Victorian era, as the demand for housing increased and building elements began to be mass-produced. Such books were largely superseded at the beginning of the twentieth century by both magazine-published plans and the catalogs of companies such as Sears, who went beyond design, to the supply all of the parts. Ubiquitous and influential as pattern books were, there are few if any buildings in Washington that can be documented as originating from a pattern book.

The architect and author, H. Galloway Ten Eyck had practiced in Newark from the early 1870s. He could produce homes in all of the fashionable modes of the 1890s, including Romanesque, Queen Anne, Shingle Style and Colonial. A list of commissions suggests that he was responsible for at least 180 houses, spread through New Jersey, New England, New York, Pennsylvania and Ohio, and as far as Iowa and New Brunswick. The two editions of his book suggest that he had produced at least 100 unique house designs. He also produced some commercial buildings and at least one factory. Clearly, Ten Eyck lent his talents to the developers of America's burgeoning suburbs; he produced designs for several homes each in subdivisions such as Forest Hill, Belleville, Columbia Heights, and Franklin, New Jersey, and North Adams, Massachusetts. In massing and plan, the Burrows House matches "Design No. 81" in Ten Eyck's second edition, right down to the diminished kitchen wing with its shed-roofed pantry.

Like its prototype, the Burrows house is a balloon frame vernacular Queen Anne structure with a cruciform plan and high-pitched cross gables influenced by the earlier Gothic Revival. In proper Queen Anne fashion, flat wall planes are avoided through the use of overhanging gables and eaves, projecting hexagonal bays and, originally, a mixture of wood weatherboard siding and shingles. The Burrows House emulates its prototype closely in plan and massing, but lacks such details of its predecessor as the false half-timbering and decorative bargeboard of the front gable and the *porte-cochère* extension of the porch. The Burrows House is not without its own character and flair; the Stick-Style-influenced wraparound front porch—consisting of arched spandrels supported by chamfered and tapering posts with disk-shaped ornament—is remarkable and remarkably well preserved.

Later Owners of the Burrows House:

Beginning in 1914, William F. Shoemaker and his wife, Blanch were listed as the occupants of the Burrows House. Upon William's death around 1919, Blanche remained at the house until at least 1943. By 1956, the house was occupied by Loyal H. Titus, who lived there until his death sometime around the year 2000.

Burrows, Hilleary House
Name of Property

Washington, D.C.
County and State

9. Major Bibliographical References

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

Boyd's City Directories, 1890-1960.

Croissant, J. D., and David D. Stones, Trustees, "The American University Park, Washington, D.C.," advertising brochure, Washington, D.C., 1897.

Helm, Judith Beck, *Tenleytown, D.C.: Country Village into City Neighborhood*, Washington, D.C., Tennally Press, 2000.

Proctor, John Claggett, ed. *Washington Past and Present*, vol. IV. Lewis Historical Publishing Company (New York), 1930, pp. 539-541.

Williams, Kim, "Tenleytown in Washington, D.C.: Architectural and Historic Resources, 1791-1941, National Register of Historic Places multiple-property document, 2008.

Williams, Kim and J. Waldmann, "American University Park in Washington, D.C.: Its Early Houses, pre-Civil War to 1911," National Register of Historic Places multiple-property document, 2008.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property Less than one acre
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>18</u> Zone	<u>3 18 843</u> Easting	<u>43 13684</u> Northing	3	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing
2	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing	4	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing

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

The Hilleary T. Burrows House at 4520 River Road occupies Lot 810 on Square 1573.

Burrows, Hilleary House
Name of Property

Washington, D.C.
County and State

Boundary Justification (Explain why the boundaries were selected.)

Lot 810 has been associated with this property since construction of the house on the lot in 1897.

11. Form Prepared By

name/title Jane Waldmann, David Maloney, Kim Williams
organization Tenleytown Historical Society date April 2011
street & number 5332 42nd Street, NW telephone 202 686-1446
city or town Washington, D.C. state _____ zip code _____
e-mail _____

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Hilleary T. Burrows House

City or Vicinity: Washington, D.C.

County: _____ State: _____

Photographer: Kim Williams

Date Photographed: April 2011

Description of Photograph(s) and number:

General view looking westerly showing the eastern (front) and southern (side) elevations
1 of 7.

Eastern (front) elevation
2 of 7.

Burrows, Hilleary House
Name of Property

Washington, D.C.
County and State

Southern (side) elevation
3 of 7.

Western (rear) elevation
4 of 7.

Detail of front bay and porch posts
5 of 7.

Northern (side) elevation. View looking southwest.
6 of 7

Northern (side) elevation showing projecting bay. View looking easterly.

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Todd Monash
street & number 4520 River Road telephone _____
city or town Washington, D.C. state _____ zip code 20016

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.