

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

## 1. Name of Property

historic name Stone, Robert and Lillie May, House

other names/site number The Dollhouse; Weems, Maria, House

## 2. Location

street & number 4901 47<sup>th</sup> Street, NW  not for publication

city or town Washington, D.C.  vicinity

state District of Columbia code DC county \_\_\_\_\_ code 001 zip code \_\_\_\_\_

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

    national          statewide      X local

\_\_\_\_\_  
Signature of certifying official Date

\_\_\_\_\_  
Title State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

\_\_\_\_\_  
Signature of commenting official Date

\_\_\_\_\_  
Title State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I, hereby, certify that this property is:

- |  |  |
|--|--|
| <u>   </u> entered in the National Register                  | <u>   </u> determined eligible for the National Register |
| <u>   </u> determined not eligible for the National Register | <u>   </u> removed from the National Register            |
| <u>   </u> other (explain:)                                  |  |

\_\_\_\_\_  
Signature of the Keeper Date of Action

**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
- building(s)
- object

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
		buildings
1	1	<b>Total</b>

**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: It's Early Houses, Pre-Civil War to 1911

0

**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/Queen Anne

foundation: stone  
walls: frame covered with pebble-dash stucco  
roof: asphalt shingles  
other:

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## 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

Built in 1897, the single-family dwelling at 4901 47<sup>th</sup> Street, NW referred to as the Robert and Lillie May Stone House for its owners of longest tenure, is one of seventeen known residences built as part of the initial phase of development (1896-1911) in the American University Park subdivision. Set above the grade of the street upon a slight hill, the house presents a commanding presence among its twentieth-century neighbors and stands out as one of the neighborhood's oldest houses. The property, which consists of two combined lots from the original subdivision, measures 40' wide x 100' deep and includes the house and a contemporary garage located at the rear of the lot on the public alley. The front yard is enclosed by a stone retaining wall that extends from the house south along 47<sup>th</sup> Street to its intersection with Ellicott Street. Across 47<sup>th</sup> Street from the Stone House sits 4900 47<sup>th</sup> Street, completed in 1911 and representing the last of this first phase of development in American University Park.

The house is a two-and-a-half-story frame structure set upon a rubble stone foundation. It is clad with a pebble-dash stucco and covered by a steeply pitched hipped roof with broad, boxed eaves, and sheathed with asphalt shingles. The late Victorian/Queen Anne-style farmhouse features a rectangular footprint and box-like massing, but retains Victorian projections and embellishments including a corner tower, a front porch, projecting bays, and dormer windows, plus a later rear wing. A non-contributing gable-fronted garage is located at the rear of the house lot against the service alley.

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## Narrative Description

### Exterior:

The Robert and Lillie May Stone house is located on the east side of 47<sup>th</sup> Street and faces west. This front elevation is defined by its single-story front porch and the hexagonal-plan corner tower. The porch is two bays wide and is supported by narrow, paired columns set upon wooden piers or plinths with recessed panels on-center. The columns support a broad frieze board and cornice upon which rests the half-hipped porch roof above. The porch roof is clad with asphalt replacement shingles. A balustrade with turned balusters spans the bays between the piers and columns. A set of wooden stairs is located at the end of the porch.

The principal entry to the house is located at the northern end bay of the front elevation and opens onto the porch. It is reached via a set of stone steps and a walkway leading from the sidewalk to the stairs at the end of the porch. According to historic photographs, the porch had two access points including the present condition and a second, broader stair leading directly to the entry door at the northern bay of the porch. The entry consists of a paneled wood door with a single-light transom above, both of which are framed by a wooden surround with a dog eared cornice and a molded backband. The door is either a replacement door or the original door altered by an oval stained glass panel on center of an upper panel with two raised panels below it. The transom light also has stained glass in it, but is stylistically different from that of the door and may be original. A narrow sidelight to the left of the door is also filled with stained glass, similar to that of the transom. This window is framed with identical trim, featuring the dog-eared cornice and molded backband. To the right of the door is a larger, one-over-one, double-hung wood window.

At the upper level of the main block of the house, a single one-over-one window is located directly above the front entry door, while a single, hipped dormer at the attic level is located over the center of the façade. The dormer has wooden shingles on its walls and a one-over-one window on center.

The corner tower dominates the façade, with its pentagonal shape and its steeply pitched roof. Each of the sides of the tower is filled with a one-over-one window on the first and second stories and with a wooden panel at the attic level, decorated by diagonal wooden struts. Raised, four-point, wooden stars adorn the center of the panels where the struts intersect. The tower roof is clad with asphalt replacement shingles and is capped by a small finial.

The north side of the house has a single, projecting window bay with one-over-one windows in its three sides and located towards the rear of the main block. Two single, one-over-one windows are located at the second story towards the front of the main block. The rest of the wall is clad with pebble dash stucco.

The south side elevation of the house includes the side elevation of the tower, the side wall of the main block of the house and a two-story rear wing that has been somewhat altered from its original configuration. The side wall of the main block is clad with a pebble-dash stucco finish like the front, and features a single-story projecting bay on the first story, towards the rear of the main block. This bay has a pair of one-over-one windows on the front wall and single one-over-one windows on the sides. The bay is covered with a shed roof and is supported by a broad frieze board. Two, single one-over-one windows are located above this bay, while the remainder of the side wall of the main block is unfenestrated. A hipped dormer with a pair of one-over-one windows in it is centrally located on the wall above the broad eaves of the roof.

The rear wing originally was recessed from the main block of the house with an open porch projecting off it. In the late twentieth century, this rear wing was altered. The open porch was enclosed, and the rear wing was enlarged and pulled flush with the main block of the house on the south side. A brick chimney that was historically at the rear of the house was dismantled and re-built on this side wall between the porch and the projecting bay. Since then, a raised deck with a gazebo was built at the rear of the house.

All of the windows on the house are original wood windows with exterior storms.

#### Interior:

The interior of the house offers a side-passage, double-parlor, room-behind-room plan with a rear kitchen wing. The front door opens directly into the side passage and features a quarter-turn stair against the north end wall with boldly turned newel posts and balusters. A double door opens from the hall into the front parlor, while a single door at the end of the hall leads directly into another room, the present-day dining room. From the dining room, two single doors with single-light transoms lead into the rear parlor, while a wide double-leaved pocket door provides access between the front and rear parlors. The expanded kitchen opens off of the dining room and rear parlor.

The upper floor includes a series of bedrooms and bathrooms, all with original floors, doors, moldings and trim.

#### INTEGRITY

The Stone House retains a high degree of integrity. The house sits on its original location, sited above street level as the streets were cut and laid following its construction as one of the first houses in the new subdivision of American University Park. The dwelling's original setting in the new-cut subdivision is no longer intact as the surrounding lots are now improved with mid-twentieth-century dwellings. However, the suburban setting of American University Park is intact. In addition, the dwelling retains integrity of design, materials, workmanship, feeling and association. The Stone House features most of its original finishes including the cross-bracing in the tower on the exterior, and the narrow wooden floorboards, molded baseboard, bulls'-eye door and window corner blocks, and single-light transoms above all of the single doors on the interior.

**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**

1897-1963

**Significant Dates**

1897

**Significant Person**

(Complete only if Criterion B is marked above)

**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.

**Cultural Affiliation**

**Architect/Builder**

**Period of Significance (justification)**

The period of significance extends from 1897, the year the house was constructed, to 1963, the death of long-time owner Lillie May Stone.

**Criteria Considerations (explanation, if necessary)**

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

The house at 4901 47<sup>th</sup> Street, NW in American University Park qualifies for listing in the National Register under the Multiple Property document *American University Park in Washington, D.C.: Its Early Houses, pre-Civil War to 1911*. Built in 1897, the Stone House is among the earliest constructed in American University Park after the area was platted for residential subdivision in 1896-1897. Built on two lots, it retains its original appearance from the street as well as original exterior and interior architectural details. The integrity of the structure has been carefully maintained by a succession of owners.

The Stone House meets National Register Criterion A 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 Stone 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 Stone House meets National Register Criterion C and provides 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 Stone 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 Period of Significance for the property extends from 1897 when the house was constructed to 1963 and the death of Lillie May Stone, the last surviving member of the couple after whom the property is known and the fourth and longest owner.

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

**Architecture and Community Planning and Development**

The Robert and Lillie May Stone 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 Stone House is indicative of the 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 Stone 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 Robert and Lillie May Stone 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 Stone House was constructed speculatively by the builder B.H. Burgoyne in the newly platted 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.

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**Developmental history/additional historic context information**

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 fully detailed in the Multiple Property Document, Croissant and Stone platted American University Park in 1896-1897 for residential development 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, a Maria Weems from Annapolis, Maryland, clearly believed in the potential of American University Park, and became one of the first people to speculate on building in the newly platted 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 the Stone House

The first owner of the property, Maria Weems purchased the lot of land in October 1896 and shortly thereafter hired local builder, Barzilla H. Burgoyne to build her house on the site. Burgoyne was simultaneously erecting four other houses in the neighborhood. An early photograph of the dwelling appears in the 1897 promotional brochure for American University Park. When Mrs. Weems died three years later, she likely did so with the hope of success for the development still alive.

Mrs. Weems was a resident of Anne Arundel County, Maryland where the Sellman and Weems families both had deep roots. At her death, Maria Weems owned two farms, Meadow Brook and Coxby Hall in Anne Arundel. Meadow Brook had been purchased by her grandfather, Thomas Sellman, in 1794 from the estate of a Colonel John Weems. Now known as Burrage’s End, the property was listed in the National Register in 1973.<sup>i</sup> In June, 1850, Maria Sellman married Richard Weems. The son of Richard and Mary (Wood) Weems, Richard Weems was a physician, and prominent in the community, having served as an Anne Arundel County Commissioner and a director of the Farmers Bank of Annapolis.<sup>ii</sup> No link has been established between Richard Weems and the Col. John Weems of Meadow Brook. Similarly, no link has been established between this Weems family and the late eighteenth-century resident of Tenleytown, Dr. John Weems.

Maria Weems seems to have been firmly entrenched in Anne Arundel County, so it is unclear why, several years after her husband’s death, she bought property in the new American University Park subdivision in Washington, D.C. There is no evidence that she ever lived in the house, and when she died in January 1900, the house passed to her only surviving child, Agnes Weems Woollen. In May 1903, Agnes Woollen sold the house to Gertrude B. Stewart, who immediately conveyed the property to Lillie M. Stewart Stone.

### Lillie Mae (Stewart) and Robert Stone

In 1886 Robert Stone, still a child, came to Washington, D.C. from Pennsylvania with his father, David D. Stone. David Stone established a real estate firm, David D. Stone & Company, and with John D. Croissant purchased the land and platted the original American University Park subdivision in 1896. Robert Stone and his brother, Charles Parker Stone, soon became part of their father’s very successful firm. When his father retired, Robert Stone was affiliated with a successor firm known as Stone and Fairfax. Still later, Robert was associated with Waggaman-Brawner Realty Corporation. In the early days of American University Park, Robert Stone’s name appears as owner on permits for both 4619 48<sup>th</sup> Street and 4520 River Road. The promotional brochure for American University Park identifies the subdivision’s first home at 4701 Fessenden Street as his residence, although he likely never lived there. The dwelling at 4901 47<sup>th</sup> Street was purchased by Gertrude B. Stewart in 1903 and immediately transferred to Lillie May Stewart Stone, Robert’s wife. In 1903, when the property came into Stone family ownership, the much anticipated streetcar branch line off Wisconsin Avenue and through the neighborhood had still not materialized, and confidence in the subdivision was slipping. As an active partner in his father’s business, Robert Stone perhaps sought to purchase the house to shore up confidence in the development. But shortly thereafter, residential development in the platted subdivision came to a grinding halt, marking Croissant and Stone’s American University Park as a failed nineteenth-century residential subdivision.

The Stones owned the property until Lillie’s death in the early 1960s (Robert died in 1955 at the age of 83).

### 1963 – present

Since the death of Lillie May Stewart Stone, the property has changed hands ten times, the period of ownership varying from just a few months to ten years. According to the current owners, who purchased the property in October 2007 and are committed to maintaining its historic character and integrity, many of the previous owners have left behind ‘gifts’ to the house. The changes over the years have been thoughtfully and respectfully implemented, testimony to its owners’ appreciation of this house’s place the history of our community.

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<sup>i</sup> Ware, Donna M., *Anne Arundel’s Legacy, the Historic Properties of Anne Arundel County, MD*, Anne Arundel County, Maryland, 1990, p. 27.

<sup>ii</sup> *The [Annapolis] Sun*, May 17, 1890, p. 1.

**9. Major Bibliographical References**

**Bibliography** (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

**Major Bibliographical References:**

- 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, DC: Country Village into City Neighborhood*. Washington, D.C. Tennally Press. 2000.
- Ware, Donna M. *Anne Arundel's Legacy, the Historic Properties of Anne Arundel County, MD*. Anne Arundel County, Maryland. 1990.
- Washington, D.C. city directories, 1901-1905. Washingtoniana Room, District of Columbia Public Library.
- 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 Jane 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.

**Other Resources:**

- The (Annapolis) Sun*, May 17, 1890, p. 1.
- The Annapolis Gazette*, April 24, 1856, p. 2, and December 9, 1873, p. 4.
- Anne Arundel Genealogical Research Society Staff.
- Anne Arundel Readings*, Vol. 13, no. 1, January 2010, pp. 23, 32-34; Vol. 10, no. 2, July 2007, pp. 23, 27, 32, 34.
- E. Stephen Derby, Esq., Annapolis, Maryland, personal communication.
- District of Columbia Archives.
- District of Columbia Office of the Surveyor.
- District of Columbia Recorder of Deeds.
- The Washington Post*, February 20, 1955, p. B2.

**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 # \_\_\_\_\_

**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 1 acre  
(Do not include previously listed resource acreage)

**UTM References**

(Place additional UTM references on a continuation sheet)

1	<u>18</u> Zone	<u>4313492</u> Easting	<u>18644</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

The Robert and Lillie May Stone House  
Name of Property

Washington, D.C.  
County and State

**Verbal Boundary Description** (describe the boundaries of the property)

The Stone House at 4901 47th Street, NW occupies Lot 70 on Square 1544

**Boundary Justification** (explain why the boundaries were selected)

The Stone House has stood on this site since its construction in 1897. The original parcel included four lots, but two were later sold. The remaining two lots, 16 and 17, whose common boundary the house straddles, were combined into lot 70 in 1974.

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**11. Form Prepared By**

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name/title Kim Williams and Jane Waldmann  
organization Tenleytown Historical Society date \_\_\_\_\_  
street & number 5332 42<sup>nd</sup> Street, NW telephone 202 686-1446  
city or town Washington, DC state DC zip code 20015  
e-mail \_\_\_\_\_

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**Additional Documentation**

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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)

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**Photographs:**

Submit clear and descriptive black and white 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:** Robert and Lillie Stone House

**City or Vicinity:** Washington, D.C.

**County:**

**State:**

**Photographer:** Kim Williams

**Date Photographed:** October 2010

**Description of Photograph(s) and number:** 1 of 7  
General view showing south and west elevations, view looking northerly

**Description of Photograph(s) and number:** 2 of 7  
West (front) elevation, view looking east

**Description of Photograph(s) and number:** 3 of 7  
North and west elevations, view looking southeast

**Description of Photograph(s) and number:** 4 of 7  
Detail of corner tower showing cross bracing ornament

**Description of Photograph(s) and number:** 5 of 7  
Interior view of stair hall looking at stair from front door

**Description of Photograph(s) and number:** 6 of 7  
Interior view of entry hall from rear of hall looking toward front door

**Description of Photograph(s) and number:** 7 of 7  
Interior view showing rear parlor looking towards front parlor with door openings on right leading into stair hall

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number MAPS/HISTORIC IMAGES

Robert and Lillie Stone House
Name of Property Washington, D.C.
County and State <i>American University Park.: Its Early Houses, pre-Civil War to 1911</i>
Name of multiple listing (if applicable)

Page 1



4901 47<sup>th</sup> Street  
(From, *The American University Park, Washington, D.C.*, promotional brochure, J.D.Croissant and David D. Stone, 1897.)

United States Department of the Interior  
National Park Service

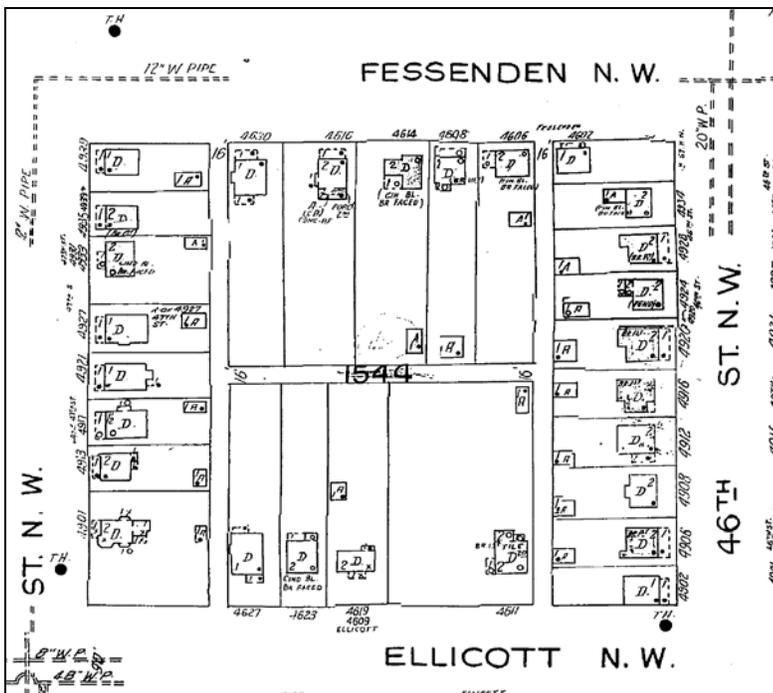
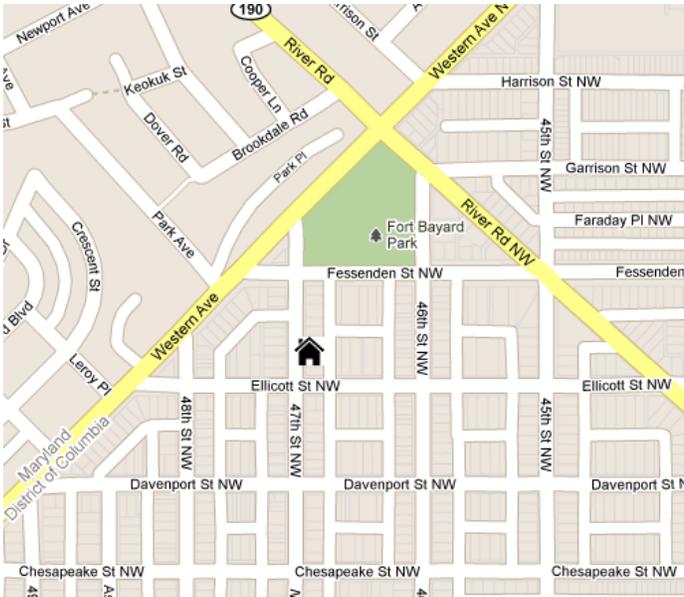
National Register of Historic Places  
Continuation Sheet

Name of Property	Robert and Lillie Stone House
County and State	Washington, D.C.
Name of multiple listing (if applicable)	American University Park.: Its Early Houses, pre-Civil War to 1911

Section number MAPS/HISTORIC IMAGES

Page 2

The Robert and Lillie Stone House  
4901 47<sup>th</sup> Street, NW



(Sanborn Fire Insurance Map, 1960)