

4608 NORTH PARK AVENUE, CHEVY CHASE, MD 20815

ADDITION TO THE LOCATIONAL ATLAS & INDEX OF HISTORIC SITES



Description

The Planning Board will receive public testimony, hold a work session, and take action on the request to list the Pyles House, 4608 North Park Avenue, to the *Locational Atlas & Index of Historic Sites*.

Completed: 6-24-2022

MCPB
Item No. 12
7-21-2022

Montgomery County
Planning Board
2425 Reedie Drive, Floor 14
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Planning Staff

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Summary:

- On February 3, 2022, the Village of Friendship Heights submitted a written request that 4608 North Park Avenue be considered for listing in the *Locational Atlas & Index of Historic Sites*. This request included a completed Maryland Inventory of Historic Properties (MIHP) form as required by Section 3.2(a) of the Historic Preservation Commission's Rules, Guidelines, and Procedures.
- Historic Preservation staff completed archival research and an architectural survey and determined that the property does not satisfy the historical, cultural, architectural, or design significance criteria for designation outlined in §24A-3 of the Montgomery County Code.
- The Historic Preservation Commission held a work session and public hearing on June 22, 2022 regarding the *Locational Atlas* request. The HPC heard a presentation from staff, testimony from the property owner and their representatives, and testimony on behalf of the Village of Friendship Heights. After deliberation, the HPC found that the subject property fails to meet designation criteria and recommended that the Planning Board not list the Pyles House in the *Locational Atlas & Index of Historic Sites*.
- Staff recommends that the Planning Board not list the property to the *Locational Atlas & Index of Historic Sites*.

LOCATION/ADDRESS

Pyles House (MIHP # M:35-213)
4608 North Park Avenue
Chevy Chase, MD 20815

MASTER PLAN

1998 *Friendship Heights Sector Plan*

ZONE

CR-3.0 C-2.0 R-2.75 H-90

PROPERTY SIZE

10,890 ft²

DESIGNATION REQUESTED BY

Village of Friendship Heights

DATE OF DESIGNATION REQUEST

February 2, 2022

REVIEW BASIS

Chapter 24A: Historic Resources Protection

SUMMARY

After receiving a request from the Village of Friendship Heights to list the Pyles House at 4608 North Park Avenue to the *Locational Atlas & Index of Historic Sites*, Historic Preservation staff analyzed the property and determined that it does not fulfill the county's historic designation criteria. At a work session and public hearing held June 22, 2022, the Historic Preservation Commission found that the property does not meet designation criteria and recommended that the Planning Board not list the site to the *Locational Atlas & Index of Historic Sites*.

Staff recommends that the Planning Board does not list the property in the *Locational Atlas & Index of Historic Sites*.

OVERVIEW

On February 3, 2022, Julian Mansfield, Village Manager, submitted a written request on behalf of the Village of Friendship Heights that the property be considered for listing in the *Locational Atlas & Index of Historic Sites*. This request included a completed Maryland Inventory of Historic Properties (MIHP) form as required by Section 3.2(a) of the Historic Preservation Commission's Rules, Guidelines, and Procedures.

Historic Preservation staff conducted historical research and an architectural survey of the site to document the property and analyze its potential historical and architectural significance as defined by the designation criteria in §24A-3: Historic Resources Protection of the Montgomery County Code. Staff found that the subject property does not satisfy the designation criteria.

The Historic Preservation Commission (HPC) held a work session and public hearing on June 22, 2022 regarding the request to list 4608 North Park Avenue in the *Locational Atlas*. The HPC heard a presentation from Historic Preservation staff, testimony from the property owner and their representatives, and testimony from Councilmember Alfred Muller on behalf of the Village of Friendship Heights. No members of the public testified on behalf of the designation request. After deliberation, the HPC found that the subject property fails to meet designation criteria and recommended that the Planning Board not list the Pyles House in the *Locational Atlas & Index of Historic Sites*.

A brief overview of the property and the staff findings follows. The attached Designation Form (Attachment A) contains a more detailed summary of research findings and staff analysis.

The Pyles House sits close to the sidewalk on the south side of North Park Avenue in the Village of Friendship Heights, midway between intersections with Willard Avenue and Shoemaker Farm Lane. The site is approximately ¼ mile west of Wisconsin Avenue and ⅓ of a mile from Montgomery County's border with the District of Columbia. This property is zoned CR-3.0 C-2.0 R-2.75 H-90.

The Pyles House is a two-bay frame dwelling constructed in 1906, shortly after Friendship Heights was first platted as a streetcar subdivision. Friendship Heights in the early 20th century was characterized by single-family residences with wide yards, free-standing garages, and small outbuildings supporting domestic agriculture. Today, this building is one of the few early-to-mid twentieth century homes remaining within the Village of Friendship Heights. The community was extensively redeveloped by the 1970s with high-rise condominium, apartment, and commercial buildings. As a result, the setting and association with the streetcar-era landscape have been highly impacted.

The home was owned and primarily occupied by Joseph F. Pyles, his wife, Bertha A. Pyles, and their children from the time of its construction through the late 1960s. The Pyles family, though residents of Friendship Heights through its initial growth and the beginning of its rapid redevelopment, did not appear to otherwise shape their community.

As detailed in Section 7-I of the Designation Form, staff finds that the subject property does not meet any applicable designation criteria listed in §24A-3 of the Montgomery County Code.

Evaluation Criterion (1): Historical and Cultural Significance

The subject property fails to meet the requirements for historical or cultural significance. It is not the site of a significant historic event, is not associated with persons who influenced society, and does not symbolize the county's social, political, cultural, or economic history. Though it does date to the period of Friendship Heights' emergence as a streetcar suburb, it does not communicate this history today: the characteristics of the property and the community which evoked that era no longer exist.

Evaluation Criterion (2): Architectural and Design Significance

The subject property's wood frame construction and simple design reflect building trends commonly employed throughout the region in the early twentieth century. This building does not stand out as a significant example of its method of construction. Alterations to the building, especially to the frieze and to the front porch detailing, have erased features which defined its original style. Though elements of early-twentieth century design and construction are retained, these aspects do not impart historical or architectural significance to the property.

Joseph F. Pyles, the home's builder, does not qualify as a master of his trade.

The home has not been recognized as a familiar visual feature of Friendship Heights or the county. The 1998 *Friendship Heights Sector Plan* distinguished this dwelling based on its age, but did not recommend historic designation of the property.

CONCLUSION

Staff finds that the property does not meet the historical, cultural, architectural, or design significance criteria for designation outlined in §24A-3 of the Montgomery County Code and recommends that the site not be listed to the *Locational Atlas & Index of Historic Sites*.

ATTACHMENTS

Attachment A – Historic Designation Form

Attachment B – Designation Request

Attachment C – Public Testimony Provided to the Historic Preservation Commission

Attachment D – [Recording of the June 22 Historic Preservation Commission Meeting](#)



PYLES HOUSE

4608 North Park Avenue, Chevy Chase, MD 20815

Locational Atlas & Index of Historic Sites

Designation Form

May 2022



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1. Name of Property

Historic Name: Pyles House

Current Name: 4608 North Park Avenue

Maryland Inventory of Historic Properties #: M: 35-213

2. Location of Property

Street Address: 4608 North Park Avenue, Chevy Chase, MD 20815

3. Zoning of Property

CR-3.0 C-2.0 R-2.75 H-90: The intent of the CRN, CRT, and CR zones is to permit a mix of residential and nonresidential uses at varying densities and heights. The zones promote economically, environmentally, and socially sustainable development patterns where people can live, work, recreate, and access services and amenities. The CR zone is intended for larger downtown, mixed-use, and pedestrian-oriented areas in close proximity to transit options such as Metro, light rail, and bus. Retail tenant gross floor area is not restricted.

4. Type of Property

A. Ownership of Property

☒ Private
☐ Public
☐ Local
☐ State
☐ Federal

B. Category of Property

☒ Private
☐ Public
☐ Local
☐ State
☐ Federal

C. Number of Resources within the Property

Contributing		Noncontributing	
<input checked="" type="checkbox"/> 1	Buildings	<input checked="" type="checkbox"/> 4	Buildings
<input type="checkbox"/>	Structures	<input checked="" type="checkbox"/> 1	Structures
<input type="checkbox"/>	Objects	<input type="checkbox"/>	Objects
<input type="checkbox"/>	Archaeological Sites	<input type="checkbox"/>	Archaeological Sites
<input checked="" type="checkbox"/> 1	Total	<input checked="" type="checkbox"/> 5	Total

D. Listing in the National Register of Historic Places

The property has not been evaluated for the National Register of Historic Places.

5. Function or Use

Historic Function(s): Domestic

Current Function(s): Domestic; Commerce/Trade

6. Description of Property

Site Description

The Pyles House is located mid-block on the south side of North Park Avenue between Willard Avenue and Shoemaker Lane in the Village of Friendship Heights. The site is approximately $\frac{1}{4}$ of a mile west of Wisconsin Avenue and $\frac{1}{2}$ of a mile from Montgomery County's border with the District of Columbia. The surrounding neighborhood retains only a few of the early-to-mid twentieth century homes which were once predominant here. The nearby area was extensively redeveloped by the 1970s with high-rise condominium, apartment, and commercial buildings.

The building remains in its original location and retains most of its original parcel footprint. It sits on a triangular .25-acre lot that slopes down across the rear yard to the south of the dwelling.¹ The property is bounded by a fifteen-story condominium building to the west, North Park Avenue to the north, and single-family dwellings converted to commercial use to the east and south.

The property is accessed from North Park Avenue. An L-shaped paved drive with five parking spaces abuts the building to the west and south. On the building's east side, a fenced brick patio enclosed with a wrought iron fence abuts the recessed porch at the home's rear. The fenced patio separates this property from a paved driveway and parking area for the property at 4604 N Park Avenue. At the rear of the site, a sloped grass yard of approximately 3,000 square feet contains four small non-historic sheds and a horse trailer, all resting on concrete pads.

Architectural Description

This two-bay frame dwelling was constructed in 1906. It features two-over-two, double-hung, wood-sash windows; and a single-leaf front door with a large light and recessed panels. A full-width front porch, likely original in form but altered in style, has chamfered posts, pendant drops, and molded brackets that form the architrave.

The original narrow, rectangular-plan footprint has been expanded with a two-story rear addition and one-story side porch, now enclosed, both of wood frame construction. The building is clad in dropped wooden siding. A narrower wood siding is used on the enclosed side porch. The home sits on a foundation composed of both concrete block and uncoursed stone with raised rounded ribbon joints and includes a rear stair descending below grade to the basement. It is capped with an asphalt-shingled hipped roof that is pierced by a brick chimney centrally located on the ridge. At the rear, an exterior

¹ The original 10,890 square foot lot is now divided into two parcels following dedication for street widening at the front of the property. The home sits on an 8,493 square foot lot under tax account 00494613. Both parcels are still privately held.

staircase provides direct access to the second story. Fenestration consists primarily of two-over-two, wood-sash windows and several partially glazed wood doors.

The home's wide overhanging eaves, elongated windows, and the large light of the front door suggest that the original design was influenced by the Italianate style. Alterations to the porch and to the hipped-roof frieze suggest that additional detailing possibly present in the original design has been removed.²

7. Statement of Significance

A. Applicable Designation Criteria

The dwelling at 4608 N Park Avenue does not meet any applicable designation criteria listed in §24A-3 of the Montgomery County Code. See Section 7-I for a complete evaluation.

B. Statement of Significance

Historic Preservation staff does not recommend designation of the property. Therefore, no statement of significance will be included.

C. Period of Significance

c. 1906

D. Significant Dates

1906 (construction), 1975 (sale to current owner)

E. Significant Persons

Joseph Frank and Bertha Anna (née Fahrenwald) Pyles

F. Area of Significance

N/A

G. Architect/Builder

Joseph F. Pyles (builder)

H. Narrative

Historic Context: Brief History of Friendship Heights

In the years preceding European colonization, land in the vicinity of Friendship Heights was home to Native American people who practiced agriculture, hunting and gathering, and fishing along Rock Creek and the Potomac River. These native residents were largely displaced amid increasing European settlement in the 17th and early 18th centuries.³

In 1713, a 3,124-acre tract of land called "Friendship" was patented to Thomas Addison and James Stoddart.⁴ Through the mid-19th century, the land between River Road and Wisconsin Avenue remained largely rural, though the large Friendship tract had been divided and the land was now home to

² The corner boards on the porch include a kick-out which suggests that elongated brackets were part of the original construction. Likewise, alterations to the frieze may have included the removal of an original bracketed cornice typical of the Italianate style.

³ DC Historic Preservation Office, *Ward 3 Heritage Guide* (Washington, DC: DC Office of Planning, 2020), 6.

⁴ https://planning.dc.gov/sites/default/files/dc/sites/op/page_content/attachments/Ward%203%20Heritage%20Guide.pdf.

⁴ Montgomery County Court (Land Records), "Benjamin Stoddart to Charles Beatty," May 4, 1782, Liber B, Folio 45. Many secondary sources attribute the name "Friendship" to the amicable relationship between the two families.

members of the Shoemaker, Perry, Ball, and Williams families.⁵ The Shoemakers had relocated here from Pennsylvania by 1832, when Samuel Shoemaker bought 102 acres of the Friendship tract between the “Main Road” (Wisconsin Avenue) and River Road.⁶

The population of the District of Columbia grew substantially in the Civil War years, spurring development of previously unimproved areas inside the city and driving residents of means to seek less crowded quarters. This expansion continued with the opening of the Metropolitan Branch of the Baltimore & Ohio Railroad in 1873, which transformed Montgomery County and established a suburban commuter corridor. Real estate developers marketed these suburbs’ easy access to the District and drew a contrast between the crowded conditions in the city and the healthy, green settings of these new communities.

The invention of the electric streetcar in 1888 drove a further wave of suburbanization. Speculative real estate developers saw opportunity in areas previously isolated from rail lines as streetcar lines were added to existing turnpikes and new roads were built. Somerset Heights (1890), Chevy Chase (1892) and Friendship Heights (1901) emerged in this era.

The area that would become Friendship Heights was served by several lines, making it an attractive location for developers and new residents. The Georgetown and Tenallytown Railway, chartered in 1888, ran along Wisconsin Avenue from the Potomac River to the District boundary, where it terminated near the intersection with Willard Avenue.⁷ Soon after, the Tenallytown and Rockville Railroad (1890) and Glen Echo Railroad (1891) opened and provided further service to the local area.⁸ The latter ran along what would become Willard Avenue west to Glen Echo and Cabin John, but was short-lived and discontinued service to the Wisconsin and Willard Avenue junction in 1900.⁹

Henry W. Offutt platted the 16-acre subdivision “Friendship Heights” in June of 1901. Offutt was a successful grocer, real estate developer and banker, who had assembled the land over the previous decade.¹⁰ Through the mid-1890s, much of this land still belonged to Shoemaker descendants or had been acquired from the family in recent decades.¹¹ Offutt purchased 12 acres of this 16-acre subdivision from Louisa Ernest, daughter of Aquila Eld. Eld had purchased land here from the Shoemaker family in 1854.¹² Offutt acquired the final four acres from the Ball family, who obtained their land from Isaac Shoemaker.¹³ Offutt’s Friendship Heights consisted of three blocks divided into approximately 6,000 square foot lots closer to Wisconsin Avenue, and six larger lots of one to two acres towards the interior

⁵ Simon J. Martenet, *Martenet and Bond's Map of Montgomery County, Maryland*. (Baltimore: Simon J. Martenet, 1865), Map. <https://www.loc.gov/item/2002620533/>; Griffith Morgan Hopkins, Jr., “Bethesda District No. 7,” *Atlas of Fifteen Miles Around Washington, Including the County of Montgomery, Maryland*. (Philadelphia: G.M. Hopkins, 1879), Map. <https://www.loc.gov/item/87675339/>.

⁶ Benjamin H. Shoemaker, *Genealogy of the Shoemaker Family of Cheltenham, Pennsylvania*, (Philadelphia: J.B. Lippincott Co., 1903), 87.; Montgomery County Court (Land Records), “Walter Smith, Clement Smith, and Margaret Clare Smith to Samuel Shoemaker,” November 22, 1832, Liber BS 5, Folio 379.

⁷ Now named “Tenleytown,” the older spelling was still in use in the late 19th century. LeRoy O. King, Jr., *100 Years of Capital Traction: The Story of Streetcars in the Nation's Capital*. (Dallas, TX: Taylor Publishing Company, 1972), 39.

⁸ King, *100 Years of Capital Traction*, 42.

⁹ *Ibid.*, 42.

¹⁰ William G. Offutt, *Bethesda, A Social History* (Washington, DC: The Innovation Game, 1995), 218; William J. Latimer, “Friendship Heights,” February 14, 1902, Plat 45.

¹¹ Griffith Morgan Hopkins, Jr., *The Vicinity of Washington, D.C.* (Philadelphia: G.M. Hopkins, 1894), Map, <https://www.loc.gov/item/88693364/>

¹² Montgomery County Court (Land Records), “Julian B. Miller, Trustee, to Henry W. Offutt,” April 25, 1890, Liber JA 17, Folio 449; Ancestry; Montgomery County Court (Land Records), “Isaac Shoemaker to Aquila Eld,” July 19, 1854, Liber JGH 3, Folio 320.

¹³ Montgomery County Court (Land Records), “Richard L. Ball and Rachel J. Ball to Samuel E. Hill,” March 24, 1886, Liber JA 1, Folio 456.

of the subdivision along High Street.¹⁴ The ¼-acre Pyles property would be drawn from the triangular Block 9 at the westernmost edge of the subdivision. Offutt's subdivision abutted "The Hills," a subdivision created primarily from Shoemaker family land the previous year.¹⁵

Over the next dozen years, Friendship Heights grew into an established residential community where the affordable land allowed for large yards with room for domestic chickens and kitchen gardens.¹⁶ Many of the principal early homes were built by Richard Ough & Son, a builder who contributed to commercial and residential construction in Georgetown, Tenleytown, and nearby Somerset.¹⁷ These homes reflected a mix of Victorian and early Colonial Revival styles. In 1914, the Maryland General Assembly created a special taxing district for "the villages of 'Friendship Heights' and 'The Hills'" that allowed the unincorporated community some autonomy to levy local taxes for public works projects, police and fire protection, and public services such as garbage collection.¹⁸ The legislature granted limited governing authority to the "Friendship Heights Citizens' Committee," a precursor to the Village Council. The committee was emblematic of an active citizenry who organized local institutions including a school, church, and women's club; fundraised for street improvements; and established local regulations addressing community concerns ranging from domestic livestock to nuisance fireworks.¹⁹

The growing community was comprised nearly entirely of white families. Black residents of the District and of the nearby River Road community faced racial discrimination in Friendship Heights that culminated in overt threats of violence when land in the Belmont subdivision, just across Wisconsin Avenue, was sold to Black buyers in 1906.²⁰ Richard Ough, the prominent Friendship Heights resident and builder, declared to *The Washington Times* that, "No negro shall ever build a house in Belmont... I speak for 500 men as determined as I am myself. We do not care what methods are needed to prevent a calamity which appears to be impending; whatever they are, those methods will be taken." Ough went so far as to directly compare the local men he spoke for to the Ku Klux Klan.²¹ Friendship Heights remained a primarily white community through at least the mid-twentieth century.

By the 1940s, suburban neighborhoods, including Friendship Heights, were changed by the emerging development of supermarkets and shopping centers.²² The opening of a Woodward & Lothrop department store in 1950 was the first sign of a transformational wave of construction. It was followed shortly by the construction of the GEICO Headquarters, Chevy Chase shopping center, and Lord & Taylor (over the District line).

In 1964, the Maryland-National Capital Park and Planning Commission adopted commercial zoning for Friendship Heights that allowed construction of buildings up to 140 feet tall, beginning a period of rapid transformation that accelerated when Friendship Heights was identified as a future Metrorail stop in

¹⁴ An early resident of Friendship Heights, Anne Sheiry, recalled High Street as the old wagon road to the Eld family farmhouse. Offutt, *Bethesda, A Social History*, 219.

¹⁵ C.J. Maddox, "The Hills," December 26, 1901, Plat 44.

¹⁶ "District Stretching North Along Wisconsin Avenue," *The Evening Star*, April 9, 1910, NewsBank.

¹⁷ Offutt, *Bethesda*, 219.

¹⁸ Maryland General Assembly, *Laws of the State of Maryland*, (Annapolis, MD: Maryland General Assembly, 1914), 166, via the Maryland State Archives: <https://msa.maryland.gov/megafile/msa/speccol/sc2900/sc2908/000001/000533/html/am533--166.html>

¹⁹ Offutt, *Bethesda*, 219-227; "Parties Planned to Pay for Paving," *The Evening Star*, September 28, 1931, NewsBank.

²⁰ Offutt, *Bethesda*, 225.

²¹ "Belmont Colony Arouses Whites to Danger Point," *The Washington Times*, July 5, 1906, Chronicling America. <https://chroniclingamerica.loc.gov/lccn/sn84026749/1906-07-05/ed-1/seq-1/>

²² KCI Technologies, Inc., *Suburbanization Historic Context and Survey Methodology, I-495/I-95 Capital Beltway Corridor Transportation Study, Montgomery and Prince George's Counties, Maryland*, (Maryland Department of Transportation: State Highway Administration, 1999, B-19.

1966.²³ High-rise apartment and office buildings rapidly replaced the existing single-family houses. By 1969, *The Washington Post* estimated that only 30 such homes remained, and that these were likely to be demolished within five years.²⁴

Much of this transformation was driven by local resident and real estate agent Thelma ‘Tim’ Edwards, who saw a moment of opportunity as commercial development surrounded the Village to the south and east. Acting as a broker, she successfully assembled large parcels for commercial and residential development by convincing her neighbors of the financial windfall to come.²⁵ The large-scale redevelopment that followed resulted in the rapid physical transformation of Friendship Heights from its origins as a streetcar suburb to the urban form seen today.

Historic Context: Ownership of 4608 N Park Avenue

Joseph F. and Bertha A. Pyles and family (1906 – c. 1975)

On January 11, 1906, Henry W. and Florence G. Offutt sold to Joseph F. Pyles a quarter-acre portion of Block 9 in the Friendship Heights subdivision.²⁶ Joseph F. Pyles was born September 3, 1882, and raised in Washington, DC, by a working class family.²⁷ In purchasing this property, he settled just across the street from his older brother, William H. Pyles, who had built a modest dwelling on a .65 acre lot at 407 High Street by 1904.²⁸ Joseph F. Pyles, a carpenter by trade, constructed the dwelling at 408 High Street in 1906.²⁹

On November 29, 1906, *The Washington Post* announced the upcoming marriage of Joseph F. Pyles and Bertha A. Fahrenwald, of Baltimore.³⁰ Bertha was born in November of 1884 near Yankton, in the Dakota Territory, to first-generation Russian and Prussian immigrants.³¹ By 1900, her family had relocated to Baltimore and Bertha, then 15, worked as a servant.³²

Joseph F. Pyles was employed throughout his adult life as a carpenter. In addition to building this house, he is likely to have contributed to suburban residential construction throughout the immediate area. Military draft registration cards reflect his employment as a carpenter in Chevy Chase (1918) and later as an employee of the Meadowbrook Construction Company (1942), a building and real estate

²³ Melanie Rose White, Ed., *Village of Friendship Heights: The First 100 Years*, (Chevy Chase, MD: Village of Friendship Heights, 2015), 28, <https://www.friendshipheightsmd.gov/PDFs/HistoryBookfinal.pdf>; The Montgomery County Department of Park and Planning, *Sector Plan for the Central Business District of Friendship Heights, Montgomery County, Maryland*, (Silver Spring, MD: The Maryland-National Capital Park and Planning Commission, 1974), 19.

²⁴ John B. Willmann, “Friendship Heights – Emerging Little City,” *The Washington Post*, March 16, 1969, ProQuest Historical Newspapers.

²⁵ Adriane Quinlan, “The Pastel Dream of the Developer,” *The Washington Post*, August 11, 2006, <https://www.washingtonpost.com/archive/lifestyle/2006/08/11/the-pastel-dream-of-the-developer-span-classbankheadthelma-edwards-made-a-little-pink-house-her-building-block-for-friendship-heightsspan/5f7cc3ed-844d-4733-87ef-ad9f217ceece/>.

²⁶ Montgomery County Court (Land Records), “Henry W. Offutt and Florence G. Offutt to Joseph F. Pyles,” January 11, 1906, Liber 184, Folio 449.

²⁷ In 1900, the last U.S. Census to record Pyles living at home with his parents reflected that his father William, was employed as a day laborer. 1900 U.S. Federal Census, “William H. Pyles, Jr.,” Ancestry.

²⁸ Maryland State Archives, Department of Assessments (Montgomery County), Assessment Record, Election District 4 [and 7], Rockville & Bethesda, 1896-1906, T221-191904, Assessment Year 1904. This home has since been demolished and the land is now part of the apartment complex at 4615 N Park Avenue.

²⁹ Maryland State Archives, Department of Assessments (Montgomery County), Assessment Record, Election District 4 [and 7], Rockville & Bethesda, 1896-1906, T221-191904, Assessment Year 1906; “Friendship Heights, MD,” [Real Estate Advertisement], *The Evening Star*, June 20, 1926, NewsBank. Pyles states in this ad that the home was “built by owner.”

³⁰ “Licensed to Marry,” *The Washington Post*, November 29, 1906, via ProQuest.

³¹ Bertha’s parents, Heinrich and Katharine Fahrenwald, had settled in the Dakota Territory by 1880. They arrived there amid a wave of immigrant settlers attracted to the territory by the Homestead Act of 1862, which distributed traditionally Native American lands to private ownership. 1880 U.S. Federal Census, “Heinrich Fahrenwald,” Ancestry.

³² 1900 U.S. Federal Census, “Bertha Fahrenwald,” Ancestry.

development firm active in the Washington, D.C. metropolitan area in the early to mid-twentieth century.³³ Census takers recorded no occupation for Bertha, but it is likely that she managed the household and held primary responsibility for raising the Pyles' three children: Anna (born c. 1909), Joseph Jr. (b. 1910) and Albert (b. 1920). Based on staff review of historical records and community social histories, neither Joseph nor Bertha appear to have played an active part in Friendship Heights' civic and social life in the decades of their ownership of this property.³⁴

In 1910, the Pyles family was living independently at 408 High Street, Friendship Heights. By 1920, the household included three boarders, suggesting that the family's financial circumstances may have changed.³⁵ Over roughly the same period, Joseph made a series of attempts to sell the property. Advertisements for the home reflect little change to the property between 1913 and 1931, when the final sale ad appears. A typical ad described the home and grounds in 1926:

FRIENDSHIP HEIGHTS, MD -- \$6,500; 6-room house, ¼ acre of ground, garage, poultry house, fruit and shade trees; house built by owner; 5 minutes' walk from car line.

J.F. PYLES, 408 High St., Friendship Heights, MD. Cleve. 475-W.³⁶

By this time, a garage had been added to the property to house an automobile purchased by the family c. 1923.³⁷ Other physical changes to the main dwelling are more difficult to date. The 1927-1963 Sanborn Fire Insurance Map reflects that it was once a rectangular dwelling with a one-story front porch. In this same period, Pyles likely constructed a one-story addition to the rear of the building.³⁸ Real estate maps from the 1930s to 1950s depict only a simple two-story rectangular outline with a detached outbuilding, likely the garage.³⁹ Available resources do not clearly suggest when the one-story rear porch was replaced with the two-story addition and side porch seen today. However, based on the uniform physical descriptions of the home between 1913 and 1931 and the consistency of materials used throughout the dwelling, it is likely that the sizable rear addition and side porch were added between 1931 and Joseph Pyles' death in 1958.⁴⁰

The additions may relate to the periods of the Pyles' family's occupancy of the home. On December 18, 1924, Joseph F. and Bertha Pyles purchased Lot 17 in Block B of Section 8, Chevy Chase.⁴¹ The lot was part of a subdivision made by Monroe and Robert Warren, major developers of Chevy Chase, and

³³ U.S., World War I Draft Registration Card, "Joseph Frank Pyles," 1917-1918, Ancestry; U.S., World War II Draft Registration Card, "Joseph Frank Pyles," 1942, Ancestry; Cynthia A. Liccese-Torres, Arlington County Historic Preservation Program, "Arlington Forest Historic District, National Register Nomination Form," 2004, http://www.arlingtonforestva.org/Nomination_for_Historic_Places_Register.pdf

³⁴ Neither appears in social histories of the community, such as *Bethesda: A Social History*, or were identified in local newspaper articles documenting social and civic activities as Friendship Heights coalesced as a community in the early and mid-twentieth century.

³⁵ 1920 U.S. Federal Census, "Joseph Frank Pyles," Ancestry.

³⁶ "Friendship Heights, MD," [Real Estate Advertisement], *The Evening Star*, June 20, 1926, NewsBank.

³⁷ Maryland State Archives, Department of Assessments (Montgomery County), Assessment Record, Election District 7, [Book 4], Friendship Heights and the Hills, Drummond, Somerset, Northwest Park, Oakmont, Norwood Heights 1923-1927, T221-84, 1923, Assessment Year 1923.

³⁸ *Sanborn Fire Insurance Maps: Washington Suburban, Volume One W*. (New York, NY: Sanborn Map Company, 1927-1963), Sheet 18.

It is probable that Pyles made the addition himself based on his construction of the home.

³⁹ Similarly, a review of tax assessment records from 1906 – 1970 did not reveal any obvious major building campaigns that added significantly to the assessed value of the improvements on the property.

⁴⁰ The 1927-1963 Sanborn Fire Insurance map shows that only the one-story rear addition existed at the time the final revision was made to this map. This revision reflects the revised street number (4608) and therefore must have been made at some point after 1950.

⁴¹ As was common throughout Chevy Chase, this lot was sold to the Pyles family with a racially restrictive covenant that stipulated that the property may never be rented, leased, or sold to "any negro or colored person." Montgomery County Court (Land Records), "Monroe Warren and Robert B. Warren to Joseph F. Pyles and Bertha A. Pyles," December 18, 1924, Liber PBR 364, Folio 301.

employers of Joseph Pyles by 1942.⁴² By about 1926, the Pyles had built a Craftsman-style bungalow on the lot, which was historically addressed as 4300 Leland Street, Chevy Chase.⁴³

The 1930 census recorded the Pyles family living at the new home on Leland Street. Residents of 408 High Street in Friendship Heights were not captured in the census, but available evidence indicates that the home was likely occupied by renters.⁴⁴ The last sale advertisement discovered for the home appeared in *The Evening Star* in 1931.⁴⁵

By 1940, the family had returned to 408 High Street, where Joseph and Bertha then lived the rest of their lives.⁴⁶ As the Pyles children aged into adulthood, they eventually moved out of their parents' home. Anna married Peter T. Michonski and moved to Massachusetts; Joseph Jr. became a professional photographer, for the Army during World War II and later for *National Geographic*, and eventually moved into the home at 4300 Leland Street; while Albert joined the armed forces and served in both World War II and the Korean War. He was killed in a plane crash in 1957.⁴⁷

Joseph F. Pyles died on October 1, 1958, leaving Bertha as the sole owner of the home, now addressed as 4608 High Street.⁴⁸ She lived there until her death on March 28, 1970.⁴⁹ Before her death, she deeded the property to her daughter, Anna Michonski, and to Frank E. Joyce, whose relationship to the Pyles family is unknown.⁵⁰ In 1968, Michonski and Joyce dedicated 2,397 square feet at the front of the lot to the Village of Friendship Heights and the Hills for the widening and improvement of High Street, which brought the street edge significantly closer to the home's façade.

Joan A. Estrada, the Joan A. Estrada Family Trust, and the Richard Mariscal Family Trust (1975 – Present)

After Anna Michonski's death on November 18, 1971, the property was briefly held by William A. Volkman, Jr. and J. Willard Nalls, local land use attorneys, before it was purchased by Joan A. Estrada on July 17, 1975.

Estrada was born Joan Arlene Sherman in Nebraska on August 12, 1938.⁵¹ She owned the property, individually or as trustee of the Joan A. Estrada Family Trust, until her death on June 2, 2019.⁵²

⁴² William Bushong, Clare Lise Cavicchi, Robin Ziek, Maryland-National Capital Park and Planning Commission, "Chevy Chase Survey District (Phase II)," Maryland Inventory of Historic Properties Form, 1997. <https://mht.maryland.gov/secure/Medusa/PDF/Montgomery/M;%2035-13-4.pdf>.

⁴³ This property is now addressed as 4330 Leland Street.

⁴⁴ The Pyles family had already opened the home to rental tenants by 1920, and a 1929 obituary for Margaret E. Stadtler provides her address as 408 High Street, Friendship Heights, MD, indicating her residency in this time frame. Stadtler does not appear to be related to the Pyles family. "Stadtler, Margaret E.," [Obituary], *The Evening Star*, April 28, 1929, NewsBank.

⁴⁵ "408 HIGH STREET, FRIENDSHIP HEIGHTS," *The Evening Star*, October 25, 1931, NewsBank.

⁴⁶ The Chevy Chase home was rented in 1940 to the Sowers family; 1940 U.S. Federal Census.

⁴⁷ "Michonski, Peter T (Anna E)," *Chicopee, MA City Directory, 1965*, 264, Ancestry; "Joseph Frank Pyles, Jr.," [Obituary], *The Washington Post*, December 29, 1984, NewsBank; 1950 U.S. Federal Census, Election District 7, ED 16-77; "Major Albert H. Pyles, Victim of Plane Crash in Germany," *The Evening Star*, May 22, 1957, NewsBank.

⁴⁸ "Pyles, Joseph F." [Obituary], *The Evening Star*, October 3, 1958, NewsBank.

⁴⁹ "Pyles, Bertha A." [Obituary], *The Evening Star*, March 31, 1970, NewsBank.

⁵⁰ Montgomery County Court (Land Records), "Bertha A. Pyles to Anna E. Michonski and Frank E. Joyce," October 26, 1967, Liber 3688, Folio 36.

⁵¹ "Joan A. Sherwood," Nebraska, U.S., Birth Ledgers, 1904-1911, Birth Index, 1912-1994, Ancestry.

⁵² Joan Arlene Mariscal, Find a Grave, https://www.findagrave.com/memorial/234450464/joan-arlene-mariscal?_gl=1*hb54zg*_ga*MTE4MzY0OTY0Mv4xNiA3NiMwMzk3*_ga_4QT8FMEX30*MTY1NDAYMDIzMy4yNi4xLjE2NTQwMjEzNzYuMA..

During the time of Estrada's ownership, the home was restored to its current appearance. In an undated photograph taken between 1975 and 2014, the home appears in a deteriorated condition but structurally matches the current configuration.⁵³

I. Local Designation Criteria

The dwelling at 4608 N Park Avenue does not meet any applicable designation criteria listed in §24A-3 of the Montgomery County Code. Based on historic research and architectural evaluation, staff determined that the property does not demonstrate historical or architectural significance.

Evaluation Criterion (1): Historical and Cultural Significance

The subject property fails to meet designation criteria for historical and cultural significance. It is not the site of a significant historic event, nor is it associated with a person or group of persons who influenced society. Though the Pyles family were longtime residents of Friendship Heights, they did not distinguish themselves through contributions to the social, political, cultural, or economic history of the county or the local community. In a time when Friendship Heights experienced growing social and civic participation by residents striving to improve their community, there is no evidence that the Pyles family played an active role in the emerging institutions which shaped the Village.

The home does not symbolize the county's development, heritage, or cultural characteristics. Though it does date to the period of Friendship Heights' emergence as a streetcar suburb, it does not communicate this history today. As a result of the wholesale change to the neighborhood character, the property's relationship to the historic context of the streetcar suburb is no longer evident. The community's buildings and structures from that era have been demolished, including the c. 1891 transfer station at Wisconsin Avenue and Willard Avenue that served the local transit lines.⁵⁴ At the time of its development, Friendship Heights was noted for its affordable land and large lots with gardens and domestic agricultural outbuildings.⁵⁵ With the loss of open land surrounding the Pyles House and the demolition of the home's detached garage and poultry house, the property's origins within this context are no longer apparent.

Nearby resources, including the Somerset Historic District (Master Plan Historic District #36/35) clearly convey the county's suburban streetcar history where this property does not. Somerset Heights, established in 1890, is adjacent to the Village of Friendship Heights. It is noted for its "unassuming" architecture and "solidly middle-class residents," and maintains characteristics which evoke its period of development: mature trees, regular rhythm and spacing of buildings and open space, homes set back from the street, and large lots, which originally attracted families to settle here.⁵⁶

Staff does not recommend designation on the basis of historical or cultural significance.

⁵³ Undated Photograph, *Village of Friendship Heights: The First 100 Years*, 31. <https://www.friendshipheightsmd.gov/PDFs/HistoryBookfinal.pdf>

⁵⁴ E.H.T. Traceris, "Streetcar and Bus Resources of Washington, D.C., 1862-1962," National Register of Historic Places Multiple Property Documentation Form, 2005, 41, <https://npgallery.nps.gov/GetAsset/9ea78f08-8661-406d-90cb-9db0bfe9cb2b>.

⁵⁵ "District Stretching North Along Wisconsin Avenue," *The Evening Star*, April 9, 1910, NewsBank.

⁵⁶ Somerset, established in 1890, is adjacent to the Village of Friendship Heights. It is noted for its "unassuming" architecture and "solidly middle-class residents," unlike the neighboring streetcar suburb of Chevy Chase. Clare Lise Kelly, *Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland*, (Silver Spring, MD: The Maryland-National Capital Park and Planning Commission, 2011), 243-244.

Evaluation Criterion (2): Architectural and Design Significance

Though the dwelling at 4608 N Park Avenue is one of the oldest surviving residences in the Village of Friendship Heights, the subject property lacks architectural or design significance.

The home's wood frame construction and simple design reflect building trends commonly employed throughout the region in the early twentieth century. This building does not stand out as a significant example of its method of construction. Alterations to the dwelling have obscured its simple Italianate style and removed features which may have originally given it some stylistic distinction. Though elements of early-twentieth century design and construction are retained, these aspects do not impart historical or architectural significance to the property.

Joseph F. Pyles, the home's builder, does not qualify as a master of his trade.

The home has not been recognized as a familiar visual feature of Friendship Heights or the county. The 1998 *Friendship Heights Sector Plan* distinguished this dwelling based on its age, but did not recommend historic designation of the property.⁵⁷

Staff therefore does not recommend designation on the basis of architectural or design significance.

J. Evaluation of Integrity

Integrity is the ability of a historic property to convey its historical and/or architectural significance. Resources must retain essential physical characteristics that allow it to convey this significance. There are seven aspects of integrity as defined by the National Park Service: location, design, setting, materials, workmanship, feeling, and association.

Location and Setting

The property lacks integrity of location and setting. While the home remains in its original location, the parcel has been reduced and the surrounding environment has experienced a near-total transformation from the turn of the century when the home was constructed. When Joseph F. Pyles purchased this property, Friendship Heights had been recently subdivided and remained largely undeveloped. The neighborhood that emerged in the early 20th century was characterized by single-family residences with wide yards, free-standing garages and small outbuildings supporting domestic agriculture. The Pyles property at one time included a poultry house and c. 1923 garage that have since been demolished. The parcel is effectively diminished in size by the land dedicated to the Village of Friendship Heights in 1968 to allow for the widening of High Street. The road expansion eliminated the setback from High Street, now North Park Avenue, and paving of a significant portion of the parcel has further reduced the property's ability to convey its suburban residential origins.

The character of the surrounding physical environment has been drastically altered since the time of the Pyles' residence. The historically single-family residential streetscape of former High Street is now predominantly characterized by high-rise apartment and condominium buildings. The adjoining property to the west, the 4620 North Park Condominium (built 1975), is an imposing 15-story structure built very close to the property line. Facing 4608 N Park Avenue, on the land where William H. Pyles Jr.'s home formerly stood, is the 17-story North Park Apartments building (built 1971). These high-rise structures were built in the massive wave of construction that transformed Friendship Heights in the late 1960s

⁵⁷ *Approved and Adopted Friendship Heights Sector Plan*, 76.

and 1970s.⁵⁸ The changes to the parcel and the surrounding neighborhood have resulted in a highly altered physical environment which no longer conveys the property's early twentieth century origins.

Therefore, the subject property does not retain integrity of location and setting.

Design, Materials, and Workmanship

The property retains integrity of materials and workmanship reflecting Joseph F. Pyles' construction and likely modification of the dwelling in several phases during his ownership of the property. The form, though altered, does convey the essence of the home's simple original plan. Materials represent a mix of original and replacement components. The integrity of design has been negatively impacted by alterations made to the porch and roof cornice which likely removed or obscured elements reflecting the Italianate style.

Association and Feeling

The property lacks integrity of feeling and association. The significant changes to the parcel, and the surrounding physical environment have compromised the property's ability to convey the home's original period of construction or its association with the streetcar lines which spurred development here. Buildings and structures associated with the streetcar era have been demolished, including the c. 1891 transfer station at Wisconsin Avenue and Willard Avenue. On its own, this dwelling does not convey the feeling of suburban life in the early 20th century, or a connection to any important historic events or persons. The subject property therefore lacks integrity of association and feeling.

K. Nearby Resources

As part of this research effort, staff evaluated the Pyles House in the context of the nearby single-family dwellings at 4602 N Park Avenue (1938), 4604 N Park Avenue (1928), 5406 Shoemaker Farm Lane (1951), and 4607 Willard Avenue (1929).⁵⁹

Among these properties, the "Pink House" at 4607 Willard Avenue, formerly home to Thelma 'Tim' Edwards, stands out as having the greatest potential historic significance as representative of the evolution of the Village of Friendship Heights. This property is a better candidate for potential historic designation.

The home is associated with a historically significant figure. Thelma Edwards is widely recognized for her major role in the development of Friendship Heights and as a noteworthy female real estate developer in the Washington metropolitan area. She has been described as the "unofficial mayor" of Friendship Heights, one of "the most important developers in the history of Washington," and as having "almost single-handedly" developed Friendship Heights as it is today.⁶⁰

Edwards is an important figure who shaped the local landscape. Potential historic designation of her home offers an opportunity to reflect the community's early architectural and economic heritage as well as the significantly underrepresented theme of women's history.

⁵⁸ See Section H, Historic Context: Brief History of Friendship Heights for further information on the community's redevelopment.

⁵⁹ Preliminary dates of construction are based on information available in SDAT.

⁶⁰ T. Rees Shapiro, "A Local Life: Thelma 'Tim' Edwards, 94, Real Estate Developer," *The Washington Post*, June 25, 2011, https://www.washingtonpost.com/local/obituaries/a-local-life-thelma-tim-edwards-94-real-estate-developer/2011/06/22/AGg2W7kH_story.html; Quinlan, "The Pastel Dream of the Developer"; Ken Adelman, "Washington Real Estate: Interview with Realtor Thelma Edwards," *Washingtonian*, April 1, 2005, <https://www.washingtonian.com/2005/04/01/washington-real-estate-interview-with-realtor-thelma-edwards/>.

Staff recommends that further evaluation of the property at 4607 Willard Avenue be conducted as part of future design studies and/or master planning projects in the Friendship Heights area.

L. Conclusion

Based on field survey and archival research, Historic Preservation staff does not recommend that 4608 N Park Avenue be listed to the *Locational Atlas & Index of Historic Sites*. The building does not meet designation criteria for historical or architectural significance.

8. Environmental Setting/Geographical Data

Property Land Area

10,890 square feet

Tax Account Number

00494613 & 00494112

District

07

Environmental Setting Description

The dwelling at 4608 N Park Avenue is in Friendship Heights, Montgomery County, Maryland. The site considered for designation includes the 8,493 square foot property identified as 00494613 and the 2,397 square foot property identified as 00494112, District 7, and shown on the accompanying map (Appendix 1, Figure 1). The property is in the northwestern portion of Block 9 in the subdivision "Friendship Heights."

Environmental Setting Justification

Not applicable. Historic preservation staff is not recommending designation of the property.

Areas Exempt from Designation

Not applicable. Historic preservation staff is not recommending designation of the property.

9. Current Property Ownership

Julie Uhar, Trustee

Joan A. Estrada Family Trust

4904 Greenway Drive, Bethesda, MD 20816

10. Form Prepared By

Kacy Rohn, Cultural Resources Planner II

Montgomery Planning

May 2022

11. Major Sources Consulted

Ancestry.com [numerous]

Evening Star [numerous]

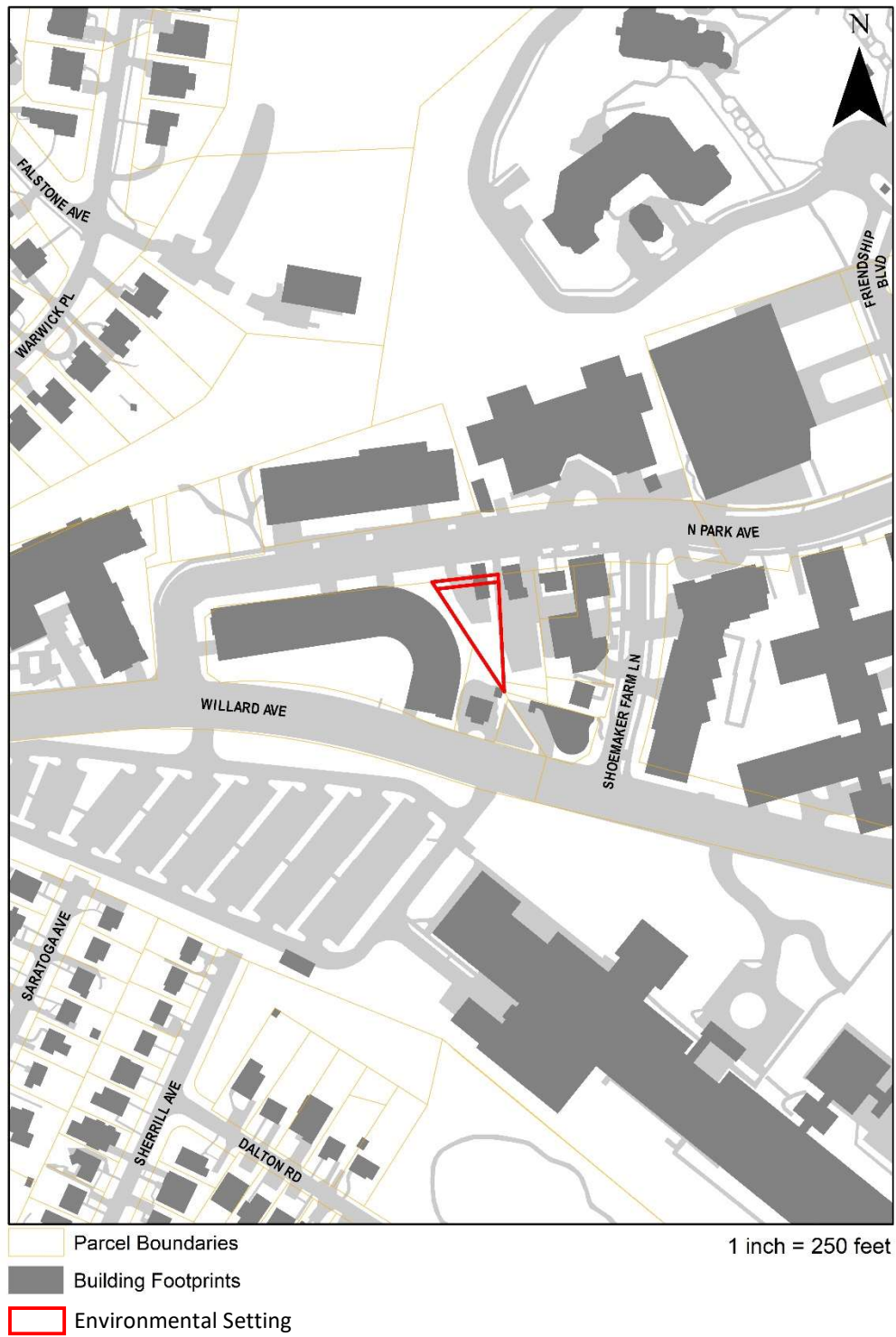
Maryland State Archives, Department of Assessments (Montgomery County), Assessment Records.

Montgomery County Land Records, <http://mdlandrec.net>.

Washington Post [numerous]

Appendix One
Environmental Setting/Geographical Data

Figure 1: Environmental Setting



Source: M-NCPPC GIS

Appendix Two
Detailed Architectural Description

North-Facing Elevation (Façade) – Appendix Four, Figures 1-2

The façade of the Pyles House is two bays wide and sits very close to the sidewalk facing North Park Avenue. Concrete steps provide access to a one-story, full-width, front porch that is approximately six feet in depth. The porch is capped by a hipped roof that is supported by chamfered wooden posts and decorated with molded brackets and pendant details. The porch includes a wooden balustrade and tongue-in-groove wood decking and rests on brick piers. It shelters a single-light, three-paneled wooden door in the eastern bay, and a two-over-two wood-sash window in the western bay. On the second story, two two-over-two, wood-sash windows align with the fenestration on the first story.

West-Facing Elevation – Appendix Four, Figures 2-4

Additions to the rear of the property have altered the original appearance of the west elevation. The original dwelling was two bays deep and featured two-over-two wood sash windows on the first and second stories, with one set of windows towards the front of the house and another near what was once the rear corner. These windows are widely spaced to accommodate an interior staircase. When the rear of the building was extended, an additional bay of two-over-two wood sash windows was added to the first and second stories. The windows appear fairly consistent in construction and dimension across this elevation. Any variation in materials is obscured by layers of paint. Each window has louvered wooden shutters with metal hardware and shutter dogs.

The foundation displays a mix of materials. On the west elevation, a section of the original stone foundation has been replaced with concrete block. The variations in material do not appear to correspond to the position of the rear addition and likely reflect a repair to the foundation. There are two barred, two-light, wood-sash, awning windows that pierce the foundation.

South-Facing Elevation – Appendix Four, Figures 4-6

The south-facing elevation has been altered by a series of additions. The rear elevation of the original two-bay house is mostly obscured by the two-story, single-bay addition on its western extent and the one-story, enclosed porch on its eastern extent.⁶¹ A dog-legged exterior wooden staircase provides direct access to the building's second story.

The projecting rear addition sits on a stone foundation with raised ribbon joints. Fenestration includes paired, four-over-four barred wood casement windows, centered in the first story of the rear addition; a fifteen-light wood door on the addition's second story; and a two-over-two wood sash window on the second story of the original building. It is framed by louvered wooden shutters with metal hardware and shutter dogs. Windows on this elevation are protected with locking grates affixed to the window frame. At the southwest corner, a stair descends below grade to provide access to the basement via a fifteen-light wood door.

East-Facing Elevation – Appendix Four, Figures 6-8

The east-facing elevation consists of the original house to the north and a two-story addition with an enclosed one-story porch to the south. The porch sits on brick piers and is capped with an asphalt-shingled roof with overhanging eaves. The enclosed porch is clad with a narrow, lapped wood siding not found elsewhere on the home. A glassed-in section features square wooden posts, decorative pendants, and simple brackets matching those on the front porch. A wood-framed glass door provides access to

⁶¹ A previous configuration of the rear elevation featured a one story, full-width addition across the rear of the original rectangular footprint. Sanborn Map Company, *Sanborn Fire Insurance Maps: Washington Suburban, Volume One W*. (New York, NY: Sanborn Map Company, 1927-1963), Sheet 18.

the porch. Within the enclosed porch, another door (not clearly visible from the exterior of the property) provides access to the home's interior. Above the porch on the second story, there is a two-over-two, wood sash window placed close to the southeast corner. A locking metal grate is affixed to the window frame. This window features a narrower muntin profile than others seen on the home but is consistent in size and placement.

In the original main block of the house, there are four, two-over-two wood sash windows. The northernmost pair of windows appears to align with the placement of the corresponding windows on the home's west elevation. The second pair of windows is slightly offset from center towards the rear. Each window is framed by louvered wooden shutters matching those on the rest of the home. Between the second story windows, a smaller, four-over-four wood sash window indicates the location of the restroom.

The foundation on this elevation was not visible.

Appendix Three

Historic Maps

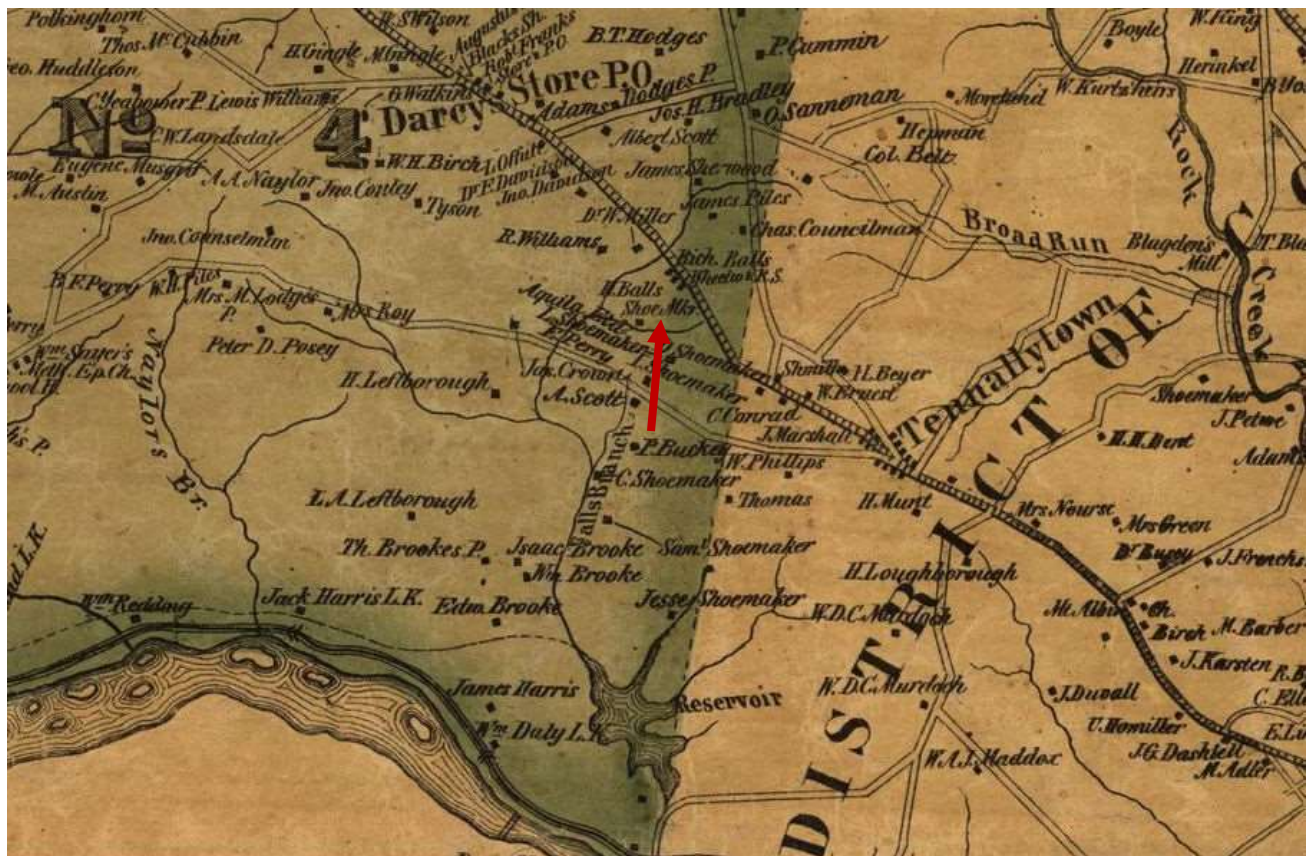


Figure 1: Martenet and Bond's Map of Montgomery County, Maryland, 1865. The red arrow points to the approximate location of Friendship Heights and the Pyles House (not shown on map). Source: Library of Congress.

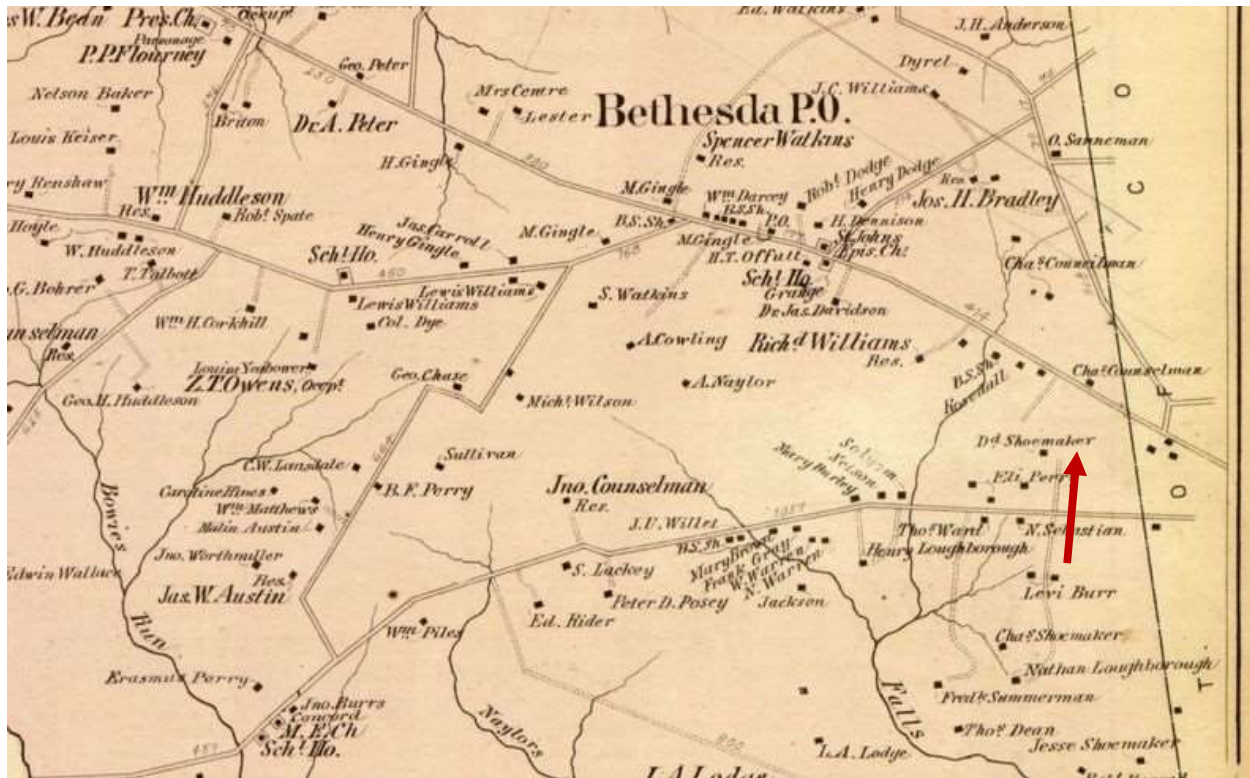


Figure 2: G.M. Hopkins' Atlas, 1879. The red arrow points to the approximate location of Friendship Heights and the Pyles House (not shown on map). Source: Library of Congress.

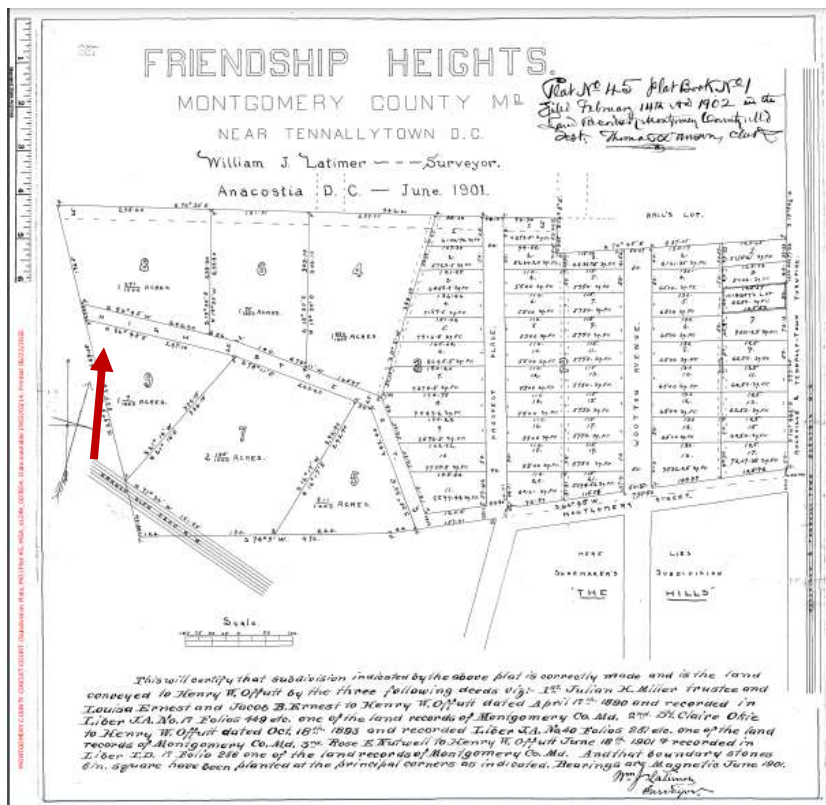


Figure 3: Henry W. Offutt's plat of Friendship Heights, surveyed in June 1901. The red arrow points to the later location of the Pyles House within Block 9. William J. Latimer, "Friendship Heights," February 14, 1902, Plat 45.

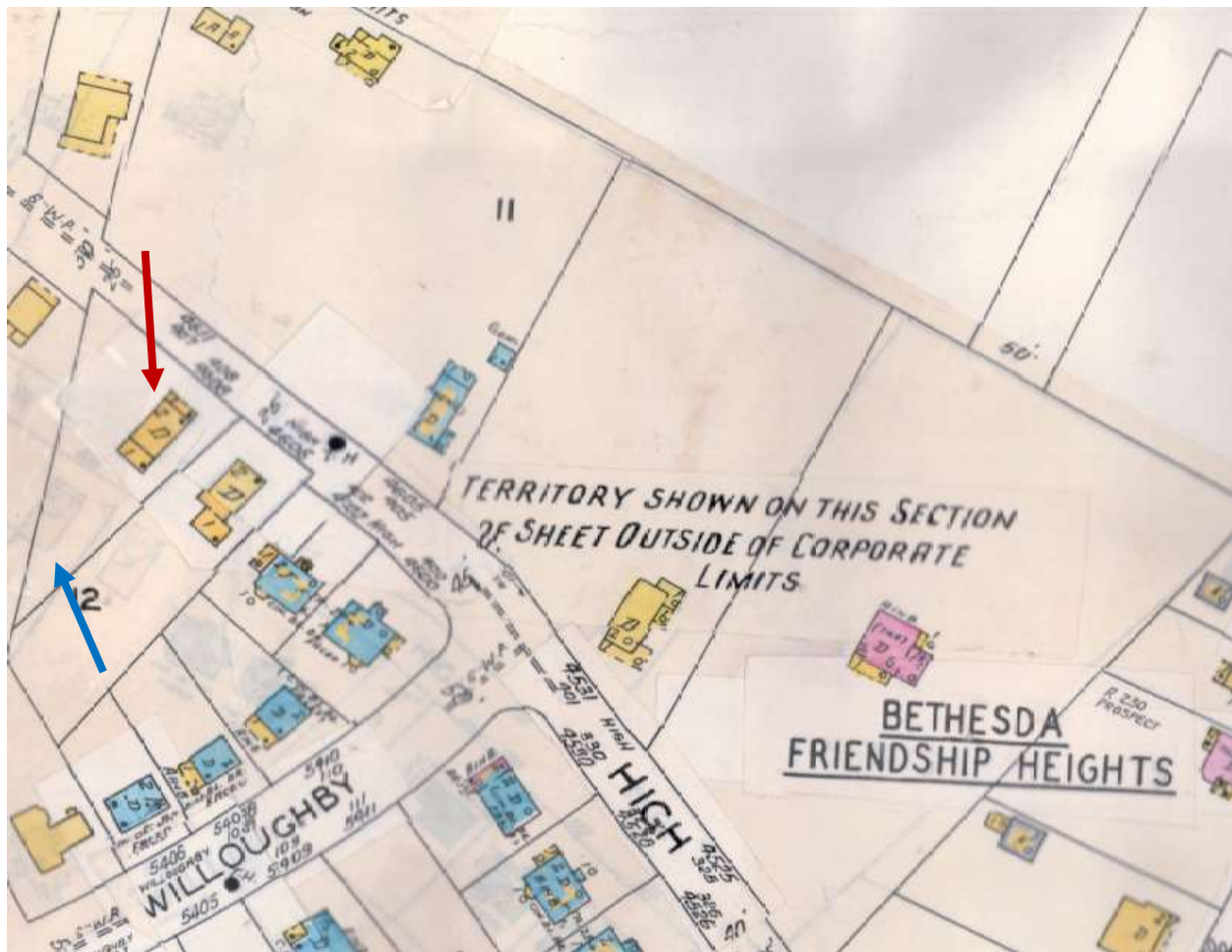


Figure 4: Detail, 1927-1963 Sanborn Insurance Maps, Sheet 18. The red arrow indicates the dwelling at 408 High Street as a simple rectangular structure with full-width one-story rear addition. Note that the street addresses reflect the new numbering system not implemented until the 1950s. The blue arrow indicates an earlier configuration of the dwelling visible through the amended layer on top. This earlier configuration did not include a rear addition. Source: Historic Preservation Program Archives.



Figure 5: Detail, 1931 Klinge Atlas, Volume 1, Sheet 10. The map indicates a two-story frame building with a detached frame outbuilding (now demolished), which was likely the garage. Source: Historic Preservation Program Archives.

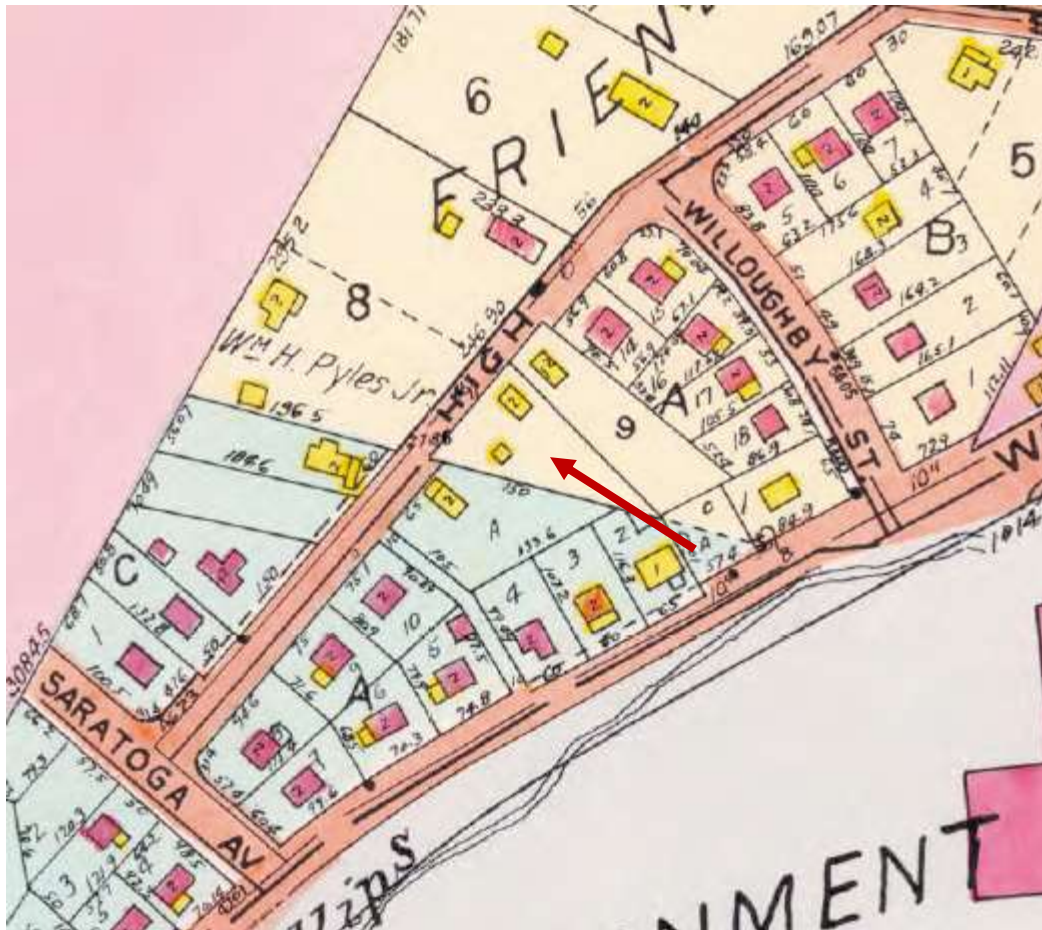


Figure 6: 1959 Klinge Atlas, Volume 2, Sheet 9. Source: Historic Preservation Program Archives.

Appendix Four

Exterior Photographs



Figure 1: View of the façade (north elevation).



Figure 2: View of the northwest corner.



Figure 3: View of the west-facing elevation.



Figure 4: View of the southwest corner.



Figure 5: View of the south-facing (rear) elevation.



Figure 6: View of the southeast corner.



Figure 7: View of the east-facing elevation of the original main block of the dwelling.

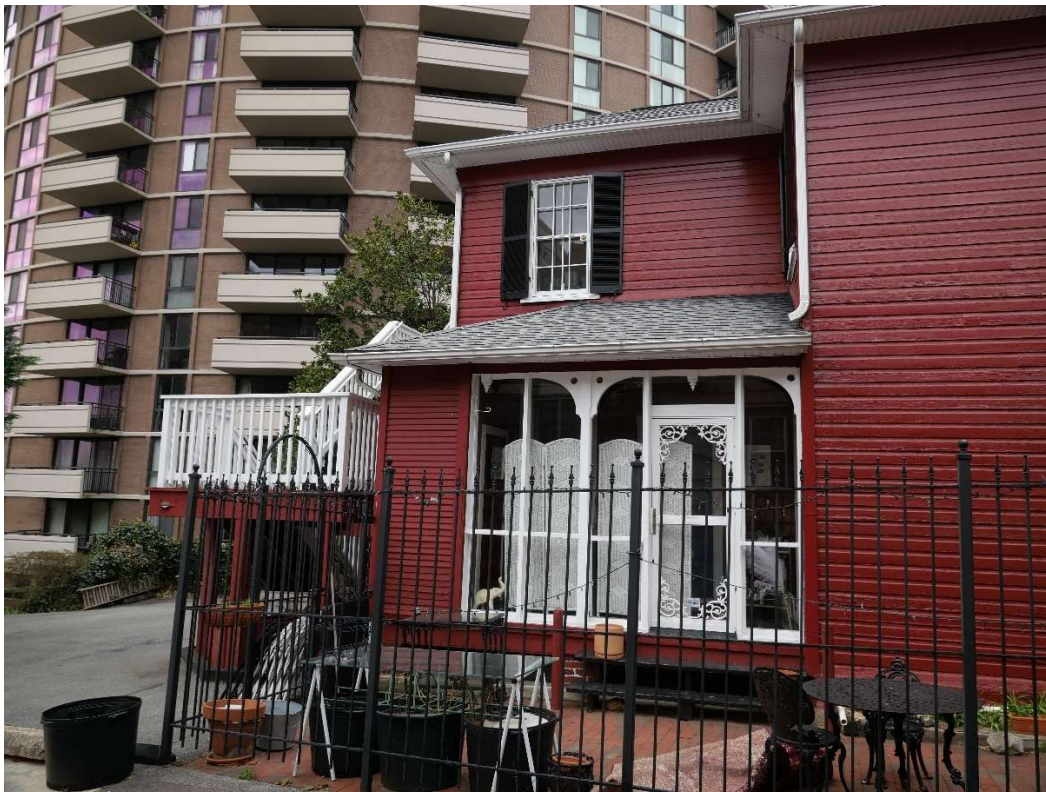


Figure 8: View of the east-facing elevation of the rear addition and enclosed side porch.



Figure 9: Detail of mixed foundation materials visible on the west-facing elevation.



Figure 10: View of the rear yard of the subject property.



Figure 11: View of 4608 N Park Avenue and the adjacent fifteen-story condominium building to the west.



Figure 12: Rear view of the Thelma 'Tim' Edwards "Pink House" at 4607 Willard Avenue.

Appendix Five
Chain of Title

Chain of Title, 4608 N Park Avenue, Chevy Chase, MD 20815						
Date	Grantor	Grantee	Liber	Folio	Area	Notes
11/10/2001	Joan A. Estrada	Joan A Estrada, Trustee of the Joan A. Estrada Family Trust and Richard Mariscal, Trustee of the Richard Mariscal Family Trust	19683	90	10,890 ft ²	Conveyed two parcels which together comprise the original parcel footprint. Tax accounts for these parcels are 00494613 and 00494112.
11/10/2001	Joan A. Estrada, Trustee of the Joan A. Estrada Family Trust	Joan A. Estrada	19683	85	10,890 ft ²	
3/8/1994	Joan A Estrada	Joan A. Estrada, Trustee of the Joan A. Estrada Family Trust	12408	501	10,890 ft ²	
7/17/1975	William A. Volkman, Jr. and J. Willard Nalls	Joan A. Estrada	4668	841	10,890 ft ²	William A. Volkman, Jr. representing the estate of Bertha A. Pyles; and J. Willard Nalls representing the estate of Anna E. Michonski, and in his own right.
2/9/1971	Anna E. Michonski	J. Willard Nalls	4041	541	10,890 ft ²	Conveys 3% of her interest to Nalls.
9/18/1968	Anna E. Michonski and Frank E. Joyce	Villages of Friendship Heights and the Hills	3862	270	2397 ft ²	Dedicated for the widening and improvement of High Street
10/16/1967	Bertha Anna Pyles	Anna E. Michonski and Frank E. Joyce	3688	36	10,890 ft ²	
5/1/1947	Alger Y. Barbee	Bertha A. Pyles and Joseph F. Pyles	1071	194	10,890 ft ²	
5/1/1947	Bertha A. Pyles and Joseph F. Pyles	Alger Y. Barbee	1071	191	10,890 ft ²	

10/4/1946	Robert Dodge Hagner and LL Green, Trustees	Bertha A. Pyles and Joseph F. Pyles	1046	35	10,890 ft ²	Release of lien recorded at 515/151 (1931)
3/20/1931	Joseph F. Pyles and Bertha A. Pyles	Robert Dodge Hagner and LL Green, Trustees	515	151	10,890 ft ²	Property held as collateral on a \$3000 loan from Walter E. Perry
3/20/1931	Robert D. Hagner and L.L. Green, Trustees	Joseph F. Pyles and Bertha A. Pyles	513	366	10,890 ft ²	Release of lien recorded at 452/287 (1928)
4/3/1928	Joseph F. Pyles and Bertha A. Pyles	Robert Dodge Hagner and LL Green, Trustees	452	287	10,890 ft ²	Property held as collateral on a \$1500 loan from Walter E. Perry
4/19/1920	Henry Maurice Talbott and William H. Talbott, Trustees	Joseph F. Pyles	293	338	10,890 ft ²	Release of lien recorded at 186/393 (1906)
2/27/1906	Joseph F. Pyles	Henry Maurice Talbott and William H. Talbott, Trustees	186	393	10,890 ft ²	Property held as collateral on a loan of \$1000 from Willie G. Holland
1/11/1906	Henry W. Offutt and Florence G. Offutt	Joseph F. Pyles	184	449	10,890 ft ²	"Being the northwest portion of Block nine (9) of that subdivision of a tract of land formerly known as "Friendship" said subdivision being known as "Friendship Heights" as shown by a plat of said subdivision made by William J. Latimer, Surveyor in June A.D. 1901 and duly recorded among the records of said Montgomery County, Maryland in Plat Book J.A. No. 1 as Plat numbered forty five (45)."

VILLAGE OF FRIENDSHIP HEIGHTS

VILLAGE COUNCIL

MELANIE ROSE WHITE, *Mayor*
MICHAEL MEZEY, *Chairman*
BRUCE R. PIRNIE, *Vice Chairman*
ALFRED MULLER, M.D., *Secretary*
PAULA DURBIN, *Treasurer*
MICHAEL J. DORSEY, *Parliamentarian*
CAROLINA ZUMARAN-JONES, *Historian*
JULIAN P. MANSFIELD, *Village Manager*

4433 SOUTH PARK AVENUE
CHEVY CHASE, MARYLAND 20815

Phone: 301-656-2797
Fax: 301-907-3922
Email: info@friendshipheightsmd.gov
Website: www.friendshipheightsmd.gov



February 3, 2022

Ms. Rebeccah Ballo
Historic Preservation Supervisor
Montgomery County Planning Department
2425 Reddie Drive, 13th Floor
Wheaton, MD 20902

Dear Ms. Ballo:

On behalf of the Village of Friendship Heights, The Ottery Group has submitted to your office a Maryland Inventory of Historic Properties (MIHP) application form for the Joseph F. Pyles House at 4608 North Park Avenue, Chevy Chase, MD 20815, located in the Village of Friendship Heights.

We request that this property be considered for listing on the Locational Atlas and Index of Historic Properties.

Thank you for your consideration.

Sincerely,

Julian P. Mansfield
Village Manager

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No.

1. Name of Property (indicate preferred name)

historic Joseph F. Pyles House
other

2. Location

street and number 4608 North Park Avenue ___ not for publication
city, town Chevy Chase ___ vicinity
county Montgomery County

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

name Trustee of the Joan A. Estrada Family Trust
street and number 4608 N Park Ave telephone
city, town Chevy Chase state MD zip code 20815-4501

4. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Circuit Court liber 19683 folio 00090
city, town FRIENDSHIP HGTS tax map HM33 tax parcel 0000 tax ID number 07-00494613

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: _____

6. Classification

Category	Ownership	Current Function	Resource Count
_____ district	_____ public	_____ agriculture	Contributing
<u>X</u> building(s)	<u>x</u> private	<u>X</u> commerce/trade	_____ 1
_____ structure	_____ both	_____ defense	Noncontributing
_____ site		_____ domestic	_____ buildings
_____ object		_____ education	_____ sites
		_____ funerary	_____ structures
		_____ government	_____ objects
		_____ health care	_____ Total
		_____ industry	
		_____ landscape	
		_____ recreation/culture	
		_____ religion	
		_____ social	
		_____ transportation	
		_____ work in progress	
		_____ unknown	
		_____ vacant/not in use	
		_____ other:	

**Number of Contributing Resources
previously listed in the Inventory**

7. Description

Inventory No.

Condition

☒ excellent ☐ deteriorated
☐ good ☐ ruins
☐ fair ☐ altered

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

The Joseph F. Pyles House is a ca. 1907, two-story, ell plan Late Victorian Folk frame house transitioning to Foursquare. It has been restored and is in excellent condition. It retains its two-over-two windows, dropped wood siding, and a hipped roof that contains a central brick chimney. The roof extends over the walls to form wide eaves. It is rectangular in footprint, being two bays wide and three bays deep counting the narrower rear, ell. The house features a one-story front porch with bracketed posts and a now-enclosed smaller matching side porch on the ell.

The house sits on its original parcel facing what had been High Street when Friendship Heights was platted in 1901¹. High Street was retained, complete with its dog leg bend, as a vestige of the former farm road to the Eld Farm. The house sits close to the street and has a paved side driveway with parking spaces for cars. The property has a sizeable, green rear yard that slopes to the south. There is one small outbuilding to the south of the main house that appears to be a shed². To the house's east and south, a few modest, detached single-family dwellings from roughly the first half of the 20th century characterize this corner of Friendship Heights as a vestige of the lower-density neighborhood it once was. To the immediate west stands a very imposing multistory apartment building at 4620 North Park Avenue.

The house retains most of its historic materials and clearly exhibits workmanship and design. While the roof is clad with newer, asphalt shingles, the house is clad in dropped wood siding that appears to be original and is in excellent condition. The fenestration is original overall, with two over two, double-hung wood sash windows having functional, louvered wood shutters throughout most of the house. The foundation is primarily composed of concrete block with a portion at the rear of the house composed of stone, possibly associated with an addition that was in-place by the mid-20th century. The house has a basement with foundation walls likely composed of concrete block and stone. (Note: Access to the interior of the house was unavailable during the preparation of the inventory form.)

There is a one-story porch on the east face of the ell at the rear of the house. The house is currently used as an office building.

The front façade is two-bays wide and faces north toward North Park Avenue. Concrete steps lead to a wood plank porch that is sheltered by a half-hipped roof, which is supported by square posts and decorative wooden brackets, with pendant details and decorative cut-outs on the porch supports. The front porch matches the posts, brackets, and trim on the rear porch. The porch has a wooden balustrade and wood deck; the porch floor is supported by brick square piers. The front door is a replacement door with top glazing and a paneled lower section. The front door is positioned on the east side of the house and one two-over-two wood-framed sash window is adjacent. Two windows are centered on the second story above the porch. The house was the subject of a rehabilitation prior to 2015 (See Attached Figures).

The west façade has two-over-two wood-framed sash windows in three bays in the upper and lower story, with only the first set of windows being within the main block of the house. The second set of windows aligns with the join between the main block and the rear ell and the final window is within the ell. The middle bay of windows is aligned with the join between concrete block and stone foundation materials, suggesting that the foundation may have been modified during construction of the addition. One cellar window with bars is present in the foundation wall, approximately in line with the middle bay of windows, offset slightly towards the north.

¹ For more information on "Friendship" and much of the early history of the area along the Wisconsin Avenue and River Road corridors, see Jane Waldman and Kim Williams, National Register of Historic Places Multiple Property Nomination, "American University Park in Washington, D.C., Its Early Houses: 1800-1911" and also Kim Prothro Williams, National Register of Historic Places Multiple Property Nomination, "Tenleytown in Washington, D.C.: Architectural and Historic Resources, 1791-1941."

² The original "Friendship Village" subdivision included privies, well houses, coops, sheds, and other outbuildings, which are exemplified by the small shed outbuilding at 4608 North Park Avenue.

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The south façade and rear of the building has an ashlar-faced stone foundation that is partially above-ground and though painted over, appears to show grapevine mortaring. A modified enclosed porch is present on the southeast corner of the house with partially exposed trim and supports that appear to match the extant front porch; these may be contemporary and associated with the construction of the rear addition, or if the ell and rear porch are original then the front and rear porch trim may be original to the construction of the house in ca. 1908. The upper-level rear has a window that is converted into a door and a two-level deck leading off the second story on the south side of the building. The lower level of the ell has a pair of windows beneath the second story deck with bars, and lacking shutters. Other windows on the addition are two-over-two wood-frame sash windows with bars and operating wood shutters.

The east façade has windows and spacing identical to the west façade of the building, with addition of one small four-over-four window adjacent to the frontmost second floor window, possibly marking a staircase or washroom on the upper floor.

8. Significance

Inventory No.

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/	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> recreation	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> literature	<input checked="" type="checkbox"/> social history	
	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> exploration/	<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation	<input type="checkbox"/> settlement	<input type="checkbox"/> military	<input type="checkbox"/> other: _____	

Specific dates	1907	Architect/Builder	likely Joseph F. Pyles
Construction dates	ca. 1907		

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 Joseph F. Pyles House is significant in the pattern of events in history associated with the context of Streetcar Subdivisions in then-Washington County and Suburban Maryland (National Register of Historic Places Criterion A). The house is the most intact, tangible remnant from the first wave of subdivision development in Friendship Heights that occurred at the turn-of-the 20th Century and was deliberately planned to benefit from two streetcar lines: the Tenallytown and Rockville Railway, and the short-lived Glen Echo Railway. While there are other streetcar subdivisions along the same rail lines with numerous builder and architect-designed houses from the late 19th and early 20th centuries, the Joseph F. Pyles House is the only remaining structure in Friendship Heights from the initial building period of the streetcar subdivision. Within the same context, the house is a good example of a carpenter/builder-constructed dwelling in one of the emerging suburbs that sprang up along commuter rail lines in the Washington, DC metropolitan area in the late 19th and early 20th centuries. The modest house, likely built by Pyles who is listed in City Directories as a “carpenter,” deviates from the late 19th century Folk Victorian vernacular by its omission of bay windows, turrets, decorative shingling and other typical Queen Anne style features. Instead, the house begins to usher in the 20th century Foursquare with its compactness of form, simplicity of expression, and hipped roof. The house, in its original location, retains feeling and association with the first wave of subdivision in Friendship Heights, and its design, workmanship, and materials clearly reflect a builder-type house for a working-class occupant of a streetcar suburb.

Narrative: Settlement of Friendship Heights to Present Day

The Joseph F. Pyles House stands in its original location at 4608 North Park Avenue (formerly High Street), situated today among the various high-rise apartments and condominiums that have replaced all but a handful of the early 20th century structures that comprised Friendship Heights and The Hills, two streetcar suburbs. The complete transformation began in the mid-1960s, when new height allowances caught the attention of real estate developer Thelma “Tim” Edwards. The Joseph F. Pyles house is located on the western edge of today’s Friendship Village, platted in 1901 as “Friendship Heights” and established as a Special Tax District known as the “Village of Friendship Heights” in 1914, on land outside of Washington, D.C. in southern Montgomery County, Maryland. Built in c. 1907 according to Montgomery County records, the Joseph F. Pyles house is the oldest surviving structure of Friendship Heights’ early development and stands as a distinguished landmark of the streetcar suburb planned and built here at the turn of the twentieth century. The original subdivision that was Friendship Heights, like that of Tenallytown, American University Park, Chevy Chase, Takoma Park, Somerset Heights, and Glen Echo, was highly dependent on the services offered by the network of commuter rail lines and electric street cars that allowed people to live farther away from their places of work in Washington City. During the early stages of development, these communities attracted the skills of a variety of professionals, including builders and craftsmen like Joseph F. Pyles, who purchased the quarter-acre lot on North Park Street and likely built his own house. Joseph F. Pyles likely contributed to the construction of the neighborhood overall, along with his brother, William, who was also a carpenter and resided with his family across the street from the house at 4608 North Park Avenue (continued).

9. Major Bibliographical References

Inventory No. _____

Lampl, Elizabeth Jo and Kimberly Prothro Williams, *Chevy Chase: A Home Suburb for the Nation's Capital* (Maryland Historical Trust Press), 1998.

White, Melanie Rose, editor, *Village of Friendship Heights: The First 100 Years* (Village of Friendship Heights), 2015.

King, Leroy O., Jr., *100 Years of Capital Traction: The Story of Streetcars in the Nation's Capital*. (Taylor Publishing), 1976.

See National Register Multiple Property Nomination, "Streetcar and Bus Resources of Washington, D.C., 1862-1962" by E.H.T. Traceries, May 2006.

10. Geographical Data

Acreeage of surveyed property 0.1949725

Acreeage of historical setting _____

Quadrangle name Washington West

Quadrangle scale: 1:24,000

Verbal boundary description and justification

The Joseph F. Pyles House at 4608 North Park Avenue occupies Block P9 in the Town of Friendship Heights, Montgomery County, Maryland. The lot occupies 0.1949725 acres of land.

The lot on which 4608 North Park Avenue is located has been associated with the property since the house was constructed on the site circa 1907. In June 1901, at the time the land was subdivided and platted for development, the lot was designated Block 9. Historic land records describe the lot as follows: Being the Northwestern portion of Block Nine (9) in that subdivision or tract of land formerly known as "Friendship", said subdivision being known as "Friendship Heights" as shown by a plat made by William J. Latimer, Surveyor, in June, A.D. 1901, and duly recorded among the records of said Montgomery County, Maryland, in Plat Book JA#1 as Plat #45, the said land being contained within the following meters and bounds: Beginning for the same at a white marble stone at the Northwestern corner of said Block Nine, it being at the intersection of the Southern line of High Street with the Western boundary on outline of said subdivisions and running thence with said Western outline South 20.3' East 214.45 feet to a stone, thence North 2.31 East 194.06 feet to a stone to intersect the Southern line of High Street of aforesaid, and thence with said street and the Southern line thereof South 86.45 West 112.83 feet to place of beginning, containing 10,890 square feet of land more or less."

11. Form Prepared by

name/title	Kathryn Nuñez		
organization	The Ottery Group	date	11/24/2021
street & number	P.O. Box 4265	telephone	(301) 946-0219
city or town	Silver Spring	state	Maryland

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
410-697-9591

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Historic Narrative and Context (continued)

Pre-Subdivision Years (prior to 1899)

During European colonization of the region, the Friendship Village property, and by extension the Joseph F. Pyles House property, was originally part of a 3,124-acre land grant made by Charles Calvert to James A. Stoddert and Colonel Thomas Addison in 1713 titled "Friendship." By 1760, John Murdock, a descendant on the Addison side, had constructed his frame house, "Friendship" on high ground along today's Massachusetts Avenue that is today part of the American University campus.

The Village of Friendship Heights originates from the marriage of two subdivisions, "Friendship Heights" and "the Hills," on land originally owned by the Shoemaker and the Eld families, who have inhabited the area since the late eighteenth and early nineteenth centuries, when Eld purchased land from Isaac Shoemaker. The Shoemakers, a Quaker family arriving from Philadelphia around 1791, owned the portion of the Friendship Tract later subdivided by Albert Shoemaker as the "The Hills," the land overlapping with Joseph F. Pyles House property and extending south of today's North Park Avenue to the area one mile north of Tennallytown. The Elds, arriving from England in 1811, owned the property subdivided as the "Friendship Heights" tract, the land extending north of North Park Avenue. North Park Avenue/High Street was originally the farm road leading to and terminating at the Eld farmhouse. According to the 'slave census,' at least four members of the Shoemaker family are recorded as enslavers. In contrast, Aquila Eld did not appear to own enslaved peoples; however, this is not definitive. Other plantations that were acquired from the original Friendship Tract in vicinity of the Friendship Village property include the Loughboro's Milton and Posey plantations. Throughout most of the nineteenth century, the landscape surrounding the limits of Washington D.C. was primarily rural, comprised of swaths of agricultural land cultivated for wheat or tobacco, with intermittent woodland and meandering stream valleys. However, as electric trolley lines and urban transportation networks began to expand after the Civil War, reaching north from inner urban centers like Georgetown into southern Montgomery County in the 1890s, the agricultural landscape that dominated the region outside the district limits began to transform into a network of single-family residential subdivisions. The extensive urban transportation systems beyond the limits of the city originate from the advent of the electric streetcar in Richmond, VA around 1888. In that same year, the Georgetown and Tenallytown Railway was chartered and later started in 1890. The Tenallytown and Rockville Railway began in 1890 with stops in Tenallytown, Somerset, Alta Vista, Bethesda Park, Montrose, Halpine, Fairgrounds and Rockville. Later, the Glen Echo Railway connecting Wisconsin and Willard Avenue with Glen Echo was established in 1891, and the Chevy Chase Railroad in 1892.

The promise of potential business in these developing community centers attracted entrepreneurs, some of whom bought large amounts farmland extending along the major arteries leading into the city.

Although the streetcars created accessible connections to the city, the remote nature of the communities that emerged were isolated and shielded from the unpleasant realities of the city, including the means in which natural resources and human labor are exploited to manufacture the goods and services that the new suburban middle class identify with. Furthermore, isolation from social diversity served to entrench racially discriminatory policies and covenants that support racial segregation that emerged in Chevy Chase and was encouraged by its designers. This overt segregationist approach would have affected the desirability of land in Friendship Heights for non-white buyers.

The Subdivision Formative years (1900-1964)

Following the success of the neighboring suburban communities like at Chevy Chase and Somerset, the Village of Friendship Heights was established in a location north of the Glen Echo Railroad (now Willard Avenue) and west of the Rockville & Tennally-Town Turnpike (now Wisconsin Avenue) which provided a streetcar line that extended from Georgetown to Tennally-Town and later Friendship Heights, in 1891.³ In 1897, a branch of the Glen Echo Railroad was built to connect to Chevy Chase, terminating at Chevy

³ The Glen Echo Railway would be short-lived, ceasing operation in 1900.

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Chase Circle. Seeing the potential of the area, Henry W. Offutt, grocer turned real-estate investor and eventually becoming a banker, platted the 16 acres acquired from subdivision made by the Shoemaker and Eld families for the development of “Friendship Heights” at the turn of the 20th century. The new subdivision appears in early photographs to emulate the suburban aesthetic propagated by the Chevy Chase Land Company while at the same time retaining its own unique character. A 1901 plat map surveyed by William J. Latimer depicts five rows of approximately quarter acre lots extending west of the Rockville & Tennally-Town Turnpike (Wisconsin Avenue) and the associated rail-line. Six larger parcels averaging between one and two-and-a-half acres comprise the western portion of the subdivision extending off of High Street, originally the access road to the Elds farmhouse. These larger lots would have provided greater land area for domestic agriculture, workspace, or later subdivision. One parcel directly adjacent to the Turnpike appeared to have been already sold inscribed with label as “LIBBEY’S LOT.” The subdivision abuts to the “BALL’s” property owned by the Ball family since c.1854 and reputed as the location of the old “change station” for the rail line.⁴

Over the next decade single-family style houses were built on the parcels as they were sold to the emerging commuter class families. The community that emerged spoke to the suburban ideal while also retaining rural characteristics that set apart Friendship Heights from other “leisure class” subdivisions. For example, homeowners sometimes bought adjacent lots to promote the growth of gardens or orchards. Many residents owned cows and mules, including a “noisy” cow owned by the Shoemakers. Windmills, individual residential wells, and chicken coops were common. An annual hog slaughter was a necessary and popular tradition of the community members.⁵

The first home to be built in Friendship Heights was probably the home of Henry Offutt and his family. Richard Ough, a prominent builder in the D.C. area, was recalled by a former Friendship Heights resident as one of the primary builders who worked on houses at Offutt’s subdivision and lived in the house across the street from Offutt, now Humphrey Park.⁶ Ough built important houses not only in Friendship Heights, but in other streetcar subdivisions like the Palisades of D.C. and Somerset of Chevy Chase, and with his son, William A. Ough, is credited with designing commercial and residential buildings in Georgetown and Tenleytown in Washington, D.C. By 1904, Richard Ough in partnership with his son, establish the “Richard Ough Co” and designed various two- and three- story houses for the middle class that utilized popular architectural styles like that of Colonial Revival.⁷ In addition, Friendship Heights benefited directly from other carpenters and builders who were its early residents, such as the Pyles, and Albert Shoemaker. Like Richard Ough, the Pyles were one of the early builders in the community. According to the 1901 plat, the Joseph F. Pyles property was originally a part of a 1 and 7/1000 – acre triangular lot at the western edge of the subdivision titled “Lot 9.” The property comprising 10,890 square feet was purchased by Joseph F Pyles and Bertha Anne Pyles, his wife, from Henry W. Offutt on January 11th, 1906. Less than a year later, a foursquare structure in a folk Victorian-inspired style was built on the property, presumably constructed by Joseph F. Pyles. According to the U.S. Censuses from 1910-1940, a brother who was also a house carpenter, named William Pyles, settled on a lot on the opposite side of North Park Avenue/High Street from the residence of Joseph and Bertha Pyles. Brothers Joseph and William Pyles would have likely offered their trade-skills as a builders and craftsmen to the construction of neighborhood overall. William A. Collins, also a carpenter who lived near Pyles according to the 1910 census, is identified as building a number of homes in Friendship Heights.

⁴ White, Melanie Rose, editor, *Village of Friendship Heights: The First 100 Years* (Village of Friendship Heights), 2015, p 7.

⁵ White, Melanie Rose, editor, *Village of Friendship Heights: The First 100 Years* (Village of Friendship Heights), 2015, p 7-8.

⁶ William Offutt, *Bethesda: A Social History of the Area through World War II* (Bethesda: The Innovation Game, 1995, p 219).

⁷ Glen Hurst NRHP Form

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In 1914, the 32 acres comprising the “Village of Friendship Heights and the Hills” was officially recognized by the Maryland legislature as a Special Tax District. By that time, the neighborhood was bustling with life and occupied by a diverse range of wage earners including John D. McAuliffe, “engineer,” John S. Sheiz, “salesman,” and William Voigt, “engineer” for the “electric railroad.” Furthermore, the natural appeal the suburban ideal and growing wealth of the region attract more affluent homeowners, who tended to occupy the more public and sought-after street-side venues and construct lavish family homes. The community that emerged was one populated with an eclectic assortment of houses associated with a balanced network of middle and working class members including for example, contrasting Queen Anne/Early Colonial Revival architectural styles adopted by members of the middle class to the Victorian-inspired American foursquare adopted by working class like the Pyles, for example.

The racial demographic residing at Friendship Heights was likely primarily white during the height of the Jim Crow era, with a larger population of African Americans residing in the River Road African Community right next door. Although there is little to no evidence of racial covenants detailed in the original property records at Friendship Heights, like examples found at Chevy Chase, segregation existed. According to Offutt, at least some of the commercial businesses that developed along Wisconsin Avenue in Friendship Heights in the early 20th century enforced racist policies including some that made African American laborers use the rear entrance of the buildings.⁸

In contrast to Friendship Heights, there is much evidence that suggests that the subdivision comprising Chevy Chase were highly segregated. Francis Griffith Newlands, a notorious racist who once called for a repeal of the 15th Amendment, designed Chevy Chase to exclude the participation of African Americans and other non-white homeowners. During the development of Chevy Chase, for example, Newlands secured 2,000 acres for the development of Rock Creek Park, which was designed to increase property value and serve as a buffer between white communities and emerging black communities on the “wrong side of town”⁹, as with Georgetown’s African American community and commercial district that bordered the west side of Rock Creek’s gorge. Some subdivision of Chevy Chase, such as Harry Martin’s Third Addition, prohibited “persons of the African race” from the purchasing land in order to maintain racial homogeneity of the community.¹⁰ House fronting and side-street residence were exuberantly priced with price minimums to potentially ‘price-out’ non-white property owners. In 1909, the Chevy Chase Land Company won a lawsuit to reacquire lots bought near Western Avenue by black families. At the time of the Great Depression, many of the deeds contained restrictions forbidding the sale or rental to blacks and Jews.¹¹ At Friendship Heights there is historical evidence of a lynching that took place on the banks of Willard Avenue creek opposite to Mark Shoemakers house, and while neither the culprit nor the race of the victim is disclosed it is presumed that this event followed a pattern of race-based violence that sustained white supremacy throughout the Southern states.¹²

⁸ William Offutt, Bethesda: A Social History of the Area through World War II (Bethesda: The Innovation Game, 1995, p 224-225)

⁹ McArdle, Terence, “The racist history of Chevy Chase, long home to Washington’s power players,” The Washington Post, September 29, 2018, <https://www.washingtonpost.com/history/2018/09/29/racist-history-chevy-chase-home-power-players-like-brett-kavanaugh/>

¹⁰ Lampl, Elizabeth Jo and Kimberly Prothro Williams, *Chevy Chase: A Home Suburb for the Nation’s Capital* (Maryland Historical Trust Press), 1998, p 120.

¹¹ McArdle, Terence, “The racist history of Chevy Chase, long home to Washington’s power players,” *The Washington Post*, September 29, 2018, <https://www.washingtonpost.com/history/2018/09/29/racist-history-chevy-chase-home-power-players-like-brett-kavanaugh/>

¹² White, Melanie Rose, editor, *Village of Friendship Heights: The First 100 Years* (Village of Friendship Heights), 2015, p 6.

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Much of the early 20th century character in and around Friendship Heights no longer exists. Only a handful of houses from the early streetcar years remain in the vicinity of Friendship Heights, just outside the subdivision, and include: the 1899 Edwin C. Reynolds House on Willard Avenue, the 1908-12 Sara Loughboro Brown House at 5004 River Road (Locational Atlas #35-152), and the 1913 Solyom House on River Road. And the River Road African Community that lined River Road and was a vibrant community just to the northwest of Friendship Heights, was eradicated in development that spanned decades.

Urbanization and Multi-Family Residential Years (1964-Present)

Throughout the first half of the twentieth century, the community continued to utilize the electric streetcar line for transportation of goods and people to and from the city; however, the streetcars were scaled back prior to 1962 when the system was dismantled and replaced with automobiles and buses. According to Montgomery County Land Records, Joseph Pyles mortgaged his property at Friendship Heights and Chevy Chase shortly after the end of War World I. Joseph F. Pyles transferred part-ownership of the house and property at 4608 North Park Avenue to Bertha Anna Pyles, his wife, in 1947. After Joseph's death, the house became property of Bertha Pyles and Anna E. Michanski, possibly her sister, who kept it in the family until their deaths in 1970 and 1971, and in 1975 the house was acquired by the current owner.

Around 1950s, plans were in motion to radically change the Village of Friendship Heights to accommodate emerging businesses enterprises of the time. This effort was spearheaded by a Mrs. Thelma (Tim) Edwards, a business woman/real estate agent once known as Friendship Heights' "unofficial mayor" in the 1960s, brokered deals with business leaders that would radically change the character of the community.¹³ As a real estate broker, Edwards systematically bought and sold land and made deals that would draw in new business to the city including the Woodward & Lothrop department store and the Gieco Headquarters south of Willard. In the 1950s, Edwards secured a deal with Lord & Taylor, winning a contract over Edward Asher, president of Chevy Chase Land Co. In 1964, Edwards saw opportunity in a new policy that applied to special tax districts like Friendship Heights allowing zoning for buildings 145 feet high. This ushered in a radical transformation that replaced the remaining single-family houses with high-rise apartments and condominiums. Overnight, land values accelerated from near fifty cents per square foot to sixteen dollars. The promise of the wealth generated by the high rises and commercial business in the modernized community was enough to sway Metro consultants to connect the Red Line to Friendship Heights. The changes that took place at Friendship Heights in the 1960s transformed the subdivision into vibrant new community that embraced the wealth and power of participating businesses, but one that was radically different to its original character.¹⁴

Conclusion

The Joseph F. Pyles House is significant in the pattern of events in history associated with the context of Streetcar Subdivisions in then-Washington County and Suburban Maryland (National Register of Historic Places Criterion A). The house is the most intact, tangible remnant from the first wave of subdivision in Friendship Heights that occurred at the turn-of-the 20th Century. Without it, there is no remaining tangible connection to or evidence of the early 20th-Century neighborhood that was deliberately planned to benefit from two streetcar lines—the Tenallytown and Rockville Railway, and the short-lived Glen Echo Railway—or that an entire community of families living in single-family dwellings existed until 1964, 56 years prior to the present-day community of

¹³ Quinlan, Adriane, "The Pastel Dream Of the Developer Thelma Edwards Made a Little Pink House Building Block for Friendship Heights," *The Washington Post*, August 11, 2006, <https://www.washingtonpost.com/archive/lifestyle/2006/08/11/the-pastel-dream-of-the-developer-span-classbankheadthelma-edwards-made-a-little-pink-house-her-building-block-for-friendship-heightsspan/5f7cc3ed-844d-4733-87ef-ad9f217ceece/>

¹⁴ Historic houses still present at Village of Friendship Heights includes: c.1907 Joseph F. Pyles House; c.1929 "The Pink House/Thelma Edwards House" at 4607 Willard Ave.; c.1934 dwelling at 462 N Park Ave.; and c.1954 dwelling at 5406 Shoemaker Farm Ln.

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multifamily apartment buildings. While there are other streetcar subdivisions along the same rail lines with numerous builder and architect-designed houses from the late 19th and early 20th centuries—in Tenallytown, American University Park, Somerset, Potomac Palisades, and Chevy Chase, for example—there is nothing remaining in Friendship Heights from the initial building period of the streetcar subdivision except this house. Other remaining single-family dwellings were constructed in 1929 (4607 Willard Avenue), 1934 (4602 North Park Avenue), and 1954 (5406 Shoemaker Farm Lane).

Within the same context, the house is a good example of a carpenter/builder-constructed dwelling in one of the emerging suburbs that sprang up along commuter rail lines in the Washington, DC metropolitan area in the late 19th and early 20th centuries. Real estate developers like Henry Offutt not only sold lots in subdivisions to builders like Pyles who built and owned their homes, but they often employed these craftsmen to build other houses in their subdivisions. The modest Joseph F. Pyles House still exhibits Queen Anne-style influences but begins to move away from the late 19th century Folk Victorian vernacular by its omission of bay windows, turrets, and more typical Queen Anne style massing, along with any decorative shingling. Instead, the house begins to usher in the 20th century Foursquare with its compactness of form, simplicity of expression, and hipped roof. The house, in its original location, retains feeling and association with the first wave of subdivision in Friendship Heights, and its design, workmanship, and materials clearly reflect a builder-type house for a working-class occupant of a streetcar suburb.

The house at 4608 North Park Street has character, interest, and value in representing the early streetcar subdivision development of Friendship Heights. (Criterion A). As the sole remnant from the initial wave of construction in this streetcar-era community, the house is a familiar, visual feature of the neighborhood and shows that Friendship Heights was indeed an important node along several streetcar lines; it didn't just spring up as a high-rise and commercial community in the 1960s and 1970s. The house is the key to understanding that there was an earlier development here consisting of a community of people representing a range of occupations. There were wage-earners like Joseph Pyles, a carpenter, who presumably built his own home and may have constructed others in emerging subdivisions. And there were people like Henry W. Offutt, the subdivision's developer, whose career moved from being a grocer to a real estate developer and president of a major bank. The compact Foursquare house at 4608 North Park Avenue, with vestiges of the Victorian Folk tradition, stands out among the dense, multi-family high rises that proclaim Friendship Heights as a Metro-focused, transit-oriented, high-density community. This well-preserved house evokes the earlier, first-decade-of-the-20th-century chapter when Friendship Heights was comprised of families living in detached, single-family homes, many on lots with a semi-rural character inclusive of chicken coops, windmills, and wells. The Joseph Pyles house is a key resource that retains integrity to convey the historical significance of the early development of the Friendship Heights subdivision that followed the establishment of the streetcar lines.

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Title History for the Joseph F. Pyles House

Date	Grantor	Grantee	Book	Page	Area (sq. ft.)	Notes
11.10.2000	Joan A. Estrada	Trustee of the Joan A. Estrada Family Trust	19683	90	10,890	Being the Northwestern portion of Block Nine (9) in that subdivision or tract of land formerly known as "Friendship", said subdivision being known as "Friendship Heights" as shown by a plat made by William J. Latimer, Surveyor, in June, AD 1901, and duly recorded among the records of said Montgomery County, Maryland, in Plat Book JA #1 as Plat #45.
3.08.1994	Joan Estrada	The Joan A. Estrada Family Trust, Joan A. Estrada, Trustee	12408	501	2,397	
7.17.1975	William A. Volkman JR. (See notes)	Joan A. Estrada	4668	841	2,397	William A. Volman JR., surviving co-personal representative of the Estate of Bertha Anna Pyles, who died on or about March 28, 1970, and J. Willard Nalls, personal representative of the Estate of Anna E. Michanski, who died on or about November 18, 1971, and Willard Nalls in his own right, Liber & folio references: 13899/624 and 5509/259
9.19.1968	Anna E. Michonski and Frank E Doyce, husband	Friendship Heights Citizens Committee	3796	776	2,397	Deed of Dedication for a Right of Way to enlarge street; refers to 1071/194 - "Being a part of the parcel of land described in a conveyance from Alger Y. Barbee to Joseph F. Pyles and Bertha Anna Pyles by deed 1071/194"
5.1.1947	Alger Y. Barbee	Joseph F. Pyles and Bertha Anna Pyles, wife	1071	194	10,890	Transfer of property to Barbee establishing spouse Bertha Anna Pyles as co-owner of property. No reference to preceding deed instrument in transfer of property to Barbee..
5.1.1947	Joseph F. Pyles	Alger Y. Barbee	1071	191	10,890	
Gap in title chain						
4.19.1920	Joseph F. Pyles	Henry Maurice Talbott and William H. Talbott	393	338	10,890	"Unto the said Henry and William Talbott, in trust to secure unto a certain Willie G. Holland or order the Payment of the sum of one thousand dollars, evidenced by his one promissory note as therein described"
1.11.1906	Henry W. Offutt	Joseph F. Pyles	184	449	10,890	Purchase of Lot 9 by Pyles one year before house was built.

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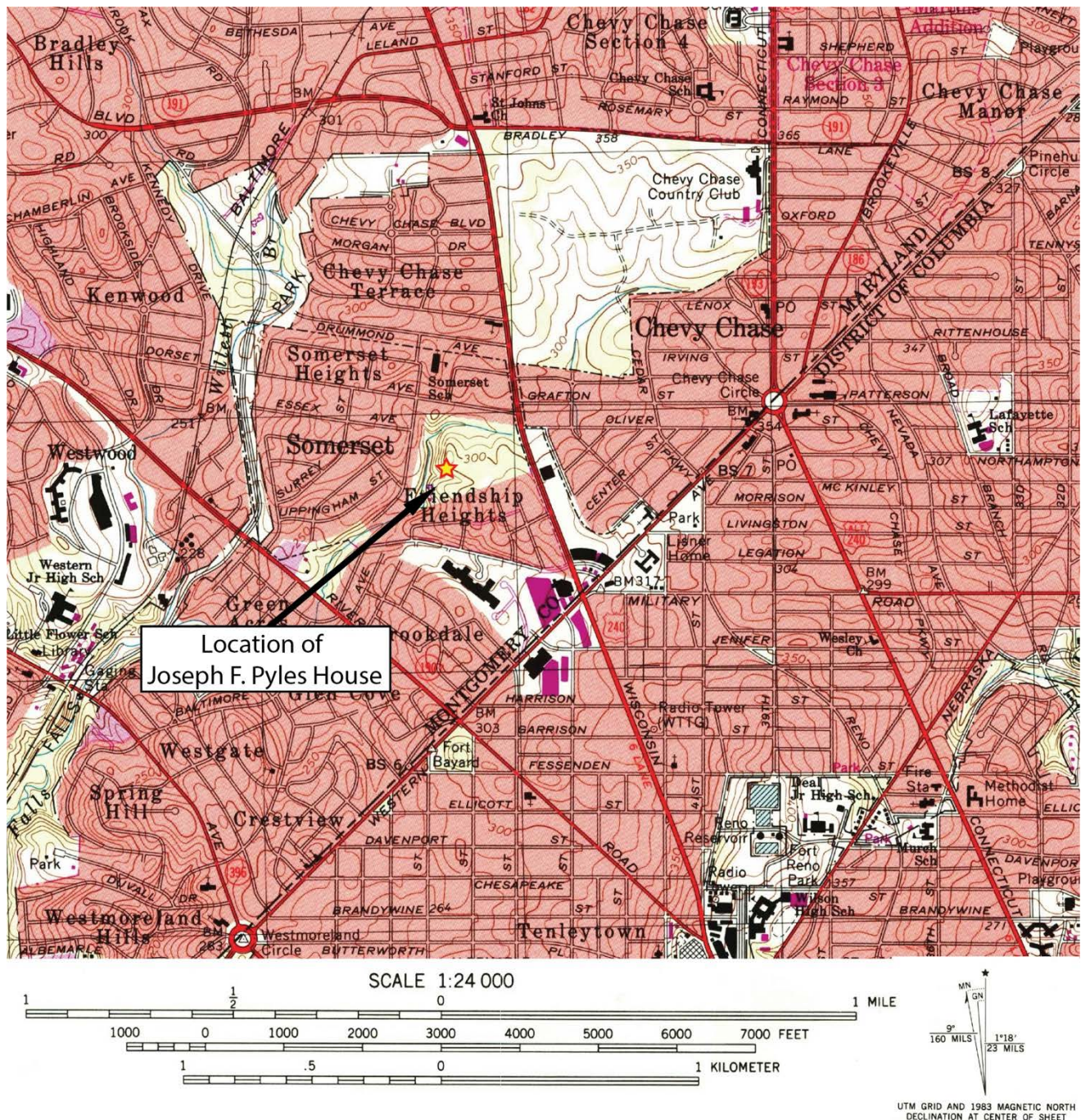


Figure 1. Location of Joseph F. Pyles House (USGS Washington West Quadrangle, 1965)

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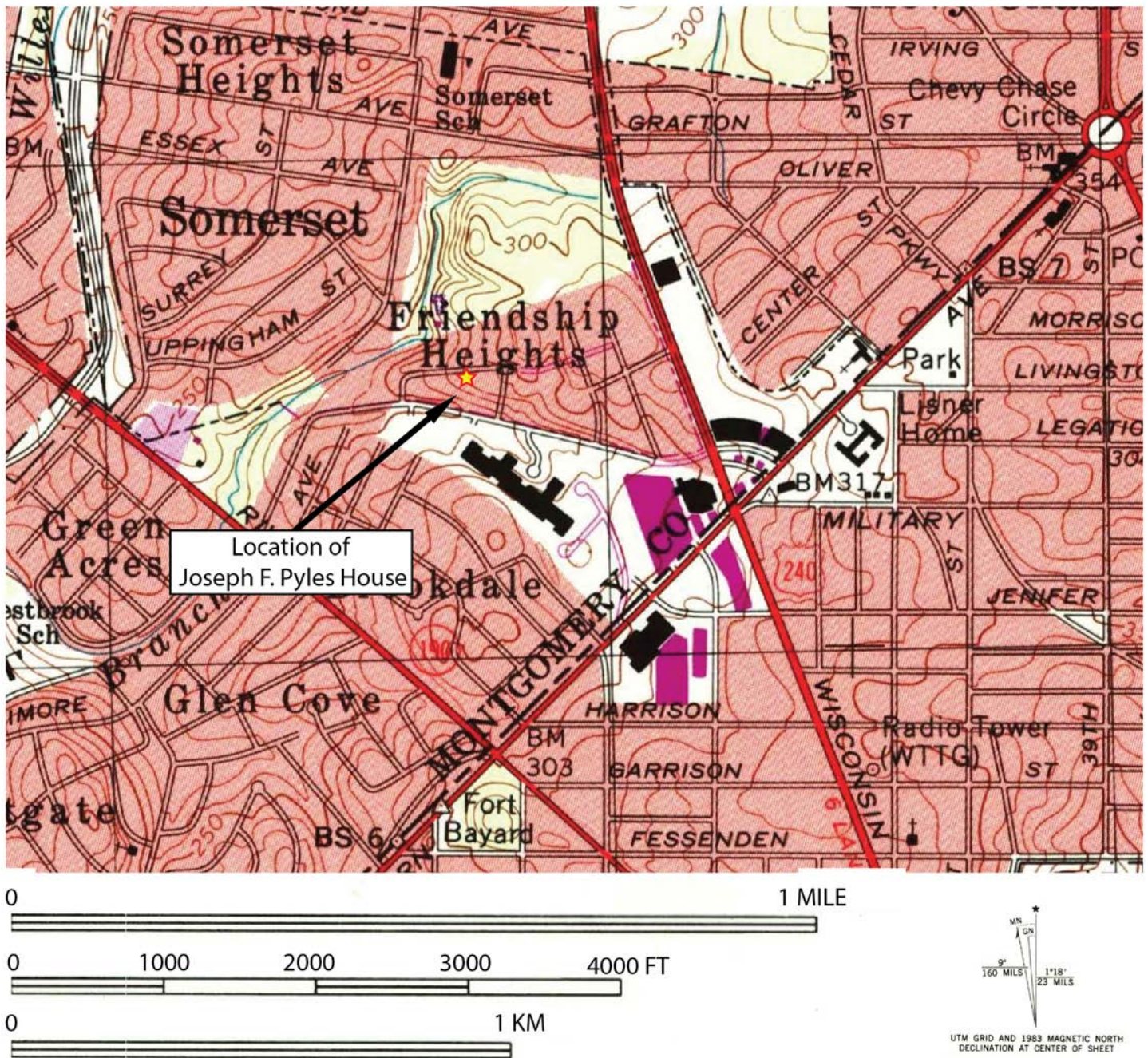


Figure 2. Location of Joseph F. Pyles House (USGS Washington West Quadrangle, 1965)

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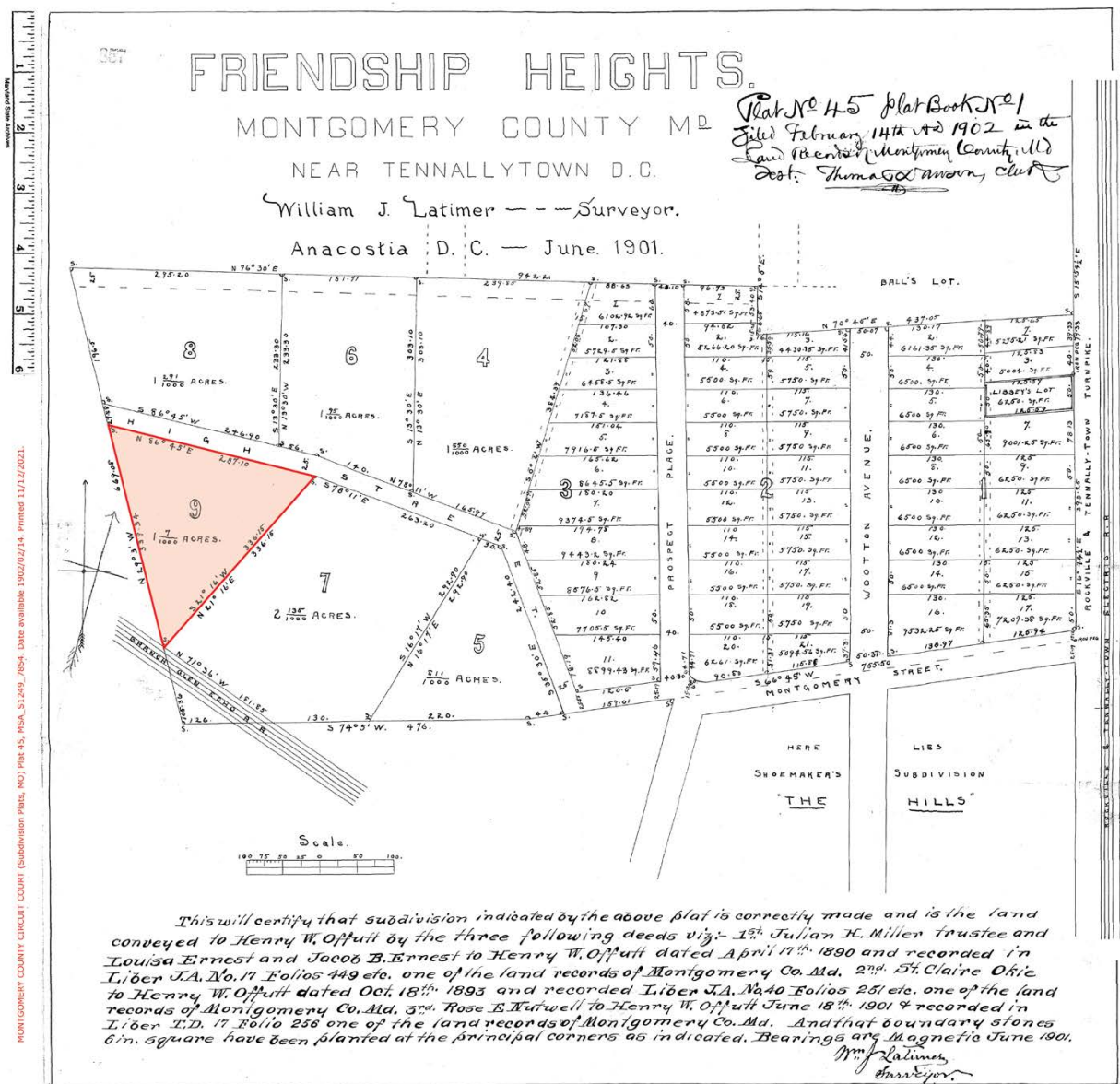


Figure 3. Plat of Friendship Heights with Lot 9 Highlighted (Plat Book 1, Plat Number 45, 1902).

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Figure 4. View of the Joseph F. Pyles House Before and After Restoration Completed Prior to 2014; Note Retention of Decorative Trim on Front Porch. From Melanie Rose White, ed., *Village of Friendship Heights: The First Hundred Years*, pp. 31 (Village of Friendship Heights 2015).

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Figure 5. North Façade of Joseph F. Pyles House, Facing South (November 15, 2021).

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Figure 6. View of Joseph F. Pyles House, Facing Southeast (November 15, 2021).

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Figure 7. View of Joseph F. Pyles House, Facing Southwest (November 15, 2021).

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Figure 8. View of Rear of Joseph F. Pyles House, Facing Northwest (November 15, 2021).

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Figure 9. Detail of Enclosed Porch at Rear of Joseph F. Pyles House, Facing South (November 15, 2021).

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Figure 10. South Façade of Joseph F. Pyles House, Facing North (November 15, 2021).

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Figure 11. Detail of Basement Entrance and Foundation Materials at rear of Joseph F. Pyles House, Facing Northeast (November 15, 2021).

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Figure 12. West Façade of Joseph F. Pyles House Showing Concrete Block and Stone Foundation Materials, Facing East (November 15, 2021).

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Figure 13. West Façade of Joseph F. Pyles House, Facing East (November 15, 2021).

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Figure 14. Detail of Front Door of Joseph F. Pyles House, Facing South (November 15, 2021).

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Figure 15. Detail of Trim and Pendant Decoration on Front Porch of Joseph F. Pyles House, Facing South (November 15, 2021).

Historic Commission Testimony on 4608 North Park

Good evening, Commissioners. Thank you for giving me the opportunity to speak on behalf of the Friendship Heights Village Council, the seven volunteers who are elected to represent the approximately 5000 residents and numerous businesses who make up our unique community.

The Council is unanimous in our support for designating 4608 North Park Avenue as an historically important building. IT IS A FAMILIAR AND VISUAL FEATURE OF FRIENDSHIP HEIGHTS.

First, allow me to introduce myself. My name is Alfred Muller, a retired physician who has lived in the Village of Friendship Heights for almost 50 years. I led the Village Council for 26 years, 1975-2001, as its Chairman and then its first Mayor. I returned to the Village Council last year and presently serve as its Secretary.

While I do not have your extensive expertise in historical architecture, I share what I am certain is your passion for preserving important landmarks... not for nostalgia's sake, but as educational tools to teach future generations about the history of their communities.

So here are some unique facts that were not covered in our application or the excellent and much appreciated staff analysis. Friendship Heights was one of a handful of Special Tax Districts (STD) formed in the early 20th century.... 1914 in our case... in order to maintain basic services in the community, such as street maintenance and garbage collection. We are now one of only two remaining STDs, and have become the fourth largest elected local government in Montgomery County, after Rockville, Gaithersburg, and Takoma Park, now with many responsibilities similar to these three large municipalities.

Friendship Heights was part of the first Montgomery County Sector Plan and part of its first Central Business District (CBD), and proves the value of such innovations.

But until the start of the 20th century the area was comprised primarily of two farmlands belonging to the Shoemaker and Eld families. In the early 1900's homes started to be built, including the one personally built by carpenter Joseph F. Pyles at 4608 North Park Avenue, at that time called High Street. Eventually there were about 125 residences, ranging from large Victorian edifices to more humble domiciles. (see photos in the Centennial book) Starting in the late 1960's assemblage of these properties resulted in the high rise community of rental, condominium and office buildings you see presently.

Woodrow Wilson once said that "The history of a nation is the history of its villages, writ large." And that is what 4608 North Park illustrates in graphic manner: the oldest true remnant of single family homes in our Village before its evolution to high rise buildings immediately adjacent and surrounding it.

It is therefore not only the oldest residential structure in our Village. It is a *unique* "before and after" snapshot of Montgomery County history... and that of the country itself. Rather than correctly describe 4608 North Park as no longer surrounded by its original environment, and conclude, therefore, it is not worthy of historic designation, I would suggest that you instead consider its historic relevance,,, its *unique* historic relevance... as showing how far the Village, Montgomery County, and the United States have come: from rural farmland; to a small community of single family homes; to a high-rise Village with flourishing commercial and *diverse multicultural*, residential constituencies... unlike any of its surrounding neighborhoods. And therefore a worthy candidate to be designated an historic and symbolically significant property.