BA-933

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

For HCRS use only
received
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic: Parkton Hotel

and/or common: Parkton Hotel

2. Location

street & number: 18,848 York Road — n/a ___ not for publication

city, town: Parkton — n/a ___ vicinity of — congressional district: Second

state: Maryland — code: 24 — county: Baltimore — code: 005

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	_X_ occupied	___ agriculture	___ museum
_X_ building(s)	_X_ private	___ unoccupied	___ commercial	___ park
___ structure	___ both	___ work in progress	___ educational	_X_ private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	___ yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
	_X_ not applicable	_X_ no	___ military	___ other:

4. Owner of Property

name: John M. and Dorothy R. Hicks

street & number: 18,848 York Road

city, town: Parkton — n/a vicinity of — state: Maryland — 21120

5. Location of Legal Description

courthouse, registry of deeds, etc.: County Courts Building

street & number: 401 Bosley Avenue

city, town: Towson — state: Maryland — 21204

6. Representation in Existing Surveys

title: Maryland Historical Trust Historic Sites Inventory — has this property been determined elegible? ___ yes _X_ no

date: 1983 — ___ federal _X_ state ___ county ___ local

depository for survey records: Maryland Historical Trust, 21 State Circle

city, town: Annapolis — state: Maryland — 21401

GENERAL DESCRIPTION

The rear wall of the extension is four bays broad. A one-story shed-roofed porch runs across the three northernmost (right-hand end) bays. The open part of the porch has three round posts with scroll brackets. The northern part of the porch is enclosed, and is punctuated by one window. The six windows visible at the rear of the hotel (three at each level, irregularly placed) are 3-over 3 types similar to others in the structure. The north end of this extension is two bays deep with an open wooden stairway leading to a door at second story level. The other three fenestration positions in this wing, both upstairs and down, are occupied by windows similar to the others.

Each end of the extension has a centrally located end-chimney. The foundation is stone.

The rear of the house faces the Gunpowder Falls across its back yard, and enjoys a moderate elevation above normal flow level. Prior owners reported a 4-foot inundation in the first story in 1972. The current owners have experienced one flood with a level of 1½ to two feet inside. The southeast corner of the property adjoins the oldest known stone-arch bridge in Maryland (Site BA-593).

The interior of the hotel was originally very plain, with flat plastered walls and undecorated ceilings. All ceilings are nine feet high on the first floor. The present wooden cornices are 4¼ inch wooden crown moulding, added by the current owners after 1973. There is a six-foot wide center hall flanked on either side by the former public rooms. The main door originally had one large pane of corrugated glass, but it was vandalized prior to 1973 and its replacement installed c. 1974 is a close match to corrugated glass found in the gallery door on the second story. The 30-foot long hall contains a plain, straight staircase with oak treds, oak newell post and banister, and square balusters. Under the stairway was the only closet on this story, now converted to a powder room with exposed brick walls. The northwest room (now a family room), once used as the Parkton Post Office, is lined with vertical wooden wainscoting to 4 feet 3 inches above the floor. This former post office contains a fireplace now equipped with a stock mantel of the Victorian period (a replacement from Hill House, Parkton); the mantel decorations consist of spandrels and a round center cartouche. To the rear of the post office is the present kitchen, also equipped with a fireplace; the kitchen mantel is very plain, one of the few originals in the house. With the removal of a partition that separated the postal room from the present kitchen, the two fireplaces appear to have been intended as twins.

The southwest room, the present living room, has an elegant wooden fireplace mantel, also a replacement (acquired from a nearby antique shop); this mantel is set in a projecting chimney breast. The fireplace opening is framed by fluted pilasters and topped by a frieze with rectangular tablet and endblocks. The mantel shelf is of simple design.

SEE CONTINUATION SHEET #3

GENERAL DESCRIPTION (Continued)

The southwest room has a solid four-panel door opening on the front porch. The present westernmost window opening has been adapted from a former door that gave access to the wrap-around porch facing the public highway. The large sash window in this opening is decorated with bands of stained glass panes of various colors. A photo of 1970 shows a door in this position.

The rear southeast room in the main brick section is divided from the living room by sliding paneled doors (of oak) recessed into the party walls. The entrance to the former hotel dining room is blocked by new book shelves across the east wall. This rear, southeast room has a small fireplace in its southwest corner but its chimney is now needed by the furnace system. The mantel is a replacement, but very similar to those stripped from the house by prior owners. An artifact from Baltimore City, the mantel has an overmantel with rectangular mirror; there is a small bracketed shelf under the mirror. The main shelf is supported by round fluted columns; rather than a central tablet, there is a carved anchor symbol flanked by garlands on the frieze.

This southeast room or library has a formal entrance opening onto the side porch; its crystal glass door is flanked by sidelights (in a fern pattern, of frosted glass); the door is topped by a transom with one long glass light. The cut crystal glass is original.

The remaining rooms on the first level are all in the rear wing, which is an add-on, a balloon-framed wooden appendage (1884) with certain applied Victorian features on the outside, almost no stylistic elements inside. This annex includes a former kitchen and the very plain hotel dining room, where there is one fireplace, also very plain. The windows are generally stock items of the late Victorian period, usually 2-over-2 double-hung sashes.

The rear wing provides a closed back stairway that leads up to an original wooden swinging gate. Beyond the gate are French doors that lead to the various rear hotel bedrooms, including a spacious Edwardian bath where the claw-footed tub stands in the middle of the room, rather than against a wall. Ceilings are nine feet high. Transoms over the room doors are hinged at the sides.

There are four rooms in the rear wing, five in the front portion built of brick. The southwest room in the brick portion is the best chamber, now a master bedroom, with a fireplace and a door that leads out onto the wrap-around gallery. The small master bedroom fireplace has a wooden mantel with a plain frieze, plain pilasters, and simple mantel shelf; the wood had once been "grained" with paint or varnish, but has been sanded down to the natural surface. The southeast bedroom in the brick portion contains a small fireplace that is flanked by a tall narrow closet with numerous shelves. This fireplace mantel is also extremely plain, with undecorated shelf, plain frieze, plain pilasters, the wood stained to resemble oak.

SEE CONTINUATION SHEET #4

GENERAL DESCRIPTION (Continued)

The three rooms on the north were originally equipped with flues to vent stoves and were built without fireplaces.

The long center hall also provides a door to the gallery.

The third story contains four hotel bedrooms with eight-foot ceilings, each room supplied with a deep dormer. There is also a dormer at the east end of the central hall. A fifth room is a linen closet at the west end of the hall; it measures 6 feet 3 inches wide by 11 feet deep, and is lighted by the middle dormer of the main facade.

The present owners opened a small access panel into the space over the third floor rooms to inspect the chimneys. There is room to stand erect under the ridge line but there are no windows or vents. Mr. Hicks was able to observe a small part of the roofing rafters, which are nailed rather than pegged, of sawn timber, about 12 by 1-inch material.

The attic rooms are all plastered, including the slanted ceilings directly under the roofing.

The hotel had once been fitted with a home gas system (no city gas is available, even at present), and the remnants of gas pipes are found here and there, and one complete brass jet survives in the former post office room.

In sum, there are 19 full-sized rooms (including two over-sized baths), four halls, three storage rooms, (utility, pantry, and linen), and one powder room. The rear, first story porch had formerly been enclosed, but the present owners have reopened the space.

8. Significance

BA-930

Period	Areas of Significance—Check and justify below				
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion	
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science	
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture	
___ 1600–1699	X architecture	___ education	___ military	___ social/ humanitarian	
___ 1700–1799	___ art	___ engineering	___ music	___ theater	
X 1800–1899	X commerce	___ exploration settlement	___ philosophy	X transportation	
___ 1900–	___ communications	___ industry	___ politics/government	___ other (specify)	
		___ invention			

Specific dates 1850-1860 **Builder Architect** unknown

Statement of Significance (in one paragraph) Applicable Criteria: A, C

SIGNIFICANCE SUMMARY

The Parkton Hotel is significant for its association with the development of transportation in the 19th century between the important market centers of York, Pennsylvania and Baltimore, Maryland. In the mid-nineteenth century, the primary transportation links between these points were the Baltimore and York Town Turnpike, completed in 1810, and the Baltimore and Susquehanna Railroad, which opened in 1838. The Parkton Hotel, constructed in 1850-1860, was advantageously sited at an intersection of these major arteries and accommodated travelers using both modes. Of the many hotels which were integral to Baltimore County's nineteenth-century transportation network, only six remain. The Parkton Hotel derives additional significance from its architecture, which embodies the distinctive characteristics of mid-to-late 19th century lodgings in rural northern Maryland in its brick construction, simple massing, multiple entrances, limited interior and exterior ornament. Pennsylvania influence is reflected in the two story porch which spans the west facade; the building retains a high degree of integrity.

HISTORY AND SUPPORT

The Parkton Hotel is a place of public accommodation built to take advantage of an interstate railroad (the Baltimore and Susquehanna) that passed through the region in 1838. The main facade of the hotel was aligned with the railroad while its left-hand end was aligned with a pay-highway, the Baltimore and Yorktown Turnpike Road. Parkton was a stopping place on the railroad and later the scene of a water-tank and a company office and maintenance depot. The turnpike brought much farm produce through the town as well as cattle on the hoof before rail transport became the most accepted mode of shipment. Turnpikes and railroads made it easy to get farm products to the large market in Baltimore City where crops could be sold for cash. Progressive farmers could easily import guano and bone dust from city processors. The hotel belonged to the single wealthy family that owned the entire village and its mill (BA-180). The hotel seems to have appeared between the publications of the 1850 county map (which showed only Mrs. Parke's store here) and 1860, when Mrs. Parke's inventory mentioned a "bar account." In 1862, a hotel was advertised in the county weekly. The hotel-keepers were tenants of the Turner-Parke family. The mill is known to have been built for Congressman James Turner, who lived until 1861; it is likely that the hotel was also built during his lifetime. The founding family sold the hotel in 1892. It seems to have reverted to a private dwelling between 1911 and 1918. This is a large 2½ story brick building in a mixture of Maryland and Pennsylvania vernacular building styles. There is a full-width front porch at lawn level with a second-story gallery in a style seen more frequently north of the Mason-Dixon Line in Pennsylvania. This is a good example of a voluminous and well constructed rural building.

SEE CONTINUATION SHEET #5

HISTORY AND SUPPORT (Continued)

Such hotels were once found at almost every mile along the web of turnpikes that radiated from Baltimore, but now only two remain on Liberty Road, one in Reisterstown, and on the York Road, only the Weisburg Inn (BA-62), Parkton Hotel (BA-933), and the Maryland Line Hotel (BA-992).

Parkton had been served by a railroad since 1838, but when the 1850 county map was published by J. C. Sidney, there was almost no development near the depot other than a "store" shown as that of Mrs. M. Parke. Mrs. Parke was the daughter of Congressman James Turner who owned most of the property in the vicinity and had built the Turner Mill (BA-180). Mrs. Parke's inventory taken in 1860 mentioned a "Bar Account," the first clue to a hotel.[1] The first firm mention of an inn was in an 1862 advertisement placed by Oliver T. Kelly who announced that he had taken over the "store and hotel at Parkton" from Peter G. Hunter.[2] The following year, Henry M. Hoffacker advertised that he was conducting the "Parkton Hotel."[3] When the first commercial directory covering the entire state was published in 1866, W. M. Hoffacker was listed as hotel keeper at Parkton.[4]

There is no clue to the origin of the building in the Transfer Book covering 1853-1866, where new structures were periodically added to the tax base. The first generation of Towson tax ledgers (c. 1851) has been lost. However, it is logical to suggest that the hotel was built during the lifetime of Congressman Turner - some time before 1861. Hotels, like mills, were often capitalistic ventures of landed families, to be operated by tenants, as was the case with the Ten Mile House on the Reisterstown Road (BA-42) and Dr. Ephraim Bell's Maryland Line Hotel (BA-992), or the Cockeysville Hotel (BA-515), all in Baltimore County.

In 1876, the Assessor's Field Book listed "Parkton Hotel" among the assets of Martha Turner.[5] Miss Turner was a granddaughter of the original settler of the neighborhood, a Captain James Calder, and had received a large share of the original property in 1874 following an inter-family lawsuit.[6] Her share was then called "Parkton Hotel Property."

The hotel faced the railroad line, and its south boundary was formed by the pay-road, the Baltimore and York Town Turnpike. Thus, it was convenient to the two main arteries of trade through the center of the county. The hotel was an unidentified square at that intersection in the 1877 atlas, where J. Scott Price (a Turner descendent) was listed as hotel keeper at Parkton in the tabulated patron list.[7]

In 1884, a local newspaper reported, "Parkton Hotel has been enlarged, renovated, and repainted by its proprietor, J. S. Price."[8]

SEE CONTINUATION SHEET #6

HISTORY AND SUPPORT (Continued)

Following the death of Mrs. Turner, the hotel was shown on a plat drawn in 1892 in connection with the disposition of the property.[9] The Turner executor sold in October 1892 to William Ensor.[10] Ensor acquired 1.3 acres, the same area that is shown in his account by the 1896 tax ledger where the "Improvements thereon" were valued at $1325.[11]

The 1911 tax ledger listed a "Hotel and Dwelling owned by William Ensor.[12] However, in the 1918 ledger, when Annie R. Fishel was owner, only dwellings were charged to her account.[13] The structure had apparently ceased to serve as a hotel as times changed and fewer halfway facilities were needed along the roads.

In 1956, when the property was involved in a lawsuit, the owners were uncertain of its age and William Fowble, a real estate broker, estimated its age at 80 years, which was clearly an underestimate.[14] The witnesses verified that it was indeed an "old hotel." One witness stated:

> There is not sufficient money to keep it in repair and pay insurance, and recently the taxes have been increased. It will go down on a pile unless it is sold and some money spent on it.[15]

The testimony of William Fowble contained a number of interesting statements:

> It is a large house with 19 rooms and a bath and a big central hall, and a cellar under the main house. The main building is three stories high, and is 30 feet by 36 feet. The frame portion is approximately 18 feet by 30 feet and is two stories high. There is also a one story frame section which is about 6 feet x 20 feet, which is built onto that, and there is a small porch in front. The main house has a front porch on the south and west sides. There is a double-decker porch .... roof is very bad ... I would be afraid to walk on the top porch .... spouting ... practically gone ...
>
> The main building is approximately 30 feet by 36 feet and is brick .... The Brick portion is three stories high and the frame portion is two ...
>
> Yes, the interior of the property needs a complete overhauling. The papering has come off, the woodwork needs painting, the floors need dressing, and the plaster needs repairing .... seven rooms and a large hallway on the first floor with an open stairway, eight rooms on the third floor ....
>
> ... roof is tin and is leaking ... no electricity ... age? ... about 80 years ....

SEE CONTINUATION SHEET #7

HISTORY AND SUPPORT (Continued)

Trustee Lawrence E. Ensor advertised the "Parkton Hotel" in the Jeffersonian of September 14, 1956, and sold to Julia Shaul and Aeriel M. Baily.[17] Those co-owners sold in 1972 to Earl and Rhoda V. Ensor.[18] Photos of 1970 show the property much improved from the condition described in the 1956 lawsuit. However, the floods of 1972 and 1975 damaged the hotel, but it was undergoing restoration in 1976 and in 1980 presented a good appearance.[19]

This property contained a separate frame store building at one time, which was in this century operated by Milton Stiffler; it was the same place or on the same spot as a store fronting directly on the turnpike that was shown in the 1850 map. There had also been a post office and a millinery shop in the hotel structure itself.

The residents in this part of Parkton are anxious to have the former NCRR plate girder bridge (no MHT number assigned) removed to stop the piling up of debris during high water periods.

NOTES:

[1]Baltimore County Orphans Court Inventories, JLR 4:164.

[2]Baltimore County Advocate, Towson, January 18, 1862.

[3]Baltimore County Advocate, January 24, 1863.

[4]Maryland State Business Directory (New York, 1866), p. 125.

[5]Assessor's Field Book, District 7, 1876, n.p.

[6]Judicial Records, JB 41:86 (1874).

[7]G. M. Hopkins, Atlas of Baltimore County, Maryland (Philadelphia, 1877).

[8]Maryland Journal, Towson, September 6, 1844, p. 3, col. 3.

[9]B. C. Plats, JWS 1:79, 79A.

[10]B. C. Deeds, LMB 194:284.

[11]Assessment Ledger, District 7, 1896, entry #175-33.

[12]Tax Ledger, District 7, 1911, f. 499.

[13]Tax Ledger, District 7, 1918, f. 513.

[14]Judicial Records, GLB 577:406.

SEE CONTINUATION SHEET #8

9. Major Bibliographical References

BA-933

Baltimore County Judicial Records, Deeds, Tax Ledgers.

10. Geographical Data

Acreage of nominated property 0.897 acre

Quadrangle name New Freedom, Md.-Pa.

Quadrangle scale 1:24000

UMT References

	Zone	Easting	Northing
A	18	357600	4389080
B			
C			
D			
E			
F			
G			
H			

Verbal boundary description and justification

SEE CONTINUATION SHEET #8

List all states and counties for properties overlapping state or county boundaries

state n/a	code	county	code
state	code	county	code

11. Form Prepared By

name/title John W. McGrain, Sites Surveyor, under MHT contract

organization Baltimore County Office of Planning and Zoning

date April 7, 1980 (revised & updated June 1983)

street & number 401 Bosley Avenue

telephone (301) 494-3521

city or town Towson

state Maryland 21204

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state X local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature J. Michel 10-25-83

title STATE HISTORIC PRESERVATION OFFICER date

For HCRS use only

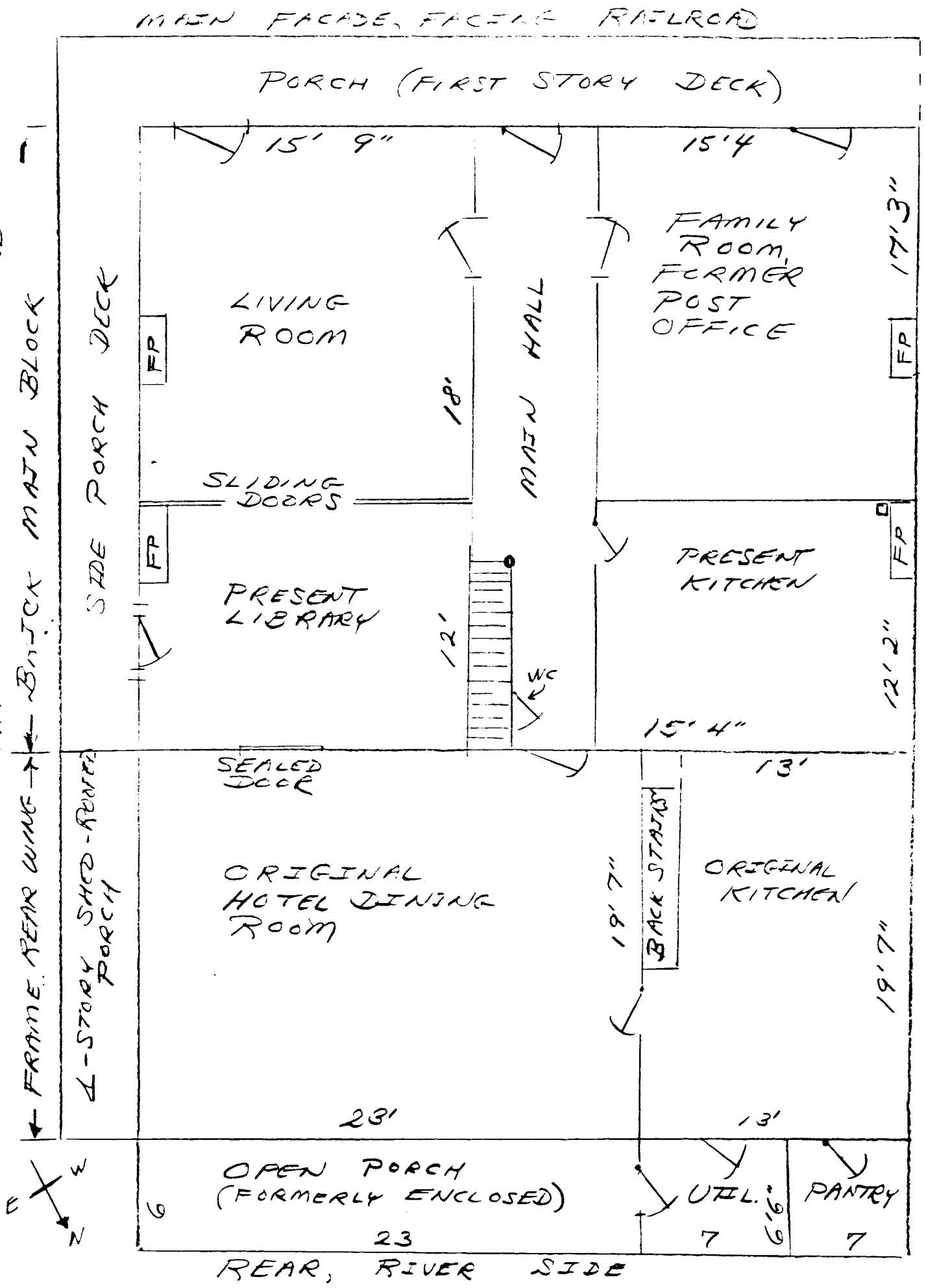
I hereby certify that this property is included in the National Register

Keeper of the National Register date

Attest:

Chief of Registration date

GPO 938 835

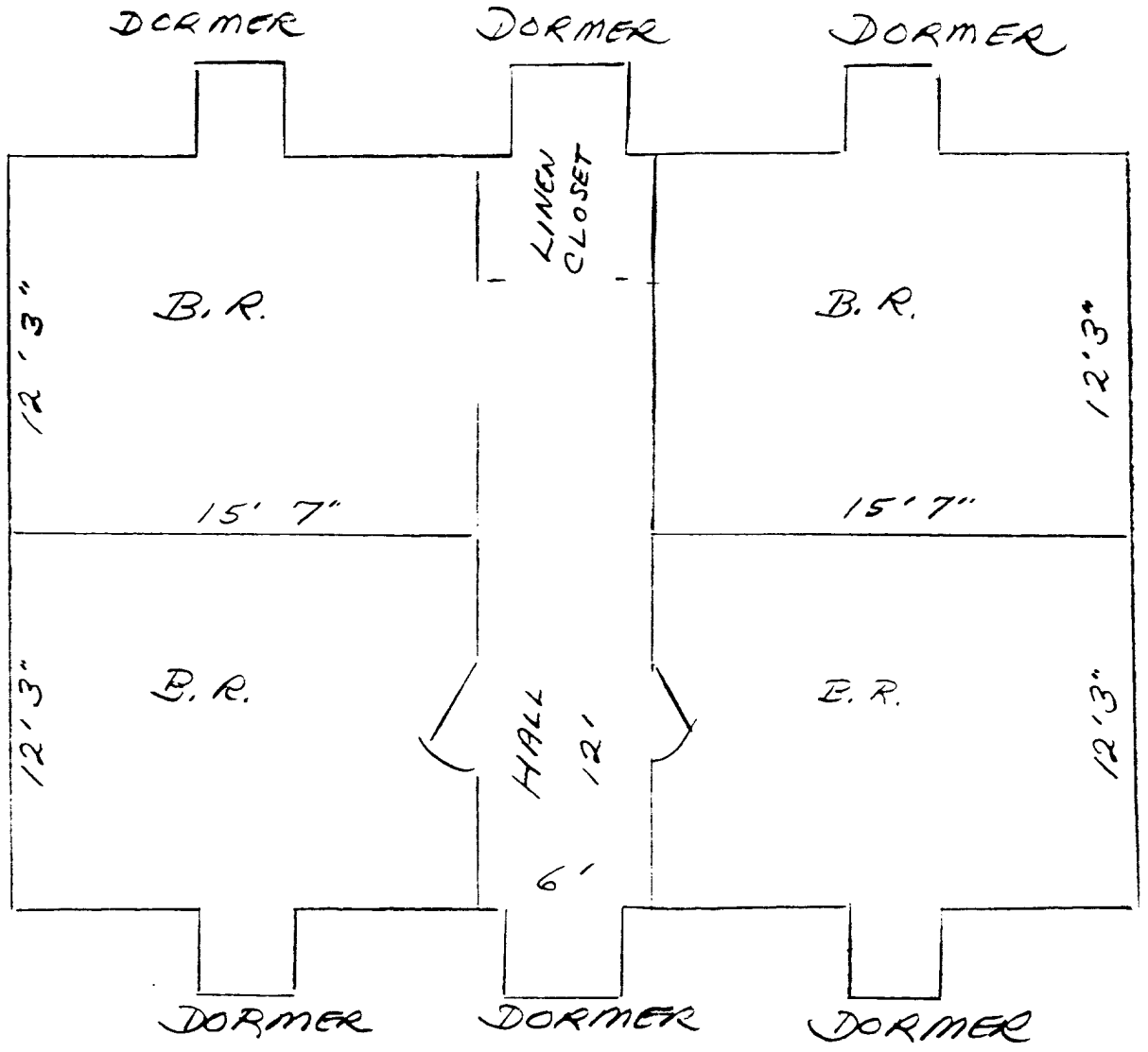


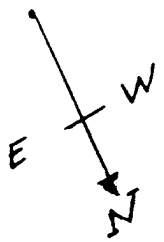
BA 933

PARKTON HOTEL - FIRST STORY

BA 933

TRACK - SIDE, MAIN FACADE

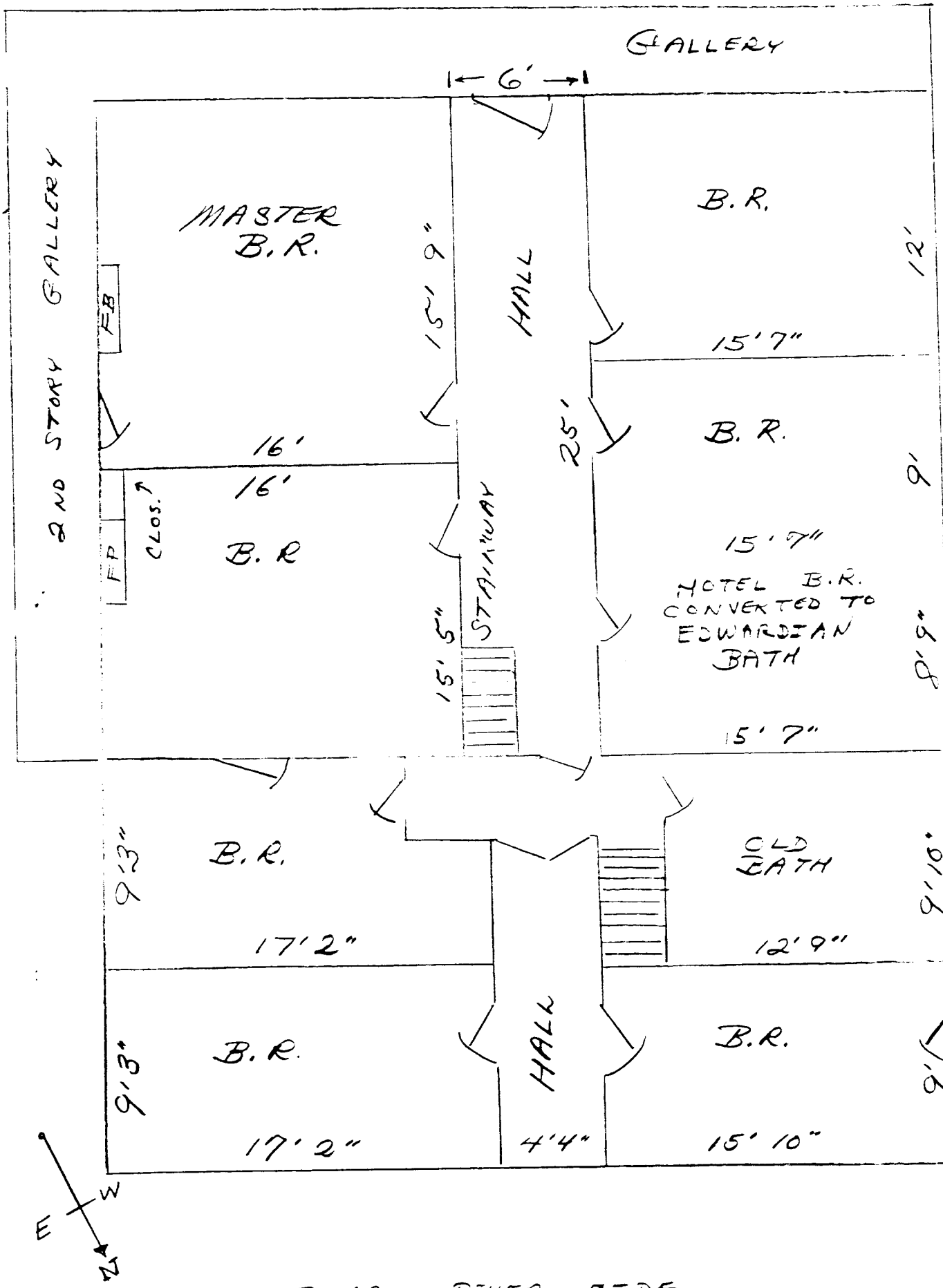




REAR - RIVER SIDE

PARTON HOTEL - THIRD STORY

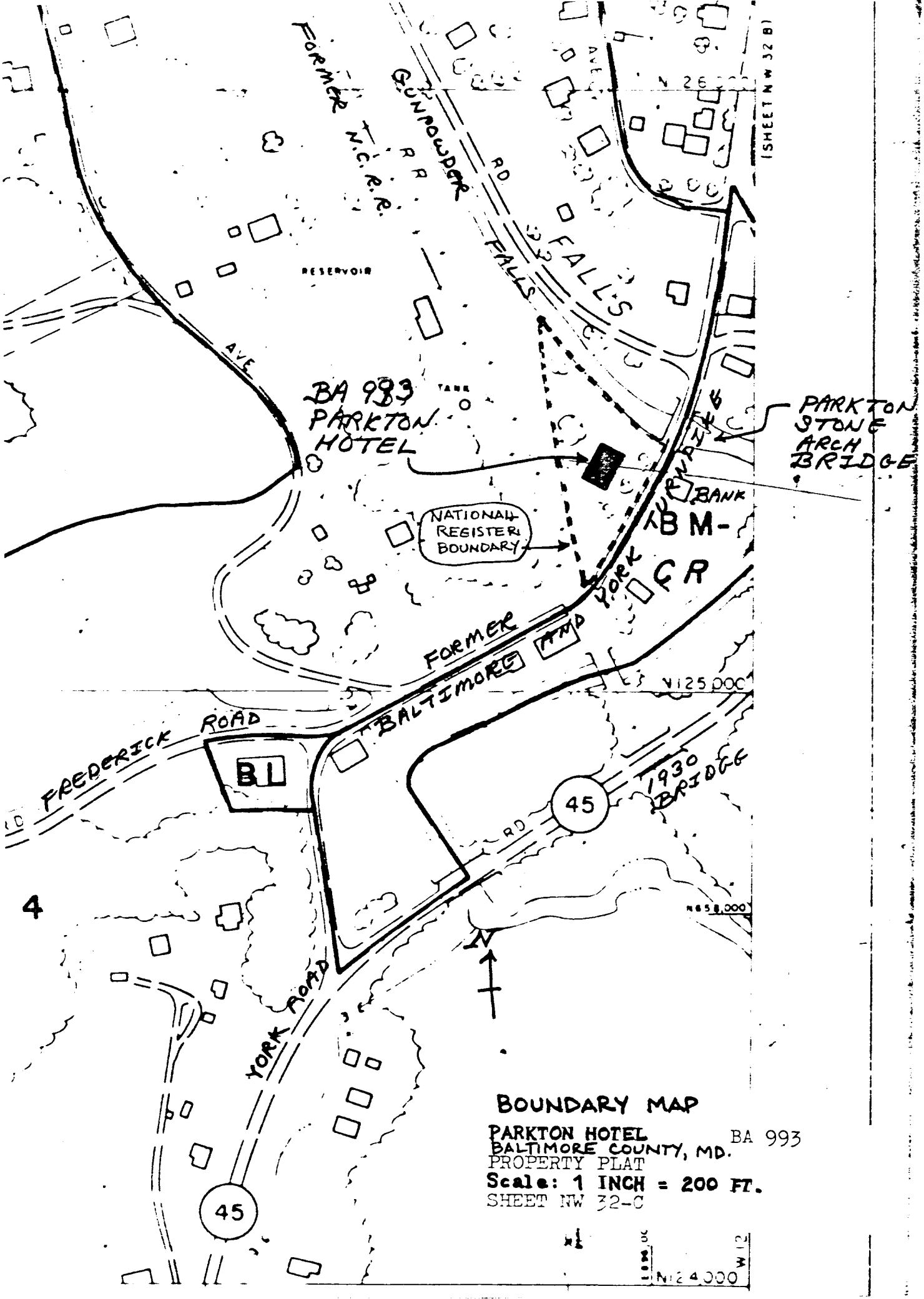
FRONT — TRACK SIDE



REAR, RIVER SIDE

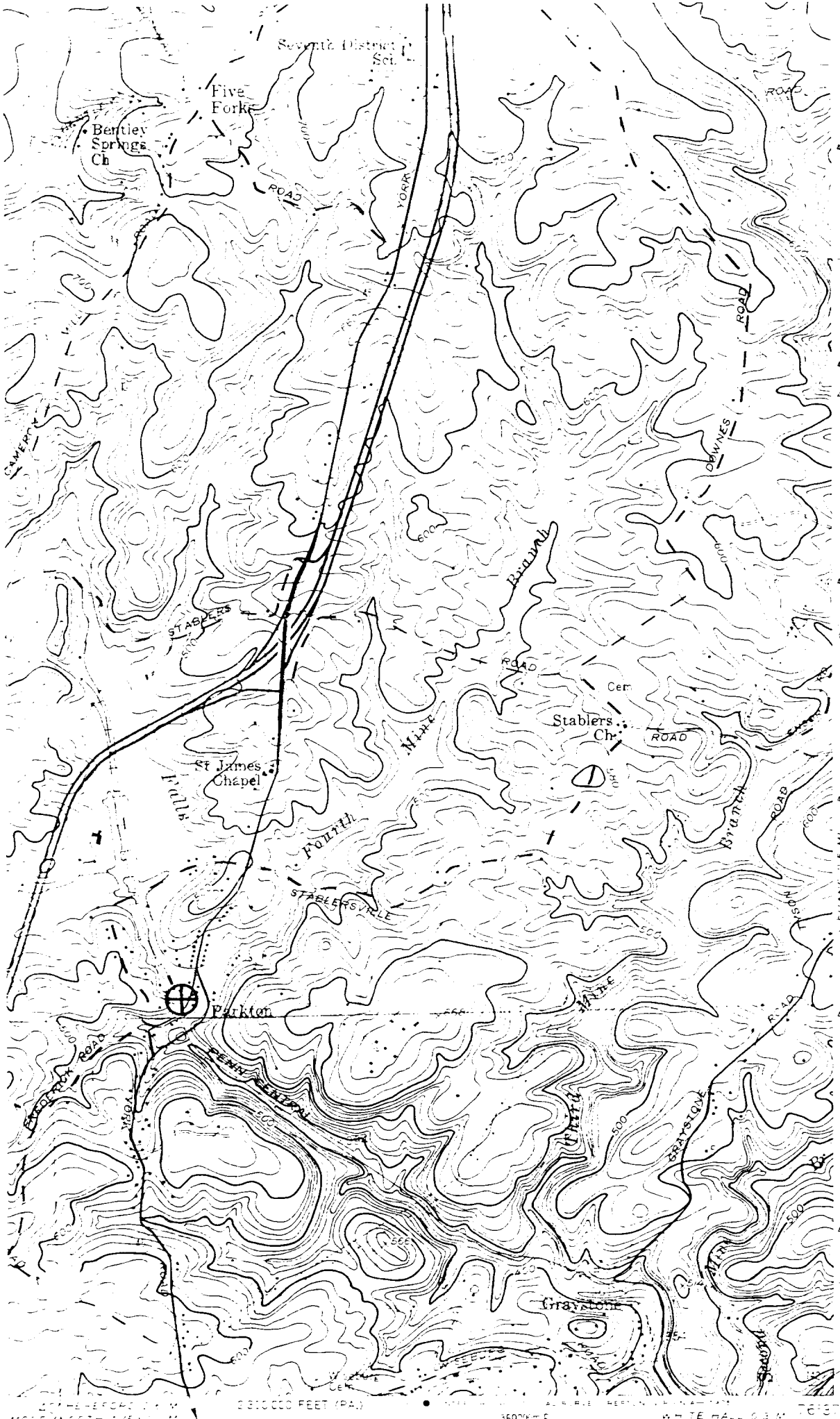
BA 933

PARK TOWN HOTEL — SECOND STORY

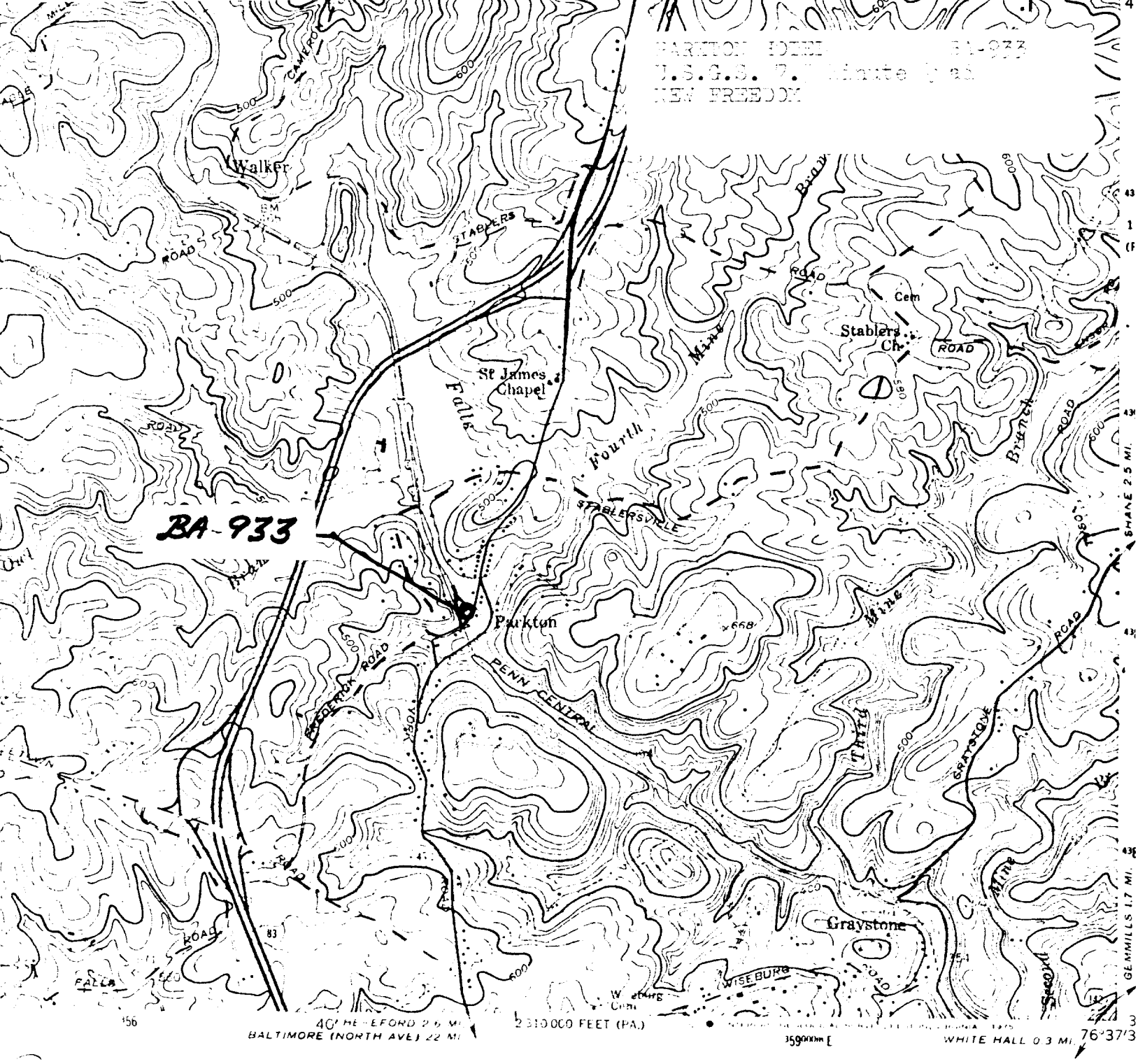


BOUNDARY MAP

PARKTON HOTEL BA 993
BALTIMORE COUNTY, MD.
PROPERTY PLAT
Scale: 1 INCH = 200 FT.
SHEET NW 32-C



BA-933
PARKTON HOTEL
BALTIMORE
COUNTY, MD.
18-357600-4389080



1 MILE

1 KILOMETRE

FEET
DUM OF 1929

ROAD CLASSIFICATION

Heavy duty ——— Light-duty

Medium-duty — — — Unimproved dirt

U.S. Route State Route

ACCURACY STANDARDS
ESTON, VIRGINIA 22092
BOLS LABLE ON REQUEST

Revisions shown in purple compiled by the Geological Survey from aerial photographs taken 1974. This information not field checked

NEW FREEDOM, MD.—PA.

N3937.5—W7637.5/7.5

1958
PHOTOREVISED 1974
AMS 5663 II NW—SERIES V833