

PRINCE GEORGE'S COUNTY
HISTORIC SITE SUMMARY SHEET

Survey: PG#66-21-34 Building Date: c.1924

Building Name: College Park Shopping Center

Location: 7415-7423 Baltimore Avenue, College Park, Maryland

Private/Commercial/Occupied/Good/Accessible

Description:

The College Park Shopping Center is located at the southeast corner of the Baltimore Avenue/College Avenue intersection in College Park, directly across from the main entrance to the University of Maryland campus. This one story commercial strip center presently houses seven tenants - all of which front on Baltimore Avenue. The shopping center has five storefront bays facing Baltimore Avenue and two bays - without entrances - facing College Avenue. Another entrance is located at the corner, facing the intersection. Each bay is composed of the same basic elements: plate-glass storefront windows with aluminum frames and a center entrance, a green marble veneer base, and a concrete parapet. Separating each bay is a single concrete pilaster, decorated in an Egyptian motif. This motif is also applied to the decoration in the center panels of each parapet. In some cases, some of the elements have been altered: some of the green marble veneer has been replaced by brick; some of the storefronts have been recessed or projected; some of the bays have been split in order to accommodate two tenants. Canvas awnings have been added over each storefront by the current tenants. There is a small parking area in front of the center.

Significance:

The College Park Shopping Center was built in the early 1920s by James A.Chaney. Chaney began assembling the property at this location as early as 1915, and by 1921, had assembled six lots along Baltimore Avenue. At this time, Baltimore Avenue, or Route One, was emerging as the major north/south roadway on the east coast, stretching from Maine to Florida. As such, the road attracted a great deal of commercial development which catered to travelers of this route. Because of its location along Route One, College Park underwent a rapid growth during this period. The construction of the shopping center reflects this trend. The architecture of the shopping center reflects an influence of the Egyptian Revival style.

Acreage: 10,125 square feet.

PG#66-21-34 - College Park Shopping Center

HISTORIC CONTEXT

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Geographical Organization:

2.) Western Shore

Chronological/Developmental Period:

12.) Modern Period

Historic Period Themes:

2.) Architecture, Landscape Architecture and Community Planning

3.) Economic (Commercial and Industrial)

Resource Type:

Category: Building

Historic Environment: Suburban

Historic Functions and Uses: Neighborhood Shopping Center

Known Design Source: None

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes _____
no

Property Name: College Park Shopping Center Inventory Number: PG:66-21-34
 Address: 7415-7423 Baltimore Avenue (US 1) Historic district: yes _____ no
 City: College Park Zip Code: 20740 County: Prince Georges
 USGS Quadrangle(s): Washington East
 Property Owner: William Koenigsburg Tax Account ID Number: 2301323
 Tax Map Parcel Number(s): Block 2 Tax Map Number: 33
 Project: US 1: College Avenue to MD 193, College Park Improvements, Agency: Maryland State Highway Administration
 Agency Prepared By: Parsons Brinckerhoff
 Preparer's Name: Kelsey Britt Date Prepared: 4/18/2014

Documentation is presented in: PG:66-21-34 Maryland Historical Trust State Historic Sites Inventory Form for the College Park Shopping Center and PG:66-42 Draft NRHP form for Old Town College Park Historic District

Preparer's Eligibility Recommendation: _____ Eligibility recommended Eligibility not recommended

Criteria: A B C D Considerations: A B C D E F G

Complete if the property is a contributing or non-contributing resource to a NR district/property:

Name of the District/Property: ~~Old Town College Park Historic District~~ N/A

Inventory Number: ~~PG:66-42~~ Eligible: yes Listed: _____ yes

Site visit by MHT Staff _____ yes no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

Architectural Description

The one-story commercial College Park Shopping Center is located on the southeast corner of Baltimore Avenue (US 1) and College Avenue in College Park, Maryland; its address is 7415-7423 Baltimore Avenue. The shopping center occupies 21,139 square feet of space on the west half of the block, bounded by Baltimore, College, and Yale avenues and Lehigh Road; the parcel that it occupies is 1 acre.

The shopping center is formed by a circa 1924 commercial strip shopping center clad in brushed concrete panels; this original portion fronts Baltimore Avenue and turns the corner onto College Avenue. A 1933-1934 addition is attached to the original portion and extends east on College Avenue. This addition connects the shopping center to a 1918 former residential building on College Avenue; this building is now used for commercial purposes. Together, the circa 1924 commercial strip shopping center, the 1933-1934 addition, and the 1918 former residential building form a U-shaped footprint.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____ Eligibility not recommended

Criteria: A B C D Considerations: A B C D E F G

MHT Comments: Not individually eligible; located outside Old College Park NRHD.

Tim Chalmers
Reviewer, Office of Preservation Services

7/22/2014
Date

Perkins
Reviewer, National Register Program

7/22/14
Date

The circa 1924 original shopping center originally occupied an L-shaped footprint, primarily facing Baltimore Avenue. An example of the one-part commercial block form, the modest commercial building also exhibits modest Classical, Art Deco, and Egyptian Revival-style influences. The original portion of the shopping center has a brick foundation and walls; the public facade's walls are clad in brushed concrete panels while secondary elevations display the brick. The prominent parapet wall conceals the building's flat roof from view.

The original shopping center houses five distinct retail spaces facing Baltimore Avenue; one section facing the Baltimore and College avenues corner and College Avenue; and one section facing College Avenue. Originally, green marble veneer covered the lower portion of all of the brushed concrete walls, but this has been removed from some storefronts, which have been altered over time. Fluted concrete pilasters divide the building's retail spaces and terminate above the concrete cornice topping the storefront level. Panels containing stylized ornamented foliage top each pilaster and project above the parapet wall, which is stepped. Each section's concrete block parapet wall is identical, with the exception of the corner parapet wall that terminates in a low front-facing gable.

The west facade's southern end at 7415 Baltimore Avenue contains a central opening that houses two entrances, providing access to the two commercial spaces that are housed within this section. Wood molding surrounds the central opening and the green marble veneer is present. The central opening's entrance houses an aluminum-framed glass door. The storefront contains three plate-glass display windows divided by aluminum muntins. A rectangular fixed-light window tops each display window. This section's northern storefront contains a recessed entrance in the central opening; the entrance houses an aluminum-framed glass door. Aluminum muntins divide this storefront, which contains three plate-glass display windows. Two canvas-covered awnings shelter the facade's southern section. Housed in the parapet wall, a prominent signs advertise the businesses.

The section at 7417 Baltimore Avenue contains two storefronts. This section's altered storefront level has a brick base and brick walls. The storefront level is recessed and angled towards a central double-door entrance that provides access to the commercial space. Each door is an aluminum-framed glass door; a fixed-light transom tops the central entrance. The storefront contains three plate-glass display windows. The storefront contains an entrance with an aluminum-framed glass door and concrete stucco covers the wall around the entrance. Aluminum muntins divide the south-end storefront's two plate-glass display windows. Two canvas-covered awnings shelter this sections storefront level. Attached to the parapet wall are two signs advertising tenant businesses.

The retail space at 7419 Baltimore Avenue contains two storefronts. The storefront level has been altered; the base is brick and a pier divides the section's two storefronts. Each section contains a central entrance, a metal-framed glass door, flanked by plate-glass display windows. A transom light tops each central entrance. A rectangular fixed-light window tops each display window. A canvas awning shelters the central section's storefront level.

Located north of the central section, the west facade's section at 7421 Baltimore Avenue is accessed through the central section's north-end storefront and does not contain any openings. Here, the storefront-level wall projects from the facade, topping a brick base. Six plate glass display windows, topped by rectangular fixed-light windows, form the wall. A curved canvas awning shelters the storefront level.

The building's section at 7423 Baltimore Avenue contains the largest commercial space with an entrance at the building's west-facing facade and corner facade. The green marble veneer is intact in this area. The entrance is comprised of an aluminum-framed glass door. Aluminum muntins divide the plate-glass display windows. A curved canvas awning shelters the storefront level. A sign identifying the business is housed in the roof's parapet wall. The corner facade contains a central entrance housing two aluminum-framed glass doors. Above the entrance, concrete stucco covers the storefront level. A canvas awning shelters the storefront level.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____ Eligibility not recommended _____

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

MHT Comments:

 Reviewer, Office of Preservation Services

 Date

 Reviewer, National Register Program

 Date

A section of the original circa 1924 shopping center also faces College Avenue, where the topography slopes. The side elevation contains three basement-level openings with louvers and two storefront-level openings. Each opening contains a tri-part, aluminum-framed, fixed-light window. A canvas-covered awning shelters the storefront level.

The circa 1924 building's side south elevation is oriented toward Lehigh Street. Here, the building's brick walls are exposed and brick pilasters divide the side elevation into five sections. The side south elevation contains four basement-level openings. Two are infilled with concrete stucco and two are partially infilled; one partially infilled opening contains louvers and the second contains a horizontal sliding window. The side elevation contains four evenly-spaced openings. These openings house one-over-one light, double-hung windows; metal bars cover each opening. A small louvered vent is located above the east-end opening.

A one-story flat-roof addition is attached to the original building's rear elevation. Wood covers the addition, which houses a central horizontal sliding window and two entrances opening onto a raised porch.

1933-1934 Shopping Center Addition

According to state tax data, the five bays of commercial space attached to the original 1924 shopping center's rear east elevation and fronting College Avenue were completed in 1933 and 1934. These additions connected the shopping center to the 1918 house located further east on College Avenue. The one-story commercial additions have brick walls and unified brick facade, facing north to College Avenue. The additions have flat roofs; the additions' brick parapet walls are incongruous at each bay; the parapet walls do not feature a uniform form or design elements. From the two additions, six entrances open onto College Avenue.

The shop at 4505 College Avenue contains an aluminum-framed glass door. A fixed-light transom light tops the entrance. The bay's storefront houses three plate-glass display windows divided by aluminum muntins. A canvas-covered awning shelters the storefront level. The bay's parapet wall is low and terminates in a simple cornice; large modern sign lettering tops the parapet wall.

At 4507 College Avenue, the parapet wall is stepped. The storefront contains a glass door. Above the door, a transom-light opening is infilled and contains an air conditioning unit. The storefront features two fixed-light display windows. A canvas-covered awning shelters the storefront level. Above this bay's storefront, the parapet wall is low and terminates in a simple cornice.

The central bay at 4509 College Avenue contains two entrances opening onto College Avenue. A metal-framed glass door is a later modification and was installed in one of the storefront level's plate-glass display windows. Within the window opening, a fixed-light transom light tops the entrance. A second metal-framed glass door is located at the storefront level's east end. A canvas covered awning shelters the storefront level. This bay also features a low parapet wall above the storefront. A prominent modern sign caps the parapet wall.

The bay located to the east contains a metal-framed glass door. The storefront level features two plate-glass display windows and is sheltered by a canvas-covered awning. Above the storefront level, the bay features a plain parapet wall, stepped higher than the other bays' parapet walls, with a prominent plain cornice. A modern sign is attached to the parapet wall.

The business at 4511 College Avenue has a metal door; mullions divide fixed lights in door's upper portion. Above the door, a transom-light opening is infilled and contains an air conditioning unit. The door's lower portion features paired panels. The storefront level houses one horizontal plate-glass display window. A canvas covered awning shelters the storefront level. A sign tops the bay's parapet wall.

The 1933 and 1934 additions' rear south elevations contain entrances opening to the parking lot located behind the College Park

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____

Eligibility not recommended _____

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

MHT Comments:

Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

Date

Shopping Center. These secondary elevations are unadorned.

Converted 1918 Residence

According to state tax data, the house attached to the 1934 addition's east elevation was constructed in 1918. Located at 4513 College Avenue, the building was originally a two-and-one-half story building that may have featured Folk Victorian elements. The house is now a commercial building incorporated into the College Park Shopping Center; the building has been altered substantially with numerous complex additions now present. Additions to the 1918 building include a two-story north-end addition, a central third-story addition, a south-end third-story addition, and a two-story south-end addition.

The original 1918 building features a rectangular-plan footprint, has brick walls, and a front-gable roof. Asphalt shingles clad the building's gable roof. A two-story shed-roof addition, clad in vinyl siding, is attached to the original building's front-facing north facade. The addition is three bays wide and one bay deep; the facade contains a central entrance opening onto three brick steps at College Avenue. The steps have metal railings, attached to the addition's facade. The central entrance contains a wood-framed glass door and is encased by Colonial Revival-style molding that features fluting and dentils. Brass-plated exterior light fixtures flank the central entrance. Housed in the facade's outer bays, plate-glass display windows flank the central bay. A dome-shaped canvas awning shelters each window. Above this, the addition's storefront level terminates in a simple cornice. The addition's second story contains three openings topping a sill course. Each opening contains a one-over-one light, double-hung window flanked by vinyl shutters. The northern addition's side elevation contains two first-story openings: a six-over-one light, double-hung window and a horizontal fixed-light window.

The original building's half-story front-facing gable is visible above the two-story addition. Vinyl covers the half story's facade, which contains a central opening. The opening has a four-pane, wood-framed, fixed-light window. The gable features brackets beneath the roof's overhanging eaves.

At the building's east side elevation, the original brick walls are visible. This elevation likely originally contained six evenly-spaced segmental-arch openings. At the side elevation's first story, five segmental-arch openings are infilled. A first-story non-original opening houses a metal door and opens onto a wooden porch approached by three wooden steps. A wooden ramp, which extends along the side elevation, is also attached to the porch. A segmental-arch opening contains a wooden door. Concrete steps, accessed by a concrete slab porch, approach the entrance. The concrete slab features a wooden railing. An opening, likely not original to the building, contains a multi-light replacement window. An asphalt-shingle clad hip-roof awning shelters the side elevation's first story, from the entrance to the ramp's termination. The awning is supported by wooden posts.

The original building's side east elevation's second story contains five openings. One segmental-arch opening is infilled. The north-end opening contains a one-over-one light, double-hung window. The opening's original segmental arch is infilled and a replacement door is present. Here the original segmental arch opening is not visible; the door opens onto a metal platform. The platform is connected to a staircase that provides access to the ground level and is attached to the building. The three remaining openings each contain one-over-one light, double-hung windows. Each opening's segmental arches are infilled.

The building's side west elevation contains six evenly spaced second-story openings. Due to the 1934 addition to the shopping center, which is connected to the 1918 building's side west elevation, this level was minimally visible during survey.

A two-story vinyl-clad addition is attached to the building's rear south elevation. Asphalt shingles clad the addition's shed roof. The addition has paired one-over-one-light, double-hung windows. A one-story section is attached to this addition and features an asphalt-shingle clad shed roof and a metal door containing a fixed-light pane. The addition's second story contains one two-over-one light window.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____ Eligibility not recommended _____

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

MHT Comments:

Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

Date

The southern addition's rear elevation's west half is recessed and contains a central first-story opening contain a four-pane fixed-light window. The second story houses a central one-over-one light, double-hung window. The addition also has two second-story one-over-one light windows. The addition's shed roof features overhanging eaves. Above the addition, the original building's gable half-story is visible. Here, the original building's rear elevation is covered in vinyl siding and contains a central one-over-one light window.

The original two-and-one-half story building terminates in a front gable roof; because of the numerous additions and alterations, the present roof shape is complex and features both gable and flat forms covered in asphalt shingles. A brick chimney pierces the southwestern area of the gable roof.

Landscape and Setting

At Baltimore Avenue, the circa 1924 building comprises the shopping center's entire west facade, which is set back from the street. The west facade is on an angled plane, parallel to Baltimore Avenue's alignment. A brick paver median lines Baltimore Avenue and contains five trees. A paved surface-level parking lot is located between the median and the sidewalk that fronts the building's west facade. Lampposts line the sidewalk's west edge. Parallel parking spaces line the median's east side and angled parking spaces approach the sidewalk. At the west facade's north end, the sidewalk curves and forms a patio space with tables and benches. Low wooden partitions line the sidewalk surrounding the patio. At the west facade's south end, the sidewalk curves outward toward Baltimore Avenue. Here the sidewalk contains three benches and a tree. A paved surface-level parking lot occupies the area to the rear of the shopping center. The parking lot is accessed from an east entrance on Lehigh Street.

Historic Context

College Park/Old Town College Park/US 1

The College Park Shopping Center is located within the Old Town College Park Historic District (PG:66-44), which is largely residential. Old Town College Park is eligible for listing in the National Register of Historic Places (NRHP) and the boundary includes the College Park Shopping Center; formal NRHP documentation is currently being completed and draft mapping indicates that an amended boundary that does not include the shopping center may be considered. According to documentation on file at the Maryland Historical Trust, the area was originally agricultural land that was part of the Calvert and Stier families' Riversdale plantation. The land was intersected by an early road that became the Washington and Baltimore Turnpike that opened in 1815 and is the predecessor of present-day Baltimore Avenue (US 1). Merchants established businesses catering to travelers, including taverns and inns, along the turnpike. Most notably, the Rossborough Inn was constructed in circa 1803 in College Park. The Washington branch of the Baltimore & Ohio railroad extended into Prince George's County in 1835 and was expanded in the 1860s, providing competition for the turnpike as an efficient method to transport goods and people; consequently, the turnpike ceased to operate in 1866, and road maintenance suffered.

However, the area that is now Old Town College Park developed because of the establishment of the University of Maryland, College Park (PG:66-35), which was originally called the Maryland Agricultural College. Students attended the first classes in 1859. In the 1860s, Ella Calvert Campbell inherited the area Old Town College Park now occupies, and she allowed her brother to subdivide the property. Initially referred to as College Lawn and later as College Park, the developers capitalized on the growing university's appeal, hoping to cater to professors. In 1893, Hannah L. Kelly (sometimes mistakenly identified as Hanner L. Kelly) subdivided Block 28, the present location of the College Park Shopping Center. However, Old Town College Park was slow to develop, with few residences constructed in the early years. However, by the 1910s and 1920s, substantial growth occurred as the

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____ Eligibility not recommended _____

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

MHT Comments:

Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

Date

college expanded; in the 1910s, anticipating this growth, developer James A. Chaney secured the undeveloped lots that the shopping center now occupies. In 1920, state officials renamed the college the University of Maryland at College Park. The growth of the university population coincided with the rise of automobile use, and the neighborhood experienced a building boom. To provide services to residents and travelers, Chaney built the College Park Shopping Center circa 1924; he smartly provided easy circulation and parking for customers with cars. The original building featured seven retail spaces. In 1925, the former turnpike was designated as US 1, and improvements to the roadway made the area progressively more attractive to commuters. Despite the Great Depression, the Washington, DC, area continued to grow during the New Deal era as government services increased to assist citizens. As a result, the College Park Shopping Center expanded along College Avenue on the northern portion of the lot in 1933-1934; no attempt was made to maintain a compatible design to the original 1924 building. The additional retail spaces do not have a discernible style and are executed in brick and are devoid of ornamentation. Interestingly, the expansion resulted in the storefronts connecting to an existing 1918 house that is now used for retail purposes. The 1918 house has been significantly altered and is also stylistically incompatible with the 1924 shopping center.

The College Park Shopping Center continues to be used for retail and restaurant functions; changes to the storefronts have occurred, most notably to storefront windows and entrances, which are modern. Modern awnings span the width of the businesses on both the 1924 shopping center and the 1933-1934 addition. Modern signage advertising the businesses is also present.

Shopping Centers and Suburban Commercial Architecture

According to the Maryland State Highway Administration's "Suburbanization Historic Context and Survey Methodology" created for Montgomery and Prince George's counties, during the early years of suburbanization from the 1880s through the 1910s, affluent suburban residents continued to rely on city businesses to supply their needs. However, as the suburban population grew in the 1920s, merchants wisely established commercial businesses in large numbers in the outlying communities. Some older communities had deed restrictions prohibiting commercial enterprises, but newer communities allowed grocery stores, drug stores, and other common retail establishments. The first shopping centers often were located along well-traveled transportation routes, often fronting busy roads, as is the case with the College Park Shopping Center, which faces Baltimore Avenue (US 1). With the rise of automobile use, shopping centers began supplying parking spaces. In many cases, front entrances were provided for pedestrian customers, and rear entrances were present for customers who drove and parked to the rear of the shopping center. The College Park Shopping Center's rear entrances are for service deliveries only; no customer access is present despite the rear parking lot. Unlike the College Park Shopping Center's modest 1933-1934 addition, many shopping centers built in the 1930s adopted the Art Moderne style, which is characterized by sleek, streamlined buildings with rounded corners.

Architectural Styles and Evolution of the College Park Shopping Center

The original portion of the College Park Shopping Center was built circa 1924 and faces Baltimore Avenue, with a small section that turns the corner at College Avenue and faces that road. In 1933-1934, the shopping center was extended to the east on College Avenue with new storefronts added progressively during those two years. This new area is visually distinct from the original portion of the shopping center, using a different design vocabulary that does not attempt to imitate the original brushed concrete section. The 1933-1934 addition connected the shopping center with an existing 1918 house that was present on the block. That house is now used for commercial purposes and is part of the shopping center. The rear of all portions of the existing shopping center, including the original portion and the additions, is devoid of ornamentation and utilitarian in nature; no attempts to incorporate the design elements of the public facades were made. The resulting building is an amalgamation of forms, materials, and stylistic influences, with alterations to the original buildings.

The College Park Shopping Center displays several references to a blend of Classical, Art Deco, and Egyptian Revival styles of

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended _____	Eligibility not recommended _____
Criteria: ___ A ___ B ___ C ___ D	Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G
MHT Comments:	
_____	_____
Reviewer, Office of Preservation Services	Date
_____	_____
Reviewer, National Register Program	Date

architecture, although it is not an excellent example of any of these styles. The columns reference classical architecture, although executed in brushed concrete, a material that is not typically associated with classical styles. The stylized floral ornamentation is indicative of Art Deco trends, which flourished in the United States during the 1930s. Art Deco practitioners used highly-stylized geometric forms such as chevrons, zigzags, sunbursts, plant motifs, and animal forms, applied frequently and liberally often in bold and juxtaposing colors for an overall exuberance that is not present on the College Park Shopping Center. The style also references verticality, with tall buildings defining the epitome of the style. The Egyptian Revival style, which is referenced in the Maryland Historical Trust State Historic Sites Inventory Form completed for the shopping center in 1993, is indicated only by the stylized lotus flowers that adorn the building's parapets and panels above the pilasters. While the result of this combination of stylistic references is generally harmonious, the resulting building is too austere to be considered an Art Deco example and lacking in most character-defining features of both Classical and Egyptian Revival styles.

The College Park Shopping Center's additions are modest single-story brick buildings lacking ornamentation, with only parapets of varying forms and heights as their distinguishing features. The shopping center buildings are defined by their storefront windows and entrances. According to "The Buildings of Main Street," they are examples of the one-part commercial block form, which is a single-story building with a boxlike appearance. The one-part commercial block was common in smaller cities and towns and was particularly prevalent along streetcar lines in the growing suburbs during the early twentieth century.

Significance Evaluation

The College Park Shopping Center was evaluated for eligibility for listing in the National Register of Historic Places (NRHP) using guidelines set forth in "How to Apply the National Register Criteria for Evaluation" and the Maryland State Highway Administration's "Suburbanization Historic Context and Survey Methodology." The shopping center was documented on a Prince George's County Historic Site Summary Sheet and a Maryland Historical Trust State Historic Sites Inventory Form in 1993; for unknown reasons only the circa 1924 shopping center was described in the form and the 1933-1934 addition and the subsequent connection to the 1918 house are not acknowledged in this documentation.

The College Park Shopping Center is associated with important trends in history. The rise of automobile use and suburban expansion is significant in American history. However, the shopping center is a modest example when compared to others in the area, and the changes to the shopping center preclude eligibility. The nondescript 1933-1934 addition does not reflect the growing automobile culture through the use of streamlined architecture as was common, and connecting the shopping center to a former and substantially altered 1918 residence diminishes the historic retail association of the 1924 shopping center.

The College Park Shopping Center is not eligible under Criterion B. Research has not revealed associations with significant persons.

The College Park Shopping Center is not eligible under Criterion C. According to the "Suburbanization Historic Context and Survey Methodology," shopping centers that would be considered eligible under Criterion C should include unifying architectural styles and features. The College Park Shopping Center's 1933-1934 addition is built in a different style than the original circa 1924 shopping center, and the attached former residence also provides a discordant design element. The changes to the property have not achieved significance in their own right; they have detracted from the significance of the original shopping center. Eligible shopping centers should also have anchor stores in addition to smaller retail units and feature visually dominant signs. No anchor stores are present in the College Park Shopping Center, and no original signage is present. Finally, the College Park Shopping Center did not provide customer entrances from the building's rear for customers who drove and parked in the rear lot, as was typical for many suburban shopping centers according to the "Suburbanization Historic Context and Survey Methodology."

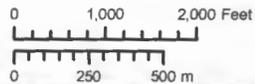
MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended _____	Eligibility not recommended _____
Criteria: ___ A ___ B ___ C ___ D	Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G
MHT Comments:	
_____	_____
Reviewer, Office of Preservation Services	Date
_____	_____
Reviewer, National Register Program	Date

College Park Shopping Center (PG:66-21-34)
7415-7423 Baltimore Avenue (US 1)
College Park, Prince George's County, MD



 Property Boundary

USGS 7.5 Minute Series 1:24000 Topographic Quadrangle: Washington East DC-MD (1979)



Map prepared: Apr 2014



**Maryland State Highway Administration
Cultural Resources Section
Photo Log**

Project No.: PG624B21

Project Name: US 1 at College Park Segment 1

MIHP Number: PG:66-21-34

MIHP Name: College Park Shopping Center

County: Prince George's

Photographer: Anne E. Bruder/ MD SHA and S. Foell/Parsons Brinckerhoff

Dates: January 15, 2014 and April 16, 2014

Ink and Paper Combinations: All printed photographs were created using HP 84/85 Dye-Based Inkset and HP Premium Photo Paper, Soft Gloss or Epson UltraChrome pigmented ink and Epson Premium Luster Photo Paper.

CD/DVD: Verbatim UltraLife Archival Gold Grade DVD-R

PG;66-21-34_2014-01-15_01

Looking south at the west facade of the College Park Shopping Center

PG;66-21-34_2014-01-15_02

Looking east at the north end of the west facade of the College Park Shopping Center

PG;66-21-34_2014-01-15_03

Looking east at the west center cornice

PG;66-21-34_2014-01-15_04

Looking east at the south end pilaster with marble base and decorative capital

PG;66-21-34_2014-04-16_05

Shopping center addition and attached house; view to the southwest

PG;66-21-34_2014-04-16_06

Original shopping center, addition, and attached house; view to the southeast

PG;66-21-34_2014-04-16_07

South (side) elevation; view to the northeast

PG;66-21-34_2014-04-16_08

Rear elevation; view to the north

PG;66-21-34_2014-04-16_09

Rear elevation; view to the west

PG;66-21-34_2014-04-16_10

East elevation of attached house; view to the west

The property was not assessed for eligibility under Criterion D as part of this evaluation.

While the 1924 portion of the shopping center remains intact, changes to the northern section, including a 1933-1934 addition in a nondescript style and the subsequent connection to a 1918 residence currently used for commercial purposes, diminish the historic integrity of the shopping center. The College Park Shopping Center retains integrity of location and a moderate degree of integrity of setting; select surrounding buildings date to the period of the original shopping center, but others are substantially altered or are recently constructed. The shopping center does not retain integrity of design, materials, workmanship, feeling, or association due to physical changes, including the removal of original marble panels on the 1924 building and the subsequent addition and connection to the altered 1918 house.

Therefore, the College Park Shopping Center is not individually eligible for listing in the NRHP. ~~However, it is considered to be a contributing element to the Old Town College Park Historic District (PG:66-42) as currently documented in Maryland Historical Trust data.~~

Works Consulted

KCI Technologies, Inc. "Suburbanization Historic Context and Survey Methodology." Prepared for the Maryland State Highway Administration. 1999.

Longstreth, Richard. "The Buildings of Main Street: A Guide to American Commercial Architecture." Washington, DC: The Preservation Press. 1987.

Maryland Department of Assessments & Taxation. Tax Account Number 2301299. Accessed 4/15/2014. <http://sdat.resiusa.org/RealProperty/Pages/default.aspx>.

Maryland Department of Assessments & Taxation. Tax Account Number 2343911. Accessed 4/15/2014. <http://sdat.resiusa.org/RealProperty/Pages/default.aspx>.

Maryland Department of Assessments & Taxation. Tax Account Number 2329688. Accessed 4/15/2014 <http://sdat.resiusa.org/RealProperty/Pages/default.aspx>.

Maryland Historical Trust. Determination of Eligibility Form for "University of Maryland, College Park." PG:66-35. 2013.

Maryland Historical Trust. Draft National Register of Historic Places Form for "Old Town College Park Historic District." PG:66-42. 2000. Revised 2006 and 2011.

Maryland Historical Trust. State Historic Sites Inventory Form for "College Park Shopping Center." PG:66-21-34. 1993.

Prince George's County GIS. Tax Account Number 5223838. Accessed 4/15/2014. <http://www.pgatlas.com>. "Subdivision of Blocks 12 and 28; Johnson and Curridens Subdivision, College Park." Prince George's County Land Records. Plat Book A, Liber F-49. 1893.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____ Eligibility not recommended _____

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

MHT Comments:

Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

Date



PS-64-21-344

CONFERENCE ROOM SHOPPING CENTER
PRINCE GEORGES, MD

BRIDGE

1-13-2014

MDCAPD

LOOKING SOUTH AT WEST SIDE

1/10

Epson
Professional Paper



OPEN
BAGELS
SANDWICHES

CATERING
ESPRESSO

7423

The Bagel Place
Coffee
Served Fresh

BAGEL PLACE
CATERING
ESPRESSO

1176231

197194

576

Professional Paper

W: 4-21-34

COURT HOUSE SHOPPING CENTER

PRINCE GEORGE'S CO, MD

A. B. BAKER

1/2014

NE 2410

LOOKING EAST AT NORTH END
OF WEST FACADE

2/10

Epson Professional Paper

Epson Professional Paper

SON



7419

SPACE
FOR
LEASE

B

PG: 65-21-34

COLLEGE PARK SHOPPING CENTER

FRENCH BEVERLY'S COURT

ANNE FRENCH

V3014

MURKIN

LOOKING EAST AT WEST SIDE

COURT

3/10



PG:66-21-34

COLLEGE PARK SHOPPING CENTER

PRINCE GEORGES CO. MD

WIONE BRUNEL

JAN 2014

MID SAPO

LOOKING EAST AT SOUTHWEST
HILL SIDE WITH MARBLE PARKER
DECORATIVE CAPITAL.

4/10



PG: 66-21-34

College Park Shopping Center
Prince George's County, MD

S. Foll

4/2014

MD SHPO

Shopping center addition and attached
house; view to the southwest

5/10



PG: 66-21-34

College Park Shopping Center
Prince George's County, MD

S. Foell

4/2014

MD SHPO

Original shopping center, addition, and
attached house; view to the southeast

6/10



PG: 66-21-34

College Park Shopping Center
Prince George's County, MD

S. Foell

4/2014

MD SHPO

South (side) elevation; view to the northeast

7/10



PG: 66-21-34

College Park Shopping Center
Prince George's County, MD

S. Fall

4/2014

MD SHPO

Rear elevation; view to the north

8/10



PG: 66-21-34

College Park Shopping Center

Prince George's County, MD

S. Foell

4/2014

MD SHPO

Rear elevation; view to the west

9/10



PG: 66-21-34

College Park Shopping Center

Prince George's County, MD

S. Fall

4/2014

MD SHPO

East elevation of attached house; view to
the west

10/10

Maryland Historical Trust

State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic College Park Shopping Center

and/or common

2. Location

street & number Baltimore Avenue (U.S. Route 1) not for publication

city, town College Park vicinity of congressional district 5

state Maryland county Prince George's

3. Classification

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

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

name William Koenigsberg

street & number P.O. Box 399 telephone no.:

city, town Ashland state and zip code OR 97520

5. Location of Legal Description

courthouse, registry of deeds, etc. Prince George's County Courthouse liber 5130

street & number 14735 Main Street folio 951

city, town Upper Marlboro state MD

6. Representation in Existing Historical Surveys

title None

date federal state county local

depository for survey records

city, town state

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

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

The College Park Shopping Center is located at the southeast corner of the Baltimore Avenue/College Avenue intersection in College Park, directly across from the main entrance to the University of Maryland campus. This one story commercial strip center presently houses seven tenants - all of which front on Baltimore Avenue. The shopping center has five storefront bays facing Baltimore Avenue and two bays - without entrances - facing College Avenue. Another entrance is located at the corner, facing the intersection. Each bay is composed of the same basic elements: plate-glass storefront windows with aluminum frames and a center entrance, a green marble veneer base, and a concrete parapet. Separating each bay is a single concrete pilaster, decorated in an Egyptian motif. This motif is also applied to the decoration in the center panels of each parapet. In some cases, some of the elements have been altered: some of the green marble veneer has been replaced by brick; some of the storefronts have been recessed or projected; some of the bays have been split in order to accommodate two tenants. Canvas awnings have been added over each storefront by the current tenants. There is a small parking area in front of the center.

8. Significance

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

Specific dates c. 1924 **Builder/Architect**

check: Applicable Criteria: A B C D
 and/or
 Applicable Exception: A B C D E F G
 Level of Significance: national state local

Prepare both a summary paragraph of significance and a general statement of history and support.

The College Park Shopping Center was built in the early 1920s by James A.Chaney. Chaney began assembling the property at this location as early as 1915, and by 1921, had assembled six lots along Baltimore Avenue. At this time, Baltimore Avenue, or Route One, was emerging as the major north/south roadway on the east coast, stretching from Maine to Florida. As such, the road attracted a great deal of commercial development which catered to travelers of this route. Because of its location along Route One, College Park underwent a rapid growth during this period. The construction of the shopping center reflects this trend. The architecture of the shopping center reflects an influence of the Egyptian Revival style.

9. Major Bibliographical References

Survey No. PG #66-21-34

See attached sheet

10. Geographical Data

Acreeage of nominated property 10,125 sq ft

Quadrangle name Washington East

Quadrangle scale 1:24000

UTM References do NOT complete UTM references

A	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

C	<input type="text"/>	<input type="text"/>	<input type="text"/>
---	----------------------	----------------------	----------------------

D	<input type="text"/>	<input type="text"/>	<input type="text"/>
---	----------------------	----------------------	----------------------

E	<input type="text"/>	<input type="text"/>	<input type="text"/>
---	----------------------	----------------------	----------------------

F	<input type="text"/>	<input type="text"/>	<input type="text"/>
---	----------------------	----------------------	----------------------

G	<input type="text"/>	<input type="text"/>	<input type="text"/>
---	----------------------	----------------------	----------------------

H	<input type="text"/>	<input type="text"/>	<input type="text"/>
---	----------------------	----------------------	----------------------

Verbal boundary description and justification

Hannah L. Kelly's subdivision of College Park, Square 28, part of Lots 16, 17, 18 and 19.

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

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Robert D. Rivers, Preservation Planner

organization	<u>Prince George's County Historic Preservation Commission</u>	date	<u>June 1993</u>
--------------	--	------	------------------

street & number	<u>14741 Gov. Oden Bowie Drive</u>	telephone	<u>(301) 952-4609</u>
-----------------	------------------------------------	-----------	-----------------------

city or town	<u>Upper Marlboro</u>	state	<u>MD</u>	<u>20772</u>
--------------	-----------------------	-------	-----------	--------------

The Maryland Historic Sites Inventory 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
 Shaw House
 21 State Circle
 Annapolis, Maryland 21401
 (301) 269-2438



9. MAJOR BIBLIOGRAPHICAL SOURCES

PG:
Survey No. ^A66-21-34

Prince George's County Land Records.

Burch, T. Raymond, History and Development of the City of College Park, Burwyn Heights, Greenbelt and Adjacent Areas. Second Edition, 1989.

College Park Shopping Center

4715 - 4723 Baltimore Avenue, College Park

P. G. #66-21-34

5130:951
27 July 1979
Deed

Robert J. Chaney to William Koenigsberg.
Grantor conveys Lots 14-27, Block 2, of Hannah
L. Kelly's resubdivision of Block 28 of Johnson
and Curriden's subdivision of College Park.
Same obtained from James A. Chaney and Suburban
Trust Co., 8 December 1967, 3543:43.

3543:43
8 December 1967
Deed

James A. Chaney and Suburban Trust Co. to Robert
J. Chaney. Grantors convey Lots 14-27. Same
obtained from Joseph A. Donovan, 8 December,
1924, 223:129.

223:129
22 October 1924
Deed

Joseph A. Donovan to James A. and Mary E. Chaney
"as the tenants by the entirety." Grantor
conveys Lots 17-22. Same obtained from James A.
and Mary E. Chaney, 22 October 1924, 223:127.

223:127
22 October 1924
Deed

James A. and Mary E. Chaney to Joseph A.
Donovan. Grantors convey Lots 17-22. Same
obtained from various grantors, 91:422, 91:424,
147:183, 152:440, 164:337.

164:337
9 August 1921
Quitclaim Deed

Isabel Weyrich, heir of Hannah L. Kelly to James
A. Chaney. Grantor conveys Lots 19-22.

152:440
7 April 1920
Deed

John R. and Millie Deale to James A Chaney.
Grantors convey Lot 19.

147:183
19 July 1919
Deed

Isabella W. Ashford and Abner B., Elizabeth G.,
Joseph T. and Abby F.B. Kelly - heirs of Hannah
L. Kelly to James A. Chaney. Grantors convey
Lots 20-22.

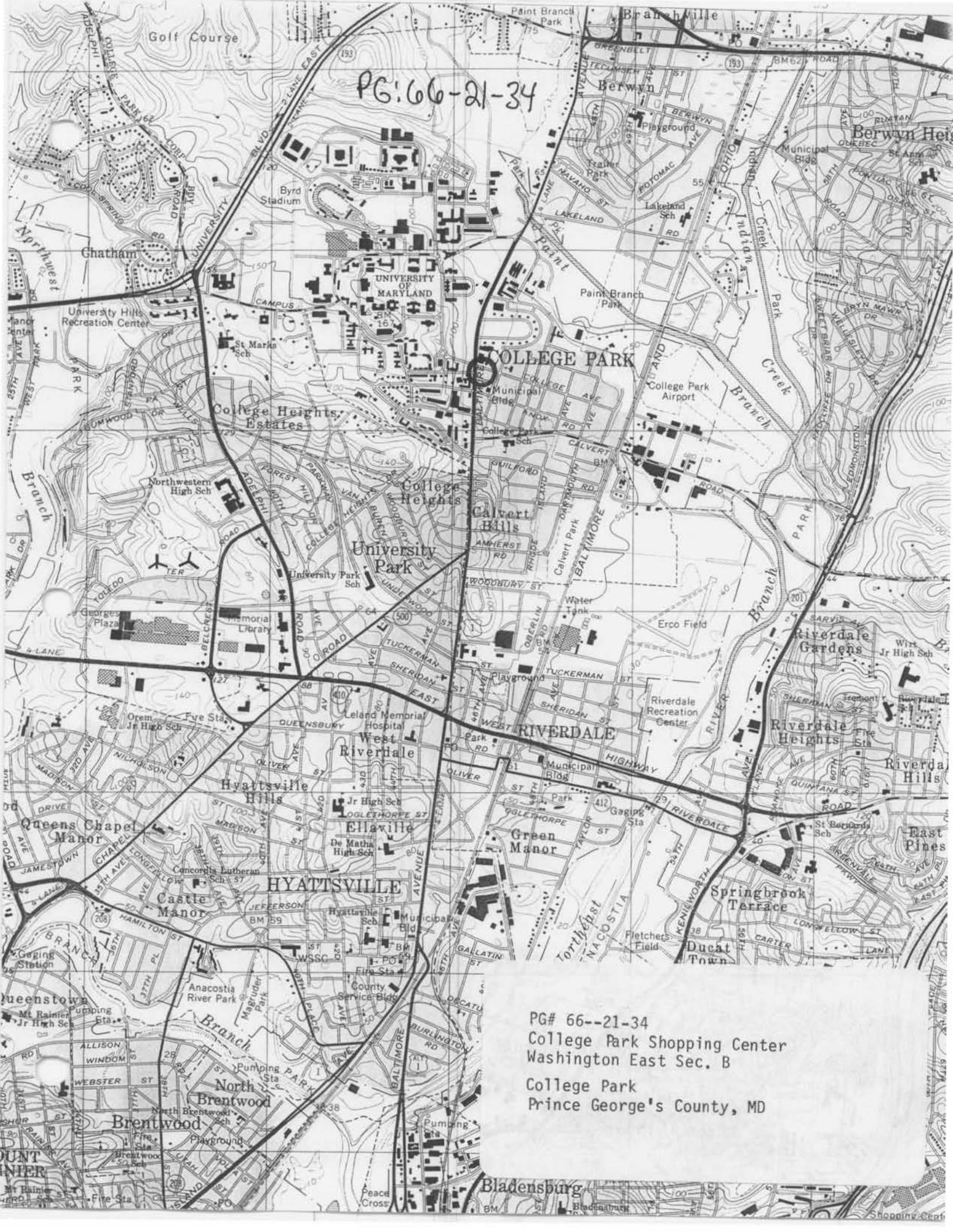
91:424
16 January 1915
Deed

May Denison Trader to James A. Chaney. Grantor
conveys Lot 17.

91:422
14 January 1915
Deed

Hannah L. Kelly to James A. Chaney. Grantor
conveys Lot 18.

PG: 66-21-34



PG# 66--21-34
College Park Shopping Center
Washington East Sec. B
College Park
Prince George's County, MD



PG#66-21-34

COLLEGE PARK SHOPPING CENTER

PRINCE GEORGES CO., MD.

PHOTOGRAPHER: B. RIVERS

APRIL, 1973

NEGATIVE = MD. SHPO

VIEW FROM NORTHWEST

1/2

June 2003



PA#66-21-34

COLLEGE PARK SHOPPING CENTER 21-34

PRINCE GEORGE'S CO., MD.

PHOTOGRAPHER: B. RIVERS

APRIL, 1973

NEGATIVE: MD SHPO

VIEW FROM NORTHWEST 1/173

2/2