

**MARYLAND HISTORICAL TRUST
NR-ELIGIBILITY REVIEW FORM**

Property Name: Hillcrest Inventory Number: PG: 66-22

Address: 9122 Baltimore Avenue, College Park, Prince George's County

Owner: Tirupati Friends Ltd. Partnership, PO Box 312, Savage, MD 20763

Tax Parcel Number: D3, p 1010, 22 Tax Map Number: 25

Project US 001: South Gate UM-College Park to Sunnyside Ave. Agency State Highway Administration (SHA)

Site visit by SHA Staff: no yes Name: Jill Dowling Date: 2/25/98

Eligibility recommended Eligibility **not** recommended

Criteria A B C D Considerations: A B C D E F G None

Is property located within a historic district?: no yes Name of District: _____

Is district listed?: no yes

Documentation on the property/district is presented in: Project Review and Compliance Files

Description of Property and Eligibility Determination *(Use continuation sheet if necessary and attach map and photo)*

Hillcrest is a Queen Anne/transitional structure distinguished by its impressive size, octagon corner tower, and variation in surface treatments. While displaying fishscale shingles and wood siding, the structure now features a neoclassical brick enclosure in place of its original porch, with brick veneer continuing around the sides of the structure. Glass block infill and characteristic fenestration indicate the structure's present commercial use. Built originally in 1908 by developer Edward Daniels as the first residence in newly platted Autoville, the structure today serves as the Hillcrest Motor Hotel. While Queen Anne features remain visible, the dominant brick addition and the asphalt paved environs amidst the dense commercial setting have altered the integrity of the property's materials, setting, and use to the extent that its National Register eligibility has been compromised.

Prepared by Kelly Steele Architectural Historian SHA

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended <input type="checkbox"/>	Eligibility not recommended <input checked="" type="checkbox"/>
Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D	Consideration <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> None
<u>[Signature]</u> Reviewer, Office of Preservation Services	<u>11/24/98</u> Date
<u>[Signature]</u> Reviewer, NR Program	<u>11/24/98</u> Date

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**PRESERVATION VISION 2000; THE MARYLAND PLAN
STATEWIDE HISTORIC CONTEXTS**

I. Geographic Region:

- Eastern Shore (all Eastern Shore counties, and Cecil)
- Western Shore (Anne Arundel, Calvert, Charles, Prince George's and St. Mary's)
- Piedmont (Baltimore City, Baltimore, Carroll, Frederick, Harford, Howard, Montgomery)
- Western Maryland (Allegany, Garrett and Washington)

II. Chronological/Developmental Periods:

- Rural Agrarian Intensification A.D. 1680-1815
- Agricultural-Industrial Transition A.D. 1815-1870
- Industrial/Urban Dominance A.D. 1870-1930
- Modern Period A.D. 1930- Present
- Unknown Prehistoric
- Unknown Historic

IV. Historic Period Themes:

- Agriculture
- Architecture, Landscape Architecture, and Community Planning
- Economic (Commercial and Industrial)
- Government/Law
- Military
- Religion
- Social Educational/Cultural
- Transportation

V. Resource Type:

Category: Building

Historic environment: Suburban

Historic Function(s) and Use(s): Residential

Known Design Source: None

PRINCE GEORGE'S COUNTY
HISTORIC SITE SUMMARY SHEET

Survey P.G. #68-22

Building Date: 1909

Building Name: Hillcrest

Location: 9122 Baltimore Avenue, College Park, Maryland

Private/Commercial/Occupied/Good/Inaccessible

Description:

Hillcrest is a three-and-one-half story frame hip-and-gable-roof dwelling of the Queen Anne/transitional style. It is distinguished by an octagonal corner tower, as well as considerable variation in surface detail. The building is nearly square, four bays by four bays; it has a hip-roof, with a shallow cross-gable at the rear. An original, two-story, east porch has been enclosed and faced with brick, forming a shallow projecting brick front on the two lower levels. Siding of the building above the brick veneer is fishscale shingle painted white. Windows are generally 1/1 double hung sash, with the upper sash divided into twelve diamond-shaped panes. Centered in the south facade at third level, between second and third bays is an oriel window. The first bay of the east facade consists of a semi-octagonal projecting bay above the brick facing. In the fourth bay of this east facade there is an octagonal tower set into the northeast corner of the building. The tower rises to a full fourth story; it is lighted by double sash windows with twelve diamond shaped panes in the upper sash. Above a molded cornice is a flared eight-plane roof, covered with slate shingles; a spherical metal ornament highlights the peak of the tower roof.

Significance

Hillcrest is a large and elaborate Queen Anne/transitional dwelling which fronts on the old Washington Baltimore Turnpike, now Baltimore Avenue. The house is distinguished by an octagonal corner tower, as well as considerable variation in surface detail. It was built originally as a residence in a new subdivision, and in recent years has been altered and converted into a motel. In 1908, Edward Daniels purchased property on the west side of the Baltimore Washington Pike and had it surveyed and platted to form a subdivision known as Autoville. The subject house was built in 1909, the first building constructed in Autoville. It was a fine example of late Queen Anne/transitional domestic architecture. While its size and plan were typical of the Colonial Revival/Foursquare, the house incorporated many fine Queen Anne style decorative elements, e.g., the four-story octagonal tower with its flared slate-covered roof, the fishscale shingle cladding, and the leaded window panes. Because of its size and plan, the subject house was easily converted into a rooming house, and, in recent years, into the Hillcrest Motor Hotel. Alterations have changed the appearance of the building, but its Queen Anne characteristics are still readily visible, and it is still a noticeable landmark along the old Baltimore Pike.

Acreege: 40,000 square feet

Maryland Historical Trust State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic Daniels' House at Autoville

and/or common Hillcrest (preferred)

2. Location

street & number 9122 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 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 Tirupati Friends Lts. Partnership

street & number 8935 River Island Drive telephone no.:

city, town Savage state and zip code Maryland 20763

5. Location of Legal Description

courthouse, registry of deeds, etc. Prince George's County Courthouse liber 5403

street & number Main Street folio 100

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.

Hillcrest is a three-and-one-half story frame hip-and-gable-roof dwelling of the Queen Anne/transitional style. It is distinguished by an octagonal corner tower, as well as considerable variation in surface detail.

The building is nearly square, four bays by four bays; it has a hip-roof, with a shallow cross-gable at the rear. The building is constructed on a slope so that entrance is into a level partly below grade on the east. An original, two-story, east porch has been enclosed and faced with brick, forming a shallow projecting brick front on the two lower levels. This brick facing continues around all elevations of the building; since the building is set on a slope, the brick facing is only one story high on the west. Entrance is now into the third bay of the east facade of this brick projection, through a modern door flanked by two 18-pane fixed windows. There is a side entrance in the eastmost bay of the south facade at ground level. Windows in the brick section are 6/6 double hung sash, and each one is flanked by two fixed 18-pane windows. Divisions between bays are marked by shallow buttresses in the brick, probably representing the original porch posts. Above the second bay of the brick section on the east facade is a molded wood pediment, a vestige of the original porch; its tympanum, painted white, is sided with vertical boards.

Siding of the building above the brick veneer is fishscale shingle painted white. The hip and gable roof is covered with gray asbestos shingle. All around the building is a plain board frieze with crown molding, beneath deeply overhanging eaves. Windows are generally 1/1 double hung sash, with the upper sash divided into twelve diamond-shaped panes. They have plain board surrounds and no shutters. The windows themselves have dark frames and muntins; all trim is painted white.

Surfaces of the building are varied by several projecting bays, an oriel window, and an octagonal corner tower. Centered in the south facade at third level, between second and third bays is an oriel window: a three-window semi-octagonal projecting bay, with applied molding, and pediment, and a modern awning. Directly below this cantilevered projecting bay is modern entrance at lateral level, approached by a pair of central iron stairs. Directly above the oriel window, a gable dormer breaks through the south plane of the roof; it has a molded pediment above two side-by-side windows.

The first bay of the east facade consists of a semi-octagonal projecting bay above the brick facing. In the fourth bay of this east facade

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Description (continued)

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there is an octagonal tower set into the northeast corner of the building. The tower rises to a full fourth story; it is lighted by the same double sash windows (with twelve diamond shaped panes in the upper sash) which light the rest of the building. Above a molded cornice is a flared eight-plane roof, covered with slate shingles; a spherical metal ornament highlights the peak of the tower roof.

Centered in the east plane of the roof is another gable dormer; it encloses three side-by-side windows, surmounted by a molded pediment.

The west (rear) elevation consists of a gable end two bays wide, with entrance in the northwest bay of the (brick-faced) ground level. The raking cornices of the gable end are flared, and the second level flares out over the brick-faced ground level. Entrance to the basement (on the same level as the first story on the east) is through a door in the northwest corner of the building. There is a two-story projecting semi-octagonal bay centered in the north facade.

The building now serves as a motel, and the ground level in the east is now devoted to use as the reservations office. The principal hallway is on the level above this, accessible by the metal exterior stairway on the south elevation. A two-run staircase rises in the south part of this hall, lighted by the south oriel window; the staircase has a square panelled newel and turned balusters. The stairhall itself is in the shape of an octagon, marked by classical-style square panelled posts. Door and window surrounds have bullseye corner blocks.

Most of the property consists of an asphalt parking lot. Bordering the lot on west and north is a one-story L-shaped complex of motel rooms.

8. Significance

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Period	Area 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 checked="" 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 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 1909 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.

Hillcrest is a large and elaborate Queen Anne/transitional dwelling which fronts on the old Washington Baltimore Turnpike, now Baltimore Avenue. The house is distinguished by an octagonal corner tower, as well as considerable variation in surface detail. It was built originally as a residence in a new subdivision, and in recent years has been altered and converted into a motel.

At the end of the nineteenth century, the land along the west side of the Baltimore Washington Turnpike, north of the Maryland Agricultural College, consisted of rolling farmland watered by the Paint Branch. The suburbs to the south, Charlton Heights and Central Heights (now Berwyn Heights and Berwyn) were gradually developing into residential communities for people who commuted into the District of Columbia. In 1903, Frederick L. Middleton, who owned 67 acres on the west side of Pike just north of Branchville, offered his land for sale. It was described as "approximately 70 acres, fronting 3/4 mile on the Pike near Berwyn and Branchville ...advantageous for subdividing into Villa sites, ...high ground, within one half mile of the Baltimore and Ohio Railroad and the electric railroad to Washington and Laurel". The property was purchased in December 1903 by Nathaniel Wilson, but was not developed.¹ It was not until 1908, when Edward Daniels purchased the property from Wilson, that subdivision and development of this land began.² Daniels had, in 1906, subdivided the land on the east side of the Pike, and had begun development of a community which he called Daniels Park.³ In 1908, he had the 67-acre Wilson property surveyed and platted to form a subdivision known as Autoville; it was bounded on the west by the Paint Branch, and on the east by the Baltimore Pike, and was divided into eight blocks. The lots which fronted directly on the Pike were 100 by 200 feet.⁴

The subject house was built in 1909 on Block F, Lot 22, which fronted directly on the Pike. It was the first building constructed in Autoville, and as such probably served as a sort of model. It was very likely constructed from a pattern book design, such as those being circulated by

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Statement of Significance (continued)

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R. W. Shoppell and G. F. Barber, but the design has not been identified. The house was a fine example of late Queen Anne/transitional domestic architecture. While its size and plan were typical of the Colonial Revival/Foursquare which was becoming very popular at that time, the house incorporated many fine Queen Anne style decorative elements, e.g., the four-story octagonal tower with its flared slate-covered roof, the fishscale shingle cladding, and the leaded window panes. It incorporated a large and formal entry/stairhall, warmed by a fireplace, such as those advocated by Shoppell's Cooperative Building Plan Association. It was a handsome and very visible monument along the heavily-travelled Baltimore Pike. Daniels sold the house within a year to Peter Sauer of Beltsville; after Sauer removed to the District of Columbia, the property (Lots 22 and 23) changed lands several times.⁵ The rest of the Autoville subdivision was slow to develop.

Because of its size and plan, the subject house was easily converted into a rooming house, and, in recent years, into the Hillcrest Motor Hotel. A brick facing was built around the ground floor nearest the Pike; and these lower level spaces were converted into reception and office spaces. These alterations have significantly changed the appearance of the building, but its Queen Anne characteristics are still readily visible, and it is still a noticeable landmark along the old Baltimore Pike.

Notes

- 1 Prince George's County Deed #17:165; Prince George's Equity #3014.
- 2 Prince George's County Deed #42:269.
- 3 Prince George's County Plat #A-132.
- 4 Prince George's County Plat, BDS #1:49.
- 5 Prince George's County Deeds, #66:4; #125:259.

2398 / 459

R-55

R-10

AUTOVILLE

9397

5354

P.168 0.50 A.

P.46

P.81

P.169

P.18

16001

2443

5551

5963

1010

2309

115

1499

1616

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PG:66-22

R-R

MNC B.P.C. 324 P.98

MNC P & P.C. 1077-399 52.70A P148

R-55

SIMS TRACT

R-18

LOT 1 BERWYN BAPTIST CHURCH

R-55

CH. ROKEE WILLIAM RAZZ, ETAL

R.S. GATTI 4112, 369 4.54A. P.72 5166/743 4.01A P.69

OAK SPRING

LOCUST SPRING

C-2 UNIVERSITY

193

GUARDIAN LIFE INS. CO 2036-243 Z.B1 P.70 M. BOYLE 417-12 4.01A P.89

C-2

P/O P148

R-R

18096

PAR- R-10

BLVD

R-10

BEWLEY EST

(UNRECORDED)

21-A

M.N.C.P & P.C. 2527-469 11.13A. P.63

GREENBELT

ROAD

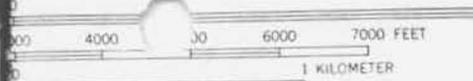
VIM 051 SON P 7/309/105

5

BELTSVILLE



STON EAST
IV NW
1:24,000



BLADENSBURG 4.5 MI.
U.S. CAPITOL (VIA U.S. 50) 9 MI.

3360000m E
INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1979
INTERCHANGE 29 (BALT WASH) 11.5 MI.

ROAD CLASSIFICATION

- Heavy-duty —————
- Medium-duty - - - - -
- Light-duty —————
- Unimproved dirt - - - - -

- Interstate Route
- U. S. Route
- State Route

39°00'

76°52'30"

4319000m N.
(LANHAM)
500' IV NE



P.G. #66-22

Hillcrest

Prince George's County, Md.

Susan G. Pearl

March 1987

East elevation

Neg: Md. Hist. Trust, Annapolis, Md.



P.G. #66-22

Hillcrest

Prince George's County, Md.

Susan G. Pearl

March 1987

Southwest 3/4 elevation

Neg: Md. Hist Trust, Annapolis, Md.



P.G. #66-22

Hillcrest

Prince George's County, Md.

Susan G. Pearl

March 1987

Southeast 3/4 elevation

Neg: Md. Hist. Trust, Annapolis, Md.



P.G. #66-22

Hillcrest

Prince George's County, Md.

Susan G. Pearl

March 1987

West elevation

Neg: Md. Hist. Trust, Annapolis, Md.