

Site M:26/22/1
Hunter/Hyatt House
18 Maryland Avenue
Built: 1904

Private

George Hunter purchased one acre of land in the new subdivision known as "Rockville Hieghts", and had this comfortable home built. It is frame, with ample proportions in its high ceilinged rooms,^{and}/broad airy porches . It features classical detailing in its pillars, windows and doors. It has been only slightly altered by addition of second floor porch and rear enlargement.

Maryland Historical Trust State Historic Sites Inventory Form

Survey No. M: 26/22/1

Magi No. 1651595704

DOE yes no

1. Name (indicate preferred name)

historic Hunter/Hyatt House

and/or common Batz house

2. Location

street & number 18 Maryland Avenue not for publication

city, town Rockville vicinity of _____ congressional district 8

state Maryland county Montgomery

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

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

name Joseph C. & Mae M. Batz

street & number 18 Maryland Avenue telephone no.: 340-6721

city, town Rockville state and zip code Maryland 20850

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Land Records liber 3747

street & number Montgomery County Courthouse folio 638

city, town Rockville state Maryland

6. Representation in Existing Historical Surveys

title None

date _____ federal state county local

pository for survey records

city, town

state

7. Description

Survey No. M: 26/22/1

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.

This large scaled 3-bay by 5-bay frame late Victorian house sits prominently on a rise on the south side of Maryland Avenue, facing north. The 2½ story, asymmetrically balanced clapboard house has a dominant slate-covered hip roof with projecting gables and two brick interior chimneys. The foundation is of fieldstone.

A Doric-columned deep, open verandah extends across the entire north and some of the east facade. On the main (north) facade, 3 steps lead up to the tongue-and-groove-floored, balconied verandah and the entryway. The front door is housed in a central box-like addition that abuts a northeast corner three-sided bay projection. Double five-panel doors with an arched transom are set in a molded and keystone frame. Above it is a second floor door which opens onto the verandah roof. In the center of the hipped roof above the entry bay is an attic dormer with diamond lights. The large projecting northeast bay is capped by a decoratively shingled pediment.

The verandah extends on the east facade to a similar projecting bay located near the center. It, too, has the shingled pediment and three-sided form. A small second floor porch with turned posts sits atop a closed-in rear entry at the southeast corner.

The west facade is composed of the hipped roof, 3-bay block which has a centered window flanked by two windows on each level. There is a 2-bay block to the rear.

All windows are one-over-one double hung with large lintels and louvered shutters. The main facades of this house appear to retain their original character, but the rear of the house has been altered by small modifications. A tiny garden building near the south facade looks onto the treed lot surrounding this handsomely detailed frame Victorian.

8. Significance

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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 checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1904 **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 house built for George Hunter in 1904 on "The Heights" is typical of the kind then being constructed for Rockville's most prosperous citizens. Its ample proportions suggest its spacious, high ceilinged rooms and its large windows and airy porches convey a feeling of light and grace despite its size. Many turn-of-the-century houses were balanced and symmetrical with neo-Georgian or Adamesque detailing like this arched and pillastered entrance; combinations of round, Palladian or diamond-paned windows were used. The large porch was retained from earlier styles, but carved brackets and turned spindles of the Victorian verandah were replaced by the Doric columns and plain fascia seen on this porch. This home on its spacious grounds has remained a comfortable residence for 80 years; its only exterior alteration has been the addition of the second floor railed deck.

Rockville Heights was platted in 1889/90 on the Carter farm at the southeast edge of the town. Although overall sales were slow, some of the most prominent citizens of Rockville built their new "Colonial" or "Edwardian" houses on multi-acre parcels. George and Hortense Hunter purchased four acres from the Carter heirs in December, 1903.¹ The newspaper reported the sale as well as plans to erect a commodious dwelling house on the site.²

The Hunter property encompassed the whole of Block 5 (except for lots 7 & 8) and was bordered by Maryland Avenue, Washington Street, Argyle Street and Adams Street. The Hunter family occupied the house until its 1946 sale to Charles W. Prettyman, but the Prettymans found the house too large and in 1949 sold it to Carl B. Hyatt, Judge of the Juvenile Court.³

The Hyatt family lived here until 1965. During that time the land was subdivided twice.⁴ Judge Hyatt and his wife built a smaller house at #14 Maryland Avenue for their residence, and another house was built on Argyle Street, both part of the original lot. The address of the subject house was changed from #12 to #18 Maryland Avenue. The Hyatts added the second floor railed porch.

From 1965 to 1968 Leonard and Ginetta Sagan owned the house. In 1968 it was sold to the present owners, Joseph and Mae Batz,

1. Montgomery County Land Records, 176/425 (1903)

2. Montgomery County Sentinel, December 18, 1903

3. Land Records, 1232/213 (1949)

4. Plat Records, Original Plat A/56 for 51,072 square feet; Plat 65/5777 divided lot into 16-A and 16-B; Hyatt house of lot 16-B contained 39,953 square feet; Plat 76/7521 divided lot again to present footage.

9. Major Bibliographical References

Survey No. M:26/22/1

Montgomery County Land, Tax & Plat Records
Montgomery County Sentinel
Interviews with Mrs. Batz & Coleman Hyatt

10. Geographical Data

Acreeage of nominated property 19,834 square feet

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A

Zone	Easting			Northing					

B

Zone	Easting			Northing					

C

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D

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G

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H

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Verbal boundary description and justification

Lot 16-C, Block 5, "Rockville Heights", fronting on Maryland Avenue with an 80' right of way from South Adams Street for driveway as per Plat 76/7521

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 Anne W. Cissel/Glen Leiner, arch. desc.

organization Peerless Rockville date September 1984

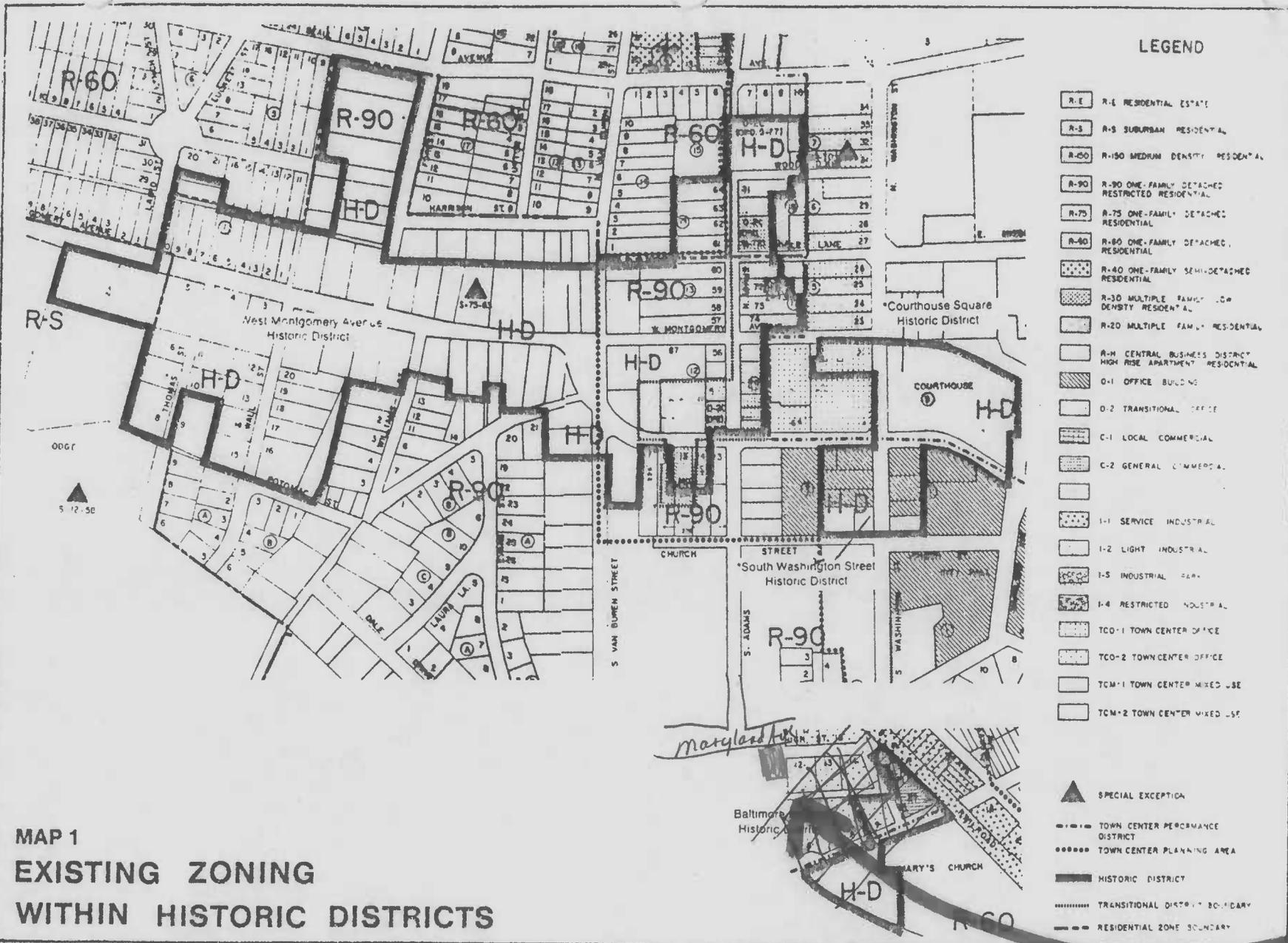
street & number P.O. Box 4262 telephone 762-0096

city or town Rockville state Maryland 20850

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



**MAP 1
EXISTING ZONING
WITHIN HISTORIC DISTRICTS**

*Note: For discussion and planning purposes South Washington Street and the Courthouse Square district are considered independent Historic Districts even though they are shown on the existing zoning map as one district.

P11
 M: 26/22/1
 Hunter/Hyatt House
 18 Maryland Ave.
 Rockville



1023-3

M: 26/22/1
HUNTER / HYATT HOUSE
18 Maryland Ave.
NORTH ELEVATION

RICHARD H. ANDREWS
1608 Faragut Avenue
Rockville, Maryland 20851

AUGUST, 1984



1023-4

M: 26/22/1
HUNTER/HYATT HOUSE
18 Maryland Avenue
EAST ELEVATION

RICHARD H. ANDREWS
1608 Faragut Avenue
Rockville, Maryland 20851

AUGUST, 1984