

2600-107

INDIVIDUAL PROPERTY/DISTRICT
MARYLAND HISTORICAL TRUST
INTERNAL NR-ELIGIBILITY REVIEW FORM

Property/District Name: Hill Tenant House Survey Number: PG-74A-13

Project: Ashleigh Heights Residential Subdivision Agency: Greenhorne & O'Mara

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

Eligibility recommended _____ Eligibility **not** recommended

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

Justification for decision: (Use continuation sheet if necessary and attach map)

Based on the available information, the Hill Tenant House, located at 1607 Church Rd. near Mitchellville, is not individually eligible for the National Register. The two-story, frame building with a lateral gable roof dates to the mid-nineteenth century. Although it is a rare surviving example of a small vernacular tenant dwelling, its very deteriorated condition has eroded its architectural integrity. Thus, the house does not meet Criterion C for architecture. It also has no association with significant persons or events and thus does not meet Criteria A or B. Finally, the house is not located within any known historic district.

Documentation on the property/district is presented in: Maryland Inventory Form

Prepared by: DavidBlick

Jo Ellen Freese February 7, 1996
Reviewer, Office of Preservation Services Date

NR program concurrence: yes no not applicable
Orlando Padantv Feb. 8, 1996
Reviewer, NR program Date

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA - HISTORIC CONTEXT

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:

- Paleo-Indian 10000-7500 B.C.
- Early Archaic 7500-6000 B.C.
- Middle Archaic 6000-4000 B.C.
- Late Archaic 4000-2000 B.C.
- Early Woodland 2000-500 B.C.
- Middle Woodland 500 B.C. - A.D. 900
- Late Woodland/Archaic A.D. 900-1600
- Contact and Settlement A.D. 1570-1750
- 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 Period (prehistoric historic)

III. Prehistoric Period Themes:

- Subsistence
- Settlement
- Political
- Demographic
- Religion
- Technology
- Environmental Adaptation

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: Rural

Historic Function(s) and Use(s): Domestic-single family dwelling

Known Design Source: n/a

PRINCE GEORGE'S COUNTY
HISTORIC SITE SUMMARY SHEET

Survey #: P.G. #74A-13 Building Date: mid 19th century

Building Name: Hill Tenant House

Location: 1607 Church Road, Mitchellville, Maryland

Private/Unoccupied/Deteriorated/Inaccessible

Description

The Hill Tenant House is a small two-story gable-roofed frame dwelling house, set in a open field east of Church Road; it is roughly square, two bays by two bays, with entrance in the first bay of the main west facade. This entrance is sheltered by a one-story shed-roofed porch which spans the entire west facade. There are no windows above this west porch on the second story. At the south gable end was an exterior brick chimney west of the ridge, but it has fallen away completely, leaving an open space through the fireplace into the front parlor. The fireplace has a simple but handsome wooden mantel. The interior plan of the house consists of two parlors, front and back, with a small boxed staircase in the southeast corner. The house is covered with German siding, and the roof is of corrugated metal. The cornice is boxed and plain; the sills are of heavy timber, joined with mortise and tenon, and wooden pegs, but the sill timbers themselves are circular sawn. Foundations are of brick, reinforced in some places with concrete. The building has been vacant for at least 15 years, and is in seriously deteriorating condition.

Significance

The Hill tenant house is a rare surviving example of a small vernacular tenant dwelling. It was part of the large "Collington Meadows" farm which belonged to the Hall and Hill families during the nineteenth century, and was probably constructed around the middle of that century. Francis Hall, owner of the property, died in 1831, leaving a widow and two small children; his widow soon married Charles Hill, administrator of Hall's estate. Hill managed the plantation, acting as guardian to his wife's two children, and making improvements on the plantation for their benefit. It was probably near the middle of the century that this tenant dwelling was constructed, for its heavy sill joists were shaped after the advent of the circular saw, but joined by the ancient method of wooden pegs through mortise and tenon. One of Francis Hall's children married Richard S. Hill of Bleak Hill. The Collington Meadows farm was sold out of her estate in 1902. The small tenant house has not been occupied for at least fifteen years. It is unused and in seriously deteriorated condition, but a rare example of a nineteenth century tenant dwelling.

Acreage: 106.81 acres

Magi No.

DOE yes no

Maryland Historical Trust State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic Hill Tenant House (Hill Overseer's House)

and/or common

2. Location

street & number 1607 Church Road not for publicationcity, town Mitchellville 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 type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input 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 type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: None

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

name Mrs. Milton Hopkins

street & number 1607 Church Road

telephone no.:

city, town Mitchellville state and zip code 20716

5. Location of Legal Description

courthouse, registry of deeds, etc. Prince George's County Courthouse liber #129

street & number Main Street folio 222

city, town Upper Marlboro state Md.

6. Representation in Existing Historical Surveys

title Prince George's County Inventory of Historic Sites

date 1974 federal state county local

repository for survey records History Division MNCPPC

city, town Riverdale state Md.

7. Description

Survey No. P.G. #74A-13

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input 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 Hill Tenant House is a small two-story gable-roofed frame dwelling house, set in a open field east of Church Road. It is in a high spot marked by old locust trees, approximately 200 feet west of the open space where once stood the Hill mansion house. The tenant house is roughly square, two bays by two bays, with entrance in the first bay of the main west facade. This entrance is sheltered by a one-story shed-roofed porch which spans the entire west facade. There are no windows above this west porch on the second story.

At the south gable end there was an exterior brick chimney just west of the ridge, but it has fallen away completely, leaving an open space through the fireplace into the front parlor. The fireplace has a simple but handsome wooden mantel, decorated on each side with a slim Tuscan column which supports a console bracket. The interior plan of the house consists of two parlors, front and back, with a small boxed staircase in the southeast corner. Joists which support the small second story rooms are open to view, and are all circular sawn.

The tenant house is covered with German siding, and the roof is of corrugated metal. The cornice is boxed and plain; the windows are 6/6 double hung sash. The sills are of heavy timber, ca. 8" by 8", joined with mortise and tenon, and wooden pegs, but the sill timbers themselves are circular sawn. The foundations are of brick, reinforced in some places with concrete. The building has been vacant for at least 15 years, and is in seriously deteriorating condition.

A short distance south of the tenant house is the site of an old tobacco barn, blown down by a windstorm in the last decade. Some of its timbers, heavy and hand-hewn, can be seen in the rubble. Farther south of barn site is a late nineteenth century frame overseer's house, presently occupied and in good condition.

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 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 checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify) local history
		<input type="checkbox"/> invention		

Specific dates Mid-19th Century **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 Hill tenant house is a rare surviving example of a small vernacular tenant dwelling. It was part of the large "Collington Meadows" farm which belonged to the Hall and Hill families during the nineteenth century, and was probably constructed around the middle of that century.

Collington Meadows was located in the eastern part of the large Partnership tract which had been in the Hall family since the early eighteenth century (cf. #74A-15). It was part of the land which Francis Hall inherited from his father in 1826.¹ The younger Hall died at an early age only five years later, leaving a widow and two small children; his widow, Ann Eliza Snowden Hall, soon married Charles Hill, who was the administrator of Hall's estate. Charles Hill occupied and managed the plantation, living in the old plantation house (which is reported to have burned after the Civil War); he acted as guardian to his wife's two children, making improvements on the plantation for their benefit. In 1842, a commission for evaluating Hall's estate submitted a report on the condition of the plantation; the Commission indicated that Hill had made already significant improvements, and recommended others.² It was probably soon after this, near the middle of the century, that this tenant dwelling was constructed, for its heavy sill joists were shaped after the advent of the circular saw, but joined by the ancient method of wooden pegs through mortise and tenon. The front room is distinguished by a modest but handsome mantel.

One of Francis Hall's children, Elizabeth Snowden Hall, married Richard S. Hill; they made their home at Bleak Hill near Upper Marlboro, but Collington Meadows remained part of her land holdings. When she died in 1898 she devised that Collington Meadows was to be divided among her three children. Part of it is now the Hopkins farm. The small tenant house has not been occupied for at least fifteen years.⁴ It is unused and in seriously deteriorated condition, and probably will not survive. It is, however, a rare example of a nineteenth century tenant dwelling.

#8. Continued

Notes:

- 1 Prince George's County Will TT #1:411.
- 2 Prince George's County Estate file #1810 for Francis Hall, 1826.
- 3 Prince George's County Will JBP #1:479.
- 4 Interview with owners, April 1985.

MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM
for the
NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

SEE INSTRUCTIONS

1. NAME				
COMMON: Hill Overseer's House				
AND/OR HISTORIC: Hill Farm-Tenant House				
2. LOCATION				
STREET AND NUMBER: Church Road				
CITY OR TOWN: Mitchellville				
STATE: Maryland			COUNTY: Prince George's	
3. CLASSIFICATION				
CATEGORY (Check One)		OWNERSHIP		STATUS
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both		<input type="checkbox"/> Occupied <input checked="" type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work In progress
		Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered		ACCESSIBLE TO THE PUBLIC Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)				
<input type="checkbox"/> Agricultural <input type="checkbox"/> Government <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Educational <input type="checkbox"/> Military <input type="checkbox"/> Entertainment <input type="checkbox"/> Museum		<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific		<input type="checkbox"/> Transportation <input checked="" type="checkbox"/> Other (Specify) <u>Vacant</u>
				<input type="checkbox"/> Comments _____ _____
4. OWNER OF PROPERTY				
OWNER'S NAME: Mrs. Milton Hopkins				
STREET AND NUMBER: Church Road				
CITY OR TOWN: Mitchellville			STATE: Maryland	
5. LOCATION OF LEGAL DESCRIPTION				
COURTHOUSE, REGISTRY OF DEEDS, ETC: Prince George's County Courthouse				
STREET AND NUMBER:				
CITY OR TOWN: Upper Marlboro			STATE: Maryland	
Title Reference of Current Deed (Book & Pg. #):				
6. REPRESENTATION IN EXISTING SURVEYS				
TITLE OF SURVEY: None				
DATE OF SURVEY: <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local				
DEPOSITORY FOR SURVEY RECORDS:				
STREET AND NUMBER:				
CITY OR TOWN:			STATE:	

7. DESCRIPTION	
CONDITION	<div style="text-align: right; font-size: small;">(Check One)</div> <input type="checkbox"/> Excellent <input type="checkbox"/> Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins <input type="checkbox"/> Unexposed
	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <div style="text-align: center; font-size: small;">(Check One)</div> <input checked="" type="checkbox"/> Altered <input type="checkbox"/> Unaltered </div> <div style="width: 45%;"> <div style="text-align: center; font-size: small;">(Check One)</div> <input type="checkbox"/> Moved <input checked="" type="checkbox"/> Original Site </div> </div>
DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE	
<p>The house is a story and a half frame structure with a two bay main (west) facade. The north bay is the doorway and the south a 6/6 double hung sash window. On the south end is an external chimney with a brick base and tall stack. The north wall has two window bays. The boxed eaves are without frieze or cornice. The house is sheathed with tongue and groove siding.</p> <p>In plan, the house has two rooms, one behind the other. The front room has a fireplace with carved surround. The engaged columns supporting console brackets support a wide shelf; between the brackets is a convex fluted frieze. The staircase is boxed and rises through a door in the front room. The back room is smaller and has a closet under the staircase.</p> <p>The loft has two rooms opening off a hall that runs front to back. All of the partitions are vertical boarding, originally whitewashed.</p>	

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian 16th Century 18th Century 20th Century
- 15th Century 17th Century 19th Century

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|---|--|---|---|
| <ul style="list-style-type: none"> Aboriginal <input type="checkbox"/> Prehistoric <input type="checkbox"/> Historic <input type="checkbox"/> Agriculture <input type="checkbox"/> Architecture <input type="checkbox"/> Art <input type="checkbox"/> Commerce <input type="checkbox"/> Communications <input type="checkbox"/> Conservation | <ul style="list-style-type: none"> <input type="checkbox"/> Education <input type="checkbox"/> Engineering <input type="checkbox"/> Industry <input type="checkbox"/> Invention <input type="checkbox"/> Landscape Architecture <input type="checkbox"/> Literature <input type="checkbox"/> Military <input type="checkbox"/> Music | <ul style="list-style-type: none"> <input type="checkbox"/> Political <input type="checkbox"/> Religion/Philosophy <input type="checkbox"/> Science <input type="checkbox"/> Sculpture <input type="checkbox"/> Social/Humanitarian <input type="checkbox"/> Theater <input type="checkbox"/> Transportation | <ul style="list-style-type: none"> <input type="checkbox"/> Urban Planning <input type="checkbox"/> Other (Specify) _____ _____ _____ _____ _____ _____ |
|---|--|---|---|

STATEMENT OF SIGNIFICANCE

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Blank area for Major Bibliographical References.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		° ' "	° ' "	
NE	° ' "	° ' "		° ' "	° ' "	
SE	° ' "	° ' "		° ' "	° ' "	
SW	° ' "	° ' "		° ' "	° ' "	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

Acreeage Justification:

Blank area for Acreeage Justification.

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:
Christopher Owens, Park Historian

ORGANIZATION: MNCPPC DATE: 8 Oct 74

STREET AND NUMBER:
8787 Georgia Avenue

CITY OR TOWN: Silver Spring STATE: Maryland

12. State Liaison Officer Review: (Office Use Only)

Significance of this property is:

National State Local

Signature _____

Chain of Title

Hill Tenant House P.G. #74A-13

#129:222
19 Dec 1917
Deed
Ella and H. Clay Hopkins to Milton L. Hopkins for \$4400, 108.31 acres, part of Hill tract which grantors acquired by #98:349.

#98:349
7 Feb 1914
Deed
Eli Harrison to Ella Hopkins, 108.31 acres "Collington Meadows" as per plat of E.L. Latimer, 1914; part of tract which grantor acquired by #7:13.

#7:13
3 Mar 1902
Deed
Frank W. and Grace Hill, with agreement of Catherine S. Hill, to Eli S. Harrison, 306.93 acres part of Collington Meadows, same land partitioned by #JB #3:485.

JB #3:485
2 Dec 1898
Deed of Partition
Richard S. Hill et ux, Frank W. Hill et ux, and Catherine S. Hill, all devisees and children of Elizabeth S. Hill, whose will divided property equally among devisees (Catherine to have life estate in all property, Richard and Frank to divide equally). Partition of Collington Meadows farm, near Hall Station in Queen Anne District: Richard to have 311.03 acres, Frank to have 306.93 acres.

JBP #1:479
27 June 1898
Will
Testator, Elizabeth S. Hill; daughter Catherine to have life estate in property, sons Frank and Richard to divide equally.

[Elizabeth Snowden Hall married Richard S. Hill in 1854; she was the daughter of Francis Hall (1803-1831) and Ann Eliza Snowden (1808-1847). Ann Eliza Snowden Hall remarried after Francis Hall's death; her second husband was Charles Hill, guardian of her two Hall children (including Elizabeth Snowden Hall), and administered Francis Hall's estate for them].

#1810
1831
Estate File
Francis Hall, deceased 1831; Charles Hill, later married to widow of deceased, is administrator and guardian of Hill's estate. (Estate file includes commissioner's report on Hall plantation, 1842.

TT #1:411
27 Nov 1826
Will
Testator, Francis M. Hall; devises to wife Polly, for life, and then to son Francis,
1) Partnership and 1st and 2nd Additions,
2) Beall's Reserve
3) Major's Lot, 540 acres, which testator purchased out of estate of Dr. Robert Pottenger [JRM#16:442]

R-E

R-A

CHURCH

RD.

ROBT. B. BOICE
1049/87
99.74A.
P.23

R-R

MILTON HOPKINS
129/222
106.81A.
P.24

MAP 63-P.4

PG 74A-13



R-R

P.42

MAP 69-P.4



P.G.#74A-13

Hill Tenant House
Prince George's County, MD
Susan G. Pearl
May 1985
Southeast 3/4 elevation
Neg: Md. Hist. Trust, Annapolis, MD



P.G. #74A-13

Hill Tenant House

Prince George's County, MD.

Susan G. Pearl

May 1985

Northeast 3/4 elevation

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



NAME ^{HILL} TENANT HOUSE - (BACK OF HOOKINS PROP.)
LOCATION SITE OF OLD HILL FARM CHURCH Rd MITCHELLVILLE, Md
FACADE SW
PHOTO TAKEN 10/8/74 MOWYER

P6:74A-13