



STAFF RECOMMENDATION

June 9, 2005

TO: Historic Preservation Commission

FROM: Shelby Spillers, Preservation Planner

SUBJECT: Evaluation of Significance to Rockville of 150 Maryland Avenue, 101,103, 105 and 107 Fleet Street, and 209, 211, 213, 215 Monroe Street.

DESCRIPTION: Block 2, houses on original lots 1-5 and 6,8 and 10; Rockville Heights

OWNER: Montgomery County, Maryland

STAFF RECOMMENDATION: Based on the facts and evidence in the attached Maryland Historical Trust Site Inventory form, Staff finds that these properties meet the adopted Rockville criteria for a local historic district with the following classifications, and are eligible for recommendation by the HDC to the Mayor and Council for further review:

Landmark: 107 Fleet Street, the Robertson House, eligible for designation as a single site historic district.

Contributing: 150 Maryland, 101, 103, 105 Fleet Street, 211, 213 and 215 Monroe Street

Non-Contributing: 209 Monroe

See the Maryland Historical Trust Site Inventory form for further information.

These properties are being evaluated for historic significance evaluation to the City of Rockville in response to a Request for Proposals (RFP) for the redevelopment of these properties. The Mayor and Council asked staff to begin the historic significance evaluation process for the existing former residences on the property to expedite the County action on the RFP submissions and planning process for the parcels.

The following is a summary of the evaluation of significance, which can be read in detail in the attached Maryland Historical Trust Inventory form.

Historical Significance

The residential properties on Block 2 of Rockville Heights illustrate the history of the Rockville Heights subdivision. The 1889-90 platting of "Rockville Heights" on the old Carter farm attracted real estate Investors from Washington City, such as D.C. hotelier Malcolm S. McConihe, as well as local elite families of Rockville who built houses there in the blocks convenient to the town center. The plan called for wide boulevards, circles, parks and lakes; similar features to those planned for the competing West End park development. The large homes built by the Vinson, Peter, Warfield, Bouic and Robertson families were located in the most northern blocks of the Rockville Heights development and very little development occurred further south. Until late in the second quarter of the 20th century, most of Rockville Heights remained open fields and meadowlands. Monroe Street and Maryland Avenue ended abruptly at these vacant lands, and the gradual abandonment of the planned 32-block subdivision is documented in six Equity cases. The subject dwellings were built between 1904 and ca. 1940 and represent a library of the architectural styles that span period styles and economic classes, and represent a concise history of the development of Rockville Heights in the first half of the 20th Century.

Architectural Significance

The Block 2 houses are all products of the first half of the Twentieth Century, with most of them built between 1920 and 1940. They share similar construction and materials, being stick built on the site by individual craftsmen of wood and masonry products. The period of construction was before air conditioning was commonly available or affordable; therefore all of the houses have a front porch and traditional double-sashed windows on all elevations for the cross ventilation that made these houses livable in the summer.

The residential structures on Block 2, Pts 1,2 and 6,8 and 10 (150 Maryland Avenue, 101, 103, 105 and 107 Fleet Street) represent an intact, cohesive streetscape illustrating the chronology and early architectural history of the Rockville Heights subdivision. These five houses are unified in front setbacks, similar lot size and layout, and retention of residential appearance and character. The dwellings were built between 1904 and 1936 and represent a library of styles from the time period. These dwellings were middle to upper class two story houses. Each of the custom-built houses maintains a distinct individuality and demonstrates the massing and details that fix them stylistically in the period. They have been clad with stucco and the roofing materials have been replaced over the years. These alterations are considered by National Register Standards to have minimal impact on the integrity of the structures.

Four of the houses (101,103, and 105 Fleet Street and 150 Maryland Avenue) were built by Robert C. Warfield, owner of a large house on the north (opposite) side of Fleet Street for sale or rental. They were used as privately owned residences until their purchase by Montgomery County. Adapted to accommodate several small government agencies, the basic residential character has been preserved. Items such as ADA required handicapped ramps and exterior egresses could be removed without damage to the main block of the structures or impairment of its residential character.

Rockville architect Thomas C. Groomes used high style Georgian architecture to design the 1904 house at 107 Fleet Street. The Robertson family occupied the home for 65 years until its adaptation by the Montgomery County government for use as a medical clinic and office.

The three small McConihe houses at 211, 213 and 215 Monroe (Block 2, Pts lots 4, and 5 of Rockville Heights) were constructed in the late 1930s or early 1940s. They are modest vernacular-styled dwellings of the period and do not exhibit distinct stylistic massing or details. The size of the one-story dwellings is less than 1,000 square feet. The massing, size, detail and lack of distinctive style identify these dwellings as houses for people of more modest means. They do not convey the same sense of mass and stature as the larger, more prominent houses on Fleet Street and Maryland Avenue, but still contribute to the chronological period of the district. Although these three houses do not share an association with either the Warfields or the Robertsons, they were developed around the same time as the other houses and therefore contribute to the overall district connected with Block Two, Rockville Heights.

The house at 209 Monroe was built in 1951 on lot 3, block 2 of Rockville Heights. The property had formerly been the rear yard and tennis court of the Robertson House at 107 Fleet Street. It is over 50 years old and eligible for consideration by age, but does not share the period and stylistic features of either the Fleet Street or Monroe Street houses. Therefore, staff recommends that this house be listed as a non-contributing structure.

Cultural and Social Significance

The 1890 development of Rockville Heights created a park-like environment close to the downtown area, but away from the stores and industrial shops where merchants and craftspeople usually lived close to their businesses. The proximity to the courthouse and government offices and to the railroad attracted persons of more than moderate means, business and professionals, who purchased these homes close to the downtown, but away from its noise, odors, and activity.

Rockville Heights attracted the attention of investors, one of who was Clifford H. Robertson, a young attorney in Rockville. He purchased the lot at 107 Fleet Street in 1902 and moved into the home in 1904. He had a successful practice, illustrated by the fact that his house was designed and built by noted local architect Thomas C. Groomes.

Robert C. Warfield was the only Rockville dentist of his time and one of the first to build a residence in the Rockville Heights development. Between 1926 and 1927 Dr. Warfield financed the construction of the three houses at 101 and 105 Fleet Street and 150 Maryland Avenue, which were then sold to prominent Rockville families. In 1936, he built the Tudor inspired house at 103 Fleet Street, which was used as rental property.

Rockville Heights was subdivided with the promise of being a prominent park-like Rockville neighborhood. Financial conditions and competition with other developments in Rockville and those in Bethesda and along the Metropolitan Railroad line ensured that it did not fully develop until the mid 20th century. These properties remain an illustration of the optimism and what might have been.

Archeological resources: Low potential

There is always some potential for discovery of archaeological resources. However, since these properties were developed after the installation of city water and sewer facilities, the possibility of finding pockets of artifacts in abandoned wells and privies is minimal. It is less likely that discoveries in this area would further our understanding of the history of the area.

Attachments:

Adopted City of Rockville Historic Designation Criteria
Evaluating Property Within Its Historic Context (Guidance)

CITY OF ROCKVILLE HISTORIC DISTRICT DESIGNATION CRITERIA

Rockville has adopted the National Register criteria to use in evaluating sites and properties for local designation. This information is summarized from the National Register Bulletin "How to Apply the National Register Criteria for Evaluation", U.S. Park Service, Department of the Interior, Revised 1997. For more information consult the Park Service on line at www.cr.nps.gov/nr.

Standing structures and sites, including archeological sites, must be determined to be significant in one or more of the following criteria to be found eligible for designation:

I. Historical and cultural significance:

- Is the site of a significant historic event.

Must be clearly associated with one or more events important in the defined historic context. i.e. site of a battle, invention, peace treaty or for a pattern of events, a westward trail, building used by local social organization, mill district, rail station that served as focus of commercial center.

- Is identified with a person or a group of persons who influenced society.

Living persons are not normally eligible. It should be associated during the person's productive life, unless the subject site is the only associative site possible. It can be a home, but often a studio, office, business, etc. may best represent the association. Association must be documented by accepted methods of historical or archeological research, including written and oral history. It must be shown that the person achieved importance with his or her profession or occupation group.

- Exemplifies the cultural, economic, social, political or historic heritage of the County and its communities. (Refer to Rockville Context in Management Plan)
- Has character, interest, or value as part of the development, heritage or cultural characteristics of the **City, County, State, or Nation.**

II. Architectural and design significance:

- Embodies the distinctive characteristics of a type, period or method of construction;

This is most frequently used criterion. It refers to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. It must clearly illustrate through distinctive characteristics associated with the class or style: a) the pattern of features common to a particular class of resources or style, or b) individuality or variation of features which occurs within the class, or c) the evolution of that class, or, d), the transition between classes of resources.

As for type, period, or method of construction: a structure is eligible as a specimen of its type or period of construction if it is an important example (within its context) of building practices of a historical time. Variations, evolution, or transition construction must be shown to be an important phase of the local architecture or had an impact on later construction. A building cannot be eligible as a sole example of construction without other significance. Can also qualify on new construction methods (steel framing, etc.) Transition can also be adaptation to newer methods to reflect changing technology or tastes, such as a water powered mill to coal.

- Represents the work of a master.

Refers to technical or aesthetic achievements of an architect or craftsman of recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from other by its characteristic style and quality. Not all works of a master are eligible. Must demonstrate an aspect of work or theme, or phase in career. Must be proven within the context by research of accepted experts or demonstrated by actual comparison.

- Possesses high artistic values.

Concerns the expression of aesthetic ideals or preferences and applies to aesthetic achievement, such as fine example of Art Deco sculpture or design, high style Queen Anne Victorian, or Craftsman Architecture. Should be an exceptional work. A property is not eligible if it does not express aesthetic ideals more fully than other properties of its type.

- Represents a significant and distinguishable entity whose components may lack individual distinction.

National Register guidelines explain that resources that meet this criterion are called “districts.” Districts can be considered for eligibility under all the Criteria that apply, not just this one. **A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.** This criterion may also be applied to a group of buildings in one use, like a farmstead, that has many utilitarian and undistinguished buildings of a period that forms a whole. A factory may have buildings for different phases of manufacture and a storage warehouse, none of which are distinctive, but form a whole and complete complex.

- Represents an established or familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape.

The clue here is the word “singular.” It should display some unique or distinctive feature that sets it apart.

III. Integrity: Condition of structure and site

- "Substantially Altered" (basic shape, original façade plan, windows and doors have been obscured or changed.)
- Minor alterations (porch removal or enclosure, roof material replacement, siding added over old siding, basic mass and fenestration intact.
- Original or near original condition (all changes reversible)
- Outbuildings present and recognizable
- Original site and setting largely preserved. (Lot size, environmental character, trees, setbacks, streetscape)

If the site is found to meet one or more criteria and possesses sufficient integrity, it is eligible to be recommended to the Mayor and Council as a potential historic district or landmark site. Determine the level of site significance and list the applicable criteria for the recommendation.

IV. Level of site significance: (Check those that apply)

- Local
- State
- National

Evaluating Property Within Its Historic Context

This information is summarized from the National Register Bulletin “ How to Apply the National Register Criteria for Evaluation”, U.S. Park Service, Department of the Interior, Revised 1997. For more information consult the Park Service on line at www.cr.nps.gov/nr.

The National Register of Historic Places offers a number of significance criteria that qualifies a site or property for designation or to be listed in the National Register of Historic Places. Rockville has adopted the National Register criteria to use in evaluating sites and properties for local designation.

The National Register includes significant properties, classified as buildings, sites, districts, structures, or objects. It is not used to list intangible values, except in so far as they are associated with or reflected by historic properties. The National Register does not list cultural events, or skilled or talented individuals, as is done in some countries. **It is oriented to recognizing physically concrete properties that are relatively fixed in location.**

CRITERIA FOR EVALUATION

The quality of significance in American history, architecture, archeology, engineering, and culture is present in **districts, sites, buildings, structures, and objects** that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history.
- B. That are associated with the lives of persons significant in our past.
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- D. That have yielded or may be likely to yield, information important in prehistory or history.

CONTEXT

Identify what the property represents: the theme(s), geographical limits, and chronological period that provide a perspective from which to evaluate the property's significance.

Historic contexts are historical patterns that can be identified through consideration of the history of the property and the history of the surrounding area. In accordance with the National Register Criteria, the historic context may relate to one or several of the criteria A through D listed above and below:

- An event, a series of events or activities, or patterns of an area's development (Criterion A);
- Association with the life of an important person (Criterion B);
- A building form, architectural style, engineering technique, or artistic values, based on a stage of physical development, or the use of a material or method of construction that shaped the historic identity of an area (Criterion C); or
- A research topic (Criterion D).

Determine how the theme of the context is significant in the history of the local area, the State, or the nation.

Rockville has developed a context by theme: The Rockville Historic Resources Management Plan. A theme is a means of organizing properties into coherent patterns based on elements such as environment, social/ethnic groups, transportation networks, technology, or political developments that have influenced the development of an area during one or more periods of prehistory or history. A theme is considered

significant if it can be demonstrated, through scholarly research, to be important in American history. Many significant themes can be found in the following list of Areas of Significance used by the National Register. (Note that **Ethnic Heritage** has been added to the areas of significance)

National Register AREAS OF SIGNIFICANCE

<i>Agriculture</i>	<i>Engineering</i>	<i>Landscape Architecture</i>
<i>Architecture</i>	<i>Entertainment/Recreation</i>	<i>Law</i>
<i>Archeology</i>	<i>Ethnic Heritage</i>	<i>Literature</i>
<i>Prehistoric</i>	<i>Asian</i>	<i>Maritime History</i>
<i>Historic--Aboriginal</i>	<i>Black</i>	<i>Military</i>
<i>Historic--Non-</i>	<i>European</i>	<i>Performing Arts</i>
<i>Aboriginal</i>	<i>Hispanic</i>	<i>Philosophy</i>
<i>Art</i>	<i>Native American</i>	<i>Politics/Government</i>
<i>Commerce</i>	<i>Pacific Islander</i>	<i>Religion</i>
<i>Communications</i>	<i>Other</i>	<i>Science</i>
<i>Community Planning and</i>	<i>Exploration/Settlement</i>	<i>Social History</i>
<i>Development</i>	<i>Health/Medicine</i>	<i>Transportation</i>
<i>Conservation</i>	<i>Industry</i>	<i>Other</i>
<i>Economics</i>	<i>Invention</i>	
<i>Education</i>		

Determine what the property type is and whether it is important in illustrating the historic context.

- building: a construction created principally to shelter any form of human or animal activity
- structure: a functional construction made for purposes other than human shelter such as an aircraft, a gazebo or a fence
- object: such as a monument or milepost,
- site: a location with buildings or not, and can be archeological or a district.

Determine what physical features the property must possess in order for it to reflect the significance of the historic context.

All properties change over time. It is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity. The essential physical features are those features that define both *why* a property is significant (Applicable Criteria and Areas of Significance) and *when* it was significant (Periods of Significance). They are the features without which a property can no longer be identified as, for instance, a late 19th century dairy barn or an early 20th century commercial district.

INTEGRITY

The Seven Aspects of Integrity are

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

Ultimately, the question of integrity is answered by whether or not the property retains the **identity** for which it is significant.

Criteria A and B

A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s). If the property is a site (such as a treaty site) where there are no material cultural remains, the setting must be intact.

Criterion C

A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property that has lost some historic materials or details can be eligible *if* it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No.

1. Name of Property

historic Warfield Houses on Fleet Street and Maryland Avenue; The Robertson House, McConihe houses
 other 101, 103, 105, 107 Fleet Street; 150 Maryland Avenue; 209, 211,213,215 Monroe Street

2. Location

street and number 101, 103, 105, 107 Fleet; 150 Maryland, 209, 211,213,215 Monroe not for publication
 city, town Rockville vicinity
 county Montgomery

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

name Montgomery County
 street and number EOB 101 Monroe Street telephone
 city, town Rockville state MD zip code 20850

4. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County liber folio
 city, town Rockville tax map tax parcel tax ID number

5. Primary Location of Additional Data

- Contributing Resource in National Register District
- Contributing Resource in Local Historic District
- Determined Eligible for the National Register/Maryland Register
- Determined Ineligible for the National Register/Maryland Register
- Recorded by HABS/HAER
- Historic Structure Report or Research Report at MHT
- Other: _____

6. Classification

Category	Ownership	Current Function		Resource Count	
				Contributing	Noncontributing
<input checked="" type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	8	1
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture		buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion		sites
<input type="checkbox"/> site		<input type="checkbox"/> domestic	<input type="checkbox"/> social		structures
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation		objects
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	8	1
		<input type="checkbox"/> government	<input type="checkbox"/> unknown		Total
		<input type="checkbox"/> health care	<input checked="" type="checkbox"/> vacant/not in use	Number of Contributing Resources previously listed in the Inventory	
		<input type="checkbox"/> industry	<input type="checkbox"/> other:	_____	

7. Description

Inventory No.

Condition

excellent deteriorated
 good ruins
 fair altered

Prepare both a one-paragraph summary and a comprehensive description of the resource and its various elements, as it exists today.

The Block 2 houses are all products of the first half of the twentieth century, with most of them built between 1920 and 1940. They share similar construction and materials, because individual craftsmen of wood and masonry products built them on the site. The period of construction was before air conditioning was commonly available or affordable. Therefore all of the houses have a front porch and traditional double-sash windows on all elevations for cross ventilation that made these houses livable in the summer.

101, 103, 105 and 107 Fleet Street & 150 Maryland Avenue

The subject row of houses faces north on Fleet Street and Maryland Avenue, starting with 101 Fleet Street at the corner of Maryland Avenue. They are unified in front setback, basic lot size and site layout as well as by period. All were constructed between 1926 and 1936, except for 107 Fleet Street, which was constructed in 1904. Much of the architectural detailing has been removed, ramps installed, and porches enclosed in their adaptation for public use. 101, 103, 105 Fleet Street and 150 Maryland Avenue have been stuccoed and painted in a similar but not identical format of light value exterior walls and contrasting darker value trims and balustrades. Shrubs and mature trees have been retained where possible but maintenance-intensive residential flowerbeds and ornamentals are lacking, giving the row a somewhat spare appearance. The house at 101 Fleet Street sits on a narrow lot much reduced by road widening on two sides, with part of its back and corner property used for a parking lot entered from Maryland Avenue. Houses 103 and 105 have lost front property through road improvement. Three houses have frame garages with German siding and concrete block foundations (one bay at 101 and 103, two bay at 105) slightly off the house rear, accessed from Fleet Street. The house on 150 Maryland Avenue retains the only partially open porch and the most original historic fabric on the exterior.



Fronts of: 215

213

211

209 Monroe

107 Fleet Street

105 Fleet

Aerial view 2003

Maryland Historical Trust Maryland Inventory of Historic Properties Form

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Name: 150 Maryland, 101,103,105,107 Fleet ST, 209,211,213,215 Monroe.

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Aerial View of Maryland Avenue and Fleet Street- 2003 showing fronts of Maryland Avenue and Fleet Street houses and lot spacing

101 Fleet

This Colonial Revival house is rectangular in shape with one-story enclosed front and rear porches, a beveled concrete block foundation, and composition shingled side-gable roof. It is two-and-a-half stories and three by three bays. There is one exterior brick chimney on the west side.

This house is built in an early-19th Century vernacular style and its regular, symmetrical front fenestration suggests Colonial Revival influence. As built, wood siding and porch features probably provided character, but the stucco finish and enclosed porch present a very plain appearance. These features are reversible, and the existence of the layers of historic fabric provides historical evidence and clues to the development trends and technology in Rockville, and the surrounding region. Its



101 Fleet Street, North façade

Maryland Historical Trust

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rectangular mass, front-paired windows, cornice and boxed half returns remain as clues to period and original appearance. All of the windows are six-over-six with plain surrounds, now nearly flush with the stucco, narrow drip caps, and flat sills.

The three-bay north (front) facade has symmetrical paired six-over-six windows with plain shallow surrounds in the second story east and west bays. The first story hipped roof porch has been enclosed with modern vertical sheet siding. The porch has paired windows in the first and third bays aligned with the second story, and a modern hollow core entry door in the second bay. The porch rests on short brick piers in filled with lattice. A redwood finished handicapped ramp with plain posts and double railing with steps on the opposite side provides access.

The three-bay west facade has an exterior chimney. The gable has a slightly smaller six-over-six window. There is one window in the north and south bays of the second story. On the first story, the north bay has a wall window by the chimney matched by a similar one in the center bay; the south bay has one window. There is a three-light cellar window in the south bay foundation. The three-bay south (rear) facade has one window in each east and west bay, and an enclosed rear porch at the southeast corner. The porch is one story, shed rooted and finished in stucco. Three bays wide, it has a single window in the first and third bays and a four-light wood panel door in the center. The door is reached by three steps to a small double-railed open porch. There is a light fixture over the door and a three-light cellar window in the southwest corner of the foundation.

The three-bay east facade has a small six-over-six gable window and four irregularly placed windows on the first and second stories. The second story has one window each in the center and north bays. The first story has one window in the south bay, a four-light wood paneled door center bay, and one window in the north bay. There are two cellar windows in the foundation.

103 Fleet

Built in 1936, this Tudor-inspired frame and stucco house is two-and-a-half stories, two-bays wide, and two-bays deep. Its massing is rectangular. Its front-gabled roof extends on the east, forming a porte-cochere side porch. House and porch have beveled concrete block foundation, stucco exterior finish, and composition shingle roof. There is one central interior brick chimney and an open back porch.

Presenting a Modern Tudor appearance, the extended front gable establishes an asymmetry, which continues in window, dormer, and bay placement. Eave overhang occurs only on roof slopes and is very narrow. Decoration is confined to shallow-applied trim edging front and rear, plain window surrounds, narrow drip caps, flat sills, and a flattened horseshoe arch used on the porte-cochere. The spare front facade has a 1930s Moderne effect due to the irregular placement of strip windows



103 Fleet Street, East façade

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narrow trim outline, and stucco exterior which creates a flat shadowless facade irregularly pierced by windows. All are six-over-six double-hung sash windows now covered with aluminum storm windows. By contrast, the west side and back are traditional in appearance.

The north (front) two-bay facade has a somewhat smaller six-over-six window centered in the gable. The second story has paired windows in the east bay, and a single window in the west bay. The first story has a centered four-window strip. Two rectangular cellar openings in the foundation are now filled with common concrete block. A porte-cochere porch is on the left, formed by the extended roof of the main block supported by two square columns meeting flattened horseshoe arch lintel on three sides. Open to the front, the side and rear of the porch is enclosed by a plain stick-and-rail balustrade. Ornamental iron railings flank the front two-step access. The raised floor is concrete on a beveled block foundation.



103 Fleet Street, North façade

The two-bay west facade is more regular. Paired windows are aligned in the north bay, first and second stories, and a single window in the second-story south bay is over a pair on the first story. Two rectangular collar windows are in the foundation.

The three-bay south (rear) facade has a small window centered in the gable, two single windows on the second story east and west bay, and a single window first story, west bay. One window is in the center bay with an exterior door in the east bay. A shed-roof porch, supported by three plain posts enclosed with double railing, shelters the east door and adjacent window, which is reached by stairs on the right corner. There is a cellar window in the west bay of the foundation.

The four-bay east façade has a small, one window shed-roofed square bay in the south bay of the first story. A wood-paneled, four-light entry door occupies the next bay with a single window above on the second story. The north two bays are covered by the porch and have a single window left, and right, the wood-paneled six-light main exterior door. A shed dormer with two small six-light casement windows is centered on the roof.

105 Fleet

Built between 1926 and 1927, this rectangular two-and-a-half story, two-bay by three-bay Colonial Revival house has a large central dormer and Doric-columned front porch. It is finished with stucco and has composition shingles covering the side-gabled roof. Resting on a brick foundation, it has an exterior brick chimney on the east, and an interior chimney on the west.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

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Name: 150 Maryland, 101,103,105,107 Fleet ST, 209,211,213,215 Monroe.

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This 20th-century interpretation of Colonial style features symmetrical front and side facades and end chimneys. There is a suggestion of Greek Revival style in the central pedimented dormer with prominent friezeboard and full-width Doric-columned front porch. Window treatments, however, are typical of 1920 Craftsman style with paired six-over-one double-hung sashes, now covered with aluminum storm windows.

The two-bay north (front) facade has a large, pedimented, gable dormer with a two sash, six-light casement window centrally located on the roof. A wide friezeboard and crown separates the wide, side returned eaves from evenly spaced paired windows in east and west bays, second-story. The first story has a strip of three windows in the east bay and a modern hollow-core entry door in the west bay. A slightly hipped roof supported by four Doric columns covers a full-width open front porch resting on low brick piers with lattice panels between. There are two wooden steps leading to the porch.



105 Fleet Street, North façade

The three-bay east facade has an exterior chimney sectioning it 1/3 north and 2/3 south. Centered in the gable is a six-over-one window. The south bay has paired windows on the first and second stories. The center bay has one window second story and a smaller one-over-one window on the first. Similarly, the north bay, to the right of the chimney, has one window on the second story and a matching smaller one-over-one window on the first story. There are two rectangular collar windows in the foundation.

The three-bay south (rear) facade has one window first and second stories in the two east bays and one in the west bay, second story. At the southwest corner is a hipped-roofed enclosed porch with one window at the rear, and a modern exterior door to the west. A ballasted cellar entrance is in the foundation.

The three-bay west facade has a centered gable window and one window in the north and south bays, first and second stories. One window is centered. There are two cellar windows in the foundation.

107 Fleet Street

The subject house faces north on Fleet Street at Monroe and is situated on a large corner lot. An off-street parking area is behind the house, accessed from Monroe Street. Now functioning as a public building, the house has landscaping and is painted like its neighbors, also owned by Montgomery County, giving the block a uniform but utilitarian appearance. Foundations of two outbuildings are located at the southwest corner of the lot.

Maryland Historical Trust

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Name: 150 Maryland, 101,103,105,107 Fleet ST, 209,211,213,215 Monroe.

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This frame, three-bay by four-bay, two-and-a-half story house has Colonial Revival detailing. It has a square massing with a Rockville Bay, wrap porch, and rear porch extension. The low-hipped composition shingled roof is gabled over the bay and rear porch, and is broken in front by a gabled pediment dormer. The original rooftop tin covered board gutters remain on the roof, directing water to downspouts at the corners. The house rests on a rough coursed fieldstone foundation and is clad in German siding. There is one wide brick multi-flue chimney on the rear hip.



107 Fleet Street, North (front) façade

This house was designed in Colonial Revival style, featuring details such as wide paneled pilasters replacing cornerboards, one-over-one windows with fully architraved lintels, and a Doric columned front verandah with dentilated architrave.



**107 Fleet Street,
South (rear)**

The four-bay north (front) facade has a central pedimented front gable with a rectangular window (now boarded over) set in a plain surround with a broken pediment top. Paired windows are in the east and west bays on the second story, with a keyed oval tracery window in the center. The first story has one larger window in each of the two east bays, an exterior one-light wood door in the third bay, and one window in the west bay. The one story front verandah wraps around the east side and has a low-hipped roof supported by seven Doric columns. It is connected with a plain stick and rail balustrade, and rests on brick piers in filled with lattice panels.

The three-bay east facade is highlighted by a gable-roofed Rockville Bay on the south. A round window is centered in the gable with two windows on the east and a keyed oval four-light window in the north side of the second story. The three-sided first story bay has one window in the south section, another in the center section, and an exterior door with transom in the north section. An original spool and spindle work screen door remains on this entrance. The north bay of the main

block has single windows aligned on the first and second story. Four steps lead to the verandah on the east side. A rectangular basement light opening in the foundation under the Rockville Bay has been boarded up.

The south facade has an irregular massing created by a gabled rear porch extension. The main block has single windows aligned on the first and second story at the southeast corner. The rear extension is gable topped with a round window in the gable and

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two evenly spaced windows under the gable portion of the second story with a smaller window on the east covered by the extended roofline. The first story has a one-story back porch, the west side open and the east side enclosed. The west open porch roof is supported by one turned post with plain stick and rail balustrade. On the facade behind the porch is a window in the west bay and an exterior door to its right. The east enclosed porch has an exterior door on the west side opening onto the open portion of the porch. There is one window on the south and a cellar door at the extreme east in the porch facade. Two boarded-up basement light openings are in the foundation.

The three bay west facade has one window in the north and south bays, both stories. The center bay has a story-and-a-half opening aligned with the second story windows. This center bay has a rectangular Queen Anne window at the top, a decorative moulded panel below, and a one-over-one window at the bottom. A boarded up basement window is in the foundation.

150 Maryland Avenue

Built in 1926 and mortgaged by Robert C. Warfield to Rowan and Madelaine Erb on September 15, 1926, this two and a half story colonial revival house retains the most exterior historic fabric of the five homes listed here. The west (front) façade has a Doric columned one-story hipped roof porch with a handicapped access ramp that has been added. The house has a composite asphalt pyramidal-ridge roof with a central north facing hipped dormer containing two small two-over-two windows. A simple molding surrounds the windows throughout. These features, as well as the prominent friezeboard, mirrors the same Greek Revival features as noted in 105 Fleet Street. Window treatments and the extended eaves accentuate the horizontality of the house referencing the Craftsman style.



150 Maryland Avenue, West facade

The western portion of the porch has been enclosed with vertical siding. There is one one-over-one metal frame window on the north façade and two one-over-one metal frame windows on the west façade of the enclosed porch. The house is supported by a parged and beveled cinderblock foundation with brick piers.

There are two chimneys. One is located on the interior-end of the rear elevation of the first build. The second chimney is located on the exterior eave wall of the west elevation but has been partially enclosed along the first story by the porch addition. The boxed eave is enclosed with decorative beaded tongue-and-groove throughout. This is the only house out of the four on block two that contains such detail.

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There is an addition to the rear (east) elevation with a shed roof that extends from the eave of the first build and is supported by brick piers on the northeast corner and beveled concrete block on the remaining portion. Evidence supports that this rear addition was a first story porch of the first build later enclosed with an addition to the second story. This frame addition is sided with stucco on the first story and vertical siding on the second story with a first and second story entrance. A red metal fire escape gives access to the second story entrance. An east protruding door facing north gives access to the cellar at grade. There is one one-over-one metal frame window on the east elevation east of the second story entrance.



150 Maryland Ave, East façade

There are two small six-over-one windows on each side of the first story entrance on the northeast corner. The first story entrance is accessible via a modest wooden staircase and railing on the east side. Vertical siding surrounds this first story entrance with a metal storm door and flush exterior door not original to first build. There is a third small six-over-one window south of the first story entrance with an air conditioning unit and iron bars covering the upper sash. A standard six-over-one window is located on the southern portion of the east elevation.

The north elevation contains an entrance at grade with two six-over-one windows on the second story and a stairwell window located between the floors and centrally on elevation. There are three windows on the first story of the north elevation. Each window is six-over-one and positioned directly below the upper story windows. There are two cellar windows in the foundation. Currently, iron bars cover the cellar and two first story windows. An air conditioning unit is in the remaining first story window.



**209 Monroe Street, South and East
(front) Facades**

The south elevation contains two bays extended from the first story porches on the east and west facades. There are two standard six-over-one windows on the second story, one on each side of the exterior chimney, each containing an air conditioning unit. On the first story, there is one six-over-one window on the first build of the south elevation. All of the first story windows on the south façade are covered with iron bars not original to the building.

209 Monroe Street

This house, built in 1951, exemplifies the cape-cod, colonial revival style that flourished after WWII. Elements of this style represented in this house are the building's overall low, horizontal profile with a low-pitched, end-gabled roof with front and rear dormers. Although providing living space on the second level, it does not have the mass of a full two-story house. Tuscan

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columns support the one-and-one-half-story entry portico and the house is clad with brick and masonry materials. The one-and-one-half story house is two rooms deep and three bays wide with a rear and side addition.

It rests on a brick foundation laid out in all stretcher courses. The building's frame construction is also clad with brick stretcher courses. The porch is a one-story entry portico covered with a front gabled roof. The windows have been replaced with double-hung, six-over-six aluminum sashes, flanked by fixed, louvered shutters. The house is covered with an end-gabled roof with two equally spaced single light front-gabled dormers on the front slope and a near-full width shed-roofed dormer on the rear. The dormers are clad with horizontal replacement siding. The roof is clad with stamped asphalt shingles. The house has one interior brick chimney.

The rear (west) façade continues the cladding and the windows. It has a shed dormer, clad with replacement, horizontal siding. Connected to the rear façade is a one-story addition with a basement. It continues the cladding and roof style as the main portion of the house.

The north façade has a one-story addition. This addition closes in the chimney, which was once an exterior end chimney. The roof and exterior cladding materials are the same as the rest of the house. Its windows are double-hung, one-over-one.

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211 Monroe Street

The houses at 211, 213 and 215 Monroe were quite likely built at the same time and from the same design. All are a rectangular main block of about 28 feet in width by approximately 35 feet in length averaging less than 1,000 square feet on the first story. They have a rusticated pattern concrete block foundation and basement that is exposed on the lower elevation on the south, and a low-pitched front-gabled roof. Each has an attached near-full width front-gabled porch that echoes the pitch of the main roof. The porch has a single rectangular ventilator panel centered in the gable. Although these small houses are vernacular and utilitarian with no stylistic elements that would connect them to Greek Revival, Tudor Revival, or the like, they do

have some elements that are derived from the popular craftsman buildings of the 1920s through 1930s. The rusticated concrete block foundations simulate the fieldstone that was used in high style Craftsman homes, and the front porch has a prominent and heavy lintel beam under a deep gable supported by four columns. The windows were detailed with divided lights, which appear to have been preserved in the aluminum replacements. The eaves have a fairly deep overhang. All these elements are commonly found on craftsman-derived popular houses in the 1920s through the 1940s.

The house at 211 is typical of all of them in basic plan. It is a three-bay, one-and-a-half story minimal traditional cottage from the 1930s with a beveled concrete block foundation and replacement horizontal vinyl siding. The three-bay porch has a gable front roof supported by replacement brick piers and a low brick wall, with wooden railings and concrete steps. The roof is covered with composition shingles and has one exterior concrete block chimney. The windows are paired six-over-six or one-over-one and are bordered with fixed, louvered shutters. It differs from 213 and 215 in that it has a one-story end-gabled wing on the south façade with a single bay garage on the lower level, and a one-story, shed-roofed addition to the rear of the house. Many of the house's newer elements, such as the brick columns and vinyl siding, are reversible. There is a gravel driveway and one-car garage on the south side of the house.



**211 Monroe Street, East (front)
Facade**

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213 Monroe Street

This house, like 211 Monroe, is a one-story minimal traditional cottage. The house sits on a rusticated concrete block foundation that supports the frame construction. The exterior cladding consists of horizontal clapboard siding. Covering the front-gabled roof is modern composition shingles. The house is three bays wide, and two rooms deep.

The porch is a full-width, entry porch, supported by a concrete foundation. The floor, columns and balustrade of the porch are made of wood.

Dividing the three-bay porch are four Doric columns. The central door is a single-leaf, wood paneled door. The pediment of the gable front roof is clad with horizontal siding, and has an air vent. The entry façade (east) windows are double-hung, six-over-six windows flanked by fixed shutters. Leading to the porch are three concrete steps.

The windows on the rest of the house are also double-hung, six-over-six. The one chimney is made of brick, located on the interior slope of the south façade. Located on the rear (west) façade is a shed roof, one-story addition. It continues the same exterior cladding and treatment as the main portion of the house.

215 Monroe Street

This house, like 211 and 213, is a one-story, minimal traditional cottage. The house sits on a beveled and rusticated concrete block foundation that supports the frame construction. Covering the exterior is horizontal siding. Covering the front gable roof is stamped, asphalt shingle. The house is three bays wide, and two rooms deep.

The full-width, entry porch, is supported by a beveled concrete foundation. The floor consists of wood planks. The balustrade and Doric columns are made of wood. The entrance to the house consists of a single-leaf, wood door. The windows are double-hung, aluminum sash, one-over-one, flanked by fixed shutters. The pediment of the front gable roof is clad with horizontal siding, and it has a rectangular vent. Leading to the porch are three, poured concrete steps.



213 Monroe Street, South East Facades



215 Monroe Street, East Facade

8. Significance

Inventory No.

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: <u>local history</u>

Specific dates **1904; 1926-1940** **Architect/Builder** T.C. Grooms (107 Fleet Street)

Construction dates

Applicable Criteria: A B C D
 Level of Significance: National State Local

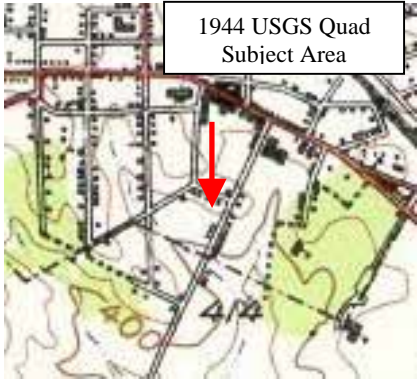
Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

SIGNIFICANCE

The properties on Block 2 of Rockville Heights represent an intact streetscape illustrating the history of the Rockville Heights subdivision. The houses on Maryland, Fleet and Monroe Streets are unified in their design period, featuring front porches and lots that allowed the outdoor uses essential to the period. They are uniform in front setbacks, lot size and layout in their economic class, and retain their residential appearance. Each of the homes maintains a distinctive individuality of important to the upper middle class and residents of more modest means who inhabited them. The dwellings were built between 1904 and 1940 and represent a library of architectural styles that span economic means, and represent a concise history of the development of Rockville Heights in the first half of the 20th Century.

Four of the homes (101,103,and 105 Fleet Street and 150 Maryland Avenue) were built for Robert C. Warfield and were privately owned residences until their purchase by the Montgomery County government. Adapted to accommodate several small government agencies, much of the residential character has been preserved.

Rockville architect Thomas C. Grooms used high style Georgian architecture to design the 1904 house at 107 Fleet Street. The Robertson family occupied the home for 65 years until its adaptation by the Montgomery County government for use as a medical clinic and office.



The houses at 209-215 Monroe (Block 2, Pts 3, 4, and 5) though platted with Rockville Heights, were likely constructed in the late 1930s on land owned by investor Malcolm McConihe. These basic frame dwellings are modest by comparison with those along Fleet Street and Maryland Avenue and do not convey the same sense of prosperity as the larger, more prominent houses along Fleet and

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Maryland. These four houses do not share an association with either the Warfield or the Robertson families.

HISTORY AND SUPPORT

The 1889-90 platting of "Rockville Heights" on the old Carter farm attracted real estate Investors from Washington City, such as D.C. hotelier Malcom McConihe, as well as local elite families of Rockville who built houses there in the blocks convenient to the town center.¹ The plan called for wide boulevards, circles, parks and lakes; similar features to those planned for the competing West End park development. The large homes built by the Vinson, Peter, Warfield, Bouic and Robertson families were located in the most northern blocks of the Rockville Heights development and very little development occurred further south.² Until late in the second quarter of the 20th century, most of Rockville Heights remained open fields and meadowlands. Monroe Street and Maryland Avenue ended abruptly at these vacant lands, and the gradual abandonment of the planned 32-block subdivision is documented in six Equity cases.³

107 Fleet Street (Robertson House)

Judge John T. Vinson purchased the site of the subject house (Lots 1 4 2 of Block 2) from agent Frank Higgins In June, 1890. The property changed hands twice more that year, lastly to Mr. and Mrs. Lee Offutt who held the property undeveloped until 1902.⁴

In 1902 Clifford H. Robertson, a young attorney and junior partner in Frank Higgins' law, Insurance, and real estate practice, purchased the lots. Shortly afterwards, he married Lilian Keiser of Alta Vista in Bethesda, and the newlyweds moved into their new home in 1904.⁵ Local architect Thomas C. Groomes designed and built this home in a style based on the revival of colonial architecture. The Robertson home imitates the late Georgian period with classical vocabulary such as full entablatures on the columned porch and corner pilasters. The front facade features a Georgian tracery window on the second story, and molding of a broken scroll pattern outlining the attic light in the pedimented gable. However, elements of the late 19th century styles linger with the airy verandah, and the shallow two-story bay on the east side. The large one-over-one windows area also carried over from the late Victorian vocabulary, although here they are surrounded by a full architrave with cornice.

¹ Robert Carter was Register of Wills for Montgomery County, Three of the Carter sons had died of typhoid fever before 1880, His only living daughter was married to hotelier-businessman J. Maury Dove who at various times owned the Shoreham, Raleigh and Willard Hotels. Washington Investors included Malcolm McConihe of the William Corcoran Hotel Co., who owned whole blocks of the Heights until after the 1930s. (Proctor, Washington Past and Present, Vol. IV, p 707-708, tax Assessments, 1930 City Plats, and newspaper abstracts.)

² Memoirs of William F. Prettyman, Albert Bouic, Barney Welsh.

³ Montgomery County Plat A56 and undated "Prettyman Plat" #90 in Montgomery County Historical Society Collection

⁴ Montgomery County Land Records, TA 19/263 (1890), JA 27/20 and TD 22/169 (1902).

⁵ Interview with Elizabeth Robertson, January 1986 by Eileen McGuckian.

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The early Rockville development of Rockville Heights created a park-like environment in close to the downtown area but away from the commercial and industrial areas. The proximity to the courthouse district provided appeal to the professional class. The Robertson family added lot 3 to its holdings (on which was laid out a tennis court) which gave their property the dimensions of 200 feet along (then) Maryland Avenue by 240 feet along the east side of Monroe Street.⁶ Mr. Robertson prospered in his legal and business activities. His interest in Rockville history sparked a newspaper quiz on the subject that ran for several weeks in the Montgomery County Sentinel in 1938, arousing discussion about the people, events and physical characteristics of the Town during its first 150 years.⁷ The Robertsons occupied the house until its sale by Miss Elizabeth Robertson to the Montgomery County government in 1969.

In the late 1960s the needs of both City and County governments for expanded office space and parking facilities resulted in the demolition of several of the Rockville Heights houses on the north side of Fleet Street where the County parking garage is now located, including Dr. Warfield's grand house. The County purchased the four houses on the north side of Block 2. Maryland Avenue was rerouted, and the Robertson House became number 107 on Fleet Street.⁸ The house was unaltered at the time of its sale, and was gradually rehabilitated by Montgomery County for use as a medical clinic and office.

101, 103, 105 Fleet Street and 105 Maryland Avenue

Another story of Rockville Heights is told through the properties of Dr. Robert C. Warfield. Robert C. Warfield was "raised on a farm on the edge of Laytonsville and attended University of Maryland Dental School."⁹ "Robert C. Warfield was the only dentist in Rockville for many years."¹⁰ His first dental office was located over Vinson's Drug Store.¹¹ According to his son, Gaither P. Warfield, Robert Warfield was on call twenty-four hours a day practicing all aspects of dental work including pulling teeth and making dentures. Dr. Warfield often gave credit to patients and took food in exchange for services provided.¹² He met his wife, Maggie Webb, in Baltimore where she was a teacher.¹³ Maggie Webb-Warfield was a very active member of Rockville society.¹⁴ She was a substitute teacher and very involved in the Rockville Women's Club. Maggie Warfield had many friends in Montgomery County and in Kensington, including the mother of Mrs. Dexter Bullard.¹⁵

⁶ This lot was later sold to the Hurleys who constructed the present house on Monroe Street (Miss Robertson).

⁷ Montgomery County Sentinel issues of 1938 from April to July.

⁸ Plats, Maps and Drawings - City of Rockville 1972-1980.

⁹ Peerless Rockville, interview with Gaither P. Warfield, 19 August 1986.

¹⁰ Peerless Rockville, interview with Gaither P. Warfield, 19 August 1986.

¹¹ Ibid.

¹² Peerless Rockville, interview with Gaither P. Warfield, 19 August 1986.

¹³ Ibid.

¹⁴ Peerless Rockville, interview with Gaither P. Warfield, 19 August 1986.

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The Warfield's large house was located at 200 Maryland Avenue and no longer exists.¹⁶ It was on a two-acre site on the north side of (present) Fleet Street and built before the turn of the century. Life at the Warfield residence at 200 Maryland consisted of a small farm with two horses, two cows, chickens, an icehouse, well, pump, and smokehouse.¹⁷ Dr. Warfield owned "one the first cars and telephones in Rockville."¹⁸ A commode was added to the house when "Rockville put in catalyzation."¹⁹

In an interview with Peerless Rockville's Eileen McGuckian, Gaither P. Warfield notes his "father [Robert C. Warfield] built four houses on Maryland Avenue (now Fleet Street) circa 1913-1915. When the mortgage on the unsold acreage, 296 acres of "Rockville Heights" was sold by foreclosure in 1914. Dr. Warfield invested in land across the street from his house. He purchased lots 6, 8, and 10 in Block 2.²⁰ Presently those are parts 1,2,6,8, and 10 of Block 2. Although Robert L. Warfield and Robert C. Warfield purchased the property, as noted on the Montgomery County Land Record liber 250 folio 11, on 9 April 1915 from Malcolm S. and Eleanor Moran McConihe, the houses were not built until 1926.²¹

Between 1926 and 1927 Dr. Warfield financed the construction of the three houses across the street from his home at 101 and 105 Fleet Street and 150 Maryland Avenue, which were then sold to prominent Rockville families. The houses at 101 Fleet and 150 Maryland Avenue were purchased by Rowan and Madelaine Erb in 1926 and remained in that family until its sale to Montgomery County in 1969. The 105 Fleet Street lot and house became the property of May E. Fisher in 1927 and was later owned by Rockville lumber merchant Leland Fisher until its sale to Montgomery County.²² It still carries its full-width, one story porch with Doric columns. Robert C. Warfield and Susan N. Warfield, his wife, sold the house located at 150 Maryland Avenue to Rowan F. Erb and Madelaine Erb on September 15, 1926.²³

In 1936, a smaller cottage was built between the two earlier houses on Fleet Street. The residence has a steeply-pitched front gable which composes the front façade, and illustrates the eras stylistic mix of clean geometric lines with "romantic" echoes of a past age, here done in faintly Tudor style. This house remained in the Warfield family, who used it as a rental property, descending to Rev. Gaither P. Warfield who sold it to the County in 1966.

¹⁵ Ibid.

¹⁶ Peerless Rockville, interview with Gaither P. Warfield, 19 August 1986.

¹⁷ Ibid.

¹⁸ Ibid.

¹⁹ Ibid.

²⁰ Montgomery County Land Records, Liber 242/259 (1914).

²¹ The property lines as purchased by Robert C. Warfield on stated Montgomery County Land Record liber 250 folio 11 is corrected on deed liber 408 folio 404 (1926).

²² According to Gaither Warfield, the first house, 105 Fleet, was sold to Frank Richardson. Peerless Rockville, interview with Gaither P. Warfield, 19 August 1986.

²³ Montgomery County Land Records, Liber 408 Folio 404 dated September 15, 1926.

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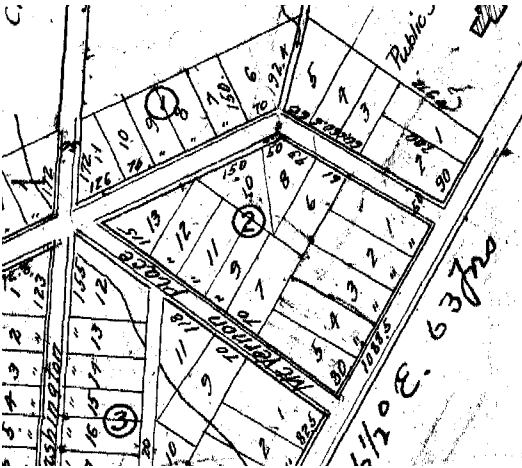
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211, 213, 215 Monroe Street



**Detail of Rockville Heights Plat
1890**

Investor Malcolm S. McConihe was a wealthy man, an owner of the William Corcoran Hotel Co. in Washington D.C. and a speculator and investor in real estate. His investment probably stemmed from the association with He owned most of Block 2 of Rockville Heights. As previously described, lots 1,2, and 3 were sold to Clifford Robertson for his house and yard at 107 Fleet Street and lots 6, 8, and 10 were sold to Dr. Warfield.

Malcolm McCohihe retained the present wooded portion of the block, lots 7,9,11,12 and 13 until his death, at which point his heirs, F. Moran McConihe Jr. and M.S. McConihe inherited it. Except for lot 13, which fronted on Maryland Avenue, these lots were not accessible or developable without the construction of Mt. Vernon Place. Lots 4 and 5, which fronted on Monroe

Street, were developable. All the lots along Monroe Street were platted as 80 feet wide and 200 feet deep or 16,000 square feet per lot. This was suitable for a large two-story house and yard, but not necessary for smaller houses. The three small houses that were built on the lots are approximately 28 feet wide by 35 feet deep on lots of about 10,000 square feet, more or less. The two lots were resubdivided by deed rather than by plat. In other words, the new lot lines were established in the Deed of sale rather than by a plat entered into the land records. Therefore, 211 is built on part of lot 4, 213 is built on parts of lots 4 and 5, and 215 is built on part of lot 5. Presently, all of the original lots of Block 2, Rockville Heights, have been resubdivided by Montgomery County into three large parcels. The houses were built by 1944 and are evident as footprints on the USBS map of the Rockville Quadrant dated 1944. As these maps are compiled earlier than the published date, it can be assumed that the three houses were present before 1944 and were built by the McConihe family.

The house at 215 Monroe provides evidence of the informal subdivision and lot ownership. It has been shown from the 1944 USGS map that these three similar houses existed early in 1940, if not before. At least one of them was a rental house. The first sale is referenced in a 1947 Deed from John L. Shea and F. Moran McConihe, Trustees of the estate of Malcolm S. McConihe, on March 12, 1947 to Estelle M. Sullivan, unmarried, of the District of Columbia.²⁴ A Deed of Trust was recorded to Malcolm S. McConihe and Eleanor W. McConihe for \$4,300 at an interest rate of 5% per annum. Monthly payments were \$40. The land was described as "lot numbered Three (3) of the original Lots numbered four (4) and Five (5) in Block numbered Two (2) of a subdivision called "Rockville Heights", Montgomery County."²⁵ The lot was described as 8,600 square

²⁴ Montgomery County Land Records, Liber 1071, Folio 123-124 (1946).

²⁵ Montgomery County Land Records Liber 1271 Folio 124 ff. (1947).

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feet next to Mt. Vernon Place. The lot was subject to a telephone company right of way and a sewer right of way granted to the Mayor and Council of Rockville.²⁶

The houses numbered 211 and 213 were built at the same time to the same design and undoubtedly by the McConihe heirs for speculative sale or as rentals. One of the remaining lots was listed in the Rockville public utility records as 10,800 square feet.²⁷ The street address is not noted, but it appears to have been listed on the file card as original lot 4. This record may pertain to 213 Monroe, but it is not clear in the files. The first name, handwritten in ink, is Daren J. and Mary Flitcroft with no date. In typescript, successive owners John C. & M.W. Mackey and John and M.C. Levesque '58 are noted. Montgomery County is listed as owner as of '69. None of these owners are listed in Peerless Rockville files or are known to be influential or significant individuals to the City of Rockville.

The other house on Pt. Lots 4 & 5, Block 2, was sold to the Mayor and Council of Rockville in 1973. It was subsequently traded to Montgomery County for other land. Other file card is for Block 2, lot 2, 10,800 square feet with no tax number. It is unclear if this applies to original lot 2 owned by Robertson, or the second lot in the informal subdivision. The owners of this lot are Harry D. Parrish, John E. and J.M. Lancaster - '61, and Montgomery County '69. None of these owners are listed in Peerless Rockville files or are known to be influential or significant individuals to the City of Rockville.

Lot three (3) Block 2 of Rockville Heights, the lot for 209 Monroe, was sold in May, 1949, by Clifford H. Robertson, widower, to Dwight P. and Ethel F. Hurley.²⁸ This is the site of the former tennis court. It is assumed that the Hurleys built the brick Cape Cod style house at 209 Monroe shortly after their purchase. The lot is listed in the City of Rockville public utility file records 4-225-205042, 16,000 square feet and D.P. & E.F. Hurley is hand written in ink. The next entry is in typescript, Montgomery County, '70. The Hurley family is not known to be influential or significant individuals to the City of Rockville.

²⁶ Ibid.

²⁷ City of Rockville public utility ownership file cards located in the Planning Department. File cards are present for tax ID numbers 4-225-1629647, 4-225-1629294, 4-225-1629658, 4-225-204993, 4-225-205007 and 4-225-204947.

²⁸ Montgomery County Land Records, Liber 1257, folio 173 (1947).

9. Major Bibliographical References

Inventory No. _____

Montgomery County Land, Plat and Will records. City of Rockville public utility file card records; Interview with Elizabeth Robertson, January 1986. Memoirs of William F. Prettyman, Albert Bouic, Barney Welsh.
Montgomery County Plat A56 and undated "Prettyman Plat" #90 in Montgomery County Historical Society Collection
Montgomery County Sentinel issues of 1938 from April to July. Peerless Rockville, interview with Gaither P. Warfield, 19 August 1986. Proctor, Washington Past and Present, Vol. IV, p 707-708, fax Assessments, 1930 City Plats, and newspaper abstracts.

10. Geographical Data

Acreage of surveyed property _____

Acreage of historical setting _____

Quadrangle name _____

Quadrangle scale: _____

Verbal boundary description and justification

Houses at 150 Maryland Avenue, 101, 103, 105 and 107 Fleet Street, 209, 211, 213 and 215 Monroe Street. Block two, original lots 1-5, 6,8 and 10 of Rockville Heights..

11. Form Prepared by

name/title	City of Rockville staff		
organization		date	6/09/2005
street & number	111 Maryland Avenue	telephone	230-314-8230
city or town	Rockville	state	MD

The Maryland Inventory of Historic Properties 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
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

Bibliography:

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M

Name

Continuation Sheet

Number 9 Page 1

MHT forms: M:26/22/4 (107 Fleet Street) and M:26/22/5 (Fleet Street Houses.)

Interview with Elizabeth Robertson, January 1986.

Memoirs of William F. Prettyaan, Albert Bouic, Barney Welsh.

Montgomery County Courthouse Land Records Liber 413 Folio 144.

Montgomery County Land Records, Liber 242/259 (1914).

Montgomery County Land Records, Liber 408 Folio 404 dated September 15, 1926.

Montgomery County Land Records, TA 19/263 (1890), JA 27/20*1 and
TD 22/169 (1902).

Montgomery County Plat A56 and undated "Prettyman Plat" #90 in Montgomery County Historical Society Collection
Montgomery County Sentinel issues of 1938 from April to July.

Peerless Rockville, interview with Gaither P. Warfield, 19 August 1986.

Proctor, Washington Past and Present, Vol. IV, p 707-708, fax Assessments, 1930 City Plats, and newspaper abstracts.

Addendum to MHT Form

Malcolm Stuart McConihe was a prominent politician and real estate investor in the Washington, D.C. area in the early twentieth century. Although he lived in Washington, D.C., McConihe purchased real estate in various parts of Rockville, including the Rockville Heights district.

Mr. McConihe owned lots 4 and 5 of Block 2 on the area of land known as Rockville Heights. Staff finds that there were houses on this land as early as 1927. In 1927, McConihe granted the land at what is now 213 Monroe Street and the house on it to Josephus Johnson for a mortgage of \$2,500.¹ Two years later, the house and land was granted back to Malcolm McConihe.² This further supports the conclusion of staff that McConihe built all three houses as income-producing properties. The previously cited sale of 215 Monroe to Estelle Sullivan by the McConihe family was in 1947. It must have been a rental prior to the sale, as the houses appear to have been built in the late 1920s. It is presumed that the house at 213 Monroe had a similar ownership history from McConihe to private owners, then to Montgomery County.

¹ Rockville Land Records Liber 418 Folio 40

² Rockville Land Records Liber 478 Folio 103