
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.

Summary

This is a 1 ½-story plus basement, two-bay dwelling, constructed in 1937. The house is clad in stucco, and displays characteristic features of the bungalow form, including a low-pitched, side-gable roof with overhanging eaves, full-width porch, and central dormer. The house has a setback of approximately 50 feet from Anderson Avenue. The neighborhood contains houses of many different styles, most of which were constructed in the twentieth century.

Narrative

This is a 1 ½-story plus basement, two-bay dwelling, constructed in 1937 according to tax records. It stands about 50 feet from Anderson Avenue. A driveway runs from the street on the east side of the house. The rear yard is enclosed with a chain-link fence and is bordered with mature trees. An alley runs behind the property.



North elevation

Clad in stucco finished in the pebble-dash method, the house has a low-pitched side-gable roof. The front slope of the roof extends to cover the full-width porch on the façade. The porch appears to have its original square chamfered wood posts, railing, and deck. The roof has exposed rafter ends on the front and rear elevations. A brick chimney pierces the southern slope of the roof. On the rear (south) elevation, there is a one-bay bump out covered by a shed roof with exposed rafter tails. The bump out stands on brick piers and is clad in horizontal wood siding. Steps under the bump out lead to the basement entry.

Detail of façade showing pebble-dash finish



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**Detail of west elevation showing
rear bump out**

View from northeast



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**View of south elevation from
alley**

The dwelling windows are mainly 6/6 wood sashes and 6/6 vinyl replacement sashes, with original wood sashes on the first floor of the façade and the west elevation, and on the east and south elevation of the rear bump out. Both the wood and vinyl windows retain original wood trim and are covered with vinyl storm windows. The front entry door is a modern replacement. The central dormer has a shed roof with exposed rafter tails and contains a pair of 6/6 vinyl sashes. There are vertical wood ventilators in each gable pediment and metal casements in the basement.

The interior has a compact plan. Like all bungalow designs, it manages to create a significant amount of living space out of modest square footage. The front door opens directly into the living room. An arched opening in the corner of the south wall leads to the original dining room, presently used as a bedroom. Through a doorway in the east wall of the living room is a short hallway. Off of this hallway are a bedroom, bath, kitchen with breakfast nook bump out (pictured right), and stairway leading the second level.

At the top of the stairs is an open space that may have been used originally as a sewing room or bedroom. A door on the left at



to

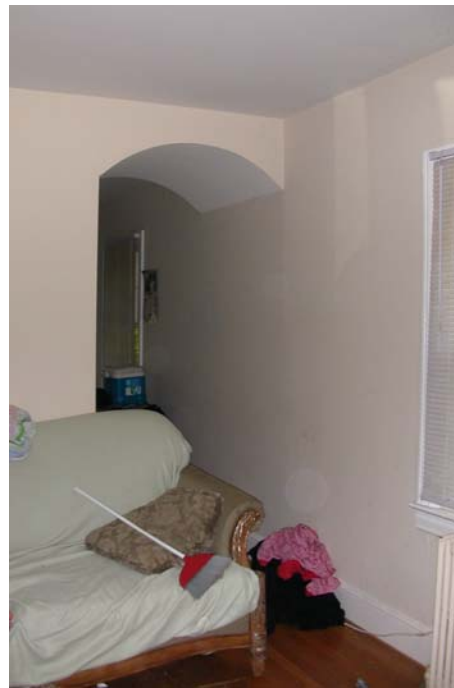
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the top of the stairs opens into a shallow closet that extends half the width of the house. A bedroom is located off of the open space. The interior of the house retains many original features including hardwood floors on the first and second levels; five-panel wood interior doors, some with original Art Deco-influenced hardware; wall tile, tub, shower rod, and vanity cabinet (with replacement top) in the bath; a built-in storage cabinet in the first-floor bedroom, linen closet in the hallway, and broom closet in the kitchen; and built-in storage under the eaves on the second floor.



Interior details. Clockwise from top left: original door hardware; arched opening to dining room; under-eave storage; cabinet and closet in first-floor bedroom.



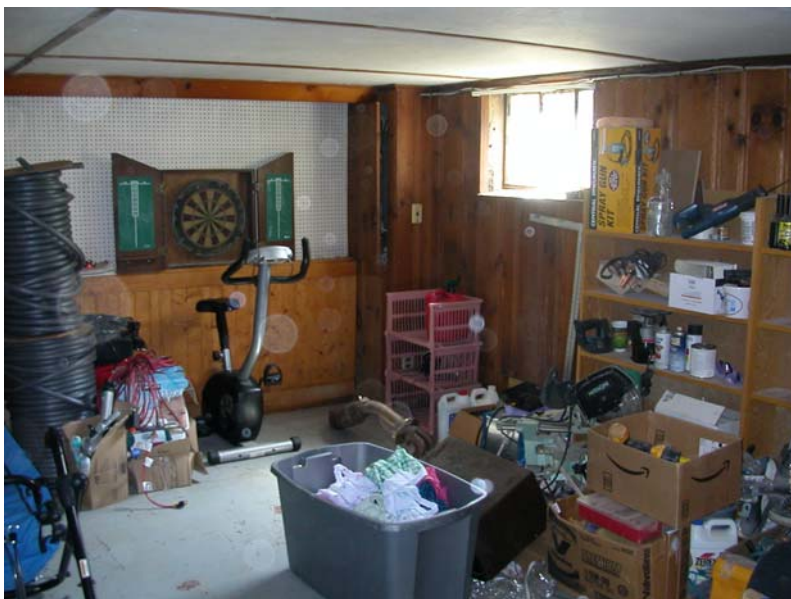
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The basement is accessed by enclosed stairs located on the left side of the arched opening on the first level. The basement is divided into two main spaces: a small bedroom and “recreation room” with tongue-and-groove-pine paneled walls and painted linoleum floor in the north half; and an unfinished utility room in the south half. The paneling and stair rail design indicate that the space was likely finished in the 1940s or 1950s. A door in the rear of the utility room leads to the outside.



Basement. Views of recreation room (left) and step-to-ceiling stair railing.

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 checked="" type="checkbox"/> 1800-1899	<input 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 checked="" 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	1890, 1937	Architect/Builder	Unknown
Construction dates	1937		

Evaluation for:

National Register

Maryland Register

not evaluated

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.)

Summary

The dwelling is located in the West End Park subdivision of Rockville. The subdivision was platted in 1890, but most of the dwellings were not constructed until the second half of the twentieth century. This building is associated with the second stage of development of West End Park, when the second or third purchasers of lots in the subdivision built a number of houses prior to World War II.

Narrative

The dwelling was constructed in 1937 on land purchased by J. Leonard Beall and his wife, Mary Ann Beall, in 1936 for \$250.¹ The Bealls were the third owners of Lot 44 located in the West End Park subdivision. In 1893, Gardiner G. Hubbard, a Washington, D.C., attorney, paid developer Henry N. Copp \$300 for the land.² It appears that, like many other buyers during this period, Hubbard purchased the lot in the new subdivision as an investment. In 1928, American Security and Trust Co., executors of the estate of Gertrude M. Hubbard, Gardiner Hubbard's widow, sold the lot for \$175 to John W. Benson.³ It is unknown what Benson's plans were for the property, however, he owned lots 15, 16, and 17 in West End Park, lots that backed Lot 44.⁴

The builder of the house is unknown. There are at least two other bungalows in the 500-block of Anderson constructed in the 1930s: 509 Anderson (1939), and 523 Anderson (1934). The dwelling at 523 Anderson has the same pebble-dash stucco finish as the subject property. It is interesting to note that Mary Ann Beall's father, Paul M. Slater, was a house carpenter; however, no connection has been established between Slater and the house's construction.⁵ The Bealls added to their property with the purchase of the eastern half of Lot 45 in 1945.⁶

¹ Liber 652, Folio 207; 29 December 1936. This deed and all of the following are contained in the land records of Montgomery County, Maryland.

² Liber JA40, folio 265, 25 October 1893.

³ Liber PBR 462, Folio 497, 30 June 1928.

⁴ Liber 268, Folio 162, 6 October 1917. On the 1920 census, Benson is recorded as living in West End Park, but lists "None" for occupation. In both the 1910 and 1930 censuses, Benson is listed as a farmer: In 1930, he lived in Laytonsville. Lots 15, 16, 17 and the eastern half of Lot 18 in West End Park were re-subdivided as lots 57 and 58 in 1951 (Plat 2744). The apparent address of Benson's property is 531 W. Montgomery Avenue (former lot 16, now lot 58).

⁵ Fifteenth Census of the United States, 1930. Population Schedule, Part of District 4, Rockville.

⁶ Liber 968, Folio 294, 8 May 1945.

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J. Leonard Beall was the son of William L. Beall. No connection has been established between William L. Beall and the prominent family with the same name that resided in Rockville. William Beall is listed as a farm manager/dairy farm in the Olney District on the 1930 census.⁷ J. Leonard Beall worked as a farm laborer as a teenager, but later operated a service station in Rockville known as Beall's Esso Servicenter (sic) located at 700 E. Montgomery Avenue (in 1969 listing, 700 Rockville Pike).⁸ Beall operated the service station in Rockville until at least 1965.⁹ He was a member of the Rockville Volunteer Fire Department in the mid-1940s, and was appointed a custodian of voting machines in Rockville by the Board of Election Supervisors in 1949.¹⁰

J. Leonard and Mary Ann Beall had five children, and resided in the house at 536 Anderson Avenue from 1937 until 1959 or 1960.¹¹ From later Polk directories, it appears that members of Beall's extended family resided in the house through 1973. In February 1971, J. Leonard Beall died, and his wife sold the house to William J. Leeney of Chevy Chase in March 1974.¹² The property was transferred between Leeney family members in 1974 and 1986. In 2004, William J. Leeney conveyed the property to the present owners, Mahmoud Amin and Fakhri B. Vaziri.¹³ Like Leeney, Amin and Vaziri maintain the house as a rental property; however, it has recently been sold.

⁷ Fifteenth Census of the United States, 1930. Population Schedule, Olney District, Sheet 7B.

⁸ Obituary, J. Leonard Beall. 18 February 1971 (newspaper unknown). Biography files, Montgomery County Historical Society Library. The obituary states that Beall operated the station in Rockville "for many years" and was operating a service station in Cedar Grove at the time of his death. The station address is from the listing in Polk's Rockville City Directory, 1958, as is the name of Beall's co-owner, William O. Best.

⁹ There are no copies of the city directory for the years 1966-1968. In 1969 the station has a new owner, Morris M. Lewis (Polk's Rockville City Directory, 1969, p. 290).

¹⁰ *The Washington Post*, 31 January 1945, p. 5; *The Washington Post*, 25 May 1949, p. B1.

¹¹ There is no copy of the 1960 Polk directory at the historical society library. In Polk's 1961 directory, Mrs. Marvel Hess resides at 536 Anderson.

¹² Liber 4509, Folio 855, 28 March 1974.

¹³ Liber 27336, Folio 543, 4 May 2004.

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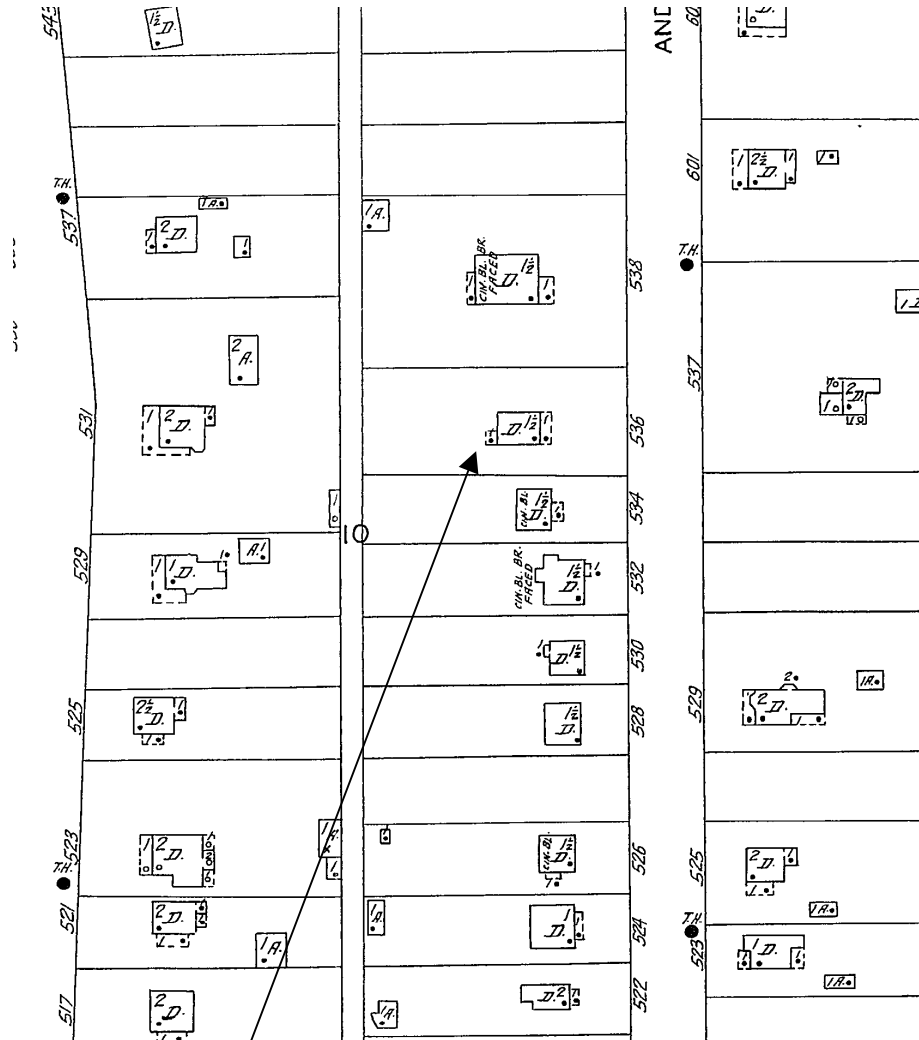
J. Leonard Beall House, 536 Anderson Avenue
1949 Klingle Atlas (Rev.1953)

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9. Major Bibliographical References

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Land records of Montgomery County, Maryland
The Washington Post
The (Baltimore) Sun
Federal census 1910, 1920, 1930
Polk's Rockville City Directory, various years
F.H.M. Klinge Atlas of Real Estate in Montgomery County, Maryland, 1949
Sanborn Company Fire Insurance Map of Rockville, 1949, 1960

10. Geographical Data

Acreeage of surveyed property	<u>13,500 s.f.</u>	
Acreeage of historical setting	<u>13,500 s.f.</u>	
Quadrangle name	<u>Rockville</u>	Quadrangle scale: <u>1:24,000</u>

Verbal boundary description and justification

The boundary of the historic property is Block 2, Lot 63 of West End Park, a resubdivision of Lot 44 and part of Lot 45, as approved by the City of Rockville Planning Commission, 22 October 2008.

11. Form Prepared by

name/title	Rosemary Faya Prola, contractor		
organization	City of Rockville Dept. of CPDS	date	28 June 2010
street & number	111 Maryland Avenue	telephone	240.314.8216
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
Maryland Department of Planning
100 Community Place
Crownsville, MD 21032-2023
410-514-7600