Public Comments regarding the application for resubdivision at 104 West Jefferson Street
james pontius
to:
history, historicdistrict, planning.commission
06/20/2012 04:02 PM
Show Details

History: This message has been replied to and forwarded.

+ 2 Attachments

Historic District and Planning Commissions,

Please find attached public comments regarding the application for resubdivision at 104 West Jefferson Street.

Respectfully submitted,

/James Pontius/ 128 S Van Buren St
Grew up at 127 S Van Buren St

/Jan Schiavone/ 118 S Van Buren St
Neighbor to proposed resubdivision

/Pat Phipps/ 131 S Van Buren St

/John Pontius/ 128 S Van Buren St
Grew up at 127 S Van Buren St

/Charlie Phipps/ 131 S Van Buren St

/Nicole Phipps/ /Elise Phipps/ /Corinne Phipps/
All grew up at 131 S Van Buren St

/Robin Talbot/ 122 S Van Buren St
Fourth generation to live at 122 S Van Buren St

/Kevin Palmer/ 122 S Van Buren St

/William Palmer/ 122 S Van Buren St

/Jane Pontius/ 127 S Van Buren St

/John Pontius/ 127 S Van Buren St
Bought house at 127 S Van Buren St from his father

/Harry Pontius/ /Pat Pontius/ /Bob Pontius/ /Don Pontius/
Brothers of John Pontius
All grew up at 127 S Van Buren St

/Joan Ward/ 130 S Van Buren St

/Linda Harris/ 132 S Van Buren St

/Gerald Harris/ 132 S Van Buren St

/Beth Landfair/ 126 S Van Buren St

/Bill Landfair/ 126 S Van Buren St

Citizens' Report regarding 104 West Jefferson Street to the Historic District and Planning Commissions

PURPOSE OF THIS REPORT

The purpose of this report is threefold. First is to provide the Historic District Commission with facts regarding the historical significance of the Prettyman house. Second is to raise rational reservations regarding the 06/14/2012 Staff Report. Third is to provide a Courtesy Review from the Citizens to the Planning Commission.

RECOMMENDATION: Recommend denial of this resubdivision by the Historic District Commission and the Planning Commission.

INDEX

This Citizens Report is organized to mirror the organization of the 06/14/2012 Staff Report.

EXECUTIVE SUMMARY:

By Citizens:

The planning Commission posed four questions to the Historic District Commission regarding the impact of the resubdivision.

Regarding Q1, the resubdivision will (a) marginalize the historical significance of the Prettyman house by reducing the lot size of the Prettyman house; (b) lessen the historical setting of the Prettyman house from being a setting next to numerous mature trees to a setting next to few, if any, mature trees; and (c) lessen the property value of

the property at 104 West Jefferson since properties with smaller lots and less trees are not as valuable as houses with larger lots and mature trees.

Regarding Q2, the resubdivision (a) will lessen the historical setting of the West Montgomery Avenue Historic District through the loss of mature trees on the resubdivided lot that are visible from several surrounding historical properties in the district; (b) might lead to a precedent that could end the West Montgomery Avenue Historic District's designation as a historic district if everyone, or at least a group of residents, in the West Montgomery Avenue Historic District resubdivides as in done at the Prettyman house; (c) will lessen the historical significance of the historic district itself by marginalizing the historical significance of one of its properties, the Prettyman house; and (d) will destabilize property values within the historic district because those with large lots, capable of resubdivision, in the District will reap the benefit of increasing property values while those with smaller lots, incapable of resubdivision, in the District will bear the brunt of falling property values.

Regarding Q3, parity might lead to a compromise but this compromise would still have the same detrimental impacts associated with Q1 and Q2.

Regarding Q4, the resubdivision (a) will discourage residents on South Van Buren from applying for historic designation and encourage tearing down of houses on the street because we could tear down our houses much more easily and put in more lots than we could if we had designated our houses as historic; and (b) might eliminate the possibility of residents on South Van Buren to apply for historic designation as a district because if the resubdivision at the Prettyman lot was "seen as a precedent for resubdivision on larger lots and more resubdivisions or even demolitions occurred, the street likely would no longer be eligible for designation as a district, as this could significantly alter the environmental setting and number of potential historic resources on the block."

There are four historic markers at the Prettyman house. There are numerous mature trees that would have to be cut down during new construction on the resubdivision. The Prettyman house embodies the story of JEB Stuart's visit to

Rockville and the effect it had on the pivotal Battle of Gettysburg. There is no mention at all of the civil war in the Staff Report.

Allowing the resubdivision would go against some of the Secretary of the Interior's Standards for Rehabilitation and against all the goals of the Historic District Commission.

The Staff Report shows no benefits that are to be derived from the resubdivision.

Response to Staff Report:

It is noted that the 06/14/2012 Staff Report spends half of its executive summary discussing how this is a procedurally a courtesy review by the Planning Commission and Section 25.21.22.b of the Zoning Ordinance. Neither this procedural fact nor Section 25.21.22.b is again discussed in the Staff Report. The other half of the Staff Report's executive summary poses four questions regarding the impact of the resubdivision, but does not provide a summary answer to any of the questions. This leaves readers of the Staff Report to guess whether the impact of the resubdivision is positive, neutral or negative. The executive summary of the Staff Report provides no basis for the Staff's recommendation of approval of this resubdivision.

RECOMMENDATION REGARDING SECRETARY OF THE INTERIOR'S STANDARDS

By Citizens:

The Secretary of the Interior's Standards for Rehabilitation, as set forth in Attachment page 3 to the 06/14/2012 Staff Report, requires minimal change to distinctive spatial relationships, avoidance of the removal of distinctive spatial relationships, that new construction does not destroy historic spatial relationships, and that "new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired".

The resubdivision fails to meet these requirements. As stated on page 11 of the 06/14/2012 Staff Report, "the historic fact [exists] that the Prettyman House originally was associated with a larger property. This factor of size helps to preserve the historic character of the property..." The resubdivision would result in one third of the Prettyman lot being removed from the Prettyman lot, thereby manipulating the spatial relationship of the Prettyman lot with regard to surrounding houses. Furthermore, the Prettyman lot after resubdivision would only be 18,481 square feet, which is slightly less than the average area of existing lots within 500 feet of the proposed resubdivision, which is 18,844 square feet as evident in page 149 of the attachments to the 06/14/2012 Staff Report. Making the Prettyman lot the average lot size embraces a large change in the spatial relationship of the Prettyman house with regard to surrounding houses, instead of avoiding it.

Correspondingly, new construction on the 9,057 square feet lot would destroy the historic spatial relationships of the Prettyman house for the same reasons. "[T]he historic fact that the Prettyman House originally was associated with a larger property" would be lost. This is because the Prettyman house would sit on a lot that is sized slightly less than average nearby properties, instead of on a larger property. "This factor of size" which "helps to preserve the historic character of the property" would be lost.

If the new construction on the 9,057 square feet lot was removed in the future, the form and integrity of the Prettyman property would be impaired because the majority of the mature trees on the 9,057 resubdivision would have already been cut down to accommodate this new construction. The loss of mature tress is detailed below.

Response to Staff Report:

The 06/14/2012 Staff Report draws conclusions that "the proposed resubdivision of the lot associated with the Prettyman House meets Secretary of the Interior's Standards for Rehabilitation #1 , #2, and #3, with the potential for addressing Standards #8, #9, and #10 at the time when new construction is proposed" without any supporting rationale. It is unclear how these standards are satisfied based on the above discussion by Citizens. There is no showing in the 06/14/2012 Staff Report of how the resubdivision preserves, and does not destroy, the spatial relationships of the Prettyman house. There is also no showing in the 06/14/2012 Staff Report of how the cutting down of numerous mature trees during construction would leave the Prettyman property and its environment unimpaired if the new construction was removed in the future.

SITE DESCRIPTION

It is noted that there is conflict between the 06/14/2012 Staff Report to the Historic District Commission and the 05/16/2012 Staff Report to the Planning Commission. It is unclear what has changed in the month between the two staff reports to justify this conflict.

Page 2 of the 05/16/2012 Staff Report contains the following:

PROJECT/SITE INFORMATION:

Location:	104 West Jefferson Street
Land Use Designation:	Detached Residential (Medium Density, 2.5 to 4 Units Per Acre)
Zoning District:	R-90 HD, Single Unit Detached Dwelling Restricted Residential, Historic District
Plat Area:	Property Total - 27,538 Square Feet or 0.63220 Acres Lot 20 – 18,481 Square Feet Lot 21 – 9,057 Square Feet
Current Use:	Single Unit Detached Residential
Proposed Use:	Single Unit Detached Residential

Surrounding Land Use and Zoning			
Location	**Zoning**	**Planned Land Use**	**Existing Use**
North	R-90 HD, Single Unit Detached Dwelling Restricted Residential, Historic District	Detached Residential (Medium Density, 2.5 to 4 Units Per Acre)	Single-Unit Detached Residential
South	R-90, Single Unit Detached Dwelling Restricted Residential, Historic District	Detached Residential (Medium Density, 2.5 to 4 Units Per Acre)	Single-Unit Detached Residential
East	R-90 HD, Single Unit Detached Dwelling Restricted Residential, Historic District	Detached Residential (Medium Density, 2.5 to 4 Units Per Acre)	Single-Unit Detached Residential
West	R-90 HD, Single Unit Detached Dwelling Restricted Residential	Detached Residential (Medium Density, 2.5 to 4 Units Per Acre)	Single-Unit Detached Residential

Page 3 of the 06/14/2012 Staff Report contains the following highlighted changes from the 05/16/2012 Staff Report:

SITE DESCRIPTION

Location:	104 West Jefferson Street
Applicant:	Gary Michael and Micki Fegan
Land Use Designation:	Detached Residential (Restricted Residential)
Zoning District:	R-90 HD
Existing Use:	Residential
Parcel Area:	27,538 sf
Proposed lots:	18,487 sf; and 9,057 sf
Subdivision:	Exchange and New Exchange, P431

Vicinity

Surrounding Land Use and Zoning			
Location	**Zoning**	**Planned Land Use**	**Existing Use**
North	R-90 HD and MXE HD	Detached, Restricted Residential, and Mixed-Use Transition Historic District	Detached, Restricted Residential
East	R-90 HD	Detached, Restricted Residential Historic District	Parking lot
South	R-90	Detached, Restricted Residential	Detached, Restricted Residential
West	R-90 and R-90 HD	Detached, Residential; and Detached, Residential Historic District	Detached, Residential

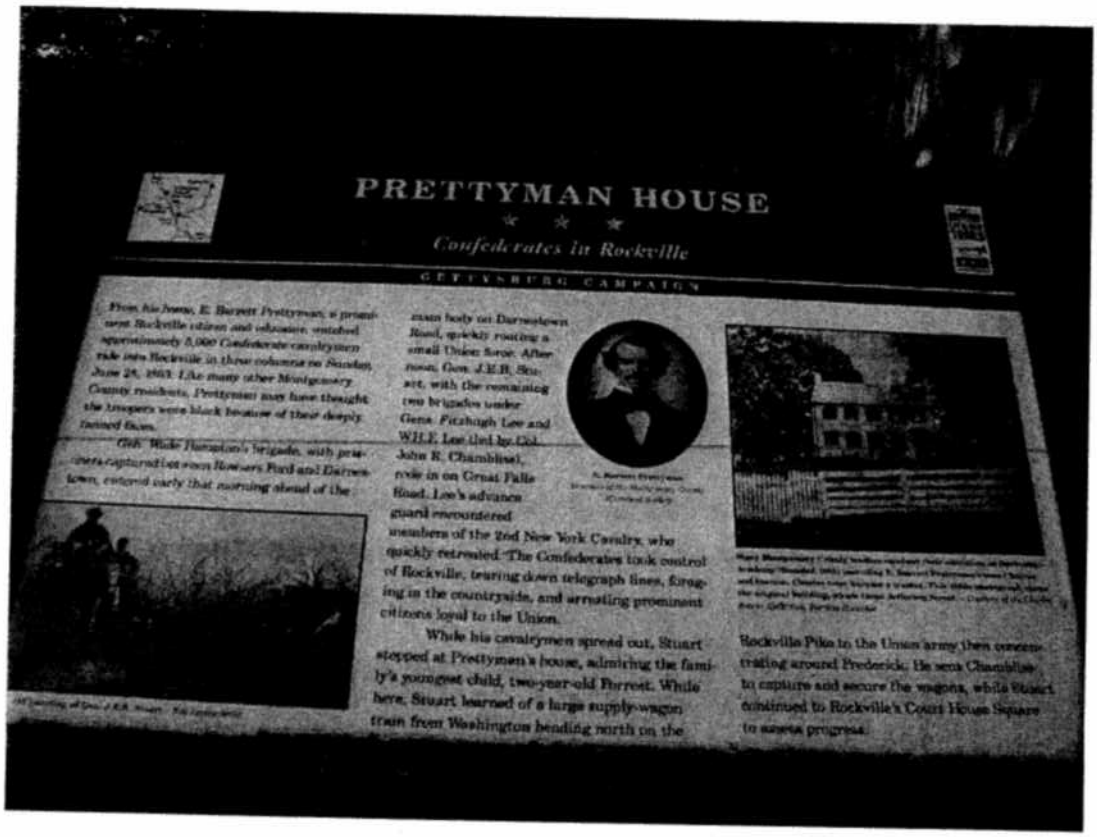
It is noted that 18,482 square feet plus 9,057 square feet does not equal 27,538 square feet. Furthermore, this portion of the Staff Report also conflicts with the Zoning Map on attachment page 2 to the 06/14/2012 Staff Report.

SITE ANALYSIS

By Citizens:

There are three historic plaques and one historic sign in front of the Prettyman house. This is same amount of historic markers present at the historic Beall Dawson house. A photo of the Beall Dawson house appears in attachment page 10. The four markers at the Prettyman house are circled in the following photo:

One historic marker is shown in the following photo:



PRETTYMAN HOUSE

Confederates in Rockville

GETTYSBURG CAMPAIGN

From his home, E. Burnett Prettyman, a prominent Rockville citizen and educator, watched approximately 5,000 Confederate cavalrymen ride into Rockville in three columns on Sunday, June 29, 1863. Like many other Montgomery County residents, Prettyman may have thought the troopers were black because of their deeply tanned faces.

Gen. Wade Hampton's brigade, with prisoners captured between Rockville and Darnestown, entered early that morning ahead of the main body on Darnestown Road, quickly routing a small Union force. After noon, Gen. J.E.B. Stuart, with the remaining two brigades under Gens. Fitzhugh Lee and W.H.F. Lee (led by Col. John R. Chambliss), rode in on Great Falls Road. Lee's advance guard encountered members of the 2nd New York Cavalry, who quickly retreated. The Confederates took control of Rockville, tearing down telegraph lines, foraging in the countryside, and arresting prominent citizens loyal to the Union.

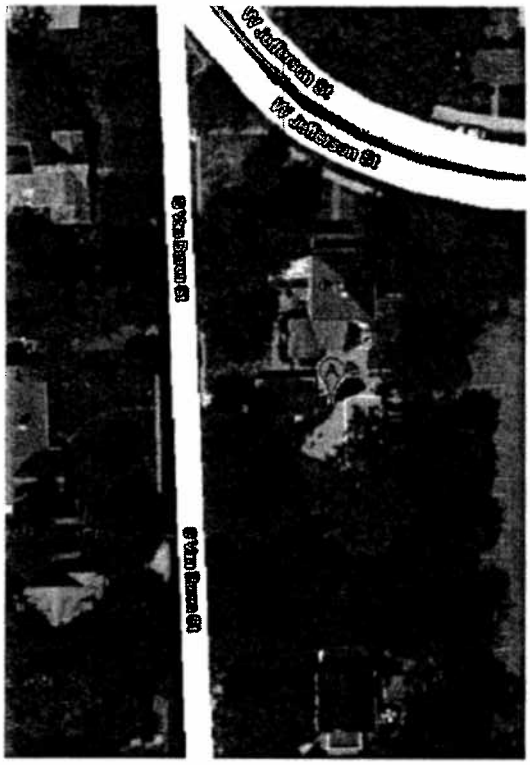
While his cavalrymen spread out, Stuart stopped at Prettyman's house, admiring the family's youngest child, two-year-old Forrest. While here, Stuart learned of a large supply wagon train from Washington heading north on the Rockville Pike to the Union army then concentrating around Frederick. He sent Chambliss to capture and secure the wagons, while Stuart continued to Rockville's Court House Square to assess progress.

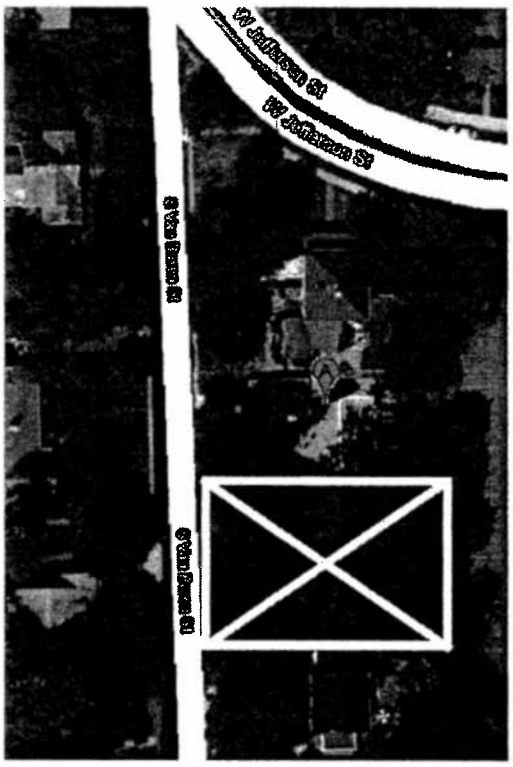
The Prettyman lot is within 1,500 feet of a twenty feet tall monument of a Confederate soldier, which is adjacent to the historic Red Brick Courthouse. This is among the tallest monuments in Rockville. According to Bethesda Magazine, this monument "is said to be the <u>northernmost monument in the United States honoring the Confederate soldier</u>." The monument's pedestal reads "To our heroes of Montgomery Co Maryland. That we through life may not forget to love the thin gray line." (See attachment page 26)

It appears that the Staff Report has completely forgotten the thin gray line.

The Prettyman lot is heavily vegetated with mature trees, some older than 80 years. These mature trees include native eastern redbuds, white oaks, pines, hollies and maples as well as non-native flowering cherry trees and spruces. The mature eastern redbuds and the cherry trees are quite an exceptional sight of true

beauty in the spring. Here are two aerial photos of the proposed lot. One without marking and one marked up and showing the **trees that would have to be cut down to accommodate construction of a new house on the proposed resubdivision**.





Immature trees do not make the type of canopy that is depicted in these aerial photos.

The average area of existing lots within 500 feet of the resubdivision is 18,844 square feet, as evident in page 149 of the attachments to the Staff Report. Another view of these trees is contained in attachment page 15 of this Report.

Response to Staff Report:

At no point in the 06/14/2012 Staff Report (hereinafter referred to as "Staff Report") is there any mention of the four historic markers at the Prettyman house or the nearby statue of a Confederate monument.

The aerial photo of the Prettyman house on page 10 of the Staff Report fails to show the entire lot. Much of the land where the 9,057 square feet resubdivision would be located is not included in this aerial photo of the Staff Report. This aerial photo on page 10 of the Staff Report starts to show the "heavy vegetation" and the mature tree canopy but does not show all of it.

At no point in the Staff Report is there any mention what average area of existing lots within 500 feet of the resubdivision. Thus there is no base finding that would allow for subsequent determinations of the impact of the resubdivision on the surrounding lots.

It is noted that page 4 of the Staff Report indicates that part of the Prettyman lot is "heavily vegetated."

It is noted that photo of the Kate Evans house of the Staff Report is potentially misleading. As stated in the Staff Report, "[t]his 1922 bungalow was originally associated with 10 acres that were purchased." What the Staff Report fails to mention is that the photograph of the Evans house is of the rear of the house. The Evans house faces the ten acres that were purchased, and has the rear of the house facing South Van Buren Street. This is further evident in the back door of the Evans House, which is closest to South Van Buren Street, opening directly to a kitchen. Front doors to houses usually do not open to kitchens.

It is noted that page 5 of the Staff reports states that "the parking lot between the subject property and the Academy is not designated historic." This is in conflict with the Site Description on page 3 of the Staff Report, also contained above, which indicates that the parking lot is designated historic.

Citizens would like to draw attention to the two photos of properties at the top of page 6 of the Staff Report. <u>How can any house that is to be built on the 9,057 square feet resubdivision come close to maintaining the scale of these houses down the street from the resubdivision without cutting down almost every tree on the 9,057 square feet lot?</u>

SITE HISTORY

By Citizens:

The Prettyman house embodies the story of JEB Stuart's visit to Rockville and the effect it had on the turning point Battle of Gettysburg. Basis for this statement appears in the following quotations from history and commentary by Citizens.

The following excerpts are taken from Peerless Rockville documents. Commentary is added by Citizens.

"While some troops spread out at the Spates Farm, JEB Stuart halted his cavalry detachment and entered Elijah Prettyman´s house on Jefferson Street. Stuart was admiring the youngest child when he learned of a wagon train carrying Union supplies down the Rockville Pike." "JEB´s first stop was the Prettyman House on Jefferson Street at Van Buren." (See attachment page 4). The first place JEB Stuart stopped in Rockville was at the Prettyman house. **There is only one house in Rockville that was JEB Stuart's first stop. Furthermore, JEB was at the Prettyman house, looking at a Prettyman child, when he learned of the Union wagon train.**

The "Prettyman House, on Jefferson Street, home of the Prettyman family, who were secessionist in loyalties. JEB Stuart and his officers are reputed to have lunch at the house during their visit to Rockville, at the invitation of Mr. Prettyman." (See attachment page 12). The Prettyman's invited JEB Stuart and other ranking officers of the Confederacy to lunch as the Prettyman house, and JEB accepted. **How many other houses in Rockville invited JEB and his command over for lunch?**

"The Prettyman's were Secessionists. Their house is noteworthy as the eating and socializing place for (Confederate) General JEB Stuart when he was in town, supposedly by invitation of Mr. Prettyman." (See attachment page 16). Not only is the Prettyman house noteworthy as an eating place for high ranking Confederates, as shown above, it is also noteworthy as **a socializing place for high ranking Confederates**.

"The connection of this story to Rockville is one of cause and effect. The cause was, that in Rockville, Stuart captured the Federal supply wagons and chose to absorb them into his advancing column. The effect was, this slowed his rate of travel significantly, resulting in his tardiness to rejoin and serve the Confederate army, missing most of the precursors and two days of the Battle of Gettysburg. If events started here had not cascaded, unfolding so, perhaps the pivotal Battle of Gettysburg would have had a different outcome or never occurred altogether. If so, the Confederate invasion of the north in 1863 would have had a different outcome and then perhaps the whole Civil War might have ended differently. And from that lies a tantalizing possible difference on all subsequent American history." (See attachment page 17). It is undisputed that the Battle of Gettysburg was the turning point in the American Civil War. **This shows how what unfolded at the Prettyman house had an effect on the pivotal Battle of Gettysburg.**

The following excerpts are taken the historic markers that are in front of the Prettyman house. Commentary is added by Citizens.

The Civil War plaque in front of the Prettyman house, as shown above, states that "[t]he Confederates took control of Rockville, tearing down telegraph lines, foraging the countryside, and arresting prominent citizens loyal to the Union. While his cavalrymen spread out, Stuart stopped at Prettyman's house, admiring the family's youngest child, two-year-old Forrest. While here Stuart learned of a large supply-wagon train from Washington heading north on the Rockville Pike to the Union army then concentrating around Frederick. He sent Chambliss to capture and secure the wagons, while Stuart continued to Rockville's Court House Square to assess progress." Again, this plaque is in front of the Prettyman house. **To confirm the Peerless excerpt above, JEB Stuart was here at the Prettyman house when he learned of the supply-wagon train.** After JEB learned of the Union wagons at the Prettyman house, he left for the Court House Square.

The Lost Rockville plaque in front of the Prettyman house states that "[t]he [Prettyman] property [at 104 West Jefferson] was owned or occupied by five

generations of the Johnston-Prettyman family for almost 150 years". **One family owned the Prettyman house for almost 150 years.**

The African American Heritage plaque in front of the Prettyman house states that "[t]he Prettyman House was constructed in 1841 and remained in the white Johnston-Prettyman family for five generations. During their ownership, the family transitioned from owning household slaves to hiring and paying employees." Again, this shows how long the house was owned by one family. This also further shows that the Prettymans owned slaves, which is historically significant itself. **How many other houses are there in Rockville that once owned slaves?**

According to Bethesda Magazine, "Rockville essentially was held hostage by the Confederates for the entire day. Unionists were rooted out and captured while Southern sympathizers hailed the conquerors. At a female academy in Rockville, the students were reported to be acting in very unladylike fashion, according to one Confederate account, 'showing strong sympathy for our cause and cutting off all the buttons they could get hold of from our uniforms for souvenirs.' The Confederates vacated the town on their way to a fateful meeting with the Union army at Gettysburg, Pa., leaving the town to be reoccupied by Northern forces." (See attachment page 24). "Years would pass after war's end before relations between Northern and Southern sympathizers were fully restored. And despite the eventual political reunion, many in the county never forgot those native sons who 'went South' and gave their all. On June 3, 1913, a monument to those fallen Confederates was unveiled on the Rockville courthouse lawn. Atop a granite pedestal, a life-size bronze statue of a Southern cavalry soldier stood with his eyes forever fixed on Dixie. That statue, moved years ago and now hidden in a grove of trees beside the old red brick courthouse, is said to be **the northernmost monument in the United States honoring the Confederate soldier**. The pedestal bears these words of remembrance: **'To our heroes of Montgomery Co. Maryland. That we through life may not forget to love the thin gray line.'"** (See attachment page 26).

The Prettyman house therefore embodies the story of JEB Stuart's visit to Rockville and the effect it had on the turning point Battle of Gettysburg. The Prettyman house possesses incredible historical significance that is appreciated by Citizens.

As stated on page 6 of the Staff Report, the original Prettyman property was 13.5 acres.

As stated on page 7 of the Staff Report, the Prettyman house is of the Greek Revival Style and Form. As stated in Rockville Historic Buildings Catalog, there are only two Greek Revival houses in Rockville. (See attachment pages 30-31). This makes the Prettyman house a rare house in terms of architectural style and form.

Response to Staff Report:

While the Staff Report notes that the Prettyman house is Greek Revival, it fails to mention the rarity of Greek Revival houses in Rockville. <u>There are only two Greek Revival houses in Rockville.</u>

At no point in the Staff Report is there any mention of JEB Stuart, confederate soldiers, slavery or even the civil war. Again, there are four historic markers in front of the Prettyman house. Not only does the Staff report fail to mention any of these four these historic markers that are present at the Prettyman house, the Staff Report also fails to mention the content of any of these historic markers. As shown above, the Prettyman house embodies both the story of JEB Stuart's visit to Rockville and the effect it had on the turning point Battle of Gettysburg.

None of this incredible historical significance is even mentioned, much less analyzed, in the Staff Report. **How can the Staff Report's version of the cite history be considered complete when there is not even a single mention of the civil war?**

1) What is the impact of the proposed resubdivision on 104 West Jefferson Street?

By Citizens:

The resubdivision at 104 West Jefferson Street will have three detrimental impacts on 104 West Jefferson Street.

First, the resubdivision at 104 West Jefferson Street will marginalize the historical significance of the Prettyman house. With regard to splitting the lot into two 14,000 square feet lots, page 11 of the Staff Report states that "the establishment of parity would reduce the environmental setting below a threshold whereby physical appearance could demonstrate the historic fact that the Prettyman House originally was associated with a larger property. This factor of size helps to preserve the historic character of the property." Thus the Staff Report acknowledges that there is a threshold which if gone below would lessen the historic fact that the Prettyman House originally was associated with a larger property. The Staff Report also acknowledges that the factor of size preserves the historic character of the property. However, size is not determined in a vacuum.

As evident in page 149 of the attachments to the Staff Report, the average area of existing lots within 500 feet of the resubdivision is 18,844 square feet. The proposed resubdivision would make the Prettyman house 18,481 square feet. Thus the Prettyman house after resubdivision would be slightly less than the average area of nearby lots. This would result in marginalization of the factor of size which "helps to preserve the historic character of the property". There would be no factor of size left at the Prettyman house. The Prettyman house after resubdivision would simply be the size an average nearby house.

It is common sense that people associate large sized lots with significance. When one walks by the Beall Dawson house, the lot is so big that one knows that something special is there. When one walks by the Prettyman house, some but not all recognize its significance based on the current lot size of 27,538 square feet. This is because 27,538 square feet is not that much larger than the average area of nearby

lots. By reducing the lot size of the Prettyman house, the historical significance of the Prettyman house is marginalized.

As shown above, the Prettyman house has exceptional historical significance. Reducing the lot size will not destroy the historical significance of the Prettyman House. JEB Stuart will still have lunched there and learned about Union wagons while there. Reduction of the lot size, however, will marginalize the historical significance of the Prettyman House. People will not be able to tell from looking at the house on an average lot of 18,481 square feet, next to the smallest lot on the street of 9,057 square feet, that the Prettyman house was a place of significant historical importance because it is on an average sized lot and adjacent to an exceptionally small lot.

Second, the resubdivision at 104 West Jefferson Street will lessen the historical setting of the Prettyman house. As shown in the aerial photos above, the 9,057 square feet lot is heavily vegetated with mature trees. Again, immature trees do not make the type of canopy that is depicted in these aerial photos.

Anyone who walks by a construction site located among mature trees knows that almost all trees within thirty to fifty feet of a new house being built here would have to be cut down to accommodate the new home construction. Any trees around the perimeter to the new house would have to be cut down in order to accommodate earth moving machines to dig out and lay the house's foundation. Cranes are not often used to construct new houses. More trees would have to be cut down to lay sewer lines and other utilities. Looking at the mature tree canopy of the above photos, there are many mature trees located around the perimeter of where a new home would sit and where sewer and utility lines would run. It is common sense to cut these trees down to accommodate construction of the new house.

Loss of these mature trees would lessen the historical setting of the Prettyman house from being a setting next to numerous mature trees to a setting next to few, if any, mature trees. The new construction of a home on the 9,057 feet lot would further lessen the historical setting from being a setting next to numerous mature trees to a setting next to a new house on a tiny lot.

Third, the proposed subdivision will lessen the property value of the property at 104 West Jefferson. Properties with smaller lots and fewer trees are not as valuable as houses with larger lots and mature trees.

Response to Staff Report:

At no point in in Section 1 of the Staff Report, on page 8, is there any showing of any benefit that would come to the 104 West Jefferson Street from the resubdivision. The closest thing to a benefit is contained in the Staff Report statement that "[t]he benefit of providing a resubdivision that retains a substantial amount of property at the back of the house is that the landscape that now characterizes the property will not be disturbed." This is because this phrase uses the term "benefit". **However, it is not clear if the Staff Report here is indicating that lessening the size of the lot at 104 West Jefferson would benefit this lot?** If this is the intent of the Staff Report, this goes against common sense. **How does lessening the size of the main lot here at the Prettyman property enhance the notable historical significance and the property value of the Prettyman estate?**

The Staff Report states "[a] proposed resubdivision can't reduce the historic significance of a property, but it can change the visual effect and context of a property." Citizens respectfully disagree. As shown above, **a resubdivision can marginalize the historic significance of a property**. This is precisely what would happen to the Prettyman house if the resubdivision is allowed, as shown above.

The Staff Report states that "[s]taff notes that the environmental setting for the Prettyman House has been reduced over time from a rural 13.5 acres to an in-town lot of .63 acres, while retaining its significance in the city's history." Citizens respectfully disagree. **How has the historical significance of the Prettyman house been retained?** For example, the Staff Report, which is supposed to include the history of the Prettyman house, fails to recognize the incredible civil war history of the Prettyman house? Many people and the Staff Report are unaware of the historical significance of the Prettyman house. This would likely not be the case if the Prettyman house

remained on a lot larger than .63 acres. **Lessening the .63 acre lot will further lessen awareness of the historical significance.**

The Staff Report states that "[t]he proposed lot is essentially an open lawn, and only one tree would have to be removed to use the existing curb cut at the south end of the proposed new lot." Citizens respectfully disagree. As shown above, the area that would be encompassed by the resubdivision is heavily vegetated with mature trees. The aerial photos do not display an open lawn, as shown above. Furthermore, only one tree needing being removed is a misleading statement. Common sense applied to typical new home construction sites dictates that many trees, far more than one, have to be cut down to construct a new home on a lot covered with mature trees. Also, is it not clear from the Staff Report which tree is the "one tree" that would have to be removed. **Is this only "one tree" that requires removal contained in a map or photo in the Staff Report?**

The Staff Report states that "[t]he street frontage is heavily wooded, and would not necessarily have to be disturbed to accommodate the construction of a new house at the proposed south lot." Citizens respectfully disagree. Again, common sense applied to new home construction examples that you may have seen in your everyday life dictates that many trees, far more than one, have to be cut down to construct a new home for a lot covered with mature trees. Furthermore, the Staff Report provides no support for the conclusion that "[t]he street frontage. . . would not necessarily have to be disturbed to accommodate the construction of a new house at the proposed south lot."

<u>2) What is the impact of the proposed resubdivision on the West Montgomery Avenue Historic District itself?</u>

By Citizens:

The resubdivision at will have four detrimental impacts on the West Montgomery Avenue Historic District.

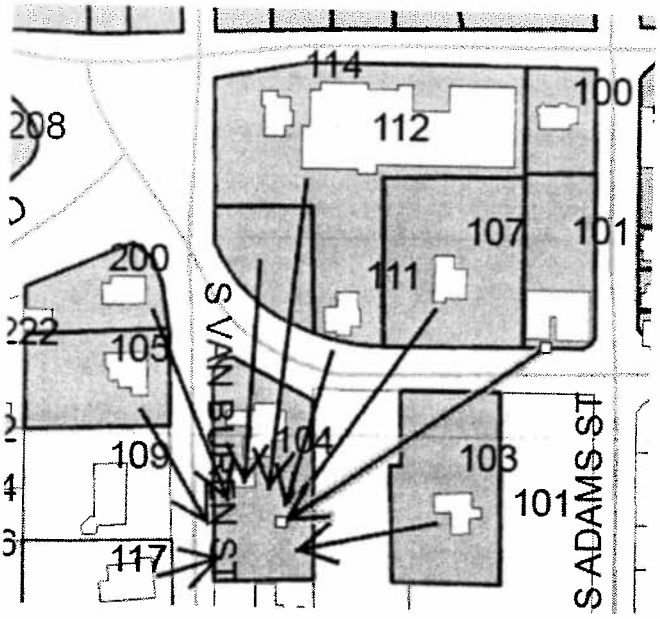
First, the resubdivision at 104 West Jefferson Street will lessen the historical setting of the West Montgomery Avenue Historic District. As shown in the aerial photos above, the 9,057 square feet lot is heavily vegetated with mature trees. As shown above, many, if not all, of the trees on the resubdivided lot will have to be cut down in order to accommodate construction of a new home on the resubdivided lot. <u>This loss of mature trees would lessen the historical setting of the West Montgomery Avenue Historic District.</u>

As shown in the following map, the mature trees at the resubdivided lot are currently visible from the following houses within the West Montgomery Avenue Historic District:

Former Rockville Christian Church	101 W. Jefferson St.
The Academy	103 W. Jefferson St.
Cooke Luckett House	107 W. Jefferson St.
Old Methodist Parsonage	111 W. Jefferson St.
Rockville Methodist Church	112 W. Montgomery Ave.
Old Baptist Cemetery c/o Peerless Rockville, Inc.	115 W. Jefferson St.
Sophia Higgins House	200 W. Jefferson St.
Almoney House	105 S. Van Buren

The mature trees at the resubdivided lot are also currently visible from a house not in the West Montgomery Avenue Historic District:

Evans Summer House	117 S. Van Buren Street



The mature trees on the 9,057 square feet lot are taller than the Prettyman house, and are currently visible from these historic properties. <u>When these trees are cut down during construction on the resubdivided lot, the historical setting of these properties will be lessened thereby lessening the historical setting of the West Montgomery Avenue Historic District itself.</u>

Second, the resubdivision at 104 West Jefferson Street might lead to a precedent that could end the West Montgomery Avenue Historic District's designation as a historic district.

As stated in the Staff Report at page 11, if this resubdivision was "seen as a precedent for resubdivision on larger lots and more resubdivisions or even demolitions occurred, the street [South Van Buren] likely would no longer be eligible for designation as a district, as this could significantly alter the environmental setting and number of potential historic resources on the block."

Is this not also possible in the West Montgomery Avenue Historic District itself? <u>If everyone in the West Montgomery Avenue Historic District resubdivides as in done at the Prettyman house, is it possible that the West Montgomery Avenue Historic District</u>

"would no longer be eligible for designation as a district, as this could significantly alter the environmental setting and number of potential historic resources on the block?" More realistically, not everyone will do this resubdivision. But how many houses in the West Montgomery Avenue Historic District would need to be resubdivided in the manner currently proposed before the West Montgomery Avenue Historic District is "no longer eligible for designation as a district" since the environmental setting is significantly altered?

Third, the resubdivision at 104 West Jefferson Street will lessen the historical significance of the historic district itself.

As shown above, the resubdivision at 104 West Jefferson Street will marginalize the historical significance of the Prettyman house. This marginalization of the Prettyman house will decrease the historical significance of the historic district itself.

Fourth, the proposed resubdivision at 104 West Jefferson Street will destabilize property values within the historic district. Properties surrounded by smaller lots and less trees are not as valuable houses surrounded by larger lots and mature trees. This loss of value could be offset, however, by the value added to a property in the ability to resubdivide. Those with large lots, capable of resubdivision, in the district will reap the benefit of increasing property values while those with smaller lots, incapable of resubdivision, in the district will bear the brunt of falling property values. This benefit to property values of large lots and detriment to property values of small lots is a destabilization of property values within the West Montgomery Avenue Historic District.

Response to Staff Report:

The Staff Report states that "[w]hile there have been modifications to West Jefferson Street, which was widened along with the reconfiguration of the Great Falls Road and West Montgomery Avenue intersection, the Prettyman House still faces the street and looks across to the Baptist Cemetery and other 19th century houses in the

historic district. These important and characteristic relationships would not be disturbed with the proposed resubdivision." Citizens respectfully disagree.

While "the Prettyman House still faces the street and looks across to the Baptist Cemetery and other 19th century houses in the historic district", the Prettyman House and several other houses in the historic district currently have views of the resubdivided lot and the mature trees contained therein, as shown above. Again, these trees are mature and taller than the Prettyman house. When these trees are removed to accommodate construction on the resubdivided lot, the characteristic relationship of these houses of looking at mature trees is disturbed by the loss of these trees. Furthermore, these other historic houses, all in the West Montgomery Avenue Historic District except for one, and the effect that the resubdivision would have on these other historic properties were not individually considered by the Staff Report.

At no point in in Section 2 of the Staff Report, starting on page 9, is there any showing of any benefit that would come to the West Montgomery Avenue Historic District from the resubdivision.

How does the cutting down of several healthy and mature trees benefit that the West Montgomery Avenue Historic District? While the loss of trees was discussed in the Staff Report in response to the first question from the Planning Commission, this loss of trees is not discussed in the second question.

The Staff Report does not address the potential negative effects on the West Montgomery Avenue Historic District if others in the district resubdivided as is currently proposed in the Prettyman lot.

3) If the property were divided into equal lots, what is the HDC opinion of the resubdivision?

By Citizens:

It is noted that this should be Section 3 in the Staff Report. The Staff Report appears to have a typo in the form of two section two's.

The benefit of parity is that this would be "the final reduction of the property associated with the Prettyman House" as stated in page 11 of the Staff Report. The detriment of parity is that this would "reduce the environmental setting below a threshold whereby physical appearance could demonstrate the historic fact that the Prettyman House originally was associated with a larger property" since "[t]his factor of size helps to preserve the historic character of the property" as stated in page 11 of the Staff Report.

A compromise could be a resubdivided lot that is 9,557 square feet. This would be the final reduction of the property and not lessen as much "the historic fact that the Prettyman House originally was associated with a larger property" relative to an equal split. This compromise would still result in the destruction of mature trees. Actually, more trees would be destroyed in this compromise. The detrimental impact of the loss of these trees has been thoroughly established, as shown above. Furthermore, this compromise would also make the Prettyman lot even more smaller than the average area of existing nearby lots. Under the compromise, the Prettyman lot would be 17,981 square feet, which is less than the average lot size of 18,844 square feet. Being below the average would still not "demonstrate the historic fact that the Prettyman House originally was associated with a larger property." Some Citizens are in favor of the compromise but most are not and think that the Prettyman lot should be left as it is.

Response to Staff Report:

The Staff Report states on page 10 that "[i]f the current property were divided into equal lots, the resubdivision line would fall just south of the existing carport, and through

the middle of the pool. The pool would be removed, and a large tree now just south of the existing pool shed, which would be on the new lot, might be in the path of new construction." Citizens respectfully disagree. As shown on Staff Report attachment page 26, the property line for the 9,057 square feet lot extends up to the pool. The pool shed is south of the pool, as shown on page 3 of the Staff Report. Thus both the pool shed and tree south of it would always be in the 9,057 square feet lot. This is another mature tree that will likely be removed in any new construction on the resubdivided lot.

Furthermore, Citizens question why the reduction of "the environmental setting below a threshold whereby physical appearance could demonstrate the historic fact that the Prettyman House originally was associated with a larger property" and the "factor of size helps to preserve the historic character of the property" is only discussed in this Section. This threshold, and corresponding analysis, should be applied to the previous two Questions from the Planning Commission as well.

4) What would be the impact of the proposed lot on future designations on South Van Buren Street?

By Citizens:

The resubdivision at 104 West Jefferson Street will likely lessen future designations on South Van Buren Street for two reasons.

First, the resubdivision will discourage residents on South Van Buren from applying for historic designation and encourage tearing down of houses on the street. When residents who have a double sized lot, and there are several of us on South Van Buren, see how much money the Fegans will make off selling a new home on the resubdivided lot, whatever incentive we previously had to apply for historical designations will be greatly reduced based on financial concerns. This is because we can fit more resubdivided lots on an empty lot than a lot with a house already on it.

Tearing down a historic house requires more hoops to jump through relative to tearing down a house that lacks historic designation. Many of our houses on South Van

Buren Street were built prior to 1930. Our houses, while historic, are not designated historic. We could tear down our houses much more easily and put in more lots than we could if we had designated our house as historic. Thus, the resubdivision at the Prettyman lot discourages applications for historic designations on South Van Buren Street.

Second, the resubdivision might eliminate the possibility of residents on South Van Buren to apply for historic designation as a district. As set forth in page 11 of the Staff Report, if the resubdivision at the Prettyman lot was "seen as a precedent for resubdivision on larger lots and more resubdivisions or even demolitions occurred, the street likely would no longer be eligible for designation as a district, as this could significantly alter the environmental setting and number of potential historic resources on the block." If enough people on South Van Buren Street resubdivide as is being done in the Prettyman lot, or demolish houses and resubdivide as shown above, none of us will be eligible to apply for historic designation as a district.

Response to Staff Report:

Citizens question why it is that if the resubdivision at the Prettyman lot was "seen as a precedent for resubdivision on larger lots and more resubdivisions or even demolitions occurred, the street likely would no longer be eligible for designation as a district, as this could significantly alter the environmental setting and number of potential historic resources on the block" is only discussed in this section. This issue is surely pertinent to Question 2 from the Planning Commission. As shown above, if everyone in the West Montgomery Avenue Historic District resubdivides as in done at the Prettyman house, is it possible that the West Montgomery Avenue Historic District "would no longer be eligible for designation as a district, as this could significantly alter the environmental setting and number of potential historic resources on the block?"

It is noted by Citizens that no part of the Staff reports shown any benefit that the resubdivision would have on future designations on South Van Buren Street.

OTHER CONSIDERATIONS

By Citizens:

The following appears on the Historic District Commission homepage (http://www.rockvillemd.gov/government/commissions/hdc/index.html):

"The establishment of historic districts as stated in the Annotated Code of Maryland, Article 66B 18.01 (b), shall be for the purpose of:

1. Safeguarding the heritage of Rockville by preserving districts which reflect its cultural, social, economic, political, or architectural history;

2. Stabilizing and improving property values within these districts;

3. Fostering civic beauty;

4. Strengthening the local economy; and

5. Promoting the use and preservation of Historic Districts for the education, welfare and pleasure of the residents of Rockville."

The resubdivision of the Prettyman lot accomplishes none of these purposes and in fact discourages achievement of these purposes.

The resubdivision lessens the cultural, social, political and architectural history of the West Montgomery Avenue Historic District. The cultural, social and political history of the Prettyman house is significant, as shown above. The Prettyman house historically has been a cultural and social place to learn about civil war history. The Prettyman house historically has been associated with the Confederate political party. The Prettyman house also is one of two houses in Rockville having Greek Revival architecture, making it rare. This significant history will be marginalized by the resubdivision, as shown above. The history of the West Montgomery Avenue Historic District will be correspondingly marginalized as well by having a significant property within the district being marginalized, as shown above.

The resubdivision destabilizes and lessens some property values within the West Montgomery Avenue Historic District. As shown above, the property value of the Prettyman house will be lessened by the resubdivision, which would therefore lessen the value of total property values within the district. Furthermore, those with large lots will be able to resubdivide, thereby increasing their property values. However, those with small lots will not be able to resubdivide and will only have a reduced amount of neighborhood trees, thereby lessening their property values. An increase to the property values to some but a decrease to others is a destabilization of property values within the district.

The resubdivision does not foster civic beauty. How does the cutting down of several healthy and mature trees foster civic beauty?

The resubdivision weakens the local economy. A marginalization of a historic property will result in less tourism to Rockville hoping to see beautiful civil war sites. The decrease in tourism will have a long term negative affect on the local economy. Construction of a new house on the Prettyman lot will be a boost in the local economy. This boost, however, is short term and will not fully mitigate the long term loss in tourism to Rockville.

The resubdivision discourages the use and preservation of Historic Districts for the education of the residents of Rockville and decreases the welfare and pleasure of the residents of Rockville. As shown above, the resubdivision will discourage residents on South Van Buren Street to apply for historic designation and may even destroy the ability of South Van Buren Residents to apply for a historic district. As shown above, the resubdivision does not preserve the West Montgomery Avenue Historic District. Several properties within the district, including the Prettyman house, will have their historical environment damaged by the resubdivision by being near a tiny lot and the cutting down of several mature trees, as shown above. The current record reflects that some residents were in favor of the resubdivision in 1998. The current record also now reflects that nobody, outside of the Fegans, their attorney, and City Staff, are currently in favor of the resubdivision. Furthermore, the current record reflects that many people are now strongly against the resubdivision. Those in

opposition will have their welfare and pleasure decreased by the resubdivision. We will no longer be able to admire the mature trees or the historically large lot that is forever lost by resubdivision.

RECOMMENDATION TO PLANNING COMMISSION

By Citizens:

Citizens recommend denial of the proposed resubdivision. This is because there are no benefits and only significant detriments that are to be derived from the resubdivision, as shown above.

Response to Staff Report:

The Staff Report on page 12 states that "it is unlikely that new construction on the proposed lot would have negative impacts on the Prettyman House, the West Montgomery Avenue Historic District or any potential designations of all or part of South Van Buren Street." Citizens respectfully disagree. The resubdivision offers zero benefits and several significant detriments to each of the Prettyman house, the West Montgomery Avenue Historic District and any potential designations of all or part of South Van Buren Street, as thoroughly shown above.

RESPECTFULLY SUBMITTED:

/James Pontius/ 128 S Van Buren St

Grew up at 127 S Van Buren St

/Jan Schiavone/ 118 S Van Buren St

Neighbor to proposed resubdivision

/Pat Phipps/ 131 S Van Buren St

/John Pontius/ 128 S Van Buren St

Grew up at 127 S Van Buren St

/Charlie Phipps/ 131 S Van Buren St

/Nicole Phipps/ /Elise Phipps/ /Corinne Phipps/

All grew up at 131 S Van Buren St

/Robin Talbot/ 122 S Van Buren St

Fourth generation to live at 122 S Van Buren St

/Kevin Palmer/ 122 S Van Buren St

/William Palmer/ 122 S Van Buren St

/Jane Pontius/ 127 S Van Buren St

/John Pontius/ 127 S Van Buren St

Bought house at 127 S Van Buren St from his father

/Harry Pontius/ /Pat Pontius/ /Bob Pontius/ /Don Pontius/

Brothers of John Pontius

All grew up at 127 S Van Buren St

/Joan Ward/ 130 S Van Buren St

/Linda Harris/ 132 S Van Buren St

/Gerald Harris/ 132 S Van Buren St

/Beth Landfair/ 126 S Van Buren St

/Bill Landfair/ 126 S Van Buren St

Local Research Report

In preparation for the 140th anniversary commemoration (in 2003) of JEB Stuart's visit to Rockville (in 1863), Peerless Member, Beth Rodgers prepared the following report. She is a descendant of the Dawson family. Lawrence Dawson was one of the Unionist citizens of town, arrested by Confederates on that day. One aspect here is who were the citizens in Rockville in 1863, and what were their loyalties for the war.

Research Report

Author: Beth Rodgers

The tension in Rockville was increasing as both the Union and Confederate forces prepared for battle in Gettysburg at the end of June 1863. Confederate troops, invigorated by their victory in Chancellorsville, were heading north and cavalry skirmishes occurred frequently. As prominent families fled Washington with their servants, carriages were stopped and trunks were searched due to heightened suspicions. Relationships between neighbors on opposing sides were growing strained.

Recent heavy rains had ended the drought and raised the level of the Potomac by two feet when General J.E.B. Stuart decided cross to cross at Rowser´s Ford near Edward´s Ferry. No moon illuminated the night as the horses followed single file in water that covered their saddles. The Cavalrymen carried the ammunition by hand and dragged supplies up slippery slopes while careful not to alert the neighbors. According to Major Henry McClellan, "No more difficult achievement was accomplished by the cavalry during the war," as eight thousand troops arrived in Montgomery County. (McClellan324)

General Stuart had received his orders from Robert E. Lee a few days earlier to join the Confederate forces near York, Pennsylvania while keeping an eye on General Hooker (who was replaced on June 28 by Meade as commander of the Army of the Potomac). In Centreville, Virginia, Stuart discovered Hancock´s Federal forces following the road he had intended to take so the eastern crossing was necessary to avoid detection, but his messenger never reached Lee with that information. Stuart had sent an advance brigade under Wade Hampton which captured a small Union force in Poolesville before arriving in Rockville early in the morning of June 28 with the intent of destroying the telegraph lines which connected Washington D.C. with the Federal forces. The advance guard of Fitz Lee´s brigade encountered some members of the second New York Cavalry, but they quickly retreated and Rockville was then secured by Confederate forces.

As they prepared for church the townspeople of Rockville noticed a wagon train with a Federal guard moving from Washington. While some troops spread out at the Spates Farm, JEB Stuart halted his cavalry detachment and entered Elijah Prettyman´s house on Jefferson Street. Stuart was admiring the youngest child when he learned of a wagon train carrying Union supplies down the Rockville Pike. The wagons were attempting to return to Washington when Lieutenant Thomas Lee of the 2nd South Carolina under Wade Hampton took possession of 125 wagons which stretched eight miles from Bethesda to Rockville. Many more broken wagons were burned as Chambliss showed up with the third brigade. (McClellan325)

Some of the first Rebel troops in Rockville went directly to the house of John and Dora Higgins, merchants and Unionists in Rockville. As they became distracted with the wagon train Dora had the opportunity to warn her husband as well as Judge Richard Johns Bowie and Lawrence Dawson, commissioner of the Union draft, to remain in Christ Episcopal Church and even bury $1300 from Higgins and Bowie. While they hid, 400 other people were captured including Mr. Bailey the postmaster and Mr. Moulden who was appointed provost marshal after President Lincoln used his war powers to suspend due process. Captain John Vinson was taken although he was reportedly too ill to stand alone. Eblen, a young Union soldier who was nursed back to health by Dora Higgins, was also taken prisoner. George Peter, a staunch Confederate and neighbor of the Higgins, argued for fair treatment. Captain James C. Duane, chief engineer of the Army of the Potomac, was also captured. He later reported that JEB Stuart had bragged to him, "But for his jaded horses - he would have marched down the 7 Street Road - and took Abe and the Cabinet prisoners." All of the prisoners from Rockville were paroled that night or the next day. They had to walk home without food or water. Mr. Bailey and Mr. Moulden carried Eblen. Two black men were shot and killed when they tried to get water while crossing a stream.

JEB Stuart, in hindsight, may have seized on the wrong opportunity. He reached Gettysburg Pennsylvania on July 2 and arrived too late to be of much use to the Confederates who lost the battle. If he had not stopped in Rockville, could the battle and ultimately the war have ended differently?

Unionists

- John Higgins (40s), Arrested at Christ Episcopal Church and Sophia (39) Higgins. 3 of 8 children mentioned in letter- Dora 14, John 13, little Frank?. Lived on N. Adams St across from George Peter and operated store on Commerce Lane. Sophia (Dora) was an ardent Unionist who had persuaded her husband to dispose of his slaves.
- Richard Johns Bowie (61), Arrested in Church, and Catherine Bowie (55) He was the Chief Judge of the Maryland Court of Appeals. Lived at Glenview

Farm. Emma Holland (25) their niece.

- Lawrence Dawson (56), Arrested in Church, and Mary Elizabeth Dawson (49). 7 children. Moved from Dawsonville to Rockville and became lawyer. Elected to MD legislature in 1837. Gave up law practice to serve as Auditor of the Court and Commissioner of the Draft. Lived at Rocky Glen on Rockville Pike. Owned at least one slave for farming. Molly Dawson (10) their daughter
- Richard M. Williams, arrested in Church, Union Clerk
- Mr. Bailey, postmaster - arrested with Moulden, carried Eblen back from Carroll Co.
- Mortimer Moulden, provost marshal, arrested
- Captain John Vinson, Vestryman, too ill to stand alone but still arrested
- Major John G. England (50s), wife Emily Howard England, 6 children - Came to Rockville from Frederick in 1830, lawyer, elected to MD legislature in 1839. Served on board of Rockville Academy. England House was at corner of Commerce Lane and Washington Street.
- Dr. Benjamin Hodges (56) wife Mary (58) Also Vestryman
- John DeSellum (52) farmer, wife Sarah (50), farm near Gaithersburg
- Mr. Prout
- Eblen (17) Union Soldier - Dora Higgins nursed him back to health
- Matilda, Jane and Margaret Beall (40s) - brick home on Commercial Lane, owned slaves
- Reverend Benjamin F. Brown - Christ Episcopal Church.

Black Citizens

- John and Eliza Martin - Stayed with Dora Higgins and children when John arrested
- Thomas Martin (33) Farmhand, became mail carrier 1880
- Hanson Martin (40) Brother of Thomas
- Samuel Martin Jr., (59) Farmer, wife Lavinia, four children.
- Reuben Hill (55) Stonestreet Slave, wife Rachel Martin (28), John(13), William (9),Ruben(7),Louisa(3)
- Alfred Ross(50), Beall slave, wife Jane (44)
- Edward Wood (49), Beall slave, wife Ellen (44)
- Isaac Johnson (38), Beall slave, wife Charlotte
- Dennis Smith (74) Beall slave, wife Catherine (45) daughter Rose Meads (20)
- Margaret Wood (41) Farm Laborer, 4 children.
- Henry Earnest (24) Blacksmith
- Jeremiah Neal (40) Carpenter
- Norris Henson (47) Whitewasher
- John Brashears (28) Post Fencer
- Charles Warner (25) Hostler
- Rachel Johnson (30) Washwoman
- Margaret Warren (40) Servant
- Nathaniel Warren (24)

- Euphemia Warren (20) Washwoman, Eliza(16),Charles(19),William(13), Sarah (12), Harriett(8)
- Louisa Carroll (38) House Servant
- Nancy Carroll (63) Washwoman
- John Offutt (24)
- Holland Washington (26) Farmhand
- Thomas Martin (30) Caterer
- Henry Hebron (59) Farmer, wife Marinda, 2 grown children Clement and Susan (both 26)
- Ann Proctor (55), Martha (20), Lewis (17), Ambrose (16), James (13), Mary (4)
- Mary Proctor (23) Washwoman
- Richard Shorter (45), wife Priscilla, 4 children.

Confederates

- George Peter (34) and Lavinia Peter (29) & 5 children. The Peters were descended from Martha Washington and political powers in Georgetown. George Peter was a large landowner with many slaves. He became a major political figure in Montgomery Co. after the war. Peter House is on N. Adams St across from Higgins house.
- John R. Miller (52) and Elizabeth Miller (47) (he was in Old Capital Prison) 6 children, pleaded for Unionists but staunch Secessionist.
- Matthew Fields and Rebecca Fields (he went to Old Capital Prison twice, they owned Sentinel newspaper) 4 children. The Sentinel was known for its strong Secessionist position. The Sentinel office was on Wash. Street by Commerce Lane. They lived behind it on Commerce.
- Seminary Girls (collected Conf. buttons) & Misses Margaret Walley (41) and Harriett Dugan (35). Seminary was at Washington and Commerce St. (same side as Higgins store).
- Dr. Edward Elisha Stonestreet (33) Gave medical warrants for service. Practiced 50 years. Office was originally at Monroe and Montgomery Ave., but moved to Beall-Dawson by MCHS.
- Elijah B. Prettyman (became clerk of the court 11/63) JEB´s first stop was the Prettyman House on Jefferson Street at Van Buren.
- Thomas Anderson (27) (son of Mary and James Anderson) - lawyer. Anderson Farm on Frederick Road.
- William Veirs Bouic (47) - Captain of Rockville Rifles
- Samuel Clark Veirs (65), owned mill, wife Juliana (late 50s)
- Elijah Veirs White 35th Batallion VA. Cavalry
- Benjamin C. White capt/major for JEB & guide to White´s Ford, pleaded for Unionists with Mr. Brown
- Caroline Wootton (58) owned farm at Watts Branch, loses 1 son, other is doctor with EV White
- Melchisdec Green (45) wheelwright, wife Ann, 6 children
- John W. Jones, "Rampant Secessionist" whose building housed telegraph

office
- Dr. Charles Adam Harding (42) and wife Jane, politically active and later joined CSA
- Thomas R. Suter - Vestryman
- Henry West - Vestryman

Others

- William Augustus Veirs (37) and Rebecca Thomas Veirs (29). Moved to Biays Farm from Fla. in 1861. She later divorced him, bought property on Montgomery Ave. and subdivided it into building lots.
- John Brewer (57) Lawyer/Farmer, wife Elizabeth, 3 children
- William Pumphrey (47) Carpenter and Undertaker, wife Elizabeth (48) and 6 children
- John Kilgour, owned Oyster House, wife Harriett
- Mordecai Morgan (45) Tailor, Business partner w/Higgins, wife Josephine
- Basil Barry (76) Methodist minister
- Sarah West (42) Farmer and widow of Julius West
- Jarret Almoney (45) proprietor of Montgomery House Hotel

Civil War Places (Still) in Town

Few Civil War era pictures exist of Rockville. Photography was a still nascent craft at the time. It was expensive relatively and difficult to master with no stock supplies nor standardization. Big cities might have one or two studios and occasionally a traveling photographer might set-up temporarily in a populated area. Most photos from this period are portraits as this was the most common use for capturing images. Also, exposure times were slow so nothing moving, even slowly, could be captured as a clear image. So things such as street scenes or candid images were seldom attempted. Pioneering practitioners such as Mathew Brady and Alexander Gardner were just beginning to take photography into the field during the war, to document it. They are famous for showing horrific post battle scenes, including dead soldiers, to a public naive about the real conduct of warfare. This subject was a good fit to the state of the technology. What better still subjects than no longer animate people. And it was far safer to document the aftermath of battle than be caught in its midst. Plus, as battle was often unpredictable, it took time to move bulky equipment to a site.

Since few contemporaneous photos exist, modern pictures of assorted Civil War era sites are shown here. You may have to apply your imagination to how the original structures appeared, without subsequent additions, modifications or present treatments. *[Note: Some period photos appear on the "Then & Now" page (click here).]*

Christ Epsicopal Church on South Washington Street dates from the Civil War and was the site of a significant wartime episode. The tower and sanctuary to the right are the old part of the modern structure. When JEB Stuart's cavalry arrived in Rockville, a number of leading Unionist and vestrymen, including John Higgins (see Higgins House above) and Richard Johns Bowie, secluded themselves. Stuart's troopers, with a list of whom to arrest in hand, discovered these men in the church vestry and called for them to come out, whence they arrested them. The now prisoners were first detained in the courthouse with other arrested Unionists (such as Lawrence Dawson, the Union draft commissioner; Mortimer Moulden, the Union Provost Marhsal, and

Thomas Bailey, the postmaster). Later, all prisoners were marched off in Stuart's column. They were subsequently paroled in Brookeville and had to walk back to Rockville.

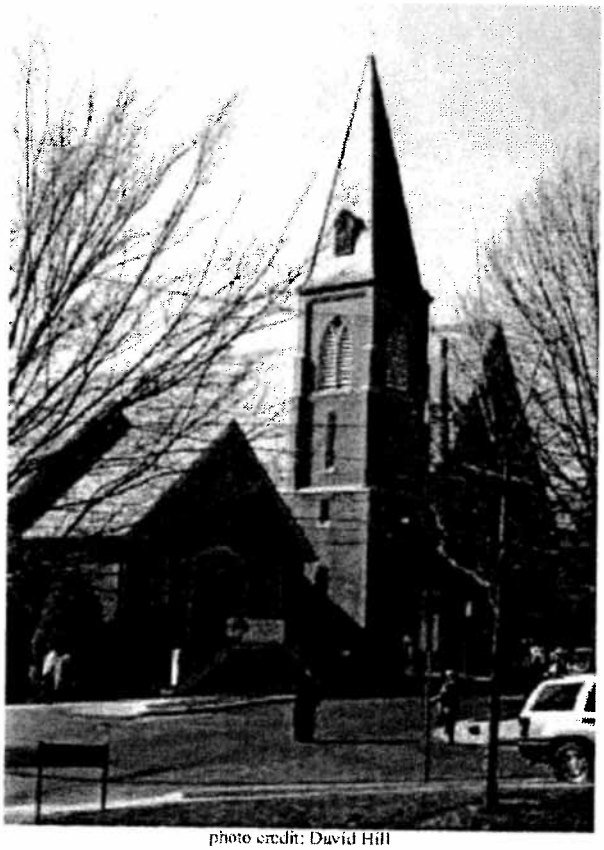


photo credit: David Hill

St. Mary's Catholic Church has stood here since 1817. It overlooks what many consider the cross-roads of Montgomery County, the intersection of historic Georgetown to Frederick north-south road and Darnestown (and Potomac River) to Washington east-west roads.

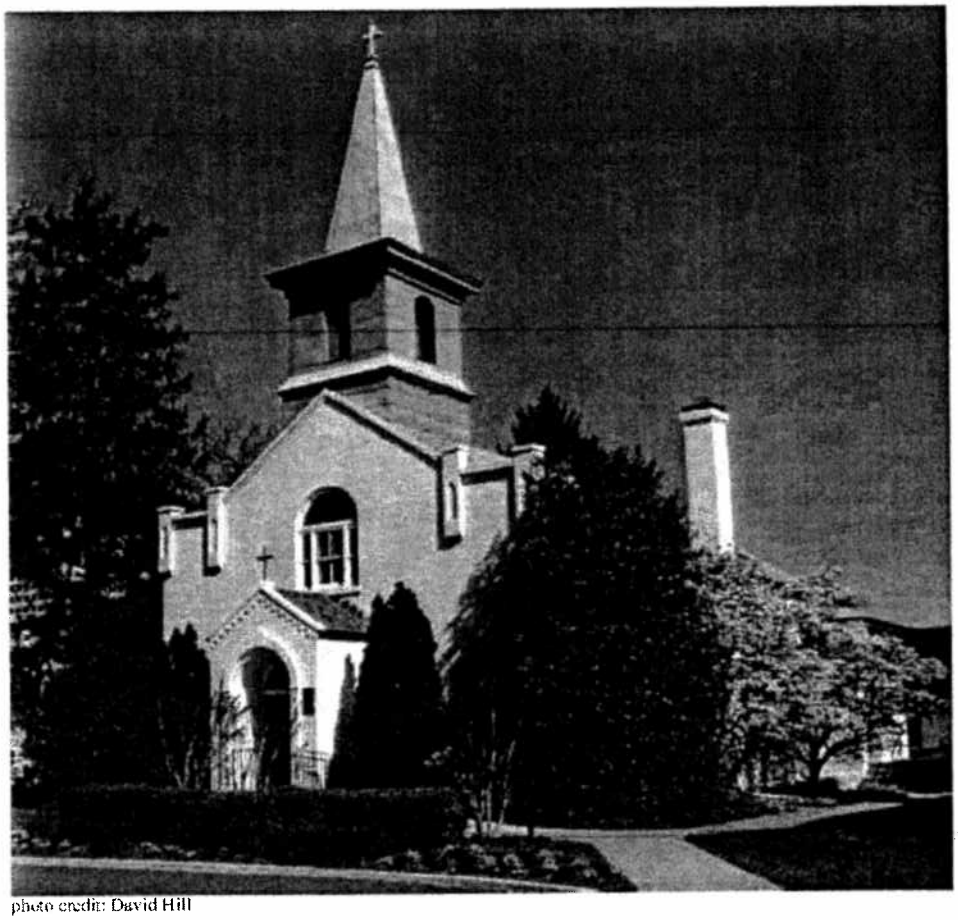


photo credit: David Hill

Today these roads remain vital routes 355 and 28 in the County, even though their names and precise configurations have changed in time. This is the oldest Catholic church and oldest church in continuing use, in Montgomery County. This building did not have a conspicuous role in Civil War events, although it stood as a landmark astride this important road juncture.

The author F. Scott Fitzgerald is buried in the churchyard cemetery, just to the left in this picture.

Jerusalem Methodist Episcopal Church

still stands on Woods Lane. At the time of the Civil War, is was Rockville Methodist Episcopal Church . Its congregation split over moral questions regarding slavery just prior to the Civil War. The congregation retaining

services in the church was the anti-slavery branch, believing you could not be a good Methodist and a slave holder. During reconstruction division along race lines, the congregation of this church became predominantly black and withstood a legal case by the former white parishioners to reclaim this church for their use.

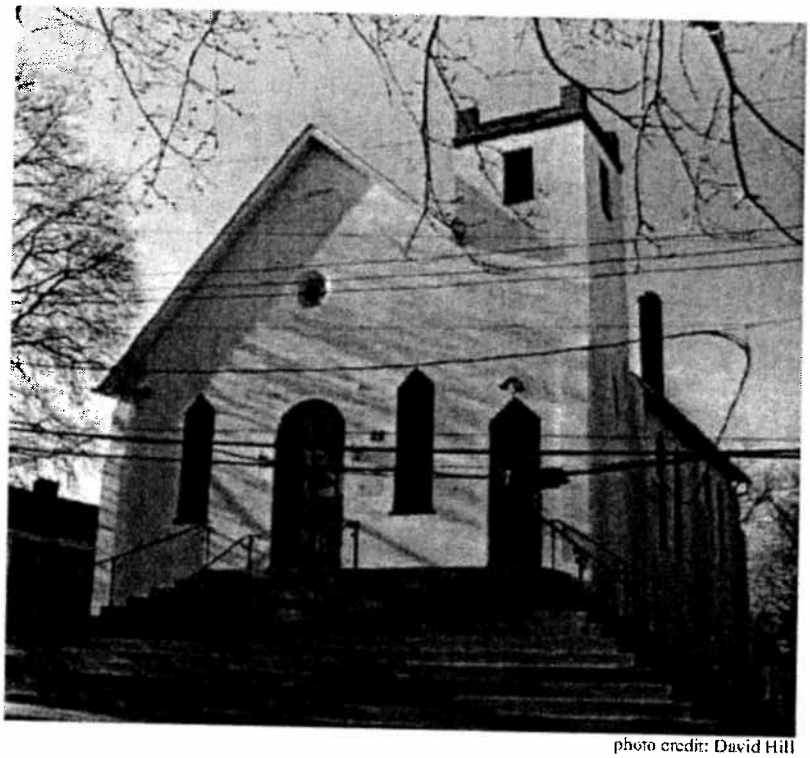


photo credit: David Hill

Beall-Dawson House was home to the Beall sisters throughout the Civil War era. It was the homestead of a large estate covering much of the West End, north of West Montgomery Drive. The Beall family owned slaves that worked the farm. The house today is home to the Montgomery

photo credit: David Hill

County Historical Society. It is well preserved and open to the public. Note, in about the middle of this picture is the likely spot that James Hill was shot and collapsed during the Battle of Rockville. He was taken into the house and nursed by the Beall sisters, probably saving his life. Click here for more on this story.

Stonestreet Medical Office, was operated by Dr. Edward Stonestreet throughout the Civil War period. Today, this structure stands on the grounds of the Beall-Dawson House (just visible to the left in the picture above) and is outfitted as a museum of 19th century medicine. This building originally stood at the SE corner of Monroe Street and Montgomery Avenue. During the Civil War, Dr. Stonestreet treated many war casualties in addition to this usual

civilian patients. He also served as a medical examiner for the Union draft, pronouncing draftees fit (or not) for military service.

photo credit: David Hill

photo credit: David Hill

Higgins House, the home of John and Dora Higgins and family. The Higgins operated a general store off Commerce Lane. John was a town commissioner and ardent Unionist. He was arrested when JEB Stuart's cavalry came to Town. Dora was left to fend off Confederate troopers from raiding their store, tend to their children, and determine the fate of her husband. Her subsequent letter describing the day, to her mother, is the best civilian account of what occurred. Click here for her letter. Note, the house originally faced Middle Lane. The wing to the right is the enclosed

original front porch. The current entrance off Adams Street is a later modification. This was the original side of the house.

Peters House, on Adams Street, the home of George Peters. Mr. Peters was a secessionist and was among those arrested and detained (without due process) by Union authorities. Click here for a discussion of these arrests. Notwithstanding this (and perhaps because of it), he is conspicuous for confronting Confederate officers in JEB Stuart's command, that had arrested his Unionist neighbors, arguing for their release or good treatment.

photo credit: David Hill

Prettyman House, on Jefferson Street, home of the Prettyman family, who were secessionist in loyalties. JEB Stuart and his officers are reputed to have lunch at the house during their visit to Rockville, at the

photo credit: David Hill

invitation of Mr. Prettyman

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5 North Adams Street contains the oldest known structure in Rockville. The wing of the house to the left is the original building and was a log home. The front (now main) portion of the house was enlargement of the original log home. Note that this houses faces West Montgomery Avenue (Commerce Lane then), not Adams Street. The space now between the house and Montgomery Avenue is the original front yard of this lot. This house roughly lines up with the Beall-Dawson house across Adams Street and this distance from Montgomery Avenue is the original set-back of the homes from this busy street. The other house now occupying this space was built on a sub-

photo credit: David Hill

divison of the former lot
and is of more recent age.

Note: It is conspicuous that the remaining Civil War era structures in modern Rockville, are mostly residences and churches. The civic buildings either did not exist by 1865 or were long since rebuilt for larger capacity. The courthouse, Rockville Academy, and the jail (at the NE corner of Maryland Ave. and Fleet St. today) were about the extent of public buildings in 1865. There was no County office building(s), nor City Hall, nor even a distinct post office. The courthouse served all city and county government operations (not just judicial proceedings). The post office was typically in the storefront of whichever person was serving currently as postmaster. Commercial structures from the period are also absent in the modern City. It may be tempting to decry urban renewal for the destruction of the majority of such structures along Rockville's historic Montgomery Avenue main street, and other commercial thoroughfares such as Commerce Lane and Washington Street. While urban renewal took its final toll on the remnants of historic commercial structures, the combination of out-growing the older buildings, a desire to continuously upgrade commercial structures as salesmanship, and the general less substantial construction of many places for business, had pretty well reduced the Civil War era commercial stock of buildings by the mid-20th century. In all, perhaps it is fitting that where Rockville citizens lived and exercised their beliefs and convictions, have more permanence or received more loving care, than other forms of personal endeavor. It signals important values for our town.

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Location of Prettyman House

At the corner of South Van Buren and West Jefferson Streets

X marks the location of the house. X is the location of the Gettysburg Trail marker for the same.

Prettyman House

Elijah Prettyman was a court functionary in town. He was appointed the Clerk of the Court in November, 1863. He lived with his family in this elegant house off Jefferson Street. Note, that Jefferson Street was a sleepy side street at that time, not the main thoroughfare of today. The Prettyman's were Secessionsts. Their house is noteworthy as the eating and socializing place for (Confderate) General JEB Stuart when he was in town, supposedly by invitation of Mr. Prettyman.

Gettysburg Trail Markers at Prettyman House

Note: The Gettysburg Trail Marker at the Prettyman House is to the east the house (left facing it).

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Historian Account

Douglas Southall Freeman won the 1934 Pulitzer Prize for biography for his volumes on Robert E. Lee. He followed this with publication of this three volume work, on the command operations and narrative history of Lee's Army of Northern Virginia. This amounts to the seminal work on this topic, the product of research "[begun] thirty years ago" [from the jacket notes]. The importance he placed on this subject by devoting a chapter to it is noteworthy as a scholarly argument to its significance. "The Price of 125 Wagons" is Dr. Freeman's chapter title.

The issue is the importance of JEB Stuart's detachment from Lee's main army, along with most of the Confederate cavalry, in the run up to the Battle of Gettysburg and therefore the outcome of the campaign. The absence of cavalry performing their common scouting duties as the Confederate army moved into unfamiliar northern territory led to decisive lack of intelligence that shaped and triggered events. On a strategic level, poor intelligence meant that the Confederate army became heavily committed before they knew what they were facing at Gettysburg. With fuller intelligence, Lee might never have chosen to pursue this battle or made different choices in how to wage it. Tactical effects are apparent too. On the first day of battle, primarily dismounted Union cavalry first obstructed advance on the town and fought a successful delaying action to preserve favorable terrain for the Union forces in this battle. Or, the major Confederate flank attack on the second day was delayed by poor reconnaissance of the local roads and the needed route to move troops into position without exposing their

Not only hotheads, but also typically calm analytic contemporaries, thought JEB Stuart should have been court-martialed for his actions in the Gettysburg Campaign. When Lee's adjutant, Col. Charles Marshall, first drafted the official campaign report, he included the recommendation of such a court-martial. However, Lee personally deleted this recommendation for the final report release. Shortly, thereafter, Stuart was killed in action so the point became moot, except as a historical facet for scholars to argue.

The connection of this story to Rockville is one of cause and effect. The cause was, that in Rockville, Stuart captured the Federal supply wagons and chose to absorb them into his advancing column. The effect was, this slowed his rate of travel significantly, resulting in his tardiness to rejoin and serve the Confederate army, missing most of the precursors and two days of the Battle of Gettysburg. If events started here had not cascaded, unfolding so, perhaps the pivotal Battle of Gettysburg would have had a different outcome or never

surprise plan. Unwittingly and just in time against the eventual advance, Federal commanders extended and reinforced this exposed flank, thereby foiling the attack. If the attack had been ready and launched earlier in the day, as intended, the critical Federal positions and reinforcements would not have been in place to repel the attack.

occurred altogether. If so, the Confederate invasion of the north in 1863 would have had a different outcome and then perhaps the whole Civil War might have ended differently. And from that lies a tantalizing possible difference on all subsequent American history.

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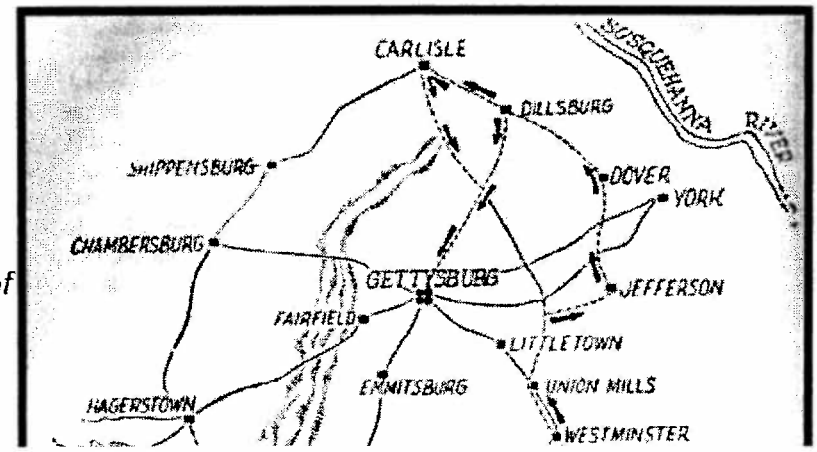
Excerpt from:

Freeman, Douglas Southall
Lee's Lieutenants, A Study in Command
Vol. 3, Gettysburg to Appomattox
Charles Scribner's Sons. N.Y., 1944
Chapters IV

The Price of 125 Wagons

[This chapter starts with a description of the condition of the Confederate cavalry and JEB Stuart's reputation and state of mind after being surprised at the Battle of Brandy Station (June 9, 1863). Next is a description of the deployment and action of cavalry as a screen in the Virginia Blue Ridge passes,



for the Army of Northern Virginia invasion of the North (the opening of the Gettysburg Campaign). The description continues with the likely conception of a plan for JEB Stuart to lead most of the Confederate cavalry around the east of the Union army to rejoin the Confederate van in Pennsylvania and a discussion of the direction contained in the sparse orders that authorized it. Then occurs a description of the early campaign movements of Stuart's cavalry force before crossing the Potomac into Maryland (see map).]

....

In this state of affairs, Lee's instructions of June 22 and 23 applied: "...take position on General Ewell's right, place yourself in communication with him," and again, "...after crossing the river you must move on and feel the right of Ewell's troops, collecting information, provisions, &c." Said Stuart afterwards when his adherence to these orders had been brought into question: "I realized the importance of joining our Army in Pennsylvania, and resumed the journey northward on [June] 28th."

The intention was undeniable. So were three obstacles. The first was lack of information of Ewell's position. .... All the Stuart could decide on the 28th, then, was to proceed in the direction of Hanover.

In making that movement, a second manifest obstacle to a swift march was the condition of men and mounts. They were worn and hungry by the time they entered the enemy's country and they must be subsisted on what could be collected. Some delay was certain to result from this.

The third obstacle to a prompt junction with Ewell began to develop almost the hour the cavalry reached Maryland. It was the familiar one, the delight of men in the most destructive foe of discipline--booty. On the canal, at first arrival, the cavalry had captured several passing boat. Two of these had been laden with whiskey, but this was destroyed before it could do any harm. After that, no prizes were found on the way to Rockville, which was reached shortly after noon. The people of the village were dressed in their Sunday best and were full of curiosity. Pupils of a girl's school were smiling and Southern in sympathy. After an exchange of amenities and the destruction of the telegraph, Stuart might have ordered the march resumed promptly, had not cavalrymen suddenly had the most lamentable good fortune that ever had fallen to their lot.

Rockville, as it chanced, was on the direct supply line between Washington and Hooker's Army. Up this road, toward Rockville, Stuart was informed, a Federal wagon train was moving. All the Confederates had to do was to wait. Before long, the mounted guards approached. They were almost at the town before they realized it was in hostile hands. Once the "butternuts" were seen, the Union guards wheeled their horses and galloped back to spread the alarm. When they reached

the wagons, the drivers became excited, frantically turned their teams in the road and started at a fast trot for Washington. In the mad chase that followed, the Confederates reached the [wagons], destroyed many vehicles and brought back to Rockville 125 of them. Said Col. R.L.T. Beale: "The wagons were brand new, the mules fat and sleek and harness in use for the first time. Such a train we had never seen before and did not see again." Eagerly the men examined the contents of the vehicles. Most of the loads were oats and corn, welcome enough to the hungry cavalry horses. In other wagons were bread, crackers, bacon, sugar, hams and a considerable volume of bottled whiskey. Singularly little of this ever reached the quartermasters. This wagon train was "Jeb's" stumbling-block. The length of the road and the weariness of his men might be surmounted by cheer and resolution; but a captured train of "125 best United States model wagons and splendid teams with gay caparisons"--this must be brought back to Virginia, no matter where, meantime, it had to be carried.

Stuart professed subsequently in his report that he considered an advance on Washington and abstainted solely because of the time required for such a move. He must have written this for hostile consumption, but at the time he determined, as a minimum next exploit, to cut the enemy's second line of supply, that of the Baltimore and Ohio Railroad. with good luck this would not be difficult. From Rockville the distance northward to the railroad, which ran on a wide arc, was about twenty-five m[illegible] the direction of Stuart's advance toward Hanover.

[illegible]ppil[illegible] a bri[illegible]f Stuart's force] had become scattered in their [illegible]suit c[illegible] in[illegible]nd the other Brigades had accumulated about 400 pri[illegible] in starting the captured wagons on the road, in colle[illegible] and in deciding what to do with the pr[illegible]lle, but it was tedious business to [illegible]res. Even when the prisoners [illegible] reduced in number, they encumbered adv[illegible]

Early on the of the 29th, after a night march of about twent[illegible]s, the van encountered at Cookesville, thre[illegible]th of the railroad, a small Federal command. To scatter this was [illegible]nal prisoners proved a nuisance. A[illegible]hough the guards and teamst[illegible] brough[illegible]ville were released, the new [illegible]ves slowed movement. ....

.... F[illegible] his own part, Stuart would have been hurt and ashamed had he known how anxiously L[illegible]as inc[illegible]iring for news of him and how falteri[illegible] was the movement of the Army ir[illegible] chief's distress, Stuart was not concerned th[illegible] train. It lengthened his column and pla[illegible]is rearguard dangerously far from his van, but the long halt at Hood's Mill had allowed ample time for the wagons to reach Westminster. During

the night, scouts brought word that the enemy's cavalry was at Littletown, six miles to the Northwest of Union Nills and across the line in Pennsylvania. If this intelligence caused Stuart to ask whether he should not burn his captured wagons, now that the enemy was at thand, the records give no hint. Said Major McClellan afterwards, "it was not in Stuart's nature to abandon an attempt until it had been proven to be beyond his powers...."

[*A large Union cavalry force was encountered in Hanover when Stuart's forces arrived. The Union troops charged and had some initial success in dispersing the opposed Confederate troopers.*]

.... [Not until Stuart] brought some of his field guns into play [did he know] his command was safe. He easily discouraged any further advance by the enemy, but his men were so scattered and his column so extended that he could not strike a counter-blow immediately. Had it not been for those captured wagons, all three of the Brigades would have been together and could have ended the action quickly. A lesser encumbrance were the prisoners who, surprisingly, now numbered 400--as many as had been paroled at Rockville and Cooksville. Hampered as he was by his train, Stuart could not bring himself to abandon it. He believed he was not far from the protection of the Confederate infantry, and, he later explained, he reasoned that if he parked the wagons temporarily and them made a detour during the night, he might bring the vehicles to his chief for use in collecting provisions from rich Pennsylvania.

.... After the enemy was dislodged from the streets of Hanover and was driven westward, the Confederate column began another of its deadly night marches. Said Stuart afterwards: "Whole regiments slept in the saddle, their faithful animals keeping the road unguided." Now and again some boy, nodding to one side, fell from his saddle with a thud but his comrades were too benumbed to laugh.

Such was the night of June 30 for "Jeb" Stuart, third of the men whose state of mind was making history for America while the Confederate Army converged on Gettysburg. He had gone on and on in the exercise of the discretion Lee had given. Almost six days Stuart had been on his raid. Not a single time had he heard from any of the infantry commanders with whom he was directed to cooperate. One dispatch only had he sent, and that on the 25th. Other adventure was to be his, but nothing he had achieved and nothing he could hope to accomplish with his exhausted men could offset the harm which the events of the coming days were to show he already had done his chief and his cause.

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Three Days in July

The Confederates' daring march on Washington brought death and destruction to Montgomery County soil.

BY MARK WALSTON

PHOTO CREDIT: LIBRARY OF CONGRESS

They marched with audacity down the old Rockville pike, a contingency of gray-clad cavalry and infantry under the command of Confederate Brig. Gen. **John McCausland**—and the advance guard of more than 20,000 rebel troops that had invaded Montgomery County. The bulk of the army on that dry, dusty morning of July 11, 1864, was tramping down the Seventh Street pike—now Georgia Avenue—toward the District line. McCausland and his command would be approaching the city by way of the Georgetown road, today's Wisconsin Avenue. All were part of one of the South's most ambitious missions of the Civil War: the capture of the Union capital, Washington, D.C.

It was the desperate act of an army slowly dying by attrition. Down in Virginia, the superior forces of Union Gen. **Ulysses S. Grant** had Confederate Gen. **Robert E. Lee** pinned near Petersburg, pummeling his men mercilessly. To sustain the attack, Grant had removed the majority of the forces protecting Washington, leaving behind a patchwork group of about 9,000 soldiers. Lee needed a diversion to draw Grant's attention from his besieged Southern forces and, alerted of the District's weakened defenses, formulated a daring plan. An army headed by Gen. **Jubal Early** would cross the upper Potomac, push through Frederick and Montgomery counties, then attempt to break through the fortifications surrounding Washington. In so doing, they would send Federal troops running and triumphantly raise the Stars and Bars above the recently completed Capitol dome.

Breeching the city's defenses would be a daunting challenge. Construction of the extensive line of fortifications ringing the District had begun in 1861, and within three years included more than 150 enclosed forts and gun batteries connected by miles of earthworks, trenches and new-cut roads—today's aptly named Military Road, built at the time to carry men and supplies between the forts. At the westernmost boundary of the line was Fort Sumner, just across the

District line in Montgomery County overlooking the Aqueduct Road—MacArthur Boulevard. Together with adjoining batteries, the fort protected the reservoir of the city's water system, as well as the shoreline of the Potomac. Remnants of one of those batteries, Battery Bailey, still stand in Westmoreland Hills Local Park in Bethesda, the only surviving fortification in Montgomery County today.

To the east, near Tenleytown, was Fort Reno, guarding the entrance to Washington from the old Georgetown road (today's Wisconsin Avenue). And defending the approach from the Seventh Street pike, running south into the city, was Fort Stevens, near the present-day D.C. neighborhood of Brightwood.

Although Montgomery County—indeed, all of Maryland—was controlled by the Union, the sympathies of its citizens were openly divided. The county's numerous pro-Southerners, ready to abet the Confederate cause, were a source of constant concern for Northern forces; its location just across the Potomac from secessionist Virginia made it particularly vulnerable to attack, and its position as a gateway to Washington, D.C., made it imperative to hold.

Union troops had begun arriving in the county in numbers in June of 1861, just two months after the firing on Fort Sumter in South Carolina signaled the beginning of the war. Gen. **Winfield Scott** ordered one of the first Federal offensives of the war when he sent a 2,500-man force under Col. **Charles P. Stone** to secure the county along the Potomac. Scott intended to cut off the flow of supplies into Virginia, reopen the blocked Chesapeake and Ohio Canal and "give countenance to our friends in Maryland and Virginia."

By June 11, Stone had established his headquarters in Rockville and dispatched troops to nearby river towns and crossings. The sudden appearance of blue-coated soldiers alarmed local Confederates who, on June 14, engaged a Federal detachment at Seneca Mills, where Seneca Creek meets the Potomac River, marking the first skirmish between the two armies on Northern soil. Stone's men eventually secured Edwards Ferry and Conrad's Ferry along the Potomac, two strategic river crossings, their artillery beating back the Confederates as they attempted to ford the river from Virginia.

Union troops would come and go in staggering numbers throughout the war. At one time, an estimated 38,000 Federal forces were encamped between Darnestown and Poolesville. Blockhouses were built on the bluffs of the Potomac, telegraph lines strung cross-county, signal towers raised. And during the four years of conflict, more than 30 skirmishes and battles would be fought on Montgomery soil. Many were engendered by Southern troops using the county as a pivot point for maneuvers northward. Other encounters came from raiders replenishing supplies—often at the expense of Union-boosting citizens.

Despite their conspicuous presence, Federal forces were often ineffective in stemming the rebel tide rolling through the county. Lee and 35,000 men crossed the Potomac at White's Ford, west of Poolesville, between Sept. 4 and 7, 1862, sweeping northward through the county. They met only slight resistance, with three Confederates and two Union men killed in a brief encounter near Poolesville. Four days later, the two armies would meet at Antietam, near Sharpsburg in Washington County, resulting in the bloodiest single day of the war, with combined casualties of more than 23,000 men.

Although nowhere as brutal, Rockville experienced its share of fighting, too. Confederate Maj. Gen. **J.E.B. Stuart** invaded the county seat on June 28, 1863, marching brashly into town, capturing some 125 Union wagons filled with much-needed provisions, and taking, by one account, 400 prisoners as they lumbered along the Rockville pike, near today's Veirs Mill Road.

Dora Higgins, wife of Rockville town commissioner **John Higgins**, who was seized by the invaders along with other pro-Unionists, described the fighting in a letter to her mother: "A brigade of Federals came up as far as the Poor House [near the Falls Road interchange on I-270] and though too feeble to oppose the whole force, yet skirmished on the outskirts of the village," Higgins wrote. "There were three brigades of rebels in all, about 8,000. One brigade went charging down the [Rockville] turnpike. They skirmished down as far as the stone tavern" —a familiar old landmark standing at the intersection of the Rockville pike and the old Georgetown road—today's corner of Wisconsin Avenue and Old Georgetown Road in what would become the heart of present-day Bethesda.

Rockville essentially was held hostage by the Confederates for the entire day. Unionists were rooted out and captured while Southern sympathizers hailed the conquerors. At a female academy in Rockville, the students were reported to be acting in very unladylike fashion, according to one Confederate account, "showing strong sympathy for our cause and cutting off all the buttons they could get hold of from our uniforms for souvenirs." The Confederates vacated the town on their way to a fateful meeting with the Union army at Gettysburg, Pa., leaving the town to be reoccupied by Northern forces.

Rebel raiders were a constant problem for county residents. Col. **Elijah Viers White**, from a prosperous Poolesville family, made repeated forays, plundering farms and once capturing a Union supply train, including 43 horses, and destroying what couldn't be carried across the Potomac. Federal officials accused White's family and friends of aiding the raiders by firing off signal rockets to warn of approaching forces. In 1864, White's wife, **Elizabeth**, and three female friends were arrested while visiting relatives in the county and sent to the Old Capitol Prison in Washington, D.C., where they were incarcerated for weeks before being released.

Walter Bowie, from a distinguished Prince George's County family, was a member of an infamous Confederate guerrilla group led by cavalryman Col. **John S. Mosby**, known as the "Gray Ghost" for his ability to move stealthily behind Union lines. On the night of Oct. 7, 1864, Bowie and a band of raiders rode into the Quaker town of Sandy Spring and robbed at gunpoint the general store of **Alban Gilpin**. The normally peace-loving Friends took up arms and pursued the raiders to a grove of trees north of Rockville, not far from the present intersection of Reland Road and Somerville Drive. The posse caught the Confederates unaware, and in the brief exchange that ensued, Bowie was blown from his horse by a shotgun blast to the face, delivered by local carriage maker **William Ent. Bowie** was the only fatality of the skirmish that became celebrated locally as the "Battle of Rickett's Run," for a small creek running nearby. The Quakers who took part were later sanctioned by a church council for their un-Friendlike "impudence."

But the brashest invasion by far came with that desperate raid on Washington, engineered by Lee and spearheaded by Jubal Early in Frederick and Montgomery counties. By July 9, 1864, the general and his men had passed through Frederick—after extracting a ransom of $200,000—and were on the move toward Washington. Union Gen. **Lew Wallace**, who would achieve fame after the war as the author of Ben-Hur, engaged Early's troops at the Monocacy River in Frederick County, but was quickly subdued. An estimated 700 Confederates were killed or wounded, with Union casualties even grimmer—nearly 1,300 killed, wounded, captured or missing in the Battle of Monocacy.

McCausland's cavalrymen led the way through Montgomery County, sparring with Union forces that were failing to slow their progress. Skirmishing lasted all the way to Rockville, where the Confederate forces encamped for the night on July 10. More than 20,000 rebel troops were strung out for miles between Gaithersburg and Rockville. Meanwhile, every available soldier in the city of Washington, including government clerks, convalescents from hospitals and newly recruited "hundred-day men" (so named because they enlisted for just a short period of time), was pressed into duty and awaiting the rebels' arrival.

On the morning of July 11, Early broke camp. McCausland moved his forces down the Rockville pike, headed for Fort Reno. The bulk of the troops turned left at Veirs Mill, then headed down Georgia Avenue toward Fort Stevens. "Families with a few of their choicest articles of household furniture loaded into wagons were hastening to the city," one witness said in a later memoir, "reporting that their houses were burned or that they had made their escape, leaving the greater part of their goods to the mercy of the Rebel."

Not far south of Rockville, McCausland was met by an advance guard of Union troops. Cpl. **Valorus Dearborn** of the 2nd Massachusetts Cavalry recalled the encounter in his journal: "Our forces being small we fell back to the Old Stone Tavern [located at the intersection of today's Old Georgetown Road and Wisconsin Avenue]. Checked the enemy here and held him for the day notwithstanding they used their artillery and sharpshooters. It was rather warm but the boys soon got used to their fire and took things cool." Thus, the first skirmish of what became known as "the Battle of Fort Stevens" took place in the heart of present-day Bethesda.

Shortly after noon, Early came into full view of Fort Stevens. Scouts reported that the fortifications were feebly manned. The haggard Confederate forces gathered for attack, but just as the advance began, Union reinforcements arrived,

dispatched by Grant from the Virginia campaign. The sight of so many seasoned men forming pickets before the fortifications caused Early to hesitate before ordering a full-out attack. Throughout the afternoon he tried to find a weak spot in the lines, sending his men against the fortifications, but everywhere meeting rifle and artillery fire. That evening, he pulled his forces back across the District line to regroup. The abandoned houses of the Blair family on either side of the Seventh Street pike were conscripted for use as barracks and headquarters, including Falkland, the summer home of President Lincoln's postmaster general, **Montgomery Blair**; The Moorings, the summer home of his sister, **Mary**; and the 20-room summer house of **Francis Preston Blair**, the family patriarch. Blair, who had named his estate Silver Spring after a mica-flecked stream on the property that sparkled in the sunlight, would later note that his house had been thoroughly looted and his wine cellar emptied by the occupying forces, yet the house itself was spared from destruction.

At daylight on July 12, Early reconnoitered the line of fortifications around Fort Stevens only to find the parapet lined with troops. Meanwhile, more Union reinforcements were marching out of the capital city. Bolstered by the fresh forces, the Federal officers began preparing for assaults against the entrenched Confederate lines. A detachment of men sent out of Fort Reno marched up River Road under the darkness of early morning, then turned and attacked the right flank of McCausland's troops. At the same time, Union troops attacked the Confederates' front, compelling the rebels to drop farther back along the Rockville pike, toward the Bethesda Presbyterian Meeting House, which McCausland's men had converted into barracks.

Meanwhile, at Fort Stevens, Union troops under the command of Maj. **Frank Wheaton** moved out of the fortifications, forcing the Confederates out of the Blairs' Silver Spring estates, up Georgia Avenue and through the town of Leesborough. Residents of the small community would later honor the general by renaming their town Wheaton.

By evening, with hopes of capturing the capital diminishing, Early's army gathered whatever dead and wounded they could and withdrew, heading northwest over roads, fields and forests toward White's Ferry, where they intended to cross the Potomac back into Virginia. Col. **Charles Lowell** of the 2nd Massachusetts Cavalry reported that the Confederates' "rear guards left the Bethesda Church about 4 a.m." on July 13. Union forces caught up with the tail of the rebel line as it moved through Rockville. Fighting raged through the streets, and more than 90 Confederates were taken prisoner, but the pursuit was soon called off, the commanding Union officers not wishing to ignite another engagement. The South had clearly lost. When the dust of the retreating Confederates had settled, the casualties for the Battle of Fort Stevens totaled 573 Union and 500 Confederate forces killed or wounded, according to one report.

The damage to land and property, meanwhile, was considerable. Montgomery Blair's house, Falkland, was burned to the ground—although one report suggested the blaze was caused by Union mortar fire, not by rebel troops. All across the front of the fortifications, hundreds of acres of woodland were leveled, leaving the land naked and scarred. And the task of collecting corpses and caring for the wounded fell to the townsfolk and the remaining Federal troops. Forty-one Union dead were buried in a small graveyard near Fort Stevens. In Silver Spring, 17 Confederate soldiers were buried in a row in the Grace Episcopal Church cemetery. They would be reburied in 1896 in a common grave, a monument constructed over top with the word "Confederate" chiseled across its base and an inscription reading, "To the memory of seventeen unknown Confederate dead, who fell in front of Washington, D.C. July 12, 1864. By their Comrades."

The areas adjoining the District line were not the only to suffer. Farms and communities throughout the county also would feel the devastation of war, with homes and businesses looted, barns emptied, livestock decimated, fields trampled and buildings reduced to ashes as much by occupying Federal forces as by raiding Confederates.

Years would pass after war's end before relations between Northern and Southern sympathizers were fully restored. And despite the eventual political reunion, many in the county never forgot those native sons who "went South" and gave their all. On June 3, 1913, a monument to those fallen Confederates was unveiled on the Rockville courthouse lawn. Atop a granite pedestal, a life-size bronze statue of a Southern cavalry soldier stood with his eyes forever fixed on Dixie. That statue, moved years ago and now hidden in a grove of trees beside the old red brick courthouse, is said to be the northernmost monument in the United States honoring the Confederate soldier. The pedestal bears these words of remembrance: "To our heroes of Montgomery Co. Maryland. That we through life may not forget to love the thin gray line."

Civil War sites nearby

Battery Bailey, the last surviving Civil War earthwork in Montgomery County, features interpretive markers and is in Westmoreland Hills Local Park, 5315 Elliott Dr., Bethesda.

Fort Stevens, partially restored and maintained by the National Park Service, is near 13th Street Northwest between Rittenhouse and Quackenbos streets. The Union battlefield cemetery is nearby, at 6625 Georgia Ave. N.W., Washington, D.C.

The **grave and monument of 17 Confederates killed at the Battle of Fort Stevens** are in the southwest corner of the Grace Episcopal Church cemetery, 1607 Grace Church Road, Silver Spring.

The **1850 summer house of Mary Blair**, which housed Confederate forces during the Battle of Fort Stevens, still stands on the grounds of Jessup Blair Park at Georgia and Eastern avenues in Silver Spring. The park is owned and operated by the Maryland-National Capital Park and Planning Commission.

All that remains of "**Silver Spring**," the original estate of Francis Preston Blair—used by Confederate Gen. Jubal Early as his headquarters—is an ornate, acorn-shaped gazebo that was built in the 1840s and today is located at the intersection of East West Highway and Newell Street in Silver Spring. The site is thought to be the location of the mica-flecked spring that inspired the name of the estate and the community.

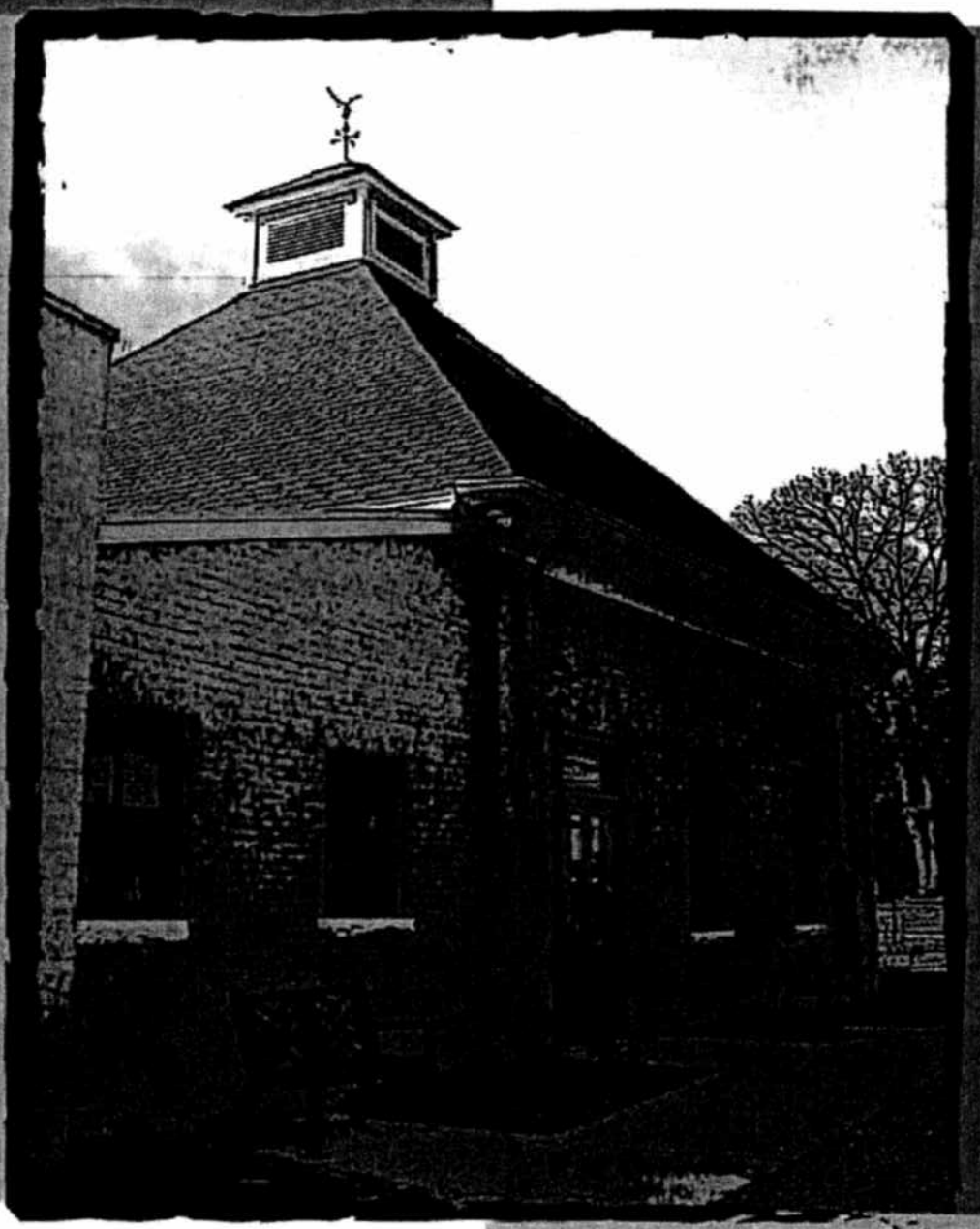
The **1913 Confederate Soldier statue** stands in a small grove of trees to the east of the Red Brick Courthouse constructed in 1891 and today located at 29 Courthouse Square in Rockville.

Mark Walston is an author and historian raised in Bethesda and now living in Olney.

Department of Community Planning and Development Services

HISTORIC BUILDINGS CATALOG

ROCKVILLE



City of Rockville

Historic Preservation Section

Letter from the Mayor and Council

Having celebrated 150 years of incorporation as a municipality in 2010, our Susquicentennial Year, we are pleased to move into the next 150 years with Rockville's updated *Historic Buildings Catalog*.

This 2011 publication is a continuation of 40 years of commitment by the City of Rockville to preserve and promote our community's rich heritage. The *Historic Buildings Catalog* allows us to reflect on and commemorate our shared history, unifying our community and moving us into the future.

Many people who have lived in the community for a long time will recognize familiar homes as they browse through the photos and descriptions in this book. This familiarity is part of what makes us proud to call Rockville our hometown. Newcomers to our community looking through this catalog will see a picture of the city they are inheriting and will come to love and embrace.

Rockville is full of interesting and diverse people, and the architecture of our homes and buildings reflects those special differences. Some of the homes and buildings in this catalog were built in a rare or unusual style, and many represent specific families or events. They all tell the story of our community and the people who call it home.

We hope that you enjoy this brief overview of Rockville's history as seen through the city's architecture and building styles.

Sincerely,

Phyllis Marcuccio, Mayor

John B. Britton, Councilmember

Piotr Gajewski, Councilmember

Bridget Donnell Newton, Councilmember

Mark Pierzchala, Councilmember

City of Rockville 150 YEARS

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PRESERVE AMERICA

Explore and Enjoy Our Heritage

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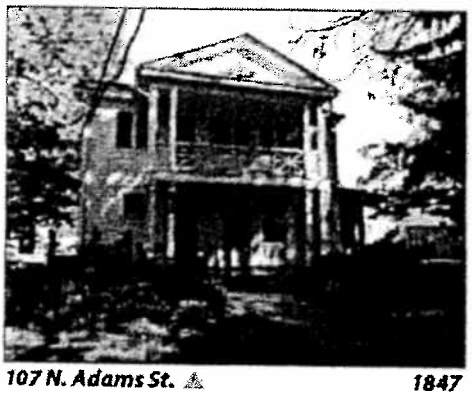
GREEK REVIVAL (1840-1880)

Following the rejection of England with the War of 1812, America turned to Greek models of architecture, to evoke the ideals of Greek democracy. Of the few Greek revival style houses remaining in Rockville, the house at 107 N. Adams Street is a good example. Built in 1847, it has a low-pitched roof and pedimented front porch, considered evocative of Greek temple architecture.



107 N. Adams St. ***1847***

104 W. Jefferson St. ***(1841) 1876***