

HISTORIC CONTEXT #6

MARYLAND
INDUSTRIAL / URBAN DOMINANCE
1870 - 1930

In Maryland, the period following the Civil War saw a shift from a primarily agricultural economy to one which was dominated by industry and commerce. This trend was accompanied by the increasing dominance of towns and cities over rural areas, and the growing separation of urban and rural culture. Cities such as Baltimore, Cumberland, and Hagerstown experienced great growth, partly due to the arrival of many immigrants. The state became part of national economic and transportation networks, and with World War I, entered the international scene. Planned communities and suburban developments began to surround the major cities, which were becoming metropolitan centers.

PIEDMONT
INDUSTRIAL/URBAN DOMINANCE
1870-1930

The growth of industry and commerce, combined with increased immigration, led to rapid population growth in and around the region's major cities. Baltimore and Washington D.C. expanded into large metropolitan centers with new suburban communities. These new urban centers created changing social and economic conditions and urban culture and an increasingly strong influence on the entire region. There was a decline in agricultural land and farm size in the areas of Montgomery and Baltimore Counties which were undergoing suburban development. In the other counties of the Piedmont, agriculture continued to dominate and rural culture was still strong, with much slower population growth. Manufacturing continued to decline everywhere in the region except in Baltimore City and County, where industry became more concentrated. Transportation systems became more established, and railroads and highways the major means of transportation linking population centers and rural areas.

ROCKVILLE
MATURATION AND EXPANSION OF THE COUNTY SEAT
1873 - 1931

The arrival of the Metropolitan Branch of the Baltimore and Ohio Railroad stimulated the growth of Rockville from the small county seat of Montgomery County to a larger, more sophisticated one. A healthy climate, attractive setting, and short distance from Washington brought speculative development on the outskirts of the small town. The increasing presence and permanence of the federal government work force, induced by the Civil Service Act of 1883, further stimulated Rockville's change into a home town for commuters. Improved roads and streetcar systems added to the residents' ability to reach a broad metropolitan area. A decade after World War I, Rockville was connected culturally and economically to the City of Washington much as it was to Montgomery County.

Analysis

During this period, Rockville experienced more rapid change than in all the preceding periods combined. Most of this was stimulated by external forces, either from Washington, D.C. or the State of Maryland. But underlying, and somewhat facilitating, this change was an internal force that had developed over the preceding century.

Rockville residents had established a social and economic order that placed a few well-to-do, white landowners and professionals at the top and many poorer, white and black tenants and workers at the bottom. There were few who were considered "middle class." The local order or hierarchy was manifested in a physical manner with the segregation of communities to different areas in and around the City, and in an economic manner with a few "land poor" residents and a rather stagnant local economy. The arrival of the railway brought an opportunity for the landowners in Rockville to increase their personal wealth, thereby facilitating change, by selling and subdividing their holdings into building lots for new houses. By doing this, the landowners provided the vehicle for the rise of a sizeable middle-class resident population consisting mostly of newcomers who linked the segregated communities and stimulated the local economy.

The side-effect of introducing the middle classes required accommodation among the long-term residents of Rockville of all forms of broad-based social, governmental, educational, and cultural adjustments. However, the more obvious side-effect came in a physical form that permeated every corner of the City.

Following are some of the effects or changes evident in this period:

- * A shift in agricultural production from tobacco to wheat and other grain was completed.
- * Farmers surrounding the City continued to search for farm technology that supported small-scale farming in light of quickly diminishing farmland.
- * The houses constructed at this time are grouped into three general categories:
 - (1) Use of high-style architectural patterns such as Gothic Revival, Second Empire, Italianate, Italianate Villa, or Queen Anne for a multi-room, two- to three-story, house on a large lot with accompanying outbuildings including carriage houses, privies, and domestic dependencies;
 - (2) Use of the same architectural patterns, but in a two-story, small-scaled house on a long, narrow lot with fewer outbuildings, except for a privy; and,
 - (3) Use of folk housing forms (two-story, one-room-deep houses, two-thirds Georgian or side-hall plans, or full Georgian plans) with applied architectural details similar to high-styles on a large lot with a few outbuildings such as stables and a privy. These were common forms and structures for farmhouses.

- * Land speculation boomed, but almost exclusively for housing developments. The first major public offering to the metropolitan area was Henry Copp's venture with West End Park.
- * The building lots in town or subdivisions were a contrast to the earlier building sites and farmsteads by having strict demarcated lots that in turn prevented a rambling arrangement of associated outbuildings and limited building capacity.
- * An emphasis was placed on community assets and landscaping that are attractive and pleasing for residents.
- * Black communities develop both formally in platted subdivisions and informally in small clusters. These were almost all separate from white residential areas and were mostly located to the north of the City limits.
- * Decline resulted in the agricultural economy as the base for the City.
- * A full range of goods and services basic to the local economy and residents now was offered.
- * The building boom was financed in part by local capital, but large sums also are found outside the community.
- * The main street-- Montgomery Avenue/Commerce -- was essentially complete in its development and diversity of businesses and storefronts.
- * The City began to develop an infrastructure separate from, but tangentially linked, to the County.
- * A new courthouse symbolized the prosperity of the local economy.
- * The number of churches and denominations increased because of racial splits and intra-denominational disagreements.
- * The long-time denominations and church congregations were strengthened and increase in membership.
- * A broad-based, nostalgic feeling surfaces for the Montgomery County Centennial that unites and recognizes the long-time residents. This was against a background of large numbers of newcomers arriving.
- * There was an increasing diversity and importance of social clubs that draw the residents together and were dependent on the newcomers for membership.
- * An increasing number of professional entertainers appeared locally in concert with the increasing availability of leisure time.
- * Educational facilities and levels expanded. There was more sophistication in education than previously found.

- * Black schools and educational programs were initiated, largely at the demand of black residents.
- * New modes of transportation appeared and were used locally.
- * Roads were improved to provide valuable link to the metropolitan area and attract newcomers. This increased the number of opportunities for local development.

Theme 1: Agriculture

Although Rockville continued to serve as the county seat, it physically covered only a small area and was surrounded by farmland and occasional farmsteads.

The County's agricultural base completed its shift from the land-exhaustive, labor-intensive tobacco industry to grain production after 1860. By the early 20th century, Montgomery County harvested a significant part of the national wheat crop. Other crops included corn, hay, and oats.

Dairying and raising livestock also increased in significance. With the arrival of the Metropolitan Branch, the Washington, D.C., market became even more accessible than had been possible using the C&O Canal. In response, County farmers brought their produce, dairy, and poultry products to the Rockville depot to ship to Washington markets, wholesalers, and processors. With the arrival of automobiles and trucks, truck farming became popular with Rockville area farmers who now could take more direct advantage of the Washington markets. (GR, p.239)

Advanced farm technology began to be used locally in the 1870s. Although popular in other parts of the country, especially on the large farms of the Midwest, the technology failed to be as economical on the County's small farms. Consequently, much of the farm work was done by hired labor or tenant farmers, black and white.

One of the earliest agricultural advancements, the use of guano as fertilizer, virtually disappeared as a practice by the 1880s. Its decline resulted from the impracticability of shipping it from South America for local consumption and the access to and use of substitute fertilizers shipped to town by the new railroad.

Revitalized by the new technology and fertilizers, the agricultural economy entered a phase of new prosperity. Many farmhouses, some still log structures, were enlarged and modified with new siding and roofs. Some farmsteads around Rockville grew in the number of outbuildings and showed more specialization, e.g. dairy barns and livestock pens. The remaining outbuildings and the fences and lawns of the farms also reflected the prosperity with better maintenance. A few farmers built new houses in popular architectural styles similar to those used in town. These new houses were usually located on sites that took advantage of the open countryside by setting aside generous yards with ample native trees, groves, vegetable gardens, and fruit orchards surrounding them. Often these farmhouses were reached by long, unpaved lanes and were hidden from the view of travelers along the country roads.

I. Identification

"0" indicates no examples. "X" indicates presence but unknown quantities. A numeral indicates a known quantity. "NA" is "not applicable".

A. Resource Types

<u>Possible</u>	<u>Above Ground</u>		<u>Archeological</u>	
	<u>Identified</u>	<u>Expected</u>	<u>Identified</u>	<u>Expected</u>
Farm complex:	2	X	0	X
house	4	X	1	X
tenant house	1	X	0	X
barn(s)	2	X	0	X
outbuildings:				
summer kitchen	1	X	0	X
privy	0	X	0	X
wash house	2	X	0	X
storage shed	0	X	0	X
spring house	0	X	0	X
smokehouse	0	X	0	X
dairy	0	X	0	X
corn crib/house	0	X	0	X
stable	0	X	0	X
poultry house	0	X	0	X
root cellar	0	X	0	X
greenhouse	0	X	0	X
ice house	1	X	0	X
blacksmith shop	1	X	0	X
equipment shed	1	X	0	X
farrowing shed	0	X	0	X
wood shed	0	X	0	X
fences	0	X	0	X
pens/corrals	2	X	0	X

B. Characteristics

Farms of this period include both small and large-scale farms with specialization primarily in grain, dairy products and fresh market vegetables. However, farms were still largely self-sufficient small enterprises in personal food production, building, repair and maintenance of buildings and equipment. Main houses were large and comfortable and the distinction between stylish town houses and rural farmhouses lessens with prosperous second and third generation farm families access to better roads and rail service for marketing and purchasing goods. Tenant and laborer houses are found on larger farms. The number of general purpose outbuildings was reduced but specialty structures, such as dairy barns and equipment sheds, grew in number and size during this period. The design of major farm buildings was influenced by mass production and popular design publications, but small outbuildings, designed and built by the farmer, continued old traditions. The layout of farm complexes changed to accommodate new agricultural practices. Few new farms were established, instead, existing farms were expanded or incorporated into larger ones and farm buildings were remodeled or replaced.

C. Currently Identified Resources and Planning Areas

- (1) C.C. Veirs Farm Complex, 1401 Aintree Drive (Planning Area 14)
- (2) C.C. Veirs House (Planning Area 14)
- (3) C.C. Veirs Blacksmith Shop (Planning Area 14)
- (4) T.M. Veirs House, "Glen Haven," 9400 Darnestown Road (Planning Area 14)
- (5) Lyddane/Bradley Farm Complex (Woodmont Country Club)(Planning Area 3)
- (6) Dawson Farmhouse Addition (1874), 1080 Copperstone Court (Planning Area 3)
- (7) Dawson Farmhouse (1912), 1070 Copperstone Court (Planning Area 3)
- (8) Dawson Farm, Foundations for Black Tenant House (Planning Area 3)

D. Planning Areas Expected To Be Represented

Planning Areas 3, 4, 11, 14, 15, or 18.

II. Documentation

A. Data gaps:

1. Information on changing agriculture practices and mechanization.

III. Registration

<u>Resource</u>	<u>Local</u>	<u>State #</u>	<u>National Register Listed</u>
(1) C.C. Veirs Farm Complex	None	M: 26/4	
(2) House	None	M: 26/4	
(3) Blacksmith Shop	None	M: 26/4	
(4) T.M. Veirs House	None	M: 26/1	
(5) Lyddane/Bradley Farm Complex	None	M: 26/20	
(6) Dawson Farmhouse Addition (1874)	Hist. Dist.	M: 26/19	Dawson Farm H.D.
(7) Dawson Farmhouse (1912)	Hist. Dist.	M: 26/19	Dawson Farm H.D.
(8) Black Tenant House Foundations	None	M: 26/19	Dawson Farm H.D.

IV. Stresses

Only two farm complexes remain in Rockville. Because of the loss of outbuildings and surrounding farm land, the Dawson Farm can no longer be considered a complex. Because of the high market value and pressure to locate housing and employment centers near existing public transportation, the primary stress to the remaining farm complexes is development. The Lyddane/Bradley Farm (Woodmont Country Club) is the least threatened because of its current use as a golf course. As Rockville continues its rapid development, however, development pressure may become more of a factor in the future of the property.

V. Recommendations for Protection

- A. Identified resources may be designated as historic sites.
- B. Identified archeological sites should be properly interpreted through archeological excavation and protected from stresses such as development, grading, and environmental problems.

VI. Implementation

A. 2-3 Year Implementation

1. Consider local designation or National Register nomination of the agricultural resources.
2. Conduct inspection and prepare a report on the condition of resources.

B. 5-10 Year Implementation

1. Data gaps should be researched.
2. Consider archeological testing around Dawson Farm complex in high probability areas, e.g. around tenant house foundations.
3. Set up annual review process of condition of resources.

Theme 2: Architecture, Landscape Architecture, Community Planning

1873-1893 Building Phase

During the two decades following the arrival of the railroad in 1873, Rockville annexed approximately 88 acres to its existing 140 making a City of 228 acres. This annexed acreage and the subdivisions platted around the City occurred on two levels: on small, family-owned acreage within the City limits as adopted in 1860 and on large acreages of farmland adjacent to the City limits, primarily subdivided by entrepreneurs/developers. In addition, while the earlier developments had been largely to the east in the direction of the railroad, they now were found to the west and south of the City or on the remaining undeveloped lots within the City limits.

The annexations and subdivisions changed the physical form and appearance of the City. With more than a decade of rail service into Montgomery County and the promotional efforts of a few developers, weekend visitors and prospective homeowners were considering Rockville an attractive alternative to the City of Washington, which was noted for its often unhealthy environment. Consequently, building lots near and in Rockville were selling rapidly with new houses being constructed just as quickly. In the spring of 1887, the Montgomery County Sentinel reported eleven cottages and residences under construction. (Sentinel, MHT M:26/10/56, 720 W. Mont. Form) The new homeowners and developers were both local residents and wealthy Washington entrepreneurs. The following provide descriptions of some of the major areas of development and subdivisions before 1893 (Figure 13):

Darnestown and Great Falls Roads Intersection

A few houses and small shops stood near this intersection in the middle of the 19th century, but several new houses were constructed on lots carved out of the Williams' family farm during the 1870s. These included the Judge Henderson and Speare houses, both built by local lawyers, on adjoining lots. These houses were located on the south side of the road that was later to become West Montgomery Avenue. (MHT M:26/10/43, 212 W. Mont.)

In the late 1880s and early 1890s, several other houses were under construction near this intersection. Van Buren Street, the former stable lane for the Prettyman house on Jefferson Street, had several undeveloped lots. These lots, near two major entryways into the City and across from the Baptist Cemetery, provided adequate lots for the construction of large houses similar to those being built in Margaret Beall's Subdivision. Development on these lots connected the Darnestown Road/Commerce Lane houses and the older houses on the original town lots.

Margaret Beall's Subdivision

Margaret Beall, daughter of Upton Beall, was the largest single landowner in Rockville in the late 19th century and the first to develop private land after the arrival of the railroad. She subdivided her 67-acre estate west of the Beall mansion in 1875 and deeded several of the building lots to her relatives. Between 1879 and 1888, the fourteen lots fronting on Commerce

Lane (now West Montgomery Avenue) were sold and large houses built. Many of the other lots, however, remained undeveloped until several decades into the 20th century. (MHT M:26/10/60, 215 Harrison and MHT M:26/10/31, 227 W. Mont.)

South Washington Street

The 1803 plan for Rockville included a row of narrow lots running in an east-west direction along Jefferson Street with Lots 5 and 6 separated by South Washington Street. Although earlier houses existed on the corner parcels of South Washington and Jefferson, there were no structures between the houses and Christ Episcopal Church until the 1880s. At that time, members of the Stonestreet and Anderson families began to construct dwellings on both sides of the street. South Washington Street was considered part of the original corporate limits established in 1860. (MHT M:26/11/9, 104 S. Wash., and M: 26/11 Courthouse District, S.Wash.)

Undeveloped Town Lots in 1803 Plan

Many of the lots delineated in the 1803 plan remained undeveloped for several decades; most were held by speculators. During the period of rapid development in the City, some of the lots were purchased for the construction of houses. This infill development mostly occurred on the western edge of the City. Lots and parts of lots often were combined to form larger ones suitable for construction. In some cases, a group of houses was financed by one individual and retained as rental housing. One such development was on South Adams Street on several lots in an area known as "Quality Hill." (M:2610/69, 10 S. Adams)

Higginsville

Sophia Higgins, a widow and heir of S.D. Higgins & Son mercantile business in 1871, owned a thirteen-acre estate on Great Falls Road. Between 1873 and 1890, she constructed a house for herself on this property and deeded a one-half acre lot to each of her sons. They soon followed the construction of Sophia's house with their own. These three dwellings were grouped together to the southwest of Rockville and became known as "Higginsville." All of them faced Great Falls Road, and with the existing houses to the north and southwest, a small community began to develop near the western limits of Rockville separated by only a few acres of farmland. Within a few years, however, new houses were built that bridged Higginsville with the western expansion of Rockville. (M:26/10/66, 300, and M:26/10/67, 301 Great Falls Rd.)

The Park

William Veirs Bouic, Sr., active in local government and judge of the Circuit Court in 1867, owned over a thousand acres around Rockville. In 1888 he platted twenty-five lots on three streets near the southeast City limits adjacent the Agricultural Society Fair Grounds. A number of houses were constructed shortly afterwards including one for William Veirs Bouic, Jr. called "Bouicilla." Some of the lots, however, remained undeveloped for several decades. Breaks between construction periods in the area resulted in a variety of housing styles. (M:26/12/5, 115 Park)

Rebecca T. Veirs Addition

In 1882 a fifty-eight-acre farm immediately to the southwest of the city limits belonged to the widow and children of local attorney, Richard M. Williams. It, however, was for sale by trustees appointed by the Equity Court. Rebecca Thomas Veirs purchased eleven acres and subdivided it into twenty lots of varying sizes. She recorded her plat as "R. T. Veirs Addition to Rockville" in 1887-88; it was annexed in 1888. (Figure 14) The Veirs subdivision was popular because of its access to Darnestown Road by way of Thomas and Wall Streets, and it was near the soon-to-be-completed Woodlawn Hotel on Darnestown Road. Within the year of the recorded plat most of the lots had been sold. Two of the larger ones, Lots 10 and 11, were eventually acquired by local real estate agent and developer, Cooke Luckett, who in 1889 further subdivided them into three lots. Over the next decade five houses were constructed, most of them built by local contractor Edwin West. (M:26/10/33, 25 Wall; M:26/10/6, 16 Wall; M:26/10/63, 19 Wall; M:26/10/34, 26 Wall; M:26/10/51, 400 W. Mont; M:26/10/49, 314 W. Mo; M:26/10/50, 318 W. Mont.)

Outer Darnestown Road

The widowed Mrs. Richard M. Williams continued to sell parcels of the Williams farm along Darnestown Road west of town. John Mulfinger, son of the local grocer, purchased twenty-nine acres adjacent the Wootton farm and then in turn sold four acres to Ulysses Ricketts in 1887. Soon afterwards, Ricketts built a summer cottage on part of the acreage. This building trend extended the development even farther west of town. (M:26/10/56, 720 W. Mont.)

Rockville Heights

The land immediately south of the Rockville Academy and southwest of the City limits remained part of the Robert W. Carter farm through most of the 19th century. The heir to the land, Mrs. J. Maury Dove, and her husband subdivided the 260-acre farm into Rockville Heights in 1889-1890. The plan, similar in scope to the West End Park development, included wide boulevards, lakes, parks, and circles. (Figure 15) Ensuing litigation that followed the platting of Rockville Heights prevented all but a few houses from being built before 1900. (M:26/22/1, 18 Md; M:26/22/2, 149 S. Adams; M:26/22/3, 140 S. Adams.)

Sarah West McCahill's Addition

The Julius West farm, located northwest of Rockville and adjacent the property of Margaret Beall, was part of a large tract owned by the West family. When Julius West died in 1859, his widow, Sarah West, retained five acres out of the farm before conveying title to the Rockville Academy as requested by West. This acreage was located between the West End Park development and Margaret Beall's subdivision along what was to become Forest Avenue north of Darnestown Road. McCahill subdivided the five acres selling three-and-one-half acres to a three-man syndicate and the remaining to H.W. Talbott and the Smith family in 1890. There were two subsequent subdivisions within the McCahill addition before it was developed. (M:26/10/31, 100 Forest)

West End Park

Henry Copp, the developer of Garrett Park near Bethesda, was one Washington developer investing around Rockville. In 1889 he purchased 183 acres, the site of the old Julius West farm, from the Trustees of the Rockville Academy, owners of the farm through West's bequest. Additional lands were bought from John Vinson (the old Anderson Farm) to total a 520 acre development which he platted as West End Park. His development offered attractive spacious lots (50 by 175 feet), tree-lined streets, and sites designated for parks, schools, and churches for those who could move to what the promoters called "Peerless Rockville." A number of houses were built around 1890, but by 1892 Copp's ambitious venture and a controversy over title of the land led him into bankruptcy. Part of the West End subdivision was annexed in 1896. (Figure 16)(M:26/7/4, 605 Anderson and M:26/10/1, Sante House. See also Cissel, "Early House in West End...")

Lincoln Park

In 1891, William Wallace Welsh, a former Union soldier and owner of the store near the depot, purchased eight acres northeast of town that were subdivided into thirty-one 50' X 200' lots each selling for \$80. Another seven acres were added in 1892 as the "First Addition to Lincoln Park" for a total of fifty-three lots. Two-thirds of the lots were sold by 1904, but less than thirty houses had been constructed by 1920. An active community of black families developed in Lincoln Park through the early 20th century. The area was extended in 1906 and again in 1926 to almost double its original size. This final expansion established the present boundaries. (McGuckian, "Lincoln Park")(M:26/15/1)

Reading's First Addition

The local newspaper in 1884 noted that wealthy Washington timber merchant, William Reading, purchased land from Dr. E.E. Stonestreet and surveyed fifty-six lots on two streets to the northeast of the City limits. He named the development "Readington." The plat, however, was not recorded until 1888. In 1890, the land was sold to Washington Danenhower who in turn surveyed smaller lots and renamed the subdivision "Rockville Park." (M:26/13/1, 207 Balto. Rd; M:26/13/2, 401 Balto. Rd.)

Rockville Park

Salvaged from Reading's First Addition or Readington, Rockville Park had smaller lots that appealed to those with more modest incomes than the residents of the West End. This development was popular, but few houses were constructed before the end of the 1890s. (Figure 17)(M:26/13/1, 207 Balto. Rd. and M:26/13/2, 401 Balto. Rd.)

Other subdivisions platted between 1873 and 1893 include:

Janeta (1887)
Halpin (1889)
Autry Heights (1890)
Burgundy Park (1891)
Autre Park (1893)

FIGURE 13
MAJOR PLATTED SUBDIVISIONS OF ROCKVILLE,
DEVELOPING AREAS,
AND BLACK SETTLEMENTS 1873-1931

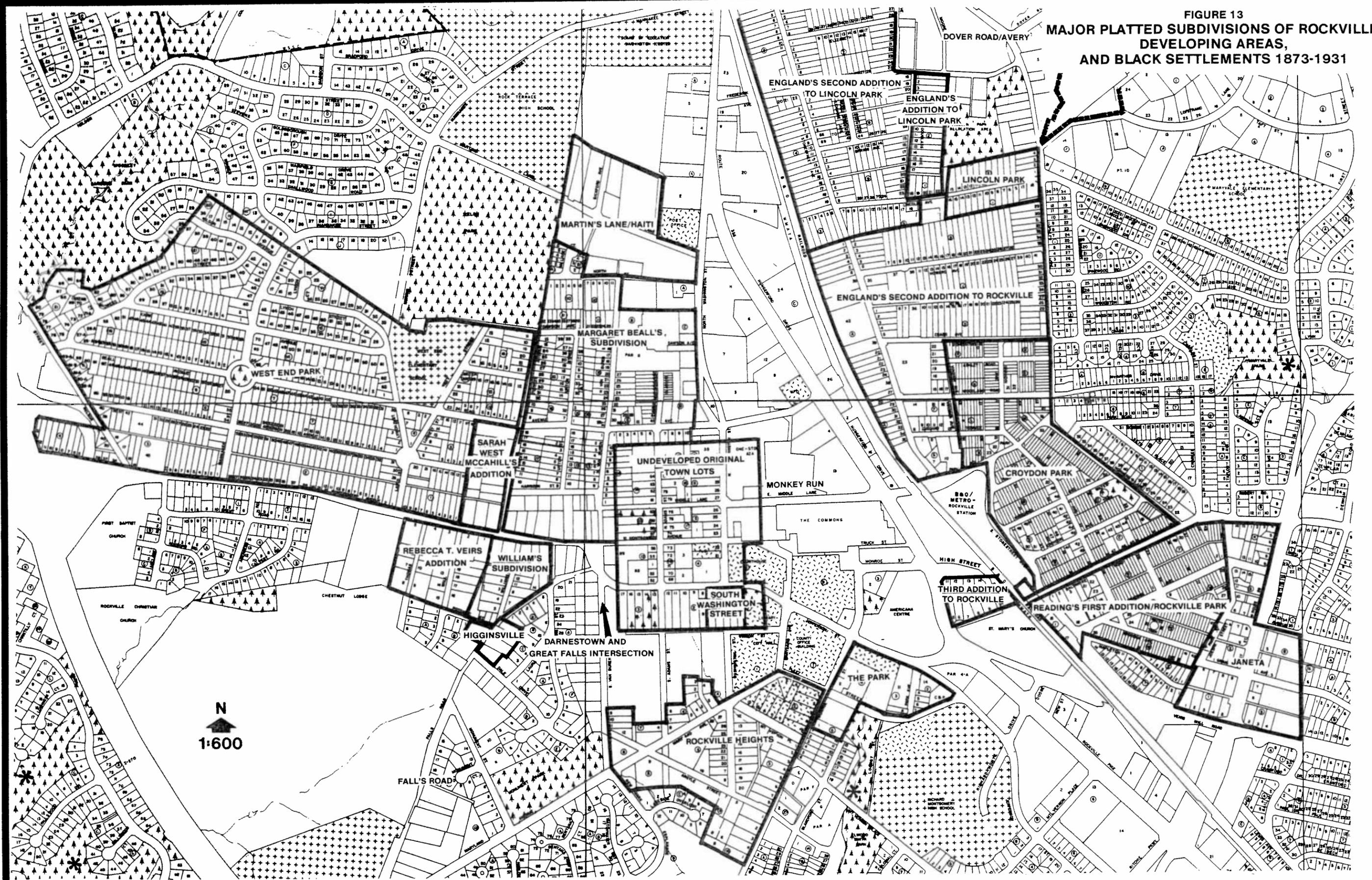


FIGURE 15
WEST END PARK

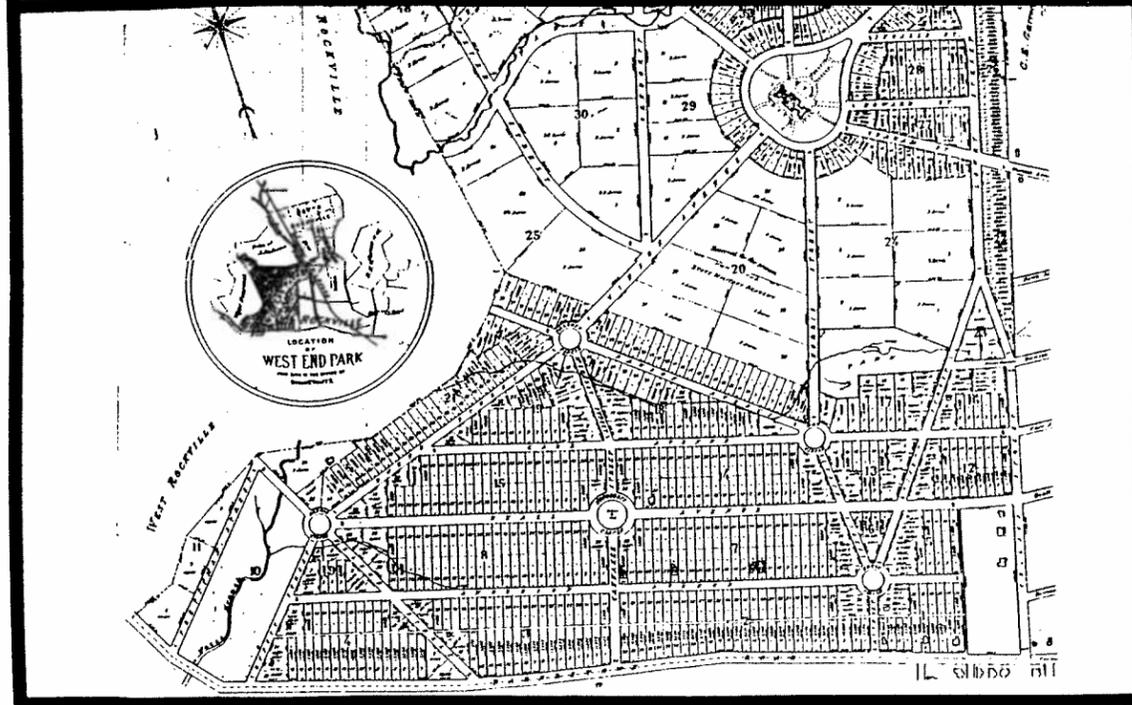


FIGURE 16
ROCKVILLE PARK

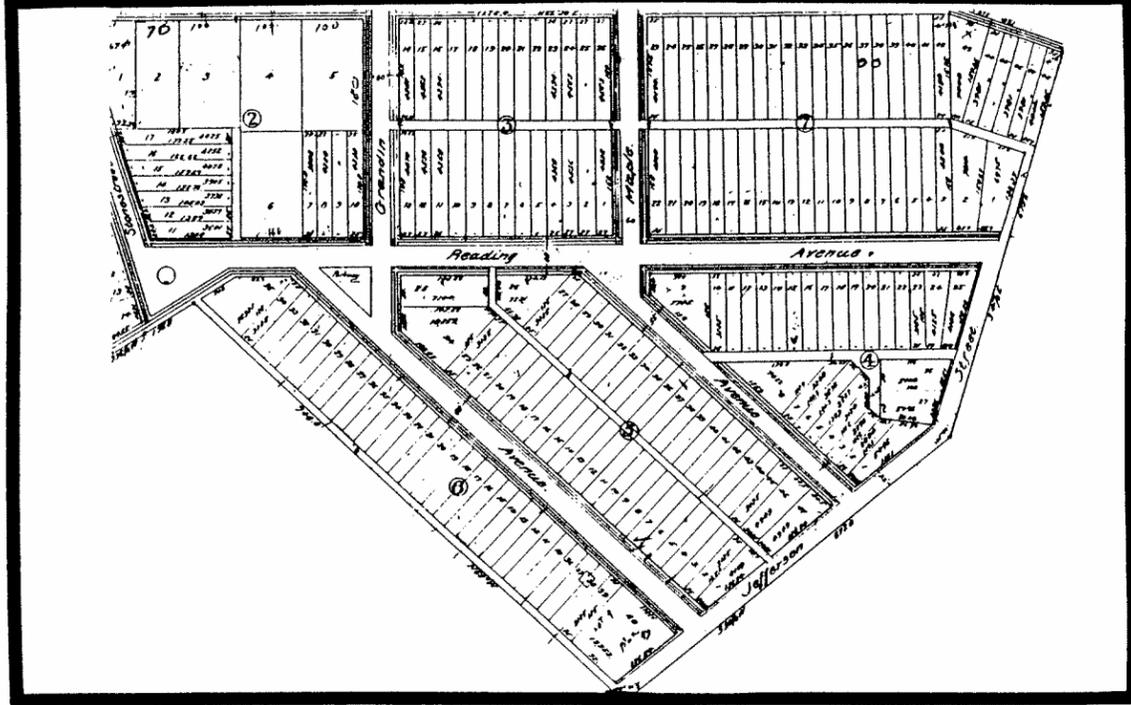


FIGURE 14
REBECCA T. VEIRS ADDITION

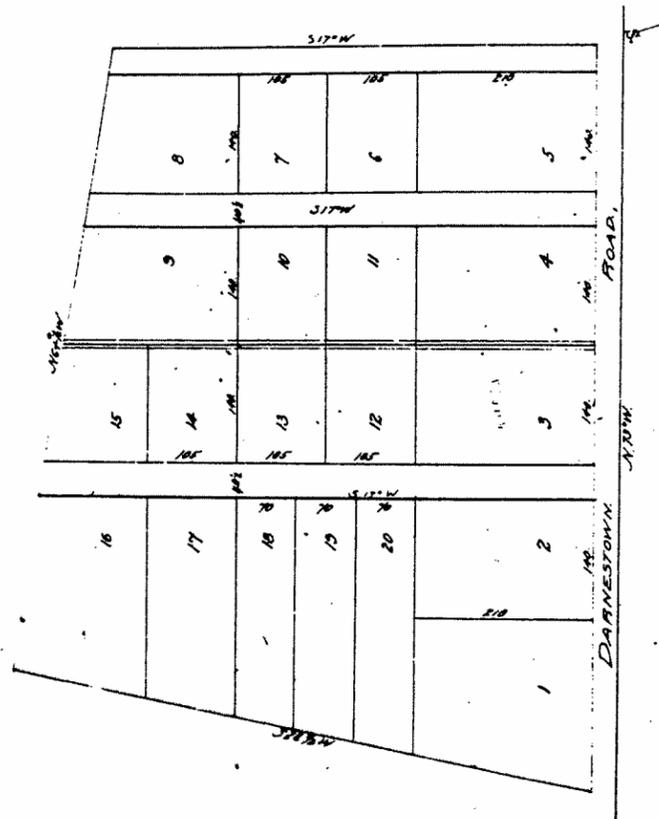
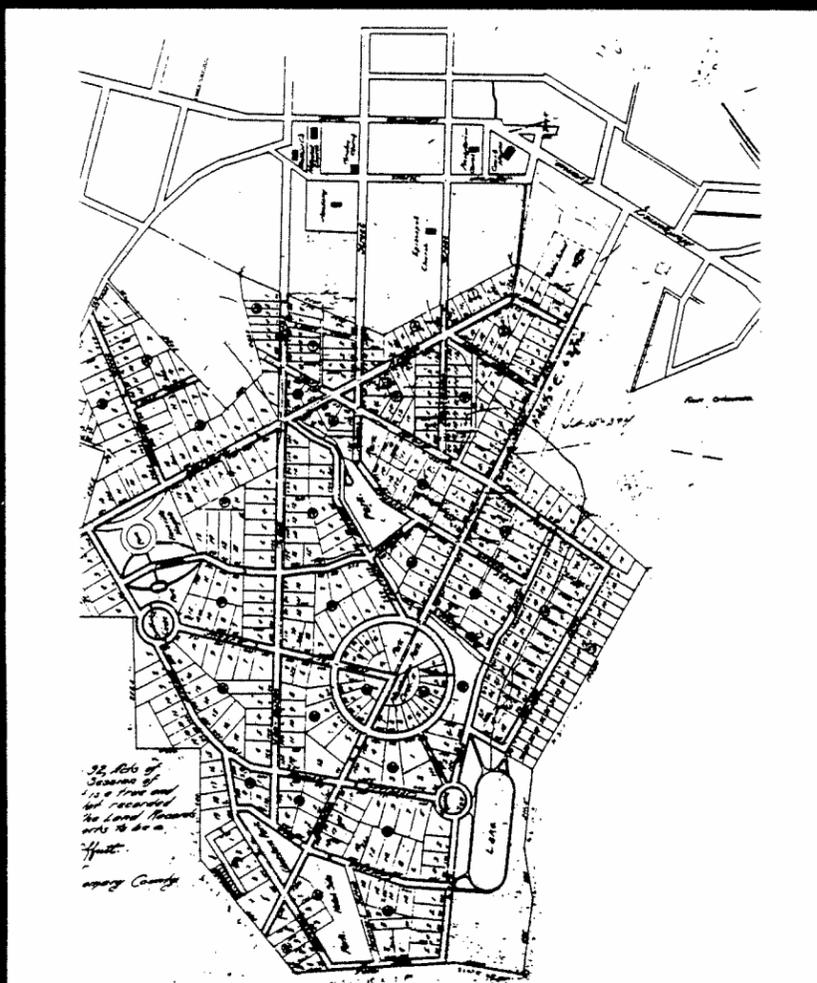


FIGURE 17
ROCKVILLE HEIGHTS



Architecture

As this building phase came to an end in the early 1890s, a significant change in the architecture of Rockville was evident. The previous emphasis in domestic architecture on traditional Maryland Tidewater and Georgian and Federal styles had changed to using architectural revival and Victorian styles popular across the country. The most common styles included:

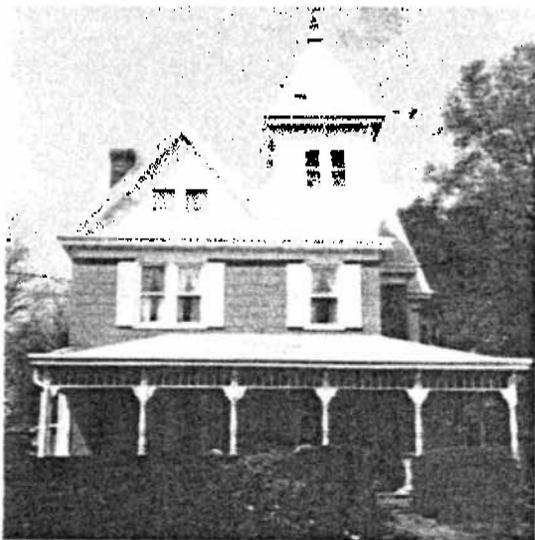
Stylistic Revivals

Greek Revival
Gothic Revival
Italianate
Romanesque

Victorian

Stick
Queen Anne
Second Empire

The houses from West End Park to Rockville Park represented a diversity of styles that, almost without exception, showed a degree of interpretation by local builders of the pattern books popular at the time. This created a collection of complementary houses spread across the City with somewhat similar components, e.g. front center gables, bay windows, fishscale shingles, jig-sawn brackets, or even floor plans. This same diversity and flair was seldom represented in the more conservative non-residential architecture.



SANTE-ALLNUTT HOUSE, 541 BEALL



701 GRANDIN

The building techniques also had changed to balloon frame construction using light two-by-four inch studs that allowed more flexibility and height. The trends in commercial, ecclesiastical, and institutional architecture reflected a similar change, but usually were under two stories and of masonry construction.

Several local builders were responsible for both the non-residential and residential construction during this period. The quantity and similarity of work gave them the flexibility to repeat distinctive elements on different structures. One example of this is the repetition of a pattern for a bay window, sometimes called the "Rockville Bay", that appears on a number of houses built by Edwin West.



ROCKVILLE BAY



DAISY MAGRUDER HOUSE, 114 WEST MONTGOMERY AVENUE

Almost all of the houses constructed in Rockville during this period included kitchens and, in some cases, water closets. Outbuildings, however, still were common and covered a range of uses including carriage houses, stables, storage sheds, and privies. These rear-yard structures sometimes showed modified stylistic trends that complemented the main house.

Black Communities and Housing

Within two decades after the Civil War, five black communities had developed around Rockville: on Great Falls Road, in Lincoln Park, along Dover Road or in Avery, along Martin's Lane or Haiti, and near the center of town in an area called "Monkey Run." (Figure 13) Many of the black residents owned their houses in these areas, but some of the property and houses still were owned by local white families that were leased to blacks.

Margaret Beall continued to sell small parcels to the north end of the Beall estate along Martin's Lane to the family's former slaves and servants. By the late 1880s several houses had been constructed there. A few were former tenant houses on the Beall estate that now received improvements. These houses followed traditional housing forms similar to those constructed by middle-class white families, except on an even smaller scale and with little decorative detailing. They, however, were surrounded by lots large enough to allow for gardens and small fruit orchards. There was little attention paid to site orientation, which resulted in a scattered collection of houses connected by dirt paths and accessed by narrow roads and driveways. This area was locally called "Haiti".

Monkey Run, located a few blocks to the southeast of Haiti, was a distinct contrast in living conditions for black families. This area had scattered frame shanties or tenements sited around a stream marked "Frog Run" on an 1892 Sanborn map, probably the same as "Monkey Run." These dwellings were simple structures providing substandard housing for the residents.

1893-1931 Building Phase

After the depression of 1893 slowed the building boom in Rockville, almost a decade passed before more development occurred. A few new subdivisions were platted, but the majority of construction was on resubdivided properties and on lots already part of platted subdivisions. The following are the recorded plats for this period:

Higgins Estate near Montrose (1902)
Williams Subdivision (1914)
Halpine Park (1920)
H.L. England's Addition (1922)
Croydon Park (1924)
Charles A. Vielt's Addition (1924)
Subdivision of Part of Beall's Subivision (1926)
H.L. England's Second Addition (1926)
H.L. England's Second Addition to Lincoln Park (1926)
Estate of Addison Jackson (1930)

Architecture

New construction at the turn of the century began to change in architectural style. Although some of the earlier Victorian features continued to be used, several new architectural styles were came into vogue. Colonial Revival and Georgian Revival styles were two of the most common. These were especially popular for the larger houses built or remodeled on the western side of the City and for non-residential buildings. Several social and design movements also influenced the domestic architecture in the early 20th century. Art Nouveau and Frank Lloyd Wright's prairie architecture were two such movements. Another, the Arts and Crafts movement, influenced house design. This movement emphasized, through published design books, small-scale residential structures with a cottage appearance. It contributed to, both locally and nationally, a style that featured overhanging eaves, exposed rafters, and square, tapered columns. This became known as the "bungalow" with its architectural elements borrowed and applied to many small houses.



SPATES BUNGALOW, 115 PARK AVENUE

There are few examples in Rockville of any pure styles from this period, for as in the earlier building phase, local builders borrowed from the popular designs to construct a dwelling according to the owner's taste and budget. Most of the owners bought lots and erected houses in this phase that were in the new subdivisions; but, a few purchased vacant lots and filled in the developed areas. This added another layer of architecture to the eclectic collection of houses built earlier.

Outbuildings also began to change in use and design. The transportation needs that made horses and carriages/buggies obsolete and automobiles a necessity instigated the construction of garages. In some cases, outdated carriage houses sufficed for the new use, but a growing number of residences added one-story, gable-roofed garages with wide, single doors. These became the termination point for driveways and alleys to the side and rear of the houses.

I. Identification

"0" indicates no examples. "X" indicates presence but unknown quantities. A numeral indicates a known quantity. "NA" is "not applicable".

A. Resource Types

<u>Possible</u>	<u>Above Ground</u>		<u>Archeological</u>	
	<u>Identified</u>	<u>Expected</u>	<u>Identified</u>	<u>Expected</u>
House:				
1 1/2 story, L-shaped	1	X	NA	NA
2 story, Square	3	X	NA	NA
2 story, Rectangular	3	X	NA	NA
2 1/2 story, L-shaped	17	X	NA	NA
2 1/2 story, Z-shaped	4	X	NA	NA
2 1/2 story, T-shaped	1	X	NA	NA
2 1/2 story, I-shaped	1	X	NA	NA
2 1/2 story, Rectangular	12	X	NA	NA
2 1/2 story, Square	16	X	NA	NA
2 1/2 story, Center-Hall	1	X	NA	NA
3 story, Square	1	X	NA	NA
3 story, Center-Hall	1	X	NA	NA
Housing Subdivision	9	X	NA	NA
Outbuildings:	0	X	0	X
privy				
kitchen				
garage				
carriage house				
wash house				
storage shed				
well				
Black Settlement	2	X	NA	NA

B. Characteristics

There were three general housing categories in this period: high style architecture, more modest stylish houses, and folk or vernacular buildings. High Style houses such as Gothic or Colonial Revival, Second Empire, and others were large 2-1/2 to 3-story houses of a definitive style adapted from pattern books by a builder or architect and were generally built on multiple lot estates with lawns, orchards, gardens, chicken coops, and other outbuildings. Stylish houses were smaller, generally built as 2 to 2-1/2 story dwellings on only one lot with a garden and fewer outbuildings. They may have been designed by an architect but often were built from purchased plans or ordered from mail-order houses complete. Cottages and foursquares with various trims, craftsman and bungalow types, as well as traditional forms are typically of this class. Vernacular or folk housing was often owner-designed and built using traditional building methods and materials, but were also professionally built as tenant or laborer houses. These were small, utilitarian buildings with little ornamentation or luxuries.

Traditional and primitive housing forms from previous eras survived in the black community. One or two-room "Negro Shanties" are shown on maps of downtown Rockville until well after 1900. These shanties were a primitive form of shelter. Few, if any, were earthfast, but raised on blocks or a rudimentary stone foundation. The oldest were probably log, the later frame construction. The shed-roofed or end-gabled one-story structures had few windows and were built with rough-sawn lumber, exterior and interior. Walls were rarely plastered and a small stove provided both heating and cooking with no water or sanitary facilities. More sophisticated folk vernacular houses were built through owner initiative. Many, but not all, of these structures were designed and built by the owner with limited resources, often using salvaged materials and traditional building techniques. They featured decorative trims, water and sanitary facilities of the day, and were finished exterior and interior. Stylish cottages and foursquare houses were also professionally constructed with the usual complement of gardens, orchards, and outbuildings.

The shape of houses of this period differed from earlier examples. The defined rooms of the Queen Anne gave way to the compact, centrally-heated American Foursquare, a product of both central utility systems and the decline of available hired help. Interest revived in colonial and neoclassic house types. Traditional tidewater vernacular and two-over-two traditional houses continued to be built.

Privies, spring houses, windmills, chicken coops, carriage houses and stables declined in number as modern utilities and automobiles took over. Garages became the predominant, and quite often the only, outbuilding of this period.

The coming of the railroad, combined with trolley and automobiles, precipitated tremendous subdivision growth. In general, these were fairly small, compact residential grids laid over land formerly used

for farming. Vier's Addition and West End Park are examples. The most successful early subdivisions were located near the train station east of Rockville. Early black subdivisions rose out of freed slave holdings that were divided on need and were haphazardly built. Later, planned and platted black subdivisions were developed.

C. Currently Identified Resources and Planning Areas

West Montgomery Avenue Historic District (Planning Area 4)

- (9) Pumphrey Funeral Home, 300 West Montgomery (1900)
- (10) 307 West Montgomery
- (11) Rosenberger House, 310 West Montgomery (1887)
- (12) 311 West Montgomery

Darnestown and Great Falls Roads Intersection (Planning Area 4)

- (13) Speare House, 208 West Montgomery Avenue
- (14) Henderson or Judge's Chambers House, 212 West Montgomery (1878)
- (15) Owens' House, 218 West Montgomery (1890)
- (16) Gelin House, 105 South Van Buren
- (17) Cooke Lockett House, 107 West Jefferson (1881)
- (18) Sophia Higgins House, 200 West Jefferson (1892)

Margaret Beall's Subdivision (Planning Area 4)

- (19) Stokes House, 115 West Montgomery (1888-89)
- (20) Lowry Villa, 117 West Montgomery (1889)
- (21) Wagner House, 201 West Montgomery (1895)
- (22) Wagman House, 203 West Montgomery (1884-86)
- (23) King House, 217 West Montgomery (1886)
- (24) Morrow House, 227 West Montgomery (1888)
- (25) Miss Lucy Simpson's House, 229 West Montgomery (1879)
- (26) Dawson/Nicewarner House, 215 Harrison (1889), moved (1930)

South Washington Street Historic District (part of National Register Montgomery County Courthouse Historic District) (Planning Area 1)

- (27) Porter Ward House, 100 South Washington (1893)
- (28) Lamar House, 101 South Washington (1884)
- (29) Anderson House, 104 South Washington (1884)
- (30) Greene House, 105 South Washington (1887)
- (31) Abert House, 107 South Washington (1905)
- (32) Linthicum House, 110 South Washington (1903)

Undeveloped Town Lots in 1803 Plan

- (33) Cottage at Quality Hill, 10 South Adams (1870s)(Planning Area 1)
- (34) Jerkinhead Cottage, 12 South Adams (1889)(Planning Area 1)
- (35) Bessie Lyddane House, 14 South Adams (1889-90)(Planning Area 1)
- (36) 102 North Adams (Planning Area 4)
- (37) Grahame House, 107 North Adams (Planning Area 1)
- (38) House at Wood Lane, 108 North Adams (1914-28)(Planning Area 4)

- (39) Darby House, 109 North Adams (Planning Area 1)
- (40) Judge Anderson's House, 39 West Montgomery (1881) (Planning Area 1)
- (41) Rebecca Veirs House, 100 West Montgomery (1888) (Planning Area 1)
- (42) Edwin West House, 114 West Montgomery (1889) (Planning Area 1)

Brewer's Third Addition To Rockville (Planning Area 1)

- (43) Brewer/Offutt/Winx, 8 Baltimore Road (1878)

Higginsville (Planning Area 4)

- (44) John Higgins House, 300 Great Falls Road (1889)
- (45) Frank Higgins House, 304 Great Falls Road (1886-88)
- (46) Stone/Goodson House, 301 Great Falls Road (1899)

The Park (Planning Area 1)

- (47) 108 Park Avenue
- (48) Spates Bungalow, 115 Park Avenue (1923)

Rebecca T. Veirs Addition (Planning Area 4)

- (49) 8 Thomas (c. 1905-10)
- (50) Dr. Willson Cottage, 10 Thomas (1890)
- (51) Craig House, 16 Thomas
- (52) 12 Wall
- (53) 15 Wall (1892)
- (54) Gude House, 16 Wall (1891)
- (55) Garrett Cottage, 19 Wall (1891)
- (56) Green, Headley, Lai House, 21 Wall (1892)
- (57) 22 Wall
- (58) Kilgour House, 25 Wall (1892)
- (59) Yearley House, 26 Wall (1892)
- (60) 314 West Montgomery Avenue
- (61) Allen House, 318 West Montgomery Avenue, (1887-88)
- (62) 400 West Montgomery Avenue
- (63) 402 West Montgomery Avenue
- (64) 309 Potomac

Outer Darnestown Road (Planning Area 4)

- (65) Reiche Cottage, 720 West Montgomery Avenue (1887)

Rockville Heights

- (66) Chambers House, 140 South Adams (1906) (Planning Area 4)
- (67) Frank Tyler House, 149 South Adams (1931) (Planning Area 4)
- (68) Hunter/Hyatt House, 18 Maryland Avenue (1904) (Planning Area 3)

Sarah West McCahill's Addition (Planning Area 4)

- (69) 14 Forest Avenue
- (70) 18 Forest Avenue
- (71) Talbott/Abbe House, 100 Forest Avenue (1891)
- (72) Smith House, 108 Forest Avenue (1890)

- (73) Welsh's Folly, 301 West Montgomery (1913)
- (74) Johnston House, 307 West Montgomery (1913-14)

West End Park and Plan (Planning Area 4)

- (75) Jones/Kelly House, 401 West Montgomery (1890)
- (76) Veirs/England Villa, 409 West Montgomery (1890)
- (77) Braunberg House, 419 West Montgomery (1889)
- (78) Greene House, 11 Laird (1891)
- (79) Sante-Allnutt House, 541 Beall (1890)
- (80) Fisher/Winner House, 605 Anderson (1892)
- (81) McDonald/Gilchrist House, 405 West Montgomery (1909)
- (82) Conklin House, 411 West Montgomery (1924)
- (83) 415 West Montgomery

Reading's First Addition (Planning Area 2)

- (84) Warfield House, 207 Baltimore Road (1890s)

Rockville Park (Planning Area 2)

- (85) Riggs House, 401 Baltimore Road (1905-06)

Lincoln Park and Cemetery (Planning Area 6)

- (86) Cooke House, 302 Lincoln (1895)
- (87) Cemetery, Frederick and Horner's Aves

Haiti and Cemetery (Planning Area 4)

- (88) Old Carroll House, 206 Martin's Lane (1887)
- (89) Cemetery, Martin's Lane

D. Planning Areas Expected To Be Represented

Planning Areas 1, 2, 4, 5, 6, or 7.

II. Documentation

A. Data gaps:

1. Lincoln Park Cemetery founding.
2. Location and background on subdivisions listed in 1873-1893 and 1893-1931.
3. Development of black communities.
4. Properties not inventoried in subdivisions of Reading's Addition, Rockville Park, Lincoln Park, Croydon Park, Rockville Heights.
5. List of major builders and associated buildings.
6. List of significant outbuildings remaining from houses built in

this period.

7. Properties on in-town lots and outer Darnestown Road not inventoried.

8. Detailed sale of William's farmland and others around the City.

III. Registration

<u>Resource</u>	<u>Local</u>	<u>State #</u>	<u>National Register Listed</u>
West Montgomery Avenue Historic District			
(9) Pumphrey Funeral Home	Hist. Dist.	M: 26/10/35	West Mont. Ave. H. D.
(10) 307 West Montgomery	Hist. Dist.		West Mont. Ave. H. D.
(11) Rosenberger House	Hist. Dist.	M: 26/10/48	West Mont. Ave. H. D.
(12) 311 West Montgomery	Hist. Dist.		West Mont. Ave. H. D.
Darnestown and Great Falls Roads Intersection			
(13) Speare House	Hist. Dist.	M: 26/10/6	West Mont. Ave. H. D.
(14) Henderson/Judge's Chambers House	Hist. Dist.	M: 26/10/43	West Mont. Ave. H. D.
(15) Owens' House	Hist. Dist.	M: 26/10/5	West Mont. Ave. H. D.
(16) Almoney House	Hist. Dist.	M: 26/10/9	West Mont. Ave. H. D.
(17) Cooke-Luckett House	Hist. Dist.	M: 26/10/23	West Mont. Ave. H. D.
(18) Sophia Higgins House	Hist. Dist.	M: 26/10/38	West Mont. Ave. H. D.
Margaret Beall's Subdivision			
(19) Stokes House	Hist. Dist.	M: 26/10/26	West Mont. Ave. H. D.
(20) Lowry Villa	Hist. Dist.	M: 26/10/27	West Mont. Ave. H. D.
(21) Wagner House	Hist. Dist.	M: 26/10/41	West Mont. Ave. H. D.
(22) Wagman House	Hist. Dist.	M: 26/10/29	West Mont. Ave. H. D.
(23) King House	Hist. Dist.	M: 26/10/44	West Mont. Ave. H. D.
(24) Morrow House	Hist. Dist.	M: 26/10/30	West Mont. Ave. H. D.
(25) Miss Lucy Simpson's House	Hist. Dist.	M: 26/10/46	West Mont. Ave. H. D.
(26) Dawson/Nicewarner House	None	M: 26/10/60	
South Washington Street			
(27) Porter Ward House	Hist. Dist.	M: 26/11/3	Mont. Co. Crthse. H. D.
(28) Lamar House	Hist. Dist.	M: 26/11/5	Mont. Co. Crthse. H. D.
(29) Anderson House	Hist. Dist.	M: 26/11/9	Mont. Co. Crthse. H. D.
(30) Greene House	Hist. Dist.	M: 26/11/8	Mont. Co. Crthse. H. D.
(31) Abert House	Hist. Dist.	M: 26/11/7	Mont. Co. Crthse. H. D.
(32) Linthicum House	Hist. Dist.	M: 26/11/4	Mont. Co. Crthse. H. D.
Undeveloped Town Lots in 1803 Plan			
(33) Cottage Quality Hill	Hist. Dist.	M: 26/10/69	West Mont. Ave. H. D.

(34) Jerkinhead Cottage	Hist. Dist.	M: 26/10/21	West Mont. Ave. H.D.
(35) Bessie Lyddane House	Hist. Dist.	M: 26/10/20	West Mont. Ave. H.D.
(36) 102 North Adams	Hist. Dist.		West Mont. Ave. H.D.
(37) Grahame House	Hist. Dist.	M: 26/10/10	West Mont. Ave. H.D.
(38) House at Wood Lane	Hist. Dist.	M: 26/10/12	West Mont. Ave. H.D.
(39) Darby House	Hist. Dist.	M: 26/10/11	West Mont. Ave. H.D.
(40) Judge Anderson's House	Hist. Dist.	M: 26/10/17	West Mont. Ave. H.D.
(41) Rebecca Veirs House	Hist. Dist.	M: 26/10/19	West Mont. Ave. H.D.
(42) Edwin West House	Hist. Dist.	M: 26/10/8	West Mont. Ave. H.D.

Brewer's Third Addition To Rockville

(43) Brewer/Offutt/WINX	Hist. Dist.	M: 26/12/4	B&O RR/3rdAdd./St. M. H.D.
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Higginsville

(44) John Higgins House	None	M: 26/10/66	
(45) Frank Higgins House	None	M: 26/10/7	
(46) Stone/Goodson House	None	M: 26/10/67	

The Park

(47) 108 Park Avenue	None		
(48) Spates Bungalow	None	M: 26/12/5	

Rebecca T. Veirs Addition

(49) 8 Thomas	Hist. Dist.		West Mont. Ave. H.D.
(50) Dr. Willson Cottage	Hist. Dist.	M: 26/10/61	West Mont. Ave. H.D.
(51) Craig House	Hist. Dist.	M: 26/10/32	West Mont. Ave. H.D.
(52) 12 Wall	Hist. Dist.		West Mont. Ave. H.D.
(53) 15 Wall	Hist. Dist.		West Mont. Ave. H.D.
(54) Gude House	Hist. Dist.	M: 26/10/62	West Mont. Ave. H.D.
(55) Garrett Cottage	Hist. Dist.	M: 26/10/63	West Mont. Ave. H.D.
(56) Green/Headley/Lai House	Hist. Dist.	M: 26/10/64	West Mont. Ave. H.D.
(57) 22 Wall	Hist. Dist.		West Mont. Ave. H.D.
(58) Kilgour House	Hist. Dist.	M: 26/10/33	West Mont. Ave. H.D.
(59) Yearley House	Hist. Dist.	M: 26/10/34	West Mont. Ave. H.D.
(60) 314 West Montgomery Ave	Hist. Dist.		West Mont. Ave. H.D.
(61) Allen House	Hist. Dist.		West Mont. Ave. H.D.
(62) 400 West Montgomery Ave	Hist. Dist.		West Mont. Ave. H.D.
(63) 402 West Montgomery Ave	Hist. Dist.		West Mont. Ave. H.D.
(64) 309 Potomac	Hist. Dist.		West Mont. Ave. H.D.

Outer Darnestown Road

(65) Reiche Cottage	None	M: 26/10/56	
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Rockville Heights

(66) Chambers House	None	M: 26/22/3	
(67) Frank Tyler House	None	M: 26/22/2	
(68) Hunter/Hyatt House	None	M: 26/22/1	

Sarah West McCahill's Addition

(69) 14 Forest Avenue	Hist. Dist.		West Mont. Ave. H. D.
(70) 18 Forest Avenue	Hist. Dist.		West Mont. Ave. H. D.
(71) Talbott/Abbe House	Hist. Dist.	M: 26/10/31	West Mont. Ave. H. D.
(72) Smith House	Hist. Dist.	M: 26/10/57	West Mont. Ave. H. D.
(73) Welsh's Folly	Hist. Dist.	M: 26/10/47	West Mont. Ave. H. D.
(74) Johnston House	Hist. Dist.		West Mont. Ave. H. D.

West End Park and Plan

(75) Jones/Kelly House	Hist. Dist.	M: 26/10/52	West Mont. Ave. H. D.
(76) Veirs/England Villa	Hist. Dist.	M: 26/10/54	West Mont. Ave. H. D.
(77) Braunberg House	Hist. Dist.	M: 26/7/3	West Mont. Ave. H. D.
(78) Greene House	Hist. Dist.	M: 26/7/2	West Mont. Ave. H. D.
(79) Sante-Allnutt House	Hist. Dist.	M: 26/7/1	
(80) Fisher/Winner House	None	M: 26/7/4	
(81) McDonald/Gilchrist Hse	Hist. Dist.	M: 26/10/53	West Mont. Ave. H. D.
(82) Conklin House	Hist. Dist.	M: 26/10/55	West Mont. Ave. H. D.
(83) 415 West Montgomery	Hist. Dist.		West Mont. Ave. H. D.

Reading's First Addition

(84) Warfield House	None	M: 26/13/1	
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Rockville Park

(85) Riggs House	None	M: 26/13/2	
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Lincoln Park and Cemetery

(86) Cooke House	None	M: 26/15/2	
(87) Cemetery	None		

Haiti and Cemetery

(88) Old Carroll House	None	M: 26/16/2	
(89) Cemetery, Martin's Lane			

IV. Stresses

A large portion of the housing resources of this period are in designated historic districts. Therefore, primary protection has been established and the major stress is pressure for adaptive reuse requiring parking lots, access, screening, and upgraded modern utilities, which conflict with the residential character of the area. Old outbuildings and period landscaping have not been well preserved as they are not considered an important part of the historic site.

The subdivision of original lots, brought about by decreased minimum lot size, is another stress. Subdivision interrupts the established rhythm and streetscape and may interject uncharacteristic housing types into an established historic

character. Widening of roads and intersection improvement is also a stress as it upsets the balance of house mass to lawn, thus diminishing the original setting.

Folk vernacular houses and housing built in the first quarter of the 20th century is not fully appreciated as having significance. Folk vernacular is unappreciated because it lacks distinctive style, was not built by skilled craftsmen, and is not valued as a continuation of earlier building traditions now largely lost. Twentieth century houses are often perceived as "mass produced" and, since they were built in living person's memory, not historic. This results in inappropriate replacement materials and modifications that alter the historic characteristics. The present emphasis on energy conservation also encourages the application of materials (siding, storm windows, solar collectors, and others) which adversely affect historic character. The lack of affordable maintenance and appropriate replacement parts such as windows, doors, and mouldings scaled to a typical facade also encourages inappropriate modification.

V. Recommendations for Protection

- A. Complete the inventory of identified resources and initiate survey and documentation of areas remaining from this period and theme.
- B. The identified resources from this theme should be reviewed for condition, integrity, and significance to the theme. This should become a part of the permanent inventory files.

VI. Implementation

A. 2-3 Year Implementation

1. Consider local designation of significant resources.
2. Conduct an intensive survey of late-19th-century housing developments and follow up with inventory forms and computer analysis.
3. Consider extension of National Register district (West Montgomery Avenue Historic District) to include "Higginsville", Rockville Heights, The Park, and other period subdivisions.
4. Conduct a survey of condition of resources from this theme.

B. 5-10 Year Implementation

1. Data gaps should be researched.
2. Set up annual review program of resources to check condition, maintenance, and integrity of resources.

Theme 3: Economics

During this period, Rockville's economy began to shift from one providing the basic home and farm necessities to one offering amenities and comforts beyond subsistence. The primary market was for agricultural supplies and services, dry goods, groceries, and household necessities and services. But, as new housing developments were initiated and the County government and County Court became more active, the City attracted a larger number of resident professionals and government workers. These citizens were better educated with higher expectations in their careers and surroundings. Therefore, Rockville's range of goods and services increased in number and quality. Builders, dressmakers, milliners, tailors, confectioners, druggists, and others joined the blacksmiths, harnessmakers, general store keepers, and other basic providers. Thus, the downtown, already clustering around the courthouse, continued to develop, slowly extending to the north and east in the direction of the railroad. (Figure 18)

The development of the commercial core coincided with the residential building boom of the 1880s and early 1890s. Several individuals led in the building program, either as investors and entrepreneurs or as builders and suppliers of building material. William Brewer, for one, formed the Rockville Building Association to finance new housing and encourage private development. He had earlier subdivided the Third Addition to Rockville near the B & O Station. The Association continued to operate until 1891. Several individuals served as the builders for most of the houses and commercial buildings under construction. Edwin West, a former farmer and recent resident in Rockville, W. R. Pumphrey, a local cabinetmaker and undertaker, T.C. Groomes, and John Edmonston were among them.



**WOODLAWN HOTEL/CHESTNUT LODGE,
500 WEST MONTGOMERY**

Rockville's rapid growth and the promotional efforts that advertised the City as a resort town, brought a growing number of summer boarders to the cool healthy climate. The hotels already in business near the County Courthouse absorbed some of the guests, but they preferred to stay on the western edges of the City away from the congestion. Rooming houses were started in a few of the large houses on West Montgomery Avenue, and the Woodlawn Hotel (Now Chestnut Lodge), completed in 1890, was constructed specifically to serve summer visitors.

The surge of local development generated other economic spinoffs. In the 1880s, a private venture was launched to erect the Town Hall, a private assembly hall, on East Montgomery Avenue. This was to provide space for many of the town's activities. (Talbot, Star, 8/20/60) Rockville's first bank, a second venture, was completed in 1887 as the Montgomery County National Bank. This institution provided capital for many of the early building projects.

The depression of 1893 temporarily halted the flurry of economic activity that began after the arrival of the railroad. Although most local businesses continued to operate, it was a slow period and some ambitious investors from the preceding decade filed for bankruptcy.

The railroad, however, continued to provide a strong economic link to the City of Washington. This market stimulated agricultural production around Rockville and led to the establishment of several farm supply businesses selling farm implements, tractors, seed, grain and stock feed, fuels, and provisions. One new farmers' supply business was opened by William Wallace Welsh and his partner David Warfield near the railroad depot. Their store and a frame warehouse burned in 1895; a new store was built with a cast-iron front in 1897. This building and warehouse, now operating as Wire Hardware, remained in the Welsh family until 1923 at 22 Baltimore Road.

In 1900 the Farmer's Bank and Trust Company began financial operations. Their success provided the financial support for the erection of a new building and allowed them to pay dividends within one year.



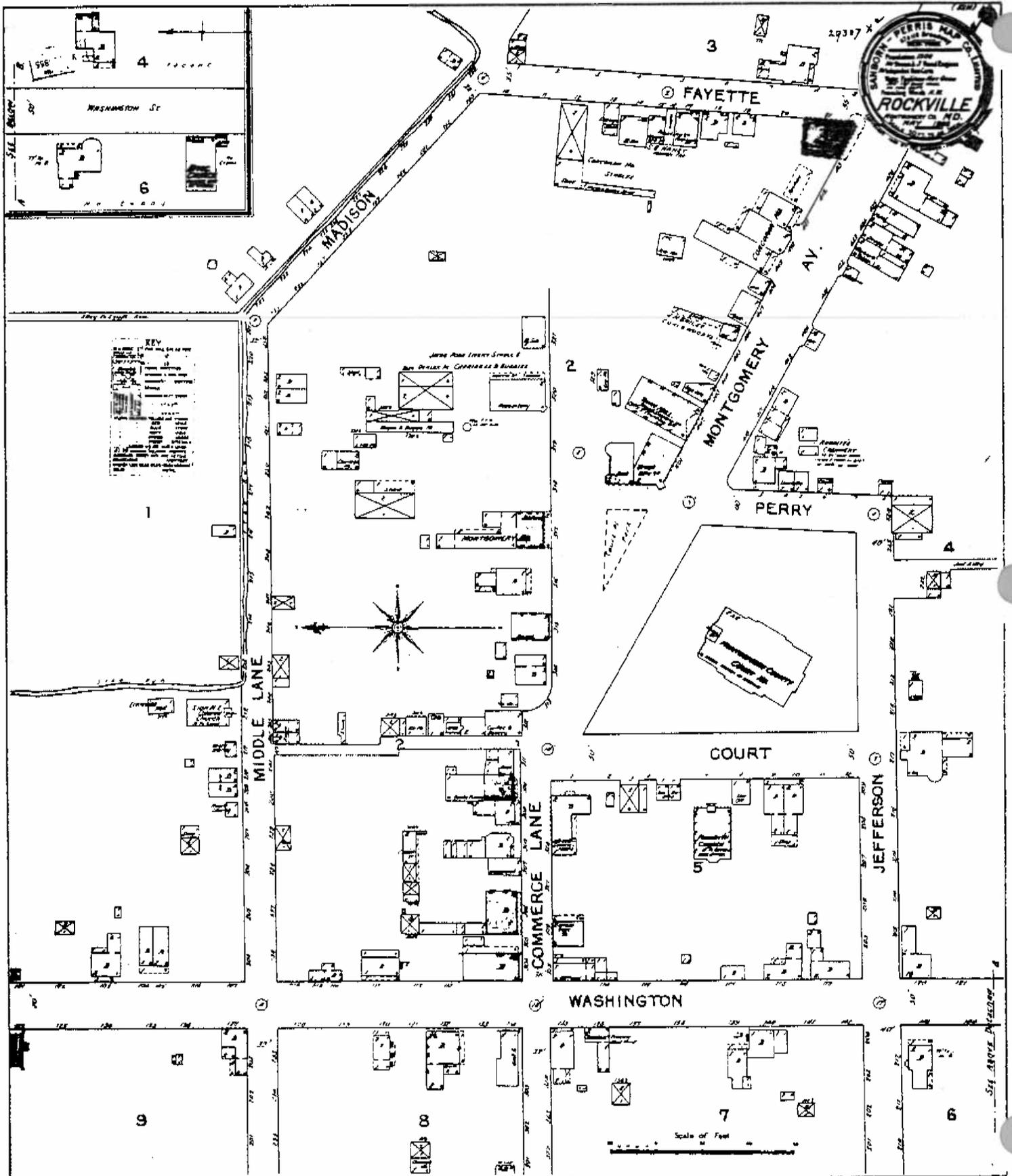
WIRE HARDWARE, 20-22 BALTIMORE ROAD

The attached table is a comparison of businesses and professionals in Rockville in 1879 prepared from T.H.S. Boyd's The History of Montgomery County, Maryland and from the 1897 Sanborn Fire Insurance Map of Rockville.

Table 1

<u>1879</u>	<u>1897</u>
Insurance Agents (2)	Telegraph Office
Railroad Agent	Law Offices
Attorneys at Law (4 firms)	
Auctioneer	Blacksmith and Wheelwright (2)
Blacksmiths and Wheelwrights (6)	Carpenter and Undertaker (2)
Carpenters and Undertakers (4)	
Dentist	Druggist (2)
Druggist	Harness Maker
Harness Maker	Hotels (3)
Hotels (2)	Livery Stables/Carriage Dealer
Livery Stables (2)	Marble Cutter
Mason	Merchants (10-12)
Merchants (8)	
Millers (1 company)	Milliner
Millinery (3)	Jeweler
Watches and Jewelry	

FIGURE 19
1892 SANBORN-PERRIS MAP OF ROCKVILLE



Wines and Liquors (3)
 Physicians (3)
 Shoemakers (3)
 Tailor
 Tinner
 Farmers (53)

Physicians (2)
 Cobblers (2)
 Tailor
 Tanners (2)

 Plumbers (2)
 Bakery and Confectionery
 Ice House
 Bank
 Barber (1, black; 1, white)
 Furniture/Cabinet Maker
 Printer
 Chinese Laundry

I. Identification

"0" indicates no examples. "X" indicates presence but unknown quantities. A numeral indicates a known quantity. "NA" is "not applicable".

A. Resource Types

<u>Possible</u>	<u>Above Ground</u>		<u>Archeological</u>	
	<u>Identified</u>	<u>Expected</u>	<u>Identified</u>	<u>Expected</u>
Shop	1	1	0	0
Store	1	1	0	0
Bank	0	0	0	0
Office	0	0	0	0
Hotel	1	1	0	0
Boarding house	0	0	0	0

B. Characteristics

The small businesses clustered around the Courthouse continued to grow in number and by this period extended toward the railroad. These businesses were housed in one, two, or three story-frame or brick structures built in a variety of architectural styles or housed in adapted dwellings. Professions such as lawyers and doctors were often housed in one-story one- or two-room office buildings, but later occupied the second story of retail buildings. Many of these buildings were either high style or had stylish ornamentation. Rockville's first banks, for example, were masonry structures with Colonial Revival details. Many craftsmen and skilled mechanics continued to work out of shops located at their dwellings but increased building and convenient rail service produced lumber and building supply yards and small offices for related trades such as tanners and blacksmiths. A new industry was automobile sales and service. Early one-story garages with gas pump and service bay or shop resembled the

older generation blacksmith and wheelwright shops where parts were manufactured and repaired. These brick or frame buildings were utilitarian but often featured fine exterior masonry work detail.

Resort housing consisted of small private rooming houses, usually dwellings in Queen Anne or Stick Style, and public hotels. The hotels had large expanses of exterior porches and verandahs and ranged from frame two-story buildings of moderate size to brick Second Empire hotels such as the forty-room Woodlawn Hotel.

C. Currently Identified Resources and Planning Areas

- (90) Wire Hardware and frame sheds, 20-22 Baltimore Road (Planning Area 1)
- (91) Woodlawn Hotel/Chestnut Lodge, 500 West Montgomery Avenue (Planning Area 4)
- (92) Burbank's Grill/Shoe Repair Shop, 18-20 West Montgomery Avenue (Planning Area 1)

II. Documentation

A. Data gaps

1. Information on specific businesses, banks, hotels, etc., i.e., dates established, founders, years of service.
2. Information on commercial structures extant from this period.

III. Registration

<u>Resource</u>	<u>Local</u>	<u>State #</u>	<u>National Register Listed</u>
(90) Wire Hardware/sheds	Hist. Dist.	M: 26/12/3	B&O RR/3RD Add/St. Mary H.D.
(91) Woodlawn Hotel/ Chestnut Lodge	None	M: 26/10/4	West Mont. Ave. H.D.
(92) Dawson Store/Burbanks	None		

IV. Stresses

Two of the remaining Rockville commercial structures have been designated historic sites and have protection. Redevelopment may pose a threat to the Dawson store in the Town Center, and to second generation commercial structures, such as Snowden's Funeral Home on North Washington Street.

V. Recommendations for Protection

Identified resources may be designated as historic sites.

VI. Implementation

A. 2-3 Year Implementation

1. Conduct a survey of development areas for possibly overlooked resources.
2. Conduct a survey of condition of resources.

B. 5-10 Year Implementation

1. Data gaps should be researched.

Theme 4: Government/Law

The population of the County and Rockville grew significantly in the two decades following the arrival of the railroad. Table 2 shows the population and percentage of population change for each jurisdiction between 1870 and 1930.

Table 2

Year	<u>Rockville</u>		<u>Montgomery County</u>	
	Population	% Change	Population	% Change
1870	365	80.8%	20,563	12.2%
1880	688	4.2%	24,758	20.4%
1890	1,568	127.9%	27,185	9.8%
1900	1,110	-29.2%	30,447	12.0%
1910	1,181	6.4%	32,089	5.4%
1920	1,145	-3.1%	34,921	8.8%
1930	1,422	24.2%	49,206	40.0%

Source: For 1860-1930, U.S. Department of Commerce, Bureau of the Census.

To meet the demands on services brought by the growth, the County government increased the number of employees and set up more specialized departments. The County's governmental expansion eventually required more space than that available in the 1840 courthouse. In response, elected County officials organized a building committee to replace the old courthouse. Funded by bond issues authorized by the Maryland General Assembly, a courthouse was erected in 1891. This became the new center of the County government. It housed the County Commissioners, Circuit Court activities, Orphan's Court, other County agencies, and a regular Tuesday "Court Day." (M:26/11/1 "Montgomery County Courthouse Historic District")



1891 COURTHOUSE, COURTHOUSE SQUARE

The City government responded to the arrival of the railroad in 1872-73 with a score of public improvements. New streets, brick sidewalks in town, and plank sidewalks to the B & O Railroad Station were built. Shade trees were planted, and many old streets were paved. (Rockville Times, 3/24/50) The growth that occurred in the 1880s, however, brought other changes in Rockville's government. First, the Town Council form of government was changed by city charter to a Mayor and Council form of government. An improvement in city services followed. In 1888 Rockville purchased a fire hose, and in 1895 approved the organization of a fire department. The first fireman, George Mead, was a local black man who owned his own horse and

wagon for bringing buckets and supplies to fight fires. In 1896, a waterworks and electric plant were authorized; they were completed and operating by August 1897. The waterworks, based in the Pump House, was built on land purchased from Joseph Reading and covered a well over 224 feet deep that provided water for all the City residents. A fire in 1901 destroyed the power house of the electric plant, but it was restored to use in 1905. The electric plant was replaced in 1909 when the City granted PEPCO a franchise to provide electric power. (M:26/14, 401 Horners Lane)

The close proximity of the City and County governments led to some overlap of responsibility and sharing of facilities. As the County government began to expand out of its 1891 Courthouse, this sharing became more prevalent. For example, from 1922-26, the 1891 Courthouse held the City fire engine and siren. ("Courthouse Historic District")

In the early 20th century, the County government shifted part of its focus to special urban service districts. By acts of the Maryland Assembly, the Washington Suburban Sanitary Commission (WSSC) (1918) and the bi-county Maryland-National Capital Park and Planning Commission (M-NCPCP) (1927) were formed to build a regional planning approach. The creation of these agencies limited the development of new municipalities and excluded existing ones, including Rockville.

In 1927, the County government's growth had reached a record high level so that once again the County Commissioners appointed a committee to make recommendations for providing more space. Later, the Maryland Assembly approved the money to acquire the land between Court and Washington Streets, Montgomery Avenue, and Jefferson Street. A new courthouse connected to the 1891 one was constructed and opened in 1931. ("Courthouse Historic District")

I. Identification

"0" indicates no examples. "X" indicates presence but unknown quantities. A numeral indicates a known quantity. "NA" is "not applicable".

A. Resource Types

<u>Possible</u>	<u>Above Ground</u>		<u>Archeological</u>	
	<u>Identified</u>	<u>Expected</u>	<u>Identified</u>	<u>Expected</u>
Courthouse	1	1	NA	NA
Pump house	1	1	NA	NA
Power house	0	0	NA	NA
Fire house	0	0	0	0

B. Characteristics

A new Romanesque courthouse built of brick with brownstone sills and lintels was built in 1891. A 96 ft. tower surmounts the mainblock of the structure. Utilities were housed in one story brick structures with fieldstone foundations.

C. Currently Identified Resources and Planning Areas

- (93) Pump House/Power House, 401 South Horners Lane (Planning Area 2)
- (94) 1891 Courthouse, Courthouse Square (Planning Area 1)

II. Documentation

A. Data gaps:

1. Sites associated with important government events or leaders.
2. Information on the Town Hall.

III. Registration

<u>Resource</u>	<u>Local</u>	<u>State #</u>	<u>National Register Listed</u>
(93) Pump/Power House	None	M: 26/14	
(94) 1891 Courthouse	Hist. Dist.	M: 26/11/1	Mo. Co. Crthse. H.D.

IV. Stresses

The 1891 Courthouse is a designated historic site and has primary protection. However, its visibility and historical setting is increasingly compromised by taller buildings in the Town Center.

V. Recommendations for Protection

- A. Identified resources may be designated historic sites.
- B. Protective measures should be taken by the City and County to maintain the identified resources and keep in viable reuses.
- C. The appropriate City and County departments and programs should be informed of significant sites/resources.

VI. Implementation

A. 2-3 Year Implementation

1. Conduct a survey of these resources for condition and integrity.

B. 5-10 Year Implementation

1. Data gaps should be researched.
2. Set up annual review of these resources for proper maintenance, arson prevention, and vandalism, etc.

Theme 5: Military

At the advent of World War I, Rockville sent over 150 men to military service from its roughly 1200 residents. Locally, women volunteered for the Red Cross, and the citizens adjusted to the wartime shortages. (Dunham, p. 30.)

I. Identification

No resources identified.

II. Documentation

A. Data gaps:

1. Information on local involvement in Spanish-American War.
2. Comparison of Rockville contribution in WW I to other Maryland communities.

III. Registration

No resources identified for registration.

IV. Stresses

None.

V. Recommendations for Protection

No resources identified for protection.

VI. Implementation

A. 5-10 Year Implementation

1. Data gaps should be researched.

Theme 6: Religion

Episcopal

The congregation of Christ Episcopal Church had begun to recover by the 1880s from the declining membership it experienced through the mid-19th century. The larger congregation required more space so a new building was started in the Gothic Ecclesiastical style in 1884 and completed in 1887 on the same site as the 1822 church. Less than a decade later in 1896, a storm destroyed the steeple and damaged the east facade of the new building. It was repaired by T.C.Groomes, a local builder. The Church's congregation continued to grow after 1900 with new facilities added as needed. One of the new facilities was a parish hall, designed by T.C. Groomes, and built in 1926. This was the beginning of a church complex that developed from the original 1884-87 structure. (M:26/11/11, Christ Episcopal)

Margaret Beall donated Lot 10 of her new subdivision to Christ Episcopal Church for a rectory. Construction began in 1874 on a two-story, frame house with a detached kitchen. A two-story addition, stables, and a sixteen-foot-wide Rector's alley were built in 1887. Small additions and repairs continued to be made through the early 20th century while this house provided a home for the Church's many rectors. (M:26/10/45, 223 W. Mont.)

Baptist

In 1880, Reverend S.S. White, the pastor of the Rockville Baptist Church for twenty-one years, left to become Superintendent of Public Schools of Montgomery County. During the fall of that year, thirty-five members were approved to form a church at Mt. Zion. Their departure coincided with the Rockville congregation's increase in membership as the booming 19th-century residential development grew around it. In 1897, sixteen graves were moved from the adjoining cemetery to Rockville Cemetery because of street improvements on Jefferson. The Rockville Baptist Church continued at its present location until 1908 when a new building was constructed on the corner of Jefferson and Washington Streets. Spencer C. Jones, son of the first pastor, generously contributed funds for the new church building and to an adjacent parsonage built in 1914. In 1913, the old Rockville Baptist Church used for ninety years, was razed. (M:26/10/45, Baptist Cemetery)

The congregation of Rockville Baptist Church was given Lot 77 by Spencer C. Jones in 1884. Two years later, the church had completed the parsonage that was to house the pastors' families until 1907. A new parsonage then was constructed on a lot adjacent the new church building in 1914. (M:26/10/15, 9 N. Adams St.)

Baptist Church (Lincoln Park)

Around 1900 a group of nine residents formed the First Baptist Church in Lincoln Park. By 1902 a lot was purchased on the road known as Horner's Lane, which ran from Baltimore Road to the northwest. Established as the

First Colored Baptist Church of Rockville, the name was changed to Mt. Calvary Baptist Church in 1910. (Clarke, pp. 176-180)

Catholic

The congregation of St. Mary's Church grew in accordance with the population increases in and around Rockville, but the priests managed to travel around the County administering sacraments and conducting Mass for families living along the C&O Canal and in more remote areas. This itinerant pastoral care program continued for several decades as St. Mary's special ministry. Gradually, some of these isolated parishioners grew sufficiently in numbers to support their own churches. To accommodate the larger congregation, Dr. Maddox gave St. Mary's seven acres on Norbeck Pike for use as a second cemetery and improved its sanctuary. The annual Strawberry Festival, established earlier as a community fund-raiser, developed into a lawn party that still contributed to fund raising and the social life of the community. In 1917, a new parish rectory and hall were built. (Historic St. Mary's)

Christian

The Rockville Christian Church continued to occupy the former Presbyterian Meetinghouse until a new church was built in 1892 at the same location. Edwin West, a local builder, contracted with the Church Elders and Trustees for a distinctive institutional building (now used as law offices.) The Christian Church grew steadily in the early 20th century. (M:26/10/22, 101 W. Jefferson St.)

A.M.E. Zion Methodist

The Clinton Chapel of Rockville relocated several times during this period. In 1890, a frame church was built on Middle Lane. The congregation moved in 1903 to North Washington and was renamed the African Methodist Episcopal or A.M.E. Zion Church. (Clarke, pp. 176-180)

Jerusalem United Methodist

The Jerusalem United Methodist Church has remained at 21 Wood Lane since its founding. In 1892, the minister and congregation disassembled the church and then rebuilt a larger building using some of the old materials. This is the longest standing, permanent black church in Rockville. It has provided community outreach programs since its founding. In 1912, when Rockville Elementary School for Negroes burned, the Church was used temporarily to house the school. (Clarke, pp. 176-180)

The prosperity of the congregation allowed them to build a parsonage in 1912 on the lot adjacent to the church. This two-story house has provided a home for the minister and his family to the present. (M:26/10/40, 17 Wood Lane)

I. Identification

"0" indicates no examples. "X" indicates presence but unknown quantities. A numeral indicates a known quantity. "NA" is "not applicable".

A. Resource Types

<u>Possible</u>	<u>Above Ground</u>		<u>Archeological</u>	
	<u>Identified</u>	<u>Expected</u>	<u>Identified</u>	<u>Expected</u>
Church Complex:				
sanctuary	4	4	0	0
hall	2	2	0	0
classroom	0	0	0	0
quarters	0	0	0	0
Rectory	2	2	0	0
stables				
alley				
kitchen				
privy				
Parsonage	2	2	0	0
kitchen				
stables				
privy				
Cemetery	3	3	0	0

B. Characteristics

As population grew, many churches needed to expand their quarters and new churches were formed. Fire destroyed many of the old frame churches, perhaps encouraging the use of masonry. Rockville had two major church forms: The 1-1/2 story English Gothic Parish Church made of stone or brick in a Romanesque influenced style with buttresses, rose window and Gothic arched doors and windows, and Gothic-detailed frame 1-1/2 story rectangular or "L"-shaped churches and meetinghouses, simpler and sparsely decorated. Both forms had an entry area, central open congregational area, and sanctuary. Steeples or bell towers were common. Sunday School rooms and educational wings were frequent additions of this period, and churches became more complex, adding office space, choir rooms, vestries, meeting rooms, parish or fellowship halls, and at the end of this era, kitchens, restrooms, and parlor/dressing rooms were added for dinners and weddings. Parishioners were sufficient in number to support full-time ministers and provide parsonages or rectories in typical local dwelling styles.

C. Currently Identified Resources and Planning Areas

(95) Christ Episcopal Church Complex, 109 South Washington
(Planning Area 1)

- Sanctuary (1884-87)
 Parish Hall (1926)
- (96) Old Episcopal Rectory, 223 West Montgomery (1874-75)(Planning Area 4)
- (97) Former Rockville Christian Church, 101 West Jefferson Street (1892)(Planning Area 1)
- (98) Presbyterian Manse, 112 Forest (Planning Area 4)
- (99) St. Mary's Catholic Church (Planning Area 1)
- (100) St. Mary's Cemetery, 920 Veirs Mill Road (Planning Area 1)
- (101) St. Mary's Cemetery on Norbeck Road (Planning Area 7)
 Rockville Baptist Church
- (102) Baptist Cemetery, Jefferson and Van Buren (Planning Area 1)
- (103) Baptist Parsonage, 9 North Adams (1886)(Planning Area 1)
- (104) Mt. Calvary Baptist Church (Planning Area 6)
 Church Building, North Horner's Lane
- (105) Jerusalem M. E. Church (Planning Area 1)
 Church Building, 21 Wood Lane (rebuilt in 1892)
- (106) Parsonage, 17 Wood Lane (1912)(Planning Area 1)

II. Documentation

A. Data gaps:

1. Information on the Rockville Methodist Church
2. Information on Rockville Presbyterian Church
3. Information on Rockville Cemetery in this period.

III. Registration

	<u>Resource</u>	<u>Local</u>	<u>State #</u>	<u>National Register Listed</u>
(95)	Christ Episcopal Complex Sanctuary Parish Hall	Hist. Dist.	M: 26/11/11	Mont. Co. Crthse. H.D.
(96)	Old Episcopal Rectory	Hist. Dist.	M: 26/10/45	West Mont. Ave. H.D.
(97)	Former Rockville Christian Church	Hist. Dist.	M: 26/10/22	West Mont. Ave. H.D.
(98)	Presbyterian Manse	Hist. Dist.	M: 26/10/58	West Mont. Ave. H.D.
(99)	St. Mary's Catholic Church	Hist. Dist.	M: 26/12	B&O RR/3RD ADD/ H.D.
(100)	St. Mary's Cemetery	Hist. Dist.	M: 26/12	B&O RR/3RD ADD/ H.D.
(101)	St. Mary's Norbeck Rd	None		
(102)	Rockville Baptist Cemetery	Hist. Dist.	M: 26/10/25	West Mont. Ave. H.D.
(103)	Baptist Parsonage	Hist. Dist.	M: 26/10/15	West Mont. Ave. H.D.
(104)	Mt. Calvary Baptist Church	None		
(105)	Jerusalem M.E. Church	Hist. Dist.	M: 26/10/39	West Mont. Ave. H.D.
(106)	Jerusalem M.E. Parsonage	None	M: 26/10/40	West Mont. Ave. H.D.

IV. Stresses

Many of these structures are in designated historic districts and have primary protection. However, The small size of many of these

buildings and the lack of expansion land for educational buildings and parking has forced some growing congregations to move to new buildings. The old structures have been adapted for reuse or demolished, and adjoining structures have been demolished or adapted for church uses. The constraints on facility and parking expansions will continue to stress congregations in historical buildings. Lack of appropriate maintenance, repairs, and replacement can become a problem. The non-profit status of the congregations make them ineligible for tax benefits although several Maryland Historical Trust financial grants and programs include non-profit organizations. However, proper maintenance of historical churches and accessory buildings may be perceived as a burden to the congregation, and one outside their stated mission. Cemeteries, especially those along major thoroughfares, have increasingly become targets for vandals.

V. Recommendations for Protection

- A. Identified resources may be designated as historic sites.
- B. Maintenance of identified resources through public education, financial assistance and protective measures.

VI. Implementation

A. 2-3 Year Implementation

1. Conduct inspection and prepare a report on the condition of resources for this theme.

B. 5-10 Year Implementation

1. Data gaps should be researched.
2. After inspection of resources, implement program for preservation and protection that may include stabilization of ruins/sites or protective measures against pedestrians, vehicles, arson, vandals, or neglect.

Theme 7: Social, Educational, Cultural

Social

On September 6, 1876, the County and City celebrated the Montgomery County Centennial at the Fairgrounds at Rockville. A series of speeches by prominent citizens was delivered. Exhibition buildings housed relics of the past.

The Galilean Fisherman's Temple, Eureka Tabernacle, No.29, was formed in 1887. A lodge building stood at North Washington Street, north of Wood Lane.

In 1892, forty-five Confederate veterans organized the Ridgely Brown Camp. Each year these men met at the Montgomery House to reminisce, swap stories, and have dinner. By 1910, only twenty-eight of the original group remained with Colonel Spencer C. Jones the most prominent member.

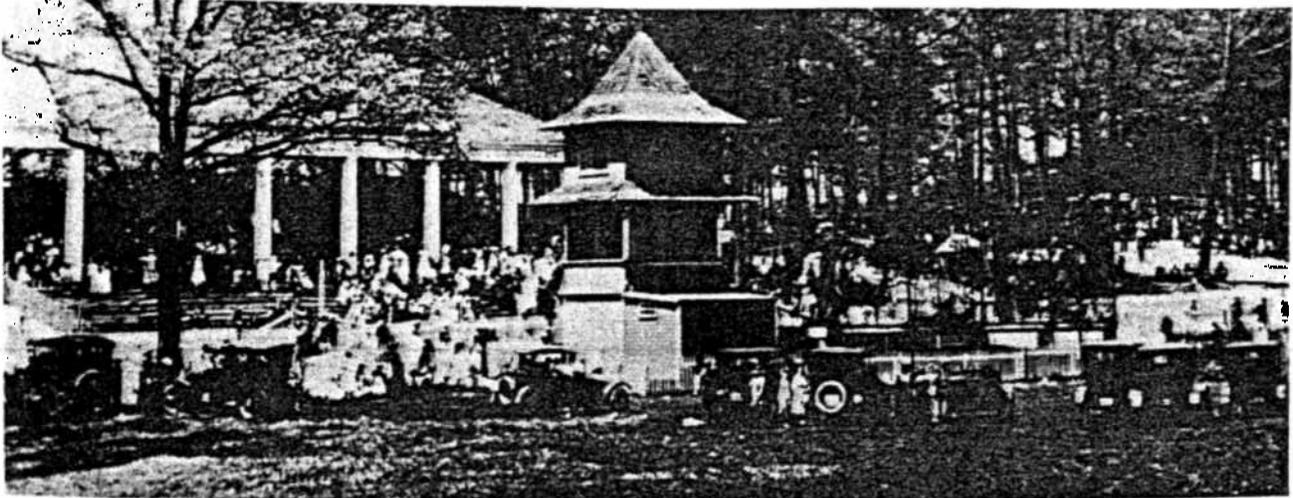
This group formed a committee in 1906 to erect a Confederate monument. For \$3,600, a bronze statue of a young calvaryman was placed in front of the courthouse facing south on June 3, 1913. Colonel Jones gave the largest contribution and it is believed served as a model for the statue. The inscription reads, "Dedicated to our Heroes of Montgomery County, Maryland. That We Through Life May Not Forget To Love The Thin Grey Line."

A number of clubs and social organizations formed during this period. The following list includes the names, and approximate dates of formation:

Cinderella - 1880
Comus (Dramatics) - 1880
Thalia Club - 1882
Burden Bearer Circle of Kings Daughters - 1890
Rockville Dramatic Club - 1892
Montgomery Masonic Lodge of Rockville - 1893
Rockville Woman's Club - 1900 (Talbot, Star. 8/28/60)
Montgomery County Club - 1907
Rockville Inquiry Club - 1911
Rockville Community Garden Club - 1912
American Red Cross, Montgomery County Chapter - 1917
Homemaker's Club - 1917
Knights of Columbus - 1921
Rockville Rotary Club - 1929
Montgomery Chapter of Eastern Star - 1930
(Thompson, "Gateway")

The Rockville Fair provided an annual social event for the City and metropolitan area. After the Civil War, the Fairgrounds comprised sixteen acres including a race-track, stables, two-story frame exhibition buildings, speakers stand, and cattle and stock pens and stalls. In September 1872, a special train from Washington brought city residents to the fair resulting in the largest crowds ever experienced. This annual event consisted of agricultural exhibits, games, races, and family picnics.

The fair continued through the early years of the 20th century until heavy financial difficulties required it to be discontinued in 1931. (Crook, "Fair")



ROCKVILLE FAIRGROUNDS

In the first few years of the 20th century, Rockville began to develop the mechanisms to introduce new ideas to the residents and communicate with those outside the City. The Chautauqua was one means. It came annually to the City, usually at the Town Hall, with an assortment of lectures, concerts, and plays. This popular activity provided both an educational opportunity and a social outlet for residents. When the first telephone was installed in 1901-02, another communication line was opened with the opportunity for access to more information in a shorter period of time.

In spite of the modern conveniences that were available in Rockville at the turn of the century, City residents continued to use separate privies except for approximately twenty households with flush toilets and septic tanks. The sanitation problems that resulted from the lack of a sewage system became obvious after a typhoid epidemic erupted in 1913-14. A careful analysis of leakage from the privy of a house with a typhoid patient into the City's water system via Monkey Run determined the source of the disease. This led to the chlorination of the water system and to improvements in the disposal of sewage. (Progress, February 6, 1980)

Incorporated in 1907, the Montgomery Country Club was started with a membership that included some of the most prominent men in the County.



FORMER MONTGOMERY COUNTRY CLUB,
16 WILLIAMS STREET

This social organization offered lectures, regular meetings, and assorted social activities at its temporary clubhouse on Forest Avenue and 300 West Montgomery Avenue in Rockville. In 1915 the membership raised money to build a permanent clubhouse on two lots at the corner of Williams Street and Great Falls Road. This "bungalow-like" house provided space for the group until forced foreclosure in the early 1930s. (M:26/10/36, 16 Williams)

Rockville's social life focused for many years on informal gatherings, clubs, fairs, and occasional traveling performances. But, by the late 1920s, motion pictures were introduced as a new form of social activity popular across the country and in Rockville. Movies played locally at the Town Hall and later SECO (Suburban Electric Company) theaters for the first time in the 1920s. (Lantz, Spirit, p. 185, 1929.)

Cultural

The Rockville Library Association formed in 1869 and reorganized in 1916. By 1921, the library was housed in the former one-room office of Dr. E.E. Stonestreet near the Montgomery County High School. Other cultural activities were provided by the several dramatic clubs formed during this period. The Rockville Opera House was a separate community group that was associated with the Chautauqua in the 1920s. (Dunham, "Rockville and People", Social.)

Educational

The public schools, first started in the late 1860s, gained in favor through the late 19th century. Rockville had one two-room primary school for whites by the 1870s. In 1876, a new primary school was built on Monroe Street with three classrooms and a hall above. (Jewell, "One Room")

It was another twenty years before public secondary education was available at Rockville High School. Completed in 1905, the building was located on Monroe Street and East Montgomery Avenue. T.C. Groomes was the architect. This high school served the entire County until additional ones were built in Gaithersburg and Poolesville. (Jewell, "R. Montgomery")

Although private basic education was available to blacks in the mid-19th century (the Sandy Spring, Sharp Street Industrial School was the first black school), black public education developed more slowly. In 1876, \$600 was appropriated for a school in Rockville. This money purchased 10-1/2 square perches from W. Veirs Bouic on Frederick Road on which a school was built. The school offered a basic education but had a shorter school year and was often closed for lack of funds, epidemics, and low enrollment. (M:26/15/3, Lincoln High)

Later, black citizens from Rockville petitioned for a manual training school; authorization was received in 1901, and the program organized in 1903. This school was designed to emphasize trades and skills, a common curriculum among black schools that followed Booker T. Washington's educational philosophy developed at Tuskegee Institute.

In 1912, the Rockville Colored Elementary School burned. The school was then temporarily housed in Jerusalem Methodist Church on Wood Lane. Later the school moved to Fisherman's Hall on North Washington at Wood Lane where it remained for nine years. The trustees of the school requested the

purchase of a lot from the Fisherman's Organization for a new school in 1916. In 1920 the new school was approved. (M:26/15/3, Lincoln High School)

In 1908 a business school opened in Rockville using the Montgomery County High School building. Typewriters, business desks, and supplies were set up for this two-year program open to any County resident under twenty-one with a ninth grade education.

Private education for the most part declined as the public school system expanded. Rockville Academy struggled through the 1870s with approximately one-half its former enrollment of forty. By 1882, it had regained some of its prominence, largely because of the sale of the farmland bequeathed by Julius West. The sale gave the trustees the necessary funds to construct a new building.



FORMER ROCKVILLE ACADEMY, 103 SOUTH ADAMS

In pre-WWI years, the Academy struggled once again. During the War, it became Rockville Military Academy with uniformed boys and military drills. It later closed as a day school and reopened with evening commercial classes using the public high school. The building became the city library, a nursery school, was purchased by the Methodist Church, and then adapted for offices.

Other private schools, such as St. Mary's Institute, continued to operate. St. Mary's was relocated from Commerce and North Washington to East Montgomery Avenue and Bridge Street. It was later adapted for the Montgomery County School District administration offices.

During the late 19th century, John Surratt taught for a time at a Rockville school, occasionally discussing in public lectures his mother's and his own still-debated role in the Lincoln conspiracy.

I. Identification

A. Resource Types

<u>Possible</u>	<u>Above Ground</u>		<u>Archeological</u>	
	<u>Identified</u>	<u>Expected</u>	<u>Identified</u>	<u>Expected</u>
Lodge Hall	0	0	0	0
Statuary	1	1	0	0
Fair Grounds	1	1	0	1
Country Club	1	1	0	0
Community Center	0	0	0	0
Library	0	0	0	0
Schools:	0	0	0	0
primary				
secondary				
black				
white				
academy				

B. Characteristics

During this period the Fairgrounds continued to grow and the Georgetown and Tenallytown Railroad extended their streetcar line to the Fairgrounds. By 1902, there was a new one-half mile track for horse racing, additional stables and a Neoclassical Grandstand and a bandstand.

An extensive sewer system was laid down after the Typhoid outbreak of 1913-14. The system separated waste water from the underground streams and creeks that fed the city water system and included facilities for chlorinating the water.

School buildings during this period ranged from high-style, 2-1/2 story architect-designed structures such as the Romanesque revival Rockville Academy, to small one-room frame buildings.

Lodges and social clubs used the second floor of commercial buildings for their halls, though some, like the Masonic Temple built their own buildings. The Masonic Temple was a two-story square neo-classical brick building built in 1897. It had a corner entrance and large arched windows on the first floor. In 1930, the structure was remodeled, moving the entrance to the center front bay and adding federal-style details. The 1887 frame two-story Galilean Temple was sheathed in German siding with a fieldstone foundation. Houses were also used as meeting space, and one group, The Montgomery Country Club built a 1-1/2 story Clubhouse resembling a bungalow dwelling in a residential area.

Motion pictures were introduced to Rockville in the 1920s. The movies were first shown at the Town Hall, a substantial brick, two-story building which also served for opera house, stage plays and lectures and housed a print shop. An art deco movie house was built on West Montgomery Avenue in the late 1930s.

C. Currently Identified Resources and Planning Areas

Social

- (107) Confederate Statue, Courthouse Square (Planning Area 1)
- (108) Site of Rockville Fairgrounds (Planning Area 1)
- (109) Typhoid Fever House (Planning Area 2)
- (110) Montgomery Country Club, 16 Williams (1915)(Planning Area 4)

Educational

- (111) Rockville Academy (1890)(Planning Area 1)
- (112) Site of Montgomery County High School (1904)(Planning Area 1)
- (113) Rockville Public School (1876)(Planning Area 1)
- (114) Site of Rockville Colored School, North Washington Street (1876)
(Planning Area 1)

II. Documentation

A. Data gaps

1. Black fraternal and social organizations.
2. Information on clubs and social organizations in Rockville at this time.
3. Information on cultural events.
4. Detailed history of Rockville Library Association.

III. Registration

<u>Resource</u>	<u>Local</u>	<u>State #</u>	<u>National Register</u>
Social			
(107) Confederate Statue	Hist. Dist.		Mo.Co. Crthse H.D.
(108) Site of Rockville Fairgrounds	None		
(109) Typhoid Fever House	None		
(110) Montgomery Country Club	None	M: 26/10/36	
Educational			
(111) Rockville Academy	Hist. Dist.	M: 26/10/2	West Mo. Ave. H.D.
(112) Site of Montgomery County H.S.	None		
(113) Rockville Public School	None		

(114) Site of Rockville
Colored School

None

IV. Stresses

Many of the resources have been demolished and the property redeveloped. Rockville Academy is in a designated historic district and the property surrounding it is on the National Register. It is one of only two remaining public structures (Woodlawn/Chestnut Lodge is the other) with its original setting largely intact. The demand for convenient office space close to public transportation will continue interest in more intense use of this property in the future.

V. Recommendations for Protection

1. Maintenance of identified resources through public assistance and protective measures.
2. Conduct survey of condition of resources.
3. The appropriate City and County departments and programs should be informed of significant sites or resources.

VI. Implementation

A. 2-3 Year Implementation

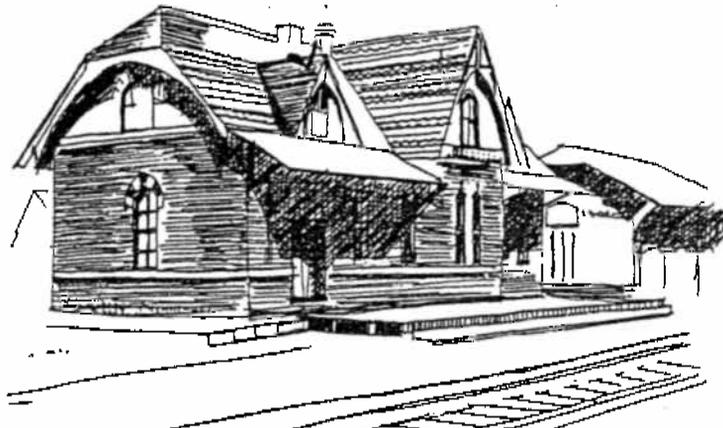
1. Conduct inspection and prepare report of the condition of resources from this theme.

B. 5-10 Year Implementation

1. Data gaps should be researched.
2. After inspection of resources, implement program for preservation and protection that may include stabilization of ruins and sites or protective measures against pedestrians, vehicles, arson, vandals, or neglect.

Theme 8: Transportation

The Metropolitan Branch of the Baltimore and Ohio Railroad reached Rockville in May 1873. This opened a transportation link to the greater metropolitan areas of Washington and Baltimore. Seven stops a day were made in Rockville with forty-five minutes an average time for the sixteen mile trip from Washington. The Rockville station also served as a transfer point for passengers to Sandy Spring, Olney, and Brookeville who then continued their journey via other modes of transportation.



FORMER B&O RAILROAD STATION, 98 BALTIMORE ROAD

By the late 19th century, rail transportation was not limited to the B&O. The Georgetown and Tenallytown Railway Company of the District of Columbia was chartered in 1888 and completed a trolley line as far as the District line by 1890. In that year the Tenallytown and Rockville Railroad Company was chartered to extend the trolley to Rockville. It was 1900, however, before the trolley reached the courthouse at Rockville under a new company, the Washington and Rockville Electric Railway Company. In 1904, the line was extended to the western limit of Rockville, the Woodlawn Hotel on West Montgomery Avenue. (Ellenberger, "Trolleys")

The construction and maintenance of roads remained a concern of state, county and local officials. In 1887 there was discussion of a new turnpike company that could improve Rockville Pike and link it with Wisconsin Avenue then being built by the federal government. Almost ten years later, Maryland state officials required macadamizing major roads. Rockville Pike was among the earliest County roads paved.

In the early 20th century, the automobile appeared and a new transportation mode became popular. The new roads that developed reduced dependency on the Metropolitan Branch. Consequently, motor trucks provided an additional means of reaching Washington and suburban markets for farmers, thereby

revitalizing the agricultural economy. Land values on paved roads rose, and suburban development was sustained.

A more rapid form of transportation was introduced in 1927 when Congressional Airport was set up on one hundred acres leased from the Wagner estate one mile from the City on Rockville Pike (now the location of Congressional Shopping Center.) (Thompson, p.80)

I. Identification

"0" indicates no examples. "X" indicates presence but unknown quantities. A numeral indicates a known quantity. "NA" is "not applicable".

A. Resource Types

<u>Possible</u>	<u>Above Ground</u>		<u>Archeological</u>	
	<u>Identified</u>	<u>Expected</u>	<u>Identified</u>	<u>Expected</u>
Trolley/Streetcar line	0	0	1	1
Turnpike	1	1	NA	NA
Airport	0	0	NA	NA
Road	7	7	NA	NA
Street	7	7	NA	NA
Railroad Station	1	1	0	0

B. Characteristic:

The Railroad connected Rockville with Washington City, other parts of Montgomery County, and points west. Originally a single track with a siding, double tracking was begun in 1888. Additional sidings and switches were built for private use and a turning wyes were constructed. Waiting sheds on brick-paved passenger platforms, switch houses, and freight sheds were part of the station yard. On-grade crossings were protected first by flagmen, then by gates lowered manually by the switchman, then automatically. The 1-1/2 story polychrome late Gothic Revival brick station with sandstone and granite trim has a patterned slate roof. Separate waiting rooms for men and ladies were at each end with the ticket office between. A brick freight house was near the station. The Georgetown and Tenallytown electric trolley service had a single track parallel to Rockville Pike and up Montgomery Avenue to (now) Chestnut Lodge with an overhead electric line providing electricity through the car's armature.

Rockville Pike, (East Montgomery, North Washington Streets) was one of the first paved State roads in the county. Many of Rockville's other main streets, (Great Falls and Darnestown Road [West Montgomery]) were also State roads and paved. Early paved roads were a scant two cars wide with dirt shoulders, if any. They were still lined with trees and often had deep drainage ditches on either side. In the 1920s, East Montgomery Avenue was widened and repaved, with curbs, gutters, and sidewalks, and marked for parallel parking. Infill between the old structures on East Montgomery, Washington, and

Commerce had produced a nearly solid row of structures in the heart of Rockville around the Courthouse, broken by an occasional vacant lot or alley. Other major streets were graded, oiled, and graveled. However, many residential side streets continued as tree-canopied dirt roads, maintained with occasional grading and fill.

C. Currently Identified Resources and Planning Areas

- (115) B & O Railroad Station (Planning Area 1)
- (116) Rockville Pike (Planning Areas 1 and 9)
- (117) Frederick Road (Planning Areas 1 and 5)
- (118) Darnestown Road (Planning Areas 4 and 14)
- (119) Great Falls Road (Planning Areas 4 and 13)
- (120) Seven Locks Road (Planning Area 13)
- (121) Baltimore Road (Planning Areas 1, 2, and 18)
- (122) Veir's Mill Road (Planning Areas 1 and 7)
- (123) Montgomery Avenue (Planning Areas 1 and 4)

Platted Roads:

- (124) Horners Lane (Planning Area 2 and 6)
- (125) Norbeck Road (Planning Area 7)
- (126) Monroe Street (Planning Area 1)
- (127) Extension of Commerce to Bridge Street (Planning Area 1)
- (128) Frederick Avenue, Lincoln, Douglas in Lincoln Park (Planning Area 6)

D. Planning Areas Expected To Be Represented

Planning Areas 1 and 4.

II. Documentation

A. Data gaps:

1. Information on impact of automobiles/trucks and support services. e.g. dealerships, gasoline stations, etc.
2. Information on the roads platted in this period.

III. Registration

<u>Resource</u>	<u>Local</u>	<u>State #</u>	<u>National Register</u>
(115) B & O Railroad Station	Hist. Dist.	M: 29/12	B/O RR/3rdAdd/HD
(116) Rockville Pike	None		
(117) Frederick Road	None		
(118) Darnestown Road	None		
(119) Great Falls Road	None		
(120) Seven Locks Road	None		
(121) Baltimore Road (None, exc B&O District)			
(122) Veir's Mill Road	None		
(123) Montgomery Avenue	Hist. Dist.	M: 29/10	West Mo. Ave. H.D.

Platted Roads:	
(124) Horners Lane	None
(125) Norbeck Road	None
(126) Monroe Street	None
(127) Extension of Commerce to Bridge Street	None
(128) Frederick Avenue, Lincoln, Douglas in Lincoln Park	None

IV. Stresses

The need for faster and more efficient transportation has led to elimination of some systems and the advance of others. The electric trolley was thought to be a deterrant to automobile travel, considered to be the major future transportation, and the tracks and electric lines were removed or covered. Current transportation capability has lagged behind development which may result in pressure for quick remedies which may not respect existing structures, sidewalks, trees, and setbacks which constitute the historical streetscapes.

V. Recommendations for Protection

- A. Identified resources may be designated as historic sites or recognized with markers.
- B. The appropriate City, County, and State departments and programs should be informed of significant resources.

VI. Implementation

A. 2-3 Year Implementation

1. Conduct a survey of the condition of identified resources.

B. 5-10 Year Implementation

1. Data gaps should be researched.
2. After inspection of resources, implement program for preservation and protection that may include stabilization of ruins and sites or protective measures against pedestrians, vehicles, arson, vandals, or neglect.

FIGURE 20
HISTORIC RESOURCES OF CONTEXT #6
WEST MONTGOMERY AVENUE HISTORIC DISTRICT



FIGURE 20
**HISTORIC RESOURCES OF CONTEXT #6
 WEST MONTGOMERY AVENUE HISTORIC DISTRICT**

- | | |
|--|--|
| (9) Pumphrey Funeral Home
(PA 4) | (55) Garrett Cottage
(PA 4) |
| (10) 307 West Montgomery
(PA 4) | (56) Green, Headley, Lai House
(PA 4) |
| (11) Rosenberger House
(PA 4) | (57) 22 Wall
(PA 4) |
| (12) 311 West Montgomery
(PA 4) | (58) Kilgour House
(PA 4) |
| (13) Speare House
(PA 4) | (59) Yearley House
(PA 4) |
| (14) Henderson or Judge's Chamber
House
(PA 4) | (60) 314 W. Montgomery
(PA 4) |
| (15) Owens's House
(PA 4) | (61) Allen House
(PA 4) |
| (16) Gelin House
(PA 4) | (62) 400 W. Montgomery
(PA 4) |
| (17) Cooke-Luckett House
(PA 4) | (63) 402 W. Montgomery
(PA 4) |
| (18) Sophia Higgins House
(PA 4) | (64) 309 Potomac
(PA 4) |
| (19) Stokes House
(PA 4) | (69) 14 Forest
(PA 4) |
| (20) Lowry Villa
(PA 4) | (70) 18 Forest
(PA 4) |
| (21) Wagner House
(PA 4) | (71) Talbott/Abbe House
(PA 4) |
| (22) Wagman House
(PA 4) | (72) Smith House
(PA 4) |
| (23) King House
(PA 4) | (73) Welsh's Folly
(PA 4) |
| (24) Morrow House
(PA 4) | (74) Johnston House
(PA 4) |
| (25) Miss Lucy Simpson's House
(PA 4) | (75) Jones/Kelly House
(PA 4) |
| (33) Cottage at Quality Hill
(PA 1) | (76) Veirs/England
(PA 4) |
| (34) Jerkinhead Cottage
(PA 1) | (77) Braunberg House
(PA 4) |
| (35) Bessie Lyddane House
(PA 1) | (78) Greene House
(PA 4) |
| (36) 102 North Adams
(PA 4) | (79) Sante-Allnutt House
(PA 4) |
| (37) Grahame House
(PA 1) | (80) Fisher/Winner House
(PA 4) |
| (38) House at Wood Lane
(PA 4) | (81) McDonald/Gilchrist
(PA 4) |
| (39) Darby House
(PA 1) | (82) Conklin House
(PA 4) |
| (40) Judge Anderson's House
(PA 1) | (83) 415 W. Montgomery
(PA 4) |
| (41) Rebecca Veirs House
(PA 1) | (96) Old Episcopal Rectory
(PA 4) |
| (42) Edwin West House
(PA 1) | (97) Former Rockville Christian Church
(PA 1) |
| (49) 8 Thomas
(PA 4) | (98) Presbyterian Manse
(PA 4) |
| (50) Dr. Willson Cottage
(PA 4) | (102) Baptist Cemetery
(PA 1) |
| (51) Craig House
(PA 4) | (103) Baptist Parsonage
(PA 1) |
| (52) 12 Wall
(PA 4) | (105) Jerusalem M.E. Church
(PA 1) |
| (53) 15 Wall
(PA 4) | (106) Parsonage
(PA 1) |
| (54) Gude House
(PA 4) | (111) Rockville Academy
(PA 1) |

FIGURE 21
 HISTORIC RESOURCES OF CONTEXT #6
 COURTHOUSE SQUARE AND SOUTH WASHINGTON STREET
 HISTORIC DISTRICT

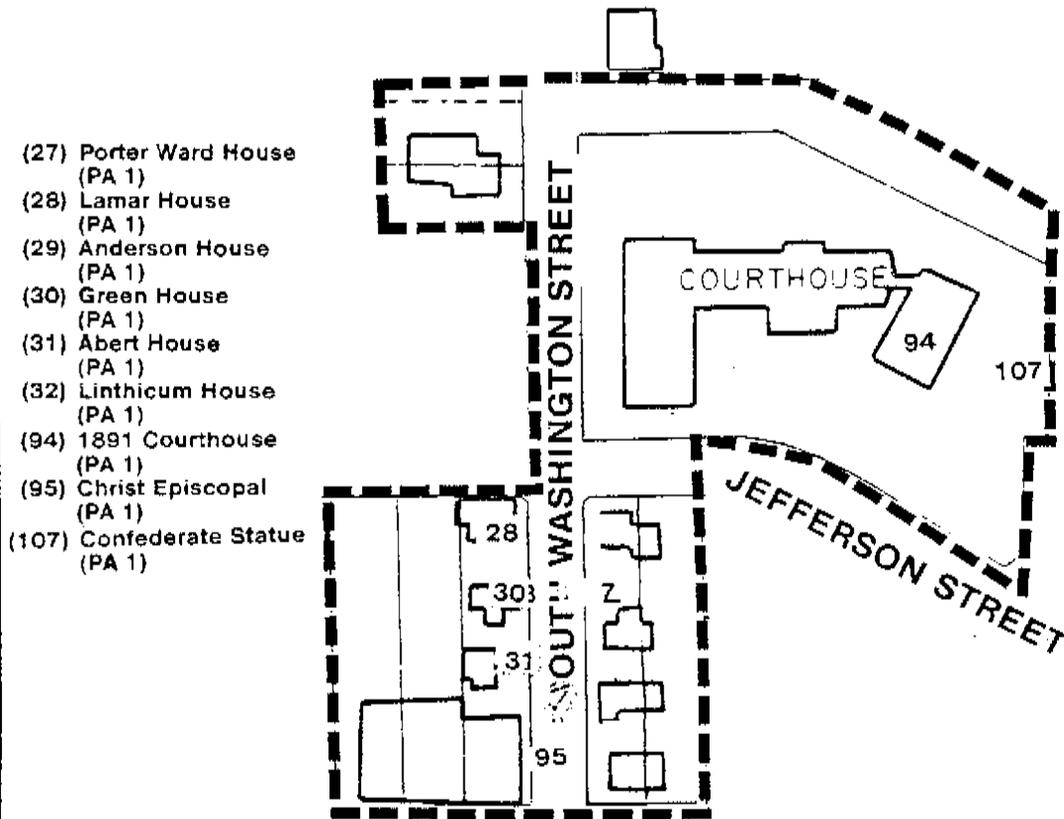


FIGURE 22
 HISTORIC RESOURCES OF CONTEXT #6
 BALTIMORE AND OHIO RAILROAD/THIRD ADDITION/ST. MARY'S
 HISTORIC DISTRICT

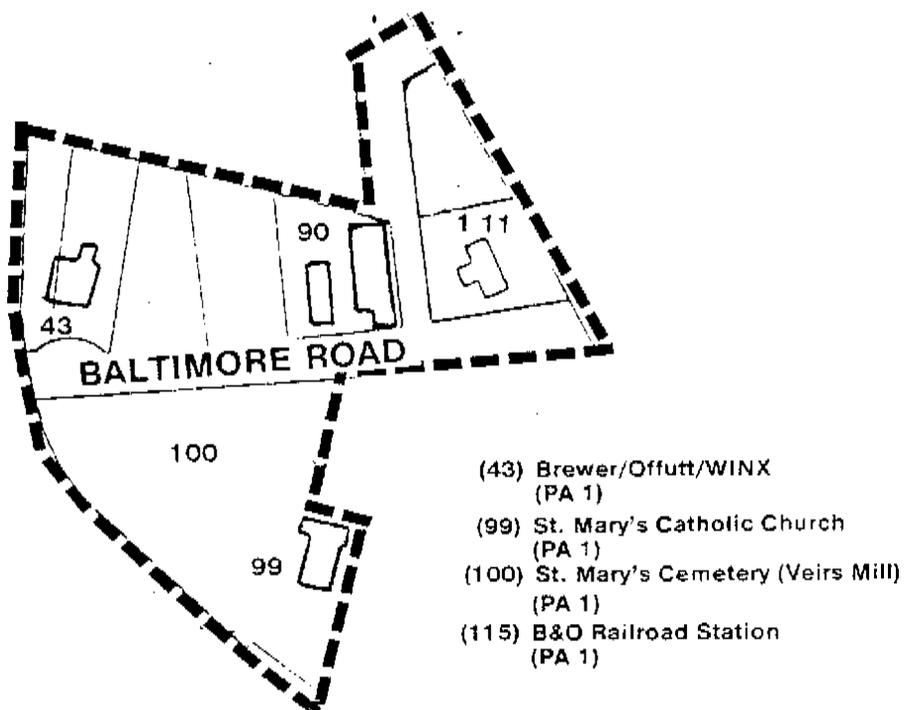


FIGURE 23

HISTORIC CONTEXT #6

**MATURATION AND EXPANSION OF THE COUNTY SEAT
1873 - 1931 A.D.**

Currently Identified Historic Resources:

- | | |
|---|---|
| 1 C.C. Veirs Farm Complex (Planning Area 14) | 91 Woodlawn Hotel (demolished) (Planning Area 4) |
| 2 C.C. Veirs House (Planning Area 14) | 92 Burbank's Grill (demolished) (Planning Area 1) |
| 3 C.C. Veirs Blacksmith Shop (Planning Area 14) | 93 Pump House (Planning Area 2) |
| 4 T.M. Veirs House (Planning Area 14) | 101 St. Mary's Cemetery (Norbeck Rd.) (Planning Area 7) |
| 5 Lyddane/Bradley Farm Complex (Planning Area 11) | 104 Mt. Calvary Baptist (Planning Area 6) |
| 6 Dawson Farmhouse (1874) (Planning Area 3) | 108 Site of Rockville Fairgrounds (Planning Area 1) |
| 7 Dawson Farmhouse (1912) (Planning Area 3) | 109 Typhoid Fever House (Planning Area 2) |
| 8 Dawson Farm (Planning Area 3) | 110 Montgomery Country Club (Planning Area 4) |
| 26 Dawson/Nicewarner House (Planning Area 4) | 112 Site of Montgomery Co. H.S. (Planning Area 1) |
| 44 John Higgins House (Planning Area 4) | 113 Rockville Public School (Planning Area 1) |
| 45 Frank Higgins House (Planning Area 4) | 114 Site of Rockville Colored School (Planning Area 1) |
| 46 Stone/Goodson House (Planning Area 4) | 116 Rockville Pike (Planning Areas 1 & 9) |
| 47 108 Park Avenue (Planning Area 1) | 117 Frederick Road (Planning Areas 1 & 5) |
| 48 Spates Bungalow (Planning Area 1) | 118 Darnestown Road (Planning Areas 4 & 14) |
| 65 Reiche Cottage (Planning Area 4) | 119 Great Falls Road (Planning Areas 4 & 13) |
| 66 Chambers House (Planning Area 4) | 120 Seven Locks Road (Planning Area 13) |
| 67 Frank Tyler House (Planning Area 4) | 121 Baltimore Road (Planning Areas 1, 2, & 18) |
| 68 Hunter/Hyatt House (Planning Area 3) | 122 Veirs Mill Road (Planning Areas 1 & 7) |
| 84 Warfield House (Planning Area 2) | 123 Montgomery Avenue (Planning Areas 1 & 4) |
| 85 Riggs House (Planning Area 2) | 124 Horners Lane (Planning Areas 2 & 6) |
| 86 Cooke House (Planning Area 6) | 125 Norbeck Road (Planning Area 7) |
| 87 Lincoln Park Cemetery (Planning Area 6) | 126 Monroe Street (Planning Area 1) |
| 88 Old Carroll House (Planning Area 4) | 127 Extension of Commerce (Planning Area 1) |
| 89 Haiti Cemetery (Planning Area 4) | 128 Frederick Avenue/ Lincoln/Douglas (Planning Area 6) |
| 90 Wire Hardware (Planning Area 1) | |

Legend

 Rockville City Limits (1980)

 Rockville Planning Area Boundaries (1986)

