Addendum

M 26:10--West Montgomery Avenue Historic District

Boundary Expansion to include the Higginsville cluster on MD 189 (Great Falls Road) and NR Bingham-Brewer House (M26/9)

by: Rita M. Suffness, Architectural Historian, MD SHA (May 5, 2000)

Description
Continuation Sheet 7.1

The area of MD 189 (Great Falls Road) located between Rose Hill (M26/8, the location of a new subdivision) and Rockville has been recommended as an extension of the West Montgomery Avenue Historic District (M26-10), listed on the National Register of Historic Places (May 29, 1975). This section of Great Falls Road encompasses an historic community known as "Higginsville," which is a component of the City of Rockville. Rockville developed simultaneously with other communities, like Takoma Park, Woodside and Garrett Park, on the Baltimore and Ohio Metropolitan Line in the late nineteenth century.

Large farms flanked the road, later designated MD 189, from Rockville to the Great Falls of the Potomac River for most of the nineteenth century. Julius Bingham owned a seven-acre parcel bordering the road before selling a portion to Sophia Higgins. She constructed a number of houses on it for her sons, thus the area came to be called Higginsville. These structures are located just a short distance from the house she had built for herself in 1892 at 100 Jefferson Street (at its intersection with West Montgomery Avenue and with Great Falls Road). She lived in the imposing Queen Anne/Eastlake House in until her death in 1907, and it remained in the Higgins family until 1950. There is an integral connection between the West Montgomery Avenue Historic District and the stretch of MD 189 encompassing the cluster of Higginsville houses.

"Higginsville," named in Sophia's honor, was thus settled as a satellite to the buildings on West Montgomery Avenue in the 1890's just southwest of the heart of Rockville, about at the same time as other subdivisions, such as West End Park, Rockville Park and Rockville Heights, were built to extend the limits of Rockville in other directions. The middle class dwellings constructed in these areas followed the latest tastes. The reflection of national trends expressed in the earlier houses continued to be reflected in the buildings along Great Falls Road through the 1950's, which makes the neighborhood representative of the evolution of architectural taste and development trends well into the twentieth century. This occurred in tandem with those nationwide trends wherein the municipal limits of many nineteenth century towns and villages were in-filled with later dwellings on land formerly connected with large estates. These

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Boundary Expansion to include the Higginsville Cluster on MD 189

Description
Continuation Sheet 7.2

were subdivided throughout the first half of the twentieth century when population pressures accruing to these usually economically viable communities warranted such residential density, as opposed to building in totally undeveloped farmland further on the fringes.

The architectural styles of the MD 189 extension of the West Montgomery Avenue Historic District encompass about two dozen residential buildings which date from 1821 to the1998. Of these three dozen dwellings, a dozen date from the nineteenth century through the third decade of the twentieth, supplemented by a number of small houses built as ramblers, ranch style one-story buildings, or tract Cape Cod revival structures dating to ca. 1950. Although most of the dwellings were constructed in the mid to late 1950's, they constitute a visual link between the High Victorian houses bordering West Montgomery Avenue (100 W. Jefferson Street--Sophia Higgins House, M 26/10/38) and 208 W. Montgomery Avenue [Spear House, M 26/10, parcel 298)], with the cluster of nineteenth century houses near the intersection of Great Falls Road with Williams Street that Sophia Higgins had constructed for her sons. Despite the preponderance of dwellings that originated in the twentieth century, the streetscape retains the feel of a small village thoroughfare.

The styles of those dwellings which are within the Great Falls Road extension of the West Montgomery Avenue Historic District span the time of the first house built by Bingham in 1821 (Stone-Goodsen House, M26:10/67) to modern structures of recent date which do not contribute to the historic significance of the area (Zhang House, 225 Great Falls Road 1968, Camp House, 311 Great Falls Road, (1999), Lodder House, at 234 Great Falls Road,(1988), Sharkey House, 308 Great Falls Road (1981) and display a full array of architectural styles popular at the time, from Greek Revival and vaguely Queen Anne, through the early twentieth century manifestations of the Colonial Revival and bungaloid styles, on to the rambler, ranch style and Cape Cod type which were popularized by the mass builders constructing the post World War II subdivisions. The Higginsville extension abuts the historic property known as Rose Hill (M26/8) but excludes it as it does not conform to the set-backs and rhythm of the historic buildings along MD 189, as it is set well back from the road. In addition, it is largely hidden from view by the presence of a densely developed development of modern houses that are built out to the streetscape.

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Description
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The following nineteenth century structures are within the Great Falls Road extension of the West Montgomery Avenue Historic District and are individually listed on the Maryland Inventory of Historic Sites.

236 Great Falls Road (**Magruder Sisters House**, M 26/10/68, parcel 465).

300 Great Falls Road (**John Higgins House** M26/10/66, parcel 508)

304 Great Falls Road (**Frank Higgins House**, M 26/10/7)

301 Great Falls Road (**Stone/Goodsen House**, M 26/10/67)

307 Great Falls Road (**Bingham-Brewer House** or Higgins House, M 26/9) on National Register, with boundary encompassing 315 Falls Road and the new structure in between.

315 Great Falls Road (**Brewer House Stable**)— associated with 307 Falls Road. The structure was heavily altered when converted to a residence in the 1920's, according to Rockville planner Judith Christensen (personal communication, Winter, 1999).

A full listing of properties are as follows:

1) Tranram Residence, 1950, 222 Great Falls Road (n/c). Brick rambler which is a variant of features associated with the mid twentieth developer Cape Cod tract house, such as a side-gable block with dormers, which is appended to a cross gable extension on the north.

2) Odell Residence, 1949, 224 Great Falls Road (n/c). A side-gable, one and one-half story brick developer-version Cape Cod.

3) Weichbord Residence, 1949, 226 Great Falls Road (n/c). A side-gable, one-story frame rambler, with small front gable wing and shed roof porch.

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Description
Continuation Sheet 7.4

4) Salive Residence, 1949, 228 Great Falls Road (n/c). A side-gable brick Cape Cod, with one and one-half story with integral shed roof over small porch frame wind on the north with inset porch.

5) Smellie Residence, 1951, 230 Great Falls Road (n/c). A one and one-half story, side-gable brick Cape Cod, extended with a garrison dormer across the rear elevation and a small frame addition on the north end wall.

6) Bondaroff Residence, 1951, 232 Great Falls Road (n/c). Side-gable, one story brick rambler extended with a gable end wing on the south to shelter the entry in brick extension and porch.

7) Lodder Residence, 1988, 234 Great Falls Road (n/c).

8) Barrett Residence, 1858, 236 Great Falls Road, Historic Magruder Sisters House (M26:10/68).

9) Burns Residence, mid-nineteenth century, 300 Great Falls Road, Historic John Higgins House (M26:10/66).

10) Shawn Residence, 1892, 304 Great Falls Road, Historic Franck Higgins House (M26:10/7).

11) Sharkey Residence, 1981, 308 Great Falls Road (n/c).

12) Therriault Residence, 1955, 1 Dale Drive (n/c). A small side-gable brick rambler.

13) Epstein Residence, 1931, 402 Great Falls Road, Colonial Revival style. This large side-gable two and one-half story, stuccoed block is extended with a one-story addition on the north and an open porch on the south. The entrance is well appointed and well defined with an elliptical transom and sidelites sheltered by a small porch carried on Doric collonnettes.

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Description
Continuation Sheet 7.5

14) Boquel Residence, 1918, 315 Great Falls Road, Brewer House Stable (n/c). Small frame side-gable one and one-half story house with two dormers in the east face, and extended on the north and south with one-story wings and on second story rear with a garrison dormer. Formerly connected with the Brewer House, from which was excised when the property was subdivided.

15) Camp Residence, 1999, 311 Great Falls Road (n/c).

16) Spalding Residence, 1821, 307 Great Falls Road, Historic Brewer House (M 26/9 and 10).

17) Cox Residence, 1899, 301 Great Falls Road, Historic Stone/Goodsen House (M26:10/6).

18) Murray Residence, 1941, 25 Williams Street (n/c). Small brick, one and one-half story side-gable Cape Cod tract house, extended on south with a frame addition.

19) Danish Club of Washington, 1912, 16 Williams Street. Side-gable, large frame bungalow built into a hill on the west side. Entry from upper (west) level via a large centered front-gable porch extended with brackets and rafter ends.

20) Rose Residence, 1951, 227 Great Falls Road (n/c). This typical developer rambler consists of a side-gable, shingle-clad, one-story rectangular block with two gable-end transverse wings.

21) Zhang Residence, 1968, 225 Great Falls Road (n/c). A split foyer rambler.

22) Flynn Residence, 1953, 217 Great Falls Road (n/c), side-gable, large, two-story stuccoed and shingled bungalow, with large cross wing former on the front slope of the east entrance façade.

MARYLAND HISTORICAL TRUST
NR-ELIGIBILITY REVIEW FORM

NR Eligible: yes___
no X

Property Name: Higginsville Cluster Inventory Number: ~~M:26-9~~ M: 26-10

Address: 200, 300 and 400 blocks Great Falls City: Rockville Zip Code:

County: Montgomery USGS Topographic Map: Rockville

Owner: Multimple

Tax Parcel #: _____ Tax parcel Map Number: _____ Tax Account ID Number: _____

Project: MD 189 Streetscape Agency: SHA

Site visit by MHT staff X no ____ yes Name: _____ Date: _____

Eligibility recommended ____ Eligibility **not** recommended X

Criteria: ___A ___B X C___ D Considerations: ___A ___B ___C ___D ___E ___F ___G ___None

Is the property located within a historic district? ___ no ___yes Name of District: _____

Is district listed? ____ no ____ yes District Inventory Number: _____

Documentation on the property/district is presented in:

Project Review and Compliance Files

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

The Houses in the 200, 300 and 400 blocks of Great Falls Road represent suburban development from the late nineteenth through the end of the twentieth century. Some of the buildings have been individually surveyed and detemrined to be not eligible individually or as contributing resources to an extension of the West Montgomery Ave. Historic District. These buildings lack significance as examples of suburban architecture and have in many cases been altered unsympathetically. SHA proposed that these houses might form an extension of the West Montgomery Avenue Historic District. However, given the lack of integrity, the Trust is of the opinion that the house and the district are not eligible for inclusion in the National Register of Historic Places under Criteria A, B or C.

Prepared by: Rita M. Suffness, SHA Date Prepared: 05/05/2000

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ___ **Eligibility not recommended** X

Criteria X **A** X **B** X **C** ___ **D** **Considerations** ___ **A** ___ **B** ___ **C** ___ **D** ___ **E** ___ **F** ___ **G** ___ **None**

MHT Comments:

Anne E. Bruder — **September 25, 2000**

Reviewer, Office of Preservation Services — **Date**

Reviewer, NR Program — 5/2/01 **Date**

M-26-10

Form 10-300 (Rev. 6-72)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY – NOMINATION FORM

(Type all entries – complete applicable sections)

STATE: Maryland
COUNTY: Montgomery
FOR NPS USE ONLY
ENTRY DATE

SEE INSTRUCTIONS

1. NAME

COMMON: West Montgomery Avenue Historic District

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER: Centered on West Montgomery Avneue

CITY OR TOWN: Rockville

CONGRESSIONAL DISTRICT: Eighth

STATE: Maryland — CODE: 24

COUNTY: Montgomery — CODE: 031

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
☒ District ☐ Building	☐ Public	Public Acquisition:	☒ Occupied	Yes:
☐ Site ☐ Structure	☐ Private	☐ In Process	☐ Unoccupied	☒ Restricted
☐ Object	☒ Both	☐ Being Considered	☐ Preservation work in progress	☐ Unrestricted
				☐ No

PRESENT USE (Check One or More as Appropriate)

☐ Agricultural	☐ Government	☒ Park	☐ Transportation	☐ Comments
☐ Commercial	☐ Industrial	☒ Private Residence	☒ Other (Specify)	
☒ Educational	☐ Military	☒ Religious	Office	
☐ Entertainment	☒ Museum	☐ Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME: Multiple public and private owners

STREET AND NUMBER:

CITY OR TOWN:

STATE:

CODE:

STATE: Maryland

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC: Montgomery County Courthouse

STREET AND NUMBER:

CITY OR TOWN: Rockville

STATE: Maryland

CODE: 24

COUNTY: Montgomery

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: National Register (Beall-Dawson house)

DATE OF SURVEY: 1972 ☒ Federal ☐ State ☐ County ☐ Local

DEPOSITORY FOR SURVEY RECORDS: National Register of Historic Places

STREET AND NUMBER: National Park Service, U.S. Department of the Interior

CITY OR TOWN: Washington

STATE: D.C.

CODE: 11

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7. DESCRIPTION

CONDITION	(Check One)					
	☐ Excellent	☒ Good	☐ Fair	☐ Deteriorated	☐ Ruins	☐ Unexposed
	(Check One)		(Check One)			
	☐ Altered	☒ Unaltered	☐ Moved	☒ Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The West Montgomery Avenue historic district is primarily a residential area with single family dwellings predominating; several churches and houses recently converted to offices reflect both the old residential character and the new use that the buildings are finding. The major group of structures (45 out of 83) dates from the 1880's, with a few older homes and somewhat more from later periods. The Beall-Dawson house, a brick Federal-style structure dating from 1815 and independently entered on the National Register, is within the district. The predominant character of the district, however, is set by the rows of Victorian houses in a vernacular residential mode with Eastlake and Stick Style influences. The district is bounded on the east by the Rockville business district, and on the west, north and south by areas of newer construction. The historic district is bounded by the west property line of 500 W. Montgomery Avenue then east along the center of W. Montgomery Avenue to Laird Street then north along the center of Laird Street then west along the north property line of 11 Laird Street then south to the rear property lines on the north side of W. Montgomery Avenue and east with these property lines to the rear property lines of 14 and 18 Forrest then north with these property lines to Anderson Avenue then west with the center of Anderson Avenue to the rear property lines of 100, 108, and 112 Forrest then north with these property lines to Beall Avenue then east with the center of Beall Avenue to the center of Forrest then south with Forrest to the rear property lines in the north side of W. Montgomery Avenue which extends in a straight line to include the center of Middle Lane, then east with the property lines and Middle Lane to the west property line of 102 N. Adams Street then north with said property line to the north property line of 106 N. Adams Street then east with the property line to the center of N. Adams Street then north with N. Adams Street to its terminus at Wood Lane then continuing north, east, and south along the property lines of 41, 21, and 17 Wood Lane, then west with the center of Wood Lane to the rear property line of 109 N. Adams Street then south and west following these property lines, then south and east following the rear property lines of 107, 101, 9, 5, and 39 N. Adams Street to the center of W. Montgomery Avenue then west with Montgomery Avenue to the center of South Adams Street then south with South Adams Street to the north property line of 10 South Adams Street, then east and south and west following the property lines of 10, 12, and 14 South Adams Street, then south with the center of South Adams Street to the south property lines of 103 S. Adams Street, then west and north with the property lines of 103 South Adams Street and 104 W. Jefferson Street, then north with the center of Van Buren Street to the south property lines of 105 Van Buren Street then east

(See Continuation Sheet #1)

SEE INSTRUCTIONS

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UNITED STATES DEPARTMENT OF THE INTERIOR
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NATIONAL REGISTER OF HISTORIC PLACES
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#7 Description (Continued)

and north with said property lines then west in a straight line to the east side of Great Falls Road then north in a straight line to the south property line of 214 W. Montgomery Avenue then west with the property lines of 218 and 212 W. Montgomery Avenue then south with the center of Williams Street to the south property line of 300 W. Montgomery Avenue, then south with the rear property lines of 12, 16, 22, and 26 Wall Street (including 309 Potomac Street), then west with the south property lines of 26 and 25 Wall Street, then north with the rear property lines of 25, 21, 19 Wall Street then east with the south property line of 16 Thomas Street then south in the center of Thomas Street to the rear property line of 500 W. Montgomery Avenue then west with the property line to the beginning.

The buildings which provide the flavor of the district were generally built between 1880 and 1900. Construction is frame with clapboard, shiplapped, or tongue-and-groove siding, with wood shingles frequently used for contrast. Many of the buildings feature towers, elaborate porch balustrades, cornice trim, and other typical features of the era.

One identifying feature of the district is a form of bay window which has been identified with homes built by Edwin West, a local builder. This bay has a semi-octagonal ground floor plan with a rectangular second floor plan. The second floor of the bay, therefore, overhangs the ground floor on the corners, allowing the builder to use bracket and arch motifs to give the entire bay visual unity.

Detailed descriptions of examples:

1. Barnes house, 106 North Adams Street. The building is a two-story, clapboarded structure with a one-story porch across the main (south) facade. This block was built about 1790, and although the facade was remodelled in the late nineteenth century, some of the earlier features are still visible. The large internal end chimneys were designed for fireplaces, the doorway has sidelights and transom light, the windows on the east end are narrow nine over six double hung sash with wide mullions, and the mantlepieces are of a simple classical revival design. When the house was remodelled, the most notable changes made were the additions of the porch, of a small central gable, and of period groups of windows. Between the time of the completion of the original house and the remodelling, a large two-story block was added at the west end. The east facade of this wing

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GPO 921-724

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#7 Description (Continued)

is sheeted with flush beaded boarding, the other facades with clapboards. The windows of the addition are six over six double hung sash; those of the east facade have simple cornice consisting of a wide frieze and a moulding.

Both blocks have boxed cornices, the main block having a simple bed moulding below the boxed section, the rear wing having a projecting ogee moulded cap applied to the face of the boxed section.

2. Jerusalem Church, 21 Wood Lane. The building is a brick church stuccoed over in the 1950's. It was built in 1858 and rebuilt on a larger scale in 1892. The present building has a front facing gable with a corner tower and corner buttresses. The facade has a central arched doorway with flanking, triangular-headed openings in the nave. These openings are grouped in pairs between the buttresses. The rafter ends are cut off in a scalloped pattern.

The north end has two openings on each floor, those of the ground floor arched and those of the nave triangular-headed.

3. former Rockville Christian Church, 101 West Jefferson Street. The church, built in 1893, is a brick structure with wooden trim. It is rectangular in plan with a tower projecting at the southeast corner. The front-facing gable end has an entrance through a projecting, pointed-arched portico. Small, square-headed openings flank the portico; the gable has a pair of round-headed windows.

The tower is divided into two stories. The first, with buttressed corners, has a round-arched doorway with a fanlight above the double, square-headed doors. The second story, stepped back one course, has a round window. The roof of the tower has a square, hipped base that supports an octagonal lantern with louvered, pointed-arched openings. The spire is octagonal; like the nave, it is covered with alternating bands of square and octagonal slate tiles.

Along the nave sidewalls, the granite foundation is exposed. Above this are four courses of brick laid flush with the surface of the stone; the fifth course is a moulded brick watertable of quarter-round profile. Three pointed-arched windows light the nave. The projecting rafter ends are cut in a looped pattern.

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#7 Description (Continued)

The north end has a small narthex that follows the form of the larger gable end. It once had a pointed-arched window that is now bricked in.

4. Dietz house, 117 West Montgomery Avenue. The house is a two story frame building in an Eastlake manner. The massing is irregular, with a rectangular central block from which rectangular wings project to the south and east. The central block has a hipped roof, while the wings are straight-gabled with shingled ends. A one story porch with bracketed square posts wraps around the front of the house, running from the west side of the south wing to the south side of the east wing.

The wings terminate in distinctive bays, the southern one being a typical "Rockville bay". This one has a semi-octagonal first floor plan and a rectangular second floor plan, the two sections joined visually by brackets. The eastern bay is similar, but the octagonal plan continues through two stories and the gable has a square plan; brackets and coving join the two elements together.

The two bay windows on the west facade are treated differently. On the north side of the facade there is a one-story bay on the ground floor. On the south side of the facade, the bay, with shingled pediment and elaborate bracketed cornice, is at the second floor level; the porch roof runs under the bay window, and a bantered base is employed to provide a transition from the straight wall surface to the sloping porch roof.

The main chimney rises behind the gable end of the south wing. The wall surface over the chimney is marked by rails and decorative patterns in wood in the stick style. The projecting stack is pilastered and has a projecting cap. The entire house has a "cornice" composed of rows of patterned shingles.

5. Ward house, 409 West Montgomery Avenue. The house is a two-story structure of an "L" form with a tower between the legs of the "L". The forward facing leg has a semi-octagonal bay on the first floor; on the second floor is a single window, while the gable end has a round opening filled in with a decorative wooden panel. The tower has a single window at the level of the stair landing and a double window under the wooden frieze course. The eastern leg is the entrance wing, with a small porch running from the tower around the east facade of the wing. The porch is bracketed.

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#7 Description (Continued)

The jerkinheaded roof has carved bargeboards with long drop pendents at the extremes of the slope. The tower roof has a bell-shaped, hipped roof.

The house has been stuccoed, with wooden friezes and window cornices exposed.

In general massing, the house resembles several plans in Calvert Vaux's Villas and Cottages, notably No. 13, although the details are dissimilar. The design for the house may well have come from a book similar to Vaux's.

6. Brewer house, 309 Potomac Street. The house is a two-story square framed building with a widely projecting hipped roof. A one-story porch with round columns runs across the main (south) facade; the entrance is in the west bay of the facade, with two windows in the east bays. On the second floor, there are two sets of paired windows. The roof has dormers on each slope; the dormers have triple windows.

On the west facade, a large two-story bay window rests on console brackets.

A large exterior chimney rises on the east facade.

7. Abbe house, 100 Forest Avenue. The house is a two-story frame structure sheathed with clapboards. A one-story porch runs across the length of the main (east) facade. The central bay of the facade projects forward in the form of a stair or porch tower, terminating with a forward-facing shingled gable. The doorway has a transom light; on the second floor the tower has a round arched window. There are shingle-sheathed dormer windows with hipped roofs flanking the tower.

The gable ends are also covered with patteened shingles. On the south end, a projecting rectangular bay echoes in material and form the roofline of the main block.

In summary, this district shows in its style and setting the visual and aesthetic qualities of a Victorian county seat. The district achieves a sense of cohesiveness through the consistency of style, rhythm of spacing, similarity of scale and massing, and the predominance of clapboard and shingle materials. Many of the structures remain essentially in original condition. The later construction and remodelling that has occurred within the district has not impaired the effect of an 1890 neighborhood.

8. SIGNIFICANCE

PERIOD *(Check One or More as Appropriate)*

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

SPECIFIC DATE(S) *(If Applicable and Known)*

AREAS OF SIGNIFICANCE *(Check One or More as Appropriate)*

Aboriginal	☒ Education	☒ Political	☐ Urban Planning
☐ Prehistoric	☐ Engineering	☒ Religion/Philosophy	☐ Other *(Specify)*
☐ Historic	☐ Industry	☐ Science	
☐ Agriculture	☐ Invention	☐ Sculpture	
☒ Architecture	☐ Landscape Architecture	☒ Social/Humanitarian	
☐ Art	☐ Literature	☐ Theater	
☐ Commerce	☐ Military	☐ Transportation	
☐ Communications	☐ Music		
☐ Conservation			

STATEMENT OF SIGNIFICANCE

The structures within the boundary of the historic district present a summary of the history of Rockville. Rockville became the county seat when Montgomery County was created in 1776. Through most of the nineteenth century, Rockville was a courthouse village surrounded by agricultural land. Some structures remain from this period, for example, 106 and 101 North Adams Street, the Beall-Dawson House, the Prettyman-Hathaway house, (104 West Jefferson Street).

Rockville remained a sleepy town until the coming of the Metropolitan Branch of the Baltimore and Ohio Railroad in 1873. Summer and weekend visitors stepped off the train to be taken in carriages to one of three grand hotels. The only remaining hotel is located in this district; formerly known as the Woodlawn Hotel, it is now Chestnut Lodge sanitarium (500 West Montgomery Avenue).

Around the resort trade, Rockville rapidly expanded in size and population. Many summer hotel patrons built summer residences in the district, and some stayed to live year round. Professional land developers were active as well. Henry N. Copp purchased land at the west end of town, and sold lots on which were constructed several houses in this district. Some houses built during this time: the Smith house (108 Forest Avenue) in 1890, the Morrow house (227 West Montgomery Avenue) c. 1888, the Greene house (11 Laird Street) c. 1890, 26, 16, 15, 19, 21, and 25 Wall Street. The depression forced Copp to abandon the subdivision by 1900, and Rockville's building boom was also over by that time.

Following the Victorian growth spurt, Rockville expanded slowly in size and population until rapid growth began following World War II.

There is an active interest by residents of the district to protect the historic flavor from falling victim to twentieth century suburban sprawl. Among other reasons, this district is significant because it is a surviving contiguous area of a

(See Continuation Sheet #5)

SEE INSTRUCTIONS

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UNITED STATES DEPARTMENT OF THE INTERIOR
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#8 Significance (Continued)

small nineteenth century town. These structures embody the fiber of the City; they strongly present the scope of Rockville's social, cultural, and architectural history. This scope encompasses history black and white, of various religious sects, and of rich and not-so-rich persons.

While the majority of structures in the district are residences, also included are attorneys' offices, churches and parsonages, a funeral home, a former hotel (now a sanitarium), the headquarters of the Montgomery County Historical Society, an 1890 structure built for use as a private academy and subsequently used as the public library and for church purposes, and an old graveyard remaining from a church demolished seventy years ago.

#11 Form Prepared By (Continued)

Mr. Christopher Owens September, 1973.
Maryland National Capital Park and Planning Commission
5701 Muncaster Mill Road
Rockville, Maryland 20853

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9 Major Bibliographical References (Continued)

Montgomery County Land and Probate Records. Montgomery County Courthouse, Rockville, Maryland.

Thompaon, Noma. Western Gateway to the National Capital (Rockville, Maryland). Washington: Stewart Printing, 1950.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

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Copp, Henry N. "Peerless Rockville: What it offers to Homeseekers and Investors." Washington: Gibson Brothers,,October 1890.

Hopkins, G. M. Atlas of Fifteen Miles Around Washington. Philadelphia: n.p., 1878.

Martenet, Simon J. Martenet and Bond Map of Montgomery County. Baltimore: Simon J. Martenet, 1865.

(see continuation sheet #5)

10. GEOGRAPHICAL DATA

LATITUOE ANO LONGITUOE COOROINATES DEFINING A RECTANGLE LOCATING THE PROPERTY

CORNER	LATITUOE			LONGITUOE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	39°	05'	07"	77°	09'	54"
NE	39°	05'	10"	77°	09'	15"
SE	39°	04'	55"	77°	09'	17"
SW	39°	05'	00"	77°	09'	55"

OR

LATITUDE AND LONGITUOE COOROINATES OEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES

LATITUDE			LONGITUOE		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
°	'	"	°	'	"

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 53 acres

LIST ALL STATES ANO COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	COOE
STATE:	COOE	COUNTY:	COOE
STATE:	COOE	COUNTY:	COOE
STATE:	COOE	COUNTY:	COOE

11. FORM PREPARED BY

NAME ANO TITLE:
Eileen McGuckian, Chairperson (See Continuation Sheet #5) sdh

ORGANIZATION
Rockville Historic District Commission

OATE
Sept. 1973

STREET ANO NUMBER:
City Hall, 111 South Perry Street

CITY OR TOWN:
Rockville

STATE
Maryland

COOE
24

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☐ Local ☒

Name Arthur C. Townsend

Title State Historic Preservation Officer

Date March 3, 1975

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

Director, Office of Archeology and Historic Preservation

Date May 29, 1975

ATTEST:

Keeper of The National Register

Date May 22, 1975

SEE INSTRUCTIONS

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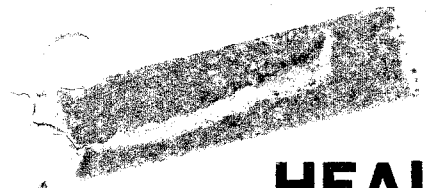

HOW TO GET

HEALTH, WEALTH, COMFORT.

PEERLESS ROCKVILLE

WHAT IT OFFERS TO

HOMESEEKERS AND INVESTORS.

EDITION OF OCTOBER, 1890.

GIBSON BROTHERS,
PRINTERS AND BOOKBINDERS,
1238 PENNSYLVANIA AVENUE.

M:26-10

DO YOU WANT HEALTH?

Do you expect to keep or secure it for yourself, your wife, or your children within city limits? The difference in the appearance of men and women reared in the country who afterwards made the city their homes and of men and women born and reared and living in the city is very marked as a rule. Sometimes the city-born children of parents, both of whom were born and reared in the country, retain the vigor and health of their parents. They are blessed exceptions to the general rule that city life is destructive to health.

Do you appreciate what is ruining your eyesight? Do you know the cause of that constant irritation in your throat? Are you aware why your ears require attention so frequently? The fine dust arising from the asphalt pavements is doing much to injure the delicate membranes of the eyes, throats, and ears of Washington residents. While Washington is beyond dispute the healthiest and handsomest city in the United States, it has many of the disadvantages that are common to all cities. Hundreds of cubic yards of sewer gas are arising into the atmosphere hourly. The thousands of chimneys are belching forth tons of poisonous gases into the air daily. The Potomac water is often slimy and brown with mud and all that it implies. The markets offer eggs, meats, fruits, and vegetables that are frequently far from fresh. Walking on hard sidewalks jars and irritates the spine, physicians say, and affects the nerves generally. The many and varied noises of a city are said to be the cause, to a considerable extent, of insomnia and other nervous troubles.

These are among the disadvantages of a general character. How is the matter from a personal standpoint? If men had a quiet home in the country, would they be so apt to indulge in "cold tea" and other exhilarating beverages? Would they spend so much money on late suppers, irregular eating, and other promoters of dyspepsia? Would they be at the club, in the lodge, or "with the boys," to the serious loss of sleep and inattention to their daily duties in consequence?

How about the wife's health of mind and body? Would she not be much happier in a pretty village home that she could call her own; where every improvement, every ornament would add to the value of the mutual property? Does she not feel weighed down with the influences of city life, not the least of which are the care and anxiety for dress and fashion?

How about the children? Why have they thin hair, saucer-like eyes, sunken cheeks, and emaciated arms and legs? A few months in the country will generally show that it is not a lack of constitution, but the destructive environment of city life, that gives them their present unhealthy appearance. Not Providence but improvidence is responsible for the deaths of so many children.

DO YOU WANT WEALTH?

Many Washingtonians have become discouraged by the unfortunate outcomes of their numerous attempts to acquire sudden wealth on small investments. The hundreds of dollars they have put into power, heat, and light companies, manufacturing enterprises, South American schemes, gold and silver mines, and dozens of glittering inventions would have gone far towards building a home. They hear of other persons making much money in speculating in city real estate, and they know they have as much ability—until they try. This business of drop-a-nickel-in-the-slot-and-pull-out-a-brown-stone-house is found to be generally a failure.

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Ninety-nine persons in a hundred can become wealthy only by the old road of economy, and the sooner they make up their minds to this ofttimes disagreeable fact, and act accordingly, the better it will be for them.

Now, then, where can you economize best? Plainly just where you can get the best health, namely, in the country. The temptations there of expensive dress, costly amusements, and high living are far less than in the city. Americans are ruined by their desire to make as big a spread as their neighbors, to give as large amounts in church, and on subscriptions, orchestra chairs in theatres, &c. The dread of being called mean and penurious is a frequent cause of unnecessary expenditure.

It is beyond doubt that within twenty years Washington will contain half a million people; that there are as good chances to make money on real estate now as there were twenty years ago; that as city real estate increases in value, people in medium circumstances will be compelled to seek homes outside the District limits or on the outskirts of the town.

The wisest patrimony a man can leave his family is a good sized lot or lots in a growing village near Washington in addition to a life insurance policy. "Land is the basis of wealth," and the sooner a young or middle-aged man or woman gets hold of real estate, the sooner will he or she become wealthy and the larger will be his or her estate at death.

Washington real estate which is at all desirable for residence is now so high in price that a long time will be required to pay for a small lot and much longer to pay for a house thereon. Look at a few figures: 75 cents a foot is about the lowest price for a lot on the city outskirts. 3,000 feet cost $2,250. About the cheapest brick house that can be put up for an ordinary family will cost $3,500. Total $5,750. Annual interest $345; taxes, water, and repairs not less than $25 more. Here is a monthly cost of $30 for interest and taxes. How is a man on a small salary to pay the principal? Allowing $20 a month on the principal, more than 20 years will be required to own his own house in the city. Now see how easily a man can acquire a home in a suburban village. A lot 50 x 175 feet can be bought for $400 (from 3 to 5 cents a foot) in a desirable locality near a growing town at $5 a month, frequently without interest and no taxes until paid for. A handsome frame house with 6 to 8 rooms can be put up for $2,500, payable $30 a month. Here is a monthly expense of about $35, allowing $6 a month for car fare (which is less than he will usually spend on horse cars in the city), the purchaser will be spending less than $45 a month, or about what he now wastes, yes, wastes, in rent. In six to eight years he will have the proud satisfaction of owning his own home. And these few years will pass quickly and pleasantly. Keep in mind the fact that they will be sure to pass whether he buys or rents.

But, says the would-be purchaser, "My situation is so uncertain; I may be dismissed any day." For the sake of argument, let us agree with him. If dismissed in a year or so his property is more valuable than when he bought, and if he cannot sell at an advance he can at what he paid, and he will have saved from landlords just so much money. But the danger of dismissal is over-estimated. A faithful, sober, industrious employé is rarely dismissed.

Without any straining economy a man can buy a home in a few years. But if man and wife (for the house purchaser is generally a married man) will sacrifice a few useless luxuries, they can pay for their home in much less time.

Have you ever thought how few people trouble themselves to remember, and nobody cares a picayune, how you dressed five years ago? Do you suppose anybody will think the better of you for wasting your money in the year 1890 or 1891? Whereas, if you save your money and give up your pleasures for a few years, the fact that you are a real estate owner will insure the respect of all your neighbors and acquaintances.

Some young men imagine they excite admiration when they throw away their salaries and "spend money like a prince." They make a melancholy mistake. Even the hangers-on who profit by this silly display and applaud the spendthrift to his face have, in their hearts, like all sensible people, only contempt for such waste of money.

Most people want to have "a good time." It takes only a little while to appreciate the fact that wasting money is not the best kind of "a good time." There is a joy and comfort to every man and woman in saving a little money every day and every month, to know that if sickness and death come to him he will

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ROCKVILLE HOTELS.

MONTGOMERY HOUSE. WOODLAWN HOTEL. CORCORAN HOUSE.

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not be dependent upon charity in the one case, nor will his family be compelled, in the other, to beg from a heartless world. Said a bright young man a few weeks ago, "There is a great satisfaction in saving. I know this from my own experience. Some years ago I found that, although I had a salary of $1,200 per annum, I was not saving anything, and the idea that I was growing old and not laying up something for the future worked upon me to such an extent that I was far from happy. I had saved about $50, and with this small sum I became desperate enough to make a start. I bought a house for $2,500, and gave the owner $50 on the spot, and agreed to pay $50 more on the first of the month, and did so, giving two deeds of trust, one for $1,500 and the other for $900. That was in 1883, and to-day both of those trusts are lifted, and I not only own that house, but I also own, free from debt, three other houses. I have just ordered the lumber for still another, and I would not be happy unless I was saving. It is all in the habit and the determination to practise a little self-denial, with the prospect of a ripe old age free from the ills of penury. My advice to all young people is, 'Run in debt for suburban real estate. Remember, after you get the first house or lot, it is an easy matter to get the next one. It is harder to save the first $1,000 than it is to save the next $10,000.'"

The above is a good example, and first-class advice. Have you never seen how people rush to help the prosperous man? It is ever so, and will be so in your case. God helps him who helps himself, and it is so with man. If a man gets a start he will have no trouble in getting others to help him. It is only the man who is always in hard luck that people shun as though he had the small-pox.

DO YOU WANT COMFORT?

Even if a man with a small income should think seriously of buying on the outskirts of the town, he must perceive how unhappy he would be and the dangers to which he and his family would be exposed. Persons of taste and refinement do not want to live in the outskirts of the town. They do not want their wealthy relatives and friends to visit them in such localities. As in all large cities, Washington's outskirts are made up of brick-yards, asphalt-works, slaughter-houses, freight-yards, pig-pens, cow-yards, machine-shops, and other disagreeable objects, and, in addition, always the poor of the town.

What refined lady wants to buy a house near a dirty shanty whence lice, bed-bugs, roaches, and other vermin are likely to overrun her household? What man wants his children to associate with the unfortunate offspring of dirty, ignorant, profane, and riotous neighbors? Living near them, his children must be polluted by the contact.

What sensible person will buy a house near a freight-yard, where all night and day the cars are being banged together, whistles blown, men shouting and swearing. If anybody enjoys this style of living he is welcome to it. Curtains and furniture, to say nothing of tempers, are ruined by the smoke which brick-yards and asphalt-works constantly pour forth. The smells that come from pig-pens, cow-yards, slaughter-houses, and other places of the same character, are breeders of pestilence and make life almost unendurable.

On the other hand, the villages on the railroads running from Washington are inhabited by charming people for the most part, who have wisely gone from the city for the health of themselves or children, or to build up beautiful, quiet homes, and leave their offspring some means wherewith to start in life. The society in these villages is desirable, and the moral tone of the children is decidedly improved by removing them from the streets of Washington.

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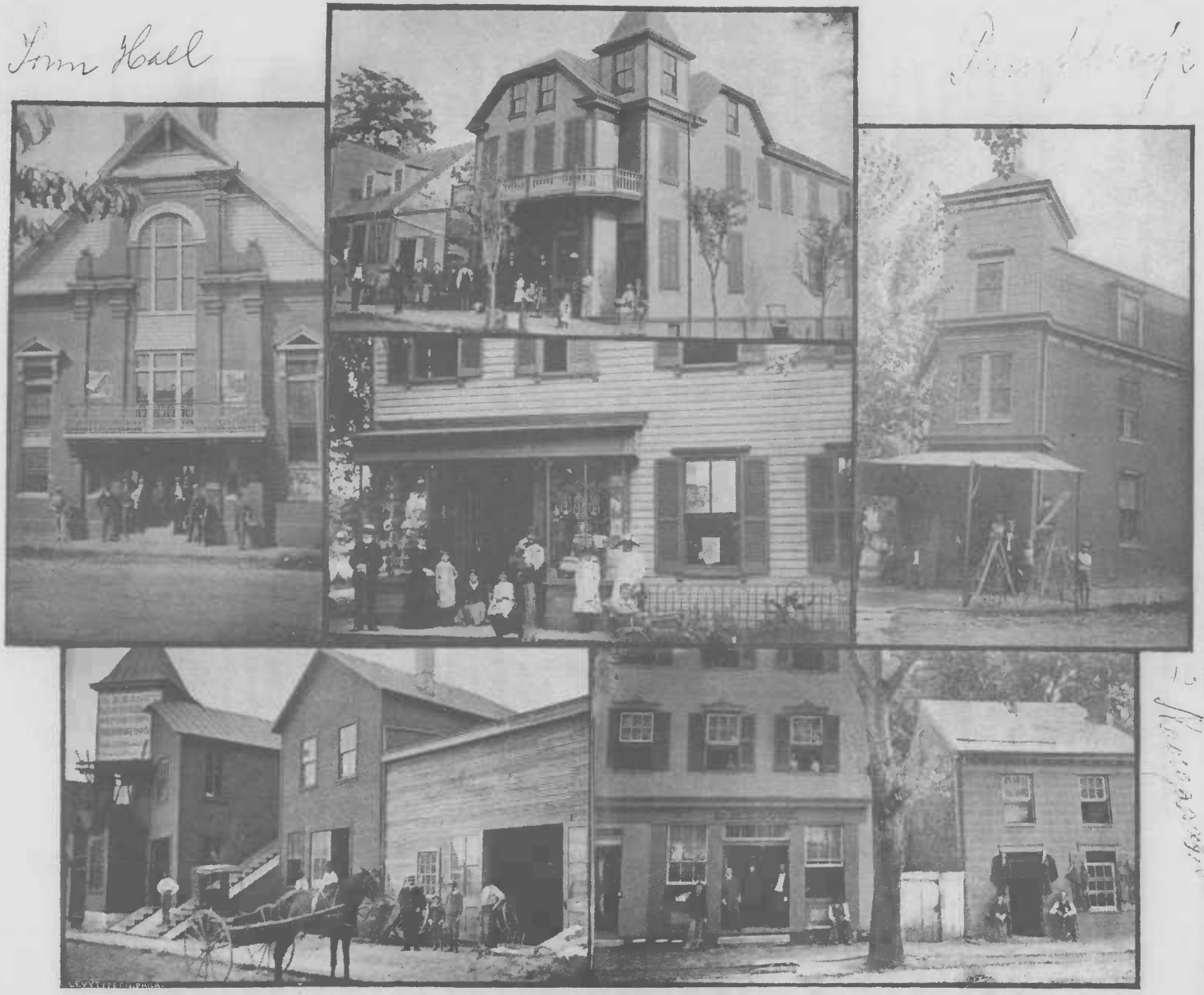

ROCKVILLE BUSINESS ESTABLISHMENTS.

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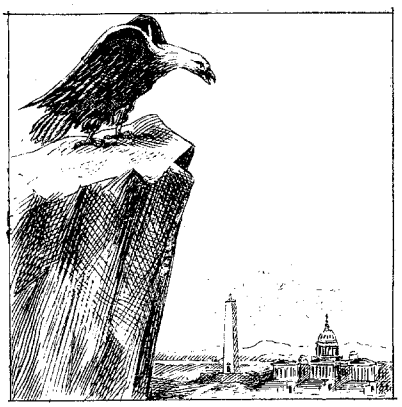
WHERE IS ROCKVILLE?



Like an eagle on its eyry, Rockville looks down upon the National Capital from an altitude of five hundred feet. Distance in this age is reckoned by time, not miles. Thirty minutes by steam and ten minutes afoot are required to go from Rockville to the Centre Market in Washington. From Anacostia, Soldiers' Home, Mt. Pleasant, and the suburbs of West Washington (Georgetown), fully double that time is necessary. Rockville is sixteen miles away, whereas all the other places named are about three miles distant. Measured by time, Rockville is nearer the business centre of Washington than any one of the several other places named, and the cost, in money, to get there is also less or about the same where two lines of horse or electric cars are used.

The west line, north apex, and part of the east line of the District of Columbia are coterminous with Montgomery county in the State of Maryland. This county, named after the heroic General Montgomery of Revolutionary fame, is a high, healthful, undulating region, which continues to rise from the hills in the northern part of the District until the highest point is reached at Sugar Loaf Mountain, near the northern corner. It is intersected by numerous pretty streams and creeks, and many picturesque locations can be found. Of all the beautiful, desirable points throughout this region, Rockville was selected as the county seat, and its many attractions testify to the wisdom of the fathers.

The Metropolitan Branch of the Baltimore & Ohio Railroad system starts from the station on New Jersey avenue, immediately north of the Capitol, in Washington, sweeps in broad curves through the northern part of the city, out through Eckington, the former home of Joseph Gales, of the old *National Intelligencer*, past the country place of the late Chief-Justice Chase, through a beautiful valley overlooked by the new Catholic University and the grim remains of war-time forts, thence by the historic seat of the Blair family out among the hills of Montgomery county, bordered by pretty villages, crosses picturesque Rock Creek on an iron bridge one hundred feet high, sweeps upward through an invigorating atmosphere until peerless Rockville is reached; thence it curves westward to Point of Rocks, near Harper's Ferry, where it joins the main stem of the railroad.

Rockville is located at the meeting of three ridges of land. On the east, the waters drain into Rock Creek, on the south into the Cabin John, and on the west into Watt's Branch.

The road system of the county was arranged to make Rockville the beginning point, like the hub of a wheel. As all roads in antiquity led to Rome, so all roads in Montgomery county lead to the county-seat. Through Rockville passes the famous National Road from Washington to the West, and the statesmen of the earlier days, Washington, Clay, Webster, Jackson, and many of their compeers, stopped for refreshment in Rockville. President Madison, and other prominent officials, fled to Rockville during the burning of the public buildings at the National Capital by the British. General Lew Wallace was defeated by General Early in 1864, near Rockville, and the latter was driven back from Washington by the famous Sixth Corps of Grant's army.

SUPERIORITY OF ROCKVILLE.

As a winter sanitarium, summer resort, and all-the-year-round place of residence, Rockville stands without a rival. An altitude of five hundred feet, unapproached train service, and an organized community of about fifteen hundred people,* are the claims upon which its superiority is based.

* The Census of 1890 gives a population of 1,198 within the corporate limits, but there are many handsome residences just outside which may be fairly included within the town. The population has doubled in ten years.

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MAKE A COMPARISON.

To make a profitable investment, one must buy where people will make their homes. In other words, a profitable investment can only be made in a locality that will some time be occupied by houses. This is the sure and only test. A person who buys lots simply because they are cheap, frequently would do better to put his money in the fire, as there he would not have to pay taxes on it.

Where then shall the investor and the home-seeker (for their interests are identical, remember) look for the necessary requisites to a good location? Beyond question the first requisite is healthfulness; the second, easy access; and the third, neighbors.

Let these three rules or requisites be applied honestly and faithfully, and the investigator will reach the correct conclusion. A word of caution right here. None of the officers of the West End Park are real estate agents. They do not sell land on the Metropolitan Branch as the best location, then thereafter offer other tracts east or west of Washington as the best location. This Park was purchased as the result of careful study. None of the Park's officers own, or, so far as known, would own, any suburban land elsewhere than on the Metropolitan Branch or to the northwest of Washington. They have reached their conclusion as to a desirable location by the same method they recommend all investigators to try. *First, investigate for yourself* and do not trust to the advice of other people, especially to that of a real estate broker interested in a particular tract of land. Nearly all real estate dealers have their agents throughout the Government Departments and in private offices and stores.

Other things being equal, would you locate on a railroad where 21 to 30 trains run daily, or, on the other hand, along a railroad where only one train is run in the morning and another at noon and a third in the afternoon each way—total, six trains daily? This looks like an easy question. You immediately reply: "Other things being equal I would be a fool to locate near the railroad where only three trains run daily each way, where, if I happened to miss the afternoon train, I must stay in town until the next afternoon or walk home."

On the Metropolitan Branch of the Baltimore & Ohio Railroad 21 to 30 trains stop daily. On the railroad past Falls Church and Herndon, six trains as above described. Are "the other things equal?" Examine, and you will say "No." The only advantage offered is the fact that land is very properly cheaper in Virginia. To reach the healthy, desirable localities, a railroad ride across the Potomac, with its danger of delay and accidents, and for five miles along the malarious bottom lands. is necessary at present. To reach the Montgomery county high lands no river is to be crossed and no malarious low lands are to be traversed.

Many agents, with land to sell in Virginia, promise this, that, and the other railroad to Washington at once, but they have made the same promises for ten years past, and the value of their land has increased very little, if any, in that time. It is unwise for a Washington family to bury themselves in Virginia on the mere hope of having decent railroad facilities in the dim future. It is safe to say that a Virginia location is out of the question.

WHAT LOCATIONS REMAIN?

The Baltimore & Potomac, the main stem of the Baltimore & Ohio, and the Metropolitan Branch are the only practicable railroad outlets remaining. Take excursions on these three roads and see for yourself. Do not decide on the representations of interested parties. You will find comparatively little improvement visible on the Baltimore & Potomac road. This road is operated by the Pennsylvania Company, and having the bulk of the through travel, this company does not encourage local travel. There are only 8 or 9 trains that stop daily at the stations this side of Odenton, which is 24 miles from Washington. The poor inducements to commuters would alone exclude this section without taking into consideration the other objections of the low-lying land and chances of malaria.

By consulting Howell's topographical map of Washington and vicinity, published by authority of the Geological Survey, and, therefore, supposed to be accurate beyond dispute, you will observe that Bennings station is not above forty feet above water-level. It is on a plain that runs along the malarious Eastern Branch of the Potomac river, though there is one hill near by that reaches 160 feet in height. Landover

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ROCKVILLE BUSINESS ESTABLISHMENTS.

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station is only about 60 feet high. One must go fully a mile from the railroad before reaching land 200 feet high. At Ardwick station is a swamp. Half a mile back one small piece of land attains 200 feet in height. Lanhams, Seabrook, and Glendale stations are about on a level at 140 to 160 feet altitude, though land near Lanhams is higher than at either of the two more distant places, as one tract reaches 200 feet, whereas the highest point near Glendale is 180 feet. In view of this showing you will wisely let other people slowly build up the Baltimore & Potomac lowlands.

MAIN STEM OF THE BALTIMORE & OHIO.

Consulting Howell's official map again, what do you find? Bladensburg is scarcely 20 feet above the datum or Washington water-level. During the heavy rains of the spring of 1889, people in this vicinity were compelled to use boats (!) to pass between the railroad and their homes.

The following item is from the *Evening Star* of August 23, 1890, page 6:

"The water on the Baltimore and Ohio Railroad between here and Baltimore in some places was six feet over the tracks during the storm. It reached that point at Laurel, the highest known there in thirty years. At many places on the line the water was four feet high and rushed along the tracks like a mill stream."

Think of six (6) feet of water on a railroad track! Is this a desirable place to live?

Hyattsville station is shown to be between 30 and 40 feet above the Washington water-level, and the highest point of land in this vicinity is only 120 feet, and this point is about half a mile distant. Riversdale station is little, if any, higher than Hyattsville, and is in the midst of a nearly level tract of land. College, Charlton Heights, and Branchville stations are not more than 20 feet higher than Riversdale; that is, they are not more than 60 feet in altitude. The highest point within the limits of Charlton Heights is apparently less than 200 feet. Whereas Rockville, on the Metropolitan Branch, is from 430 to 500 feet above Washington level.

The main or Washington stem of the Baltimore & Ohio Railroad was unfortunately built through a low valley to save engineering difficulties and the consequent expense. If you have any doubt about malaria existing through this valley, consult any leading Washington physician and ask him if he would advise you to build a home in a wide valley along a sluggish stream of water. Interested parties can learn the names of some people driven from this locality by malaria on calling at No. 706 8th street N. W. If you are offered a house at any of these stations, be sure to examine the cellar for dampness. The land is so wet in places that a cellar cannot be constructed.

It is surprising to hear people, apparently otherwise sensible, say, "Malaria doesn't affect me." Such a person ought to hunt out some small-pox or yellow fever locality to live in. There would be just about as much good judgment displayed. A man who will deliberately take his wife and children into a malarious neighborhood to live ought to be sent to an asylum for the feeble-minded.

Another objection to several localities on the main stem is the disagreeable water. It holds in solution more or less minerals which, for a brief period, may be unobjectionable, but which when imbibed steadily disagree with many people.

Still another objection is the mosquitoes, which increase by millions in the low, marshy land along the Eastern Branch as far east as Branchville. Lots 50 x 150 have been offered on this railroad line this season as low as $10 each. They are not worth this low price.

WEST OF WEST WASHINGTON.

There is some movement for suburban residences along the Potomac west of Georgetown. Many handsome locations can be found here, and should some of the projected railroads be built, people in moderate circumstances will be able to secure desirable homes. But how soon these railroads will be built no one can guarantee. If near the river, the matter of malaria should be investigated. People with weak eyes will find that they have to face the sun both ways in their daily trips to and from Washington, and the extra car-fare from Georgetown is an item to be considered. A man who will build where he has to take three lines of cars to reach his business place in Washington does not display good judgment. Such a locality will never amount to much.

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METROPOLITAN BRANCH.

The land on the Metropolitan Branch is high and healthy, with delicious water, no malaria, and few mosquitoes. The first station out of Washington, Brookland, is 140 feet high, with land immediately adjoining it 200 to 220 feet in altitude. Takoma Park station, 6¼ miles out, is 280 feet high, and several places within the Park's borders are over 300 feet high.

The able management of Messrs. B. F. Gilbert and B. H. Warner has rapidly built up this popular place. About one hundred houses have been erected. Two general stores and a drug store supply the residents, who number about 400. A Union church and a school-house have been built, and a hotel is projected.

Linden is a pretty village nine miles out, and Forest Inn, at Forest Glen, is the subject of admiring comment. As its name indicates, Forest Glen is a rough and rugged place that does not give promise of extensive growth.

The next built-up place is Knowles, which has grown rapidly of late under the liberal policy of Dr. R. B. Detrick. Many consider it the handsomest situation on the Branch. Mr. B. H. Warner has bought two large tracts of land at this point which have been subdivided. One tract is called Kensington Park and the other is Kensington Heights. Messrs. Hempstone, Burdette, and others have a handsome subdivision here called North Kensington. It is understood that the name of the station will be changed to Kensington.

Garrett Park, the next station, has advantages not possessed by any other suburban town. It includes 500 acres of high, rolling land, has several handsome residences, a general store, and embraces picturesque Rock Creek within its limits.

There is no village between it and Rockville, though several fine locations are found on both sides of the railroad; among them is a farm of a few acres that has been recently subdivided and called Spring Lake Park.

WHAT DOES ROCKVILLE OFFER?

First and foremost are the healthful advantages of its altitude. It is from 430 to 500 feet above Washington. While people in Washington are restless and sleepless during the sultry nights of summer, the residents of Rockville are quietly sleeping beneath coverlets and being refreshed for their next day's duties. There is no malaria here, and rarely a mosquito.

Rockville has long been known as a health resort. Recently the writer received a letter from an acquaintance, an invalid, in Rochester, N. Y., saying she had been recommended to spend the winter "in a place called Rockville, near Washington." The pure ozone-bearing air, delicious, cool water, the numerous groves of pines and of hard woods, the many dashing streams of water, rich vegetation, abundant supply of fresh vegetables and country produce, all combine to make Rockville a health-giving place of residence.

"Here the summer days are strings of silver pearls, which hang translucent in the cool, sweet air; the red rose kiss of June falls like a benison on every breeze that wanders down from the blue Virginia hills and, like a cooling hand, drops softly through the sunshine upon the eyelids of the resting town: the long low lines of rustling trees, dew-laden morn and eve, bring freshened life to every living thing, and every nerve and fibre is filled with that rare tonic power which makes age youth and overcomes all ills that may be heirlooms to the flesh."

SUPERIOR TRAIN SERVICE.

The next advantages are those of superior railroad facilities. During the present season 30 trains daily stop at Rockville, whereas only 21 trains stop at most intermediate stations, and a couple of stations have 23 trains daily. This is the only place within 16 miles of Washington, on the Metropolitan Branch, from which people in building and mechanical occupations can reach Washington by steam cars near 7 o'clock in the morning.

This point, of easy access, will be appreciated by thoughtful people. Several trains do not stop between Washington and Rockville, a few other trains stop at two or three points, and all trains that stop

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ROCKVILLE RESIDENCES.

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anywhere on the Metropolitan Branch stop at Rockville, *an average of one every hour each way*. Isn't this remarkable? One every hour!

By taking the 4.30 P. M. train, a resident of Rockville reaches home, which may be some distance from the station, quite a while before the residents at Windhams, for instance, on the 4.35, are half-way to their station. He is not annoyed by being jerked backward and forward at every little cross-roads, as the 4.35 passengers are, by continually stopping and starting to let people on and off. There is a decided feeling of luxury in the Rockville trains of 4.30 and 5.30 P. M., which trains make no stop after leaving Washington until they reach Rockville. If the professional or business man is compelled to remain in Washington after 7 o'clock P. M., he can take the 8.40 train for Rockville, whereas the residents of the villages must wait till 9.45. Rockville people can attend the Washington theatres and be home again before the people of Anacostia and several other near places reach their houses by crowded street cars.

In the same way in the morning, there is a decided feeling of comfort in making sure of a choice seat in the cars at Rockville, instead of being compelled to stand up in the aisles for eight or ten miles. as the wayfarers sometimes do. A couple of morning trains make no stop between Rockville and Washington. To those who have experienced the two kinds of trains, these quick trains are worth going some distance to obtain. There is a decided saving of time, besides reaching a locality worth living in, and by its many advantages more than compensating for the slight additional cost of commutation rates.

An electric railroad has been incorporated to run from the District line near Tenleytown to Rockville. A right of way has been granted by the County Commissioners, and the officers of the company promise the completion of the road within a year. This road will connect with two other tramways near the District line, one is already running from the Maryland line through High street to West Washington (Georgetown) and the other is projected to come along Connecticut avenue extended, into the city near Dupont Circle. The residents of Rockville who wish to visit the west part of Washington will be accommodated by these two lines. There can be no doubt that as soon as these projected roads are completed, Rockville real estate will jump to twice and thrice its present value. Doubtless some investors will seek and are now seeking to discount the future. This is the season to make real estate investments about the county seat of Montgomery county.

SOCIAL ADVANTAGES.

The third and marked class of advantages comes from an organized community. Rockville is an incorporated town, with mayor and council. It is the county seat of Montgomery county, and has a population of about 1,500. It has 1 National Bank; 3 newspapers and printing offices; 3 hotels; 8 boarding houses; 6 general stores; 1 grocery store; 1 dry goods store; 2 drug stores; 1 jewelry store; 1 furniture store; 1 millinery store; 2 tin and stove stores; 2 meat stores; 1 tobacco and cigar store; 1 barber shop; 1 tailor shop; 3 blacksmith shops; 1 ice cream saloon and bakery; 4 livery stables; 2 wood and coal yards; 2 building associations; 3 real estate agencies; 3 painters and frescoers; 2 paperhangers; 5 contractors and builders; 3 shoemakers; 1 harness maker and carriage trimmer; 2 dentists; 1 civil engineer and surveyor; 2 undertakers; 1 monument works; total, 70 business establishments. It has 3 allopathic and 1 homœopathic physicians, and 11 lawyers. It contains 8 churches—Methodist, Catholic, Baptist, Presbyterian, Episcopalian, Christian, and 2 colored Methodist Churches. There are 4 public schools for white children and 1 for colored children; an academy for boys, incorporated in 1809; an institute for girls, and a dancing school.

What a convenient place! In order to select from a decent stock of goods Rockville residents are not compelled to travel 6 to 12 miles to Washington, to spend half a day and considerable money, as are the residents of the villages or cross-roads. Rockville is fully fifty years ahead of all other Montgomery county towns in material development. Its public and general property, such as public halls, churches, schools, &c., are valued at a quarter of a million dollars. The new-comers enter into these possessions without costing them a penny. Whereas settlers at new places are being continually drained for school-houses, churches, pavements, and other general betterments.

M:26-10

RESIDENCES NEAR WEST END PARK.

M:26-10

Rockville embraces a quiet, refined, and hospitable people, among whom are many professional, business, and official people from Washington, with representatives of the Army and the Navy, both active and retired. To live in the midst of a cultivated population is an advantage not to be overlooked; to rear children among such surroundings is to give them a most valuable education.

Here among so large a gathering, every one will find sympathetic associates. People of musical tastes will find many to join them in cultivating the charms of music. Literary people can compare views and be benefited by intercourse with many of like pursuits. The artistically inclined will be surrounded by persons of æsthetic ideas. In nearly all fields of mental, moral, and sentimental activity, co-workers and sympathizers can be found in Rockville. It is quite an Arcadian retreat, where every one is regarded for his individual worth without reference to his wealth or extrinsic rank.

Compare these social advantages with the loneliness of the little villages of two to a dozen houses. In these latter places every one knows everybody else's business and one disagreeable, ill-mannered woman can be a continual torment. Refined people are sometimes compelled to endure the presence of disagreeable families and find no sympathetic neighbors. People who have made the mistake of locating in one of these little villages will find it to their advantage to sell out and move to Rockville.

CHEAP AND GOOD LIVING.

Not the least of the many advantages which Rockville possesses is the cheapness of living compared with the same expenses in Washington. It is in the midst of a rich farming country. Milk, eggs, butter, fruit, and produce are sold at much lower prices, and, mark you, how fresh and pure they are. This fact is worth more than money. It costs but little to keep a cow and to raise chickens. In a good sized family these four articles of food—milk, butter, eggs, and poultry—go a long way towards maintenance.

In addition, when the temptations to spend money presented in every show window in Washington and by every poster on its walls are removed, the economy of Rockville living is decidedly increased.

A three-months commutation ticket costs about 9 cents a ride.

WHAT ARE THE OBJECTIONS?

The only objections that are heard against buying on the Metropolitan Branch are the danger of accidents, and that the land is so dear. The former objection had some weight a few years ago, when several accidents occurred on account of the single track. But the double track has been laid from Washington to Knowles, a distance of 11 miles, and from Rockville to Gaithersburg, a distance of 5 miles. Not an accident has occurred on this branch between Washington and Gaithersburg to occasion the loss of life for more than three years. And there is now no danger whatever more than on any other railroad. A man walking along the streets of a city is liable to have a brick or other object drop from a house-top and kill him.

The other objection that land is so dear is a decided compliment to the Branch, as showing the great demand of sensible people for residences in this high and healthy region. But it is not strictly accurate. Farms between Silver Spring and Rockville can this season be bought for $250 an acre. By another year land is likely to be higher, and will rapidly increase in value. Which is the wiser investment, land at $100 in the midst of malaria, with its consequent medicine and physicians' bills, or land at $250 an acre, with comparative freedom from the doctor's services?

The Metropolitan Branch compares with the other three railroads very much as the northwestern section of Washington did twenty years ago with the other three sections. Persons who at that time bought in any of the other three sections of Washington, simply because lots were cheap, have long since discovered their blunder. While lots in the northwestern section have increased in value five to twentyfold, lots elsewhere have only recently begun to encourage their holders.

In five years from now, the mistaken people who fail to buy on the Metropolitan Branch because lots there are a third or a half greater in price than on the other roads, will bemoan their stupidity as hundreds of people have who failed to buy in northwest Washington in the past.

M:26-10

RESIDENCES NEAR WEST END PARK.

M:26-10

A singular objection is made to locating in Rockville because of the extra railroad fare for sixteen miles, whereas one can get locations within sight of the Capitol where the railroad fare is only one-fourth or one-fifth that to Rockville. If this objection proves anything, it proves too much.

If you go into the country at all, why do you go? You reply, "For health, wealth, and comfort." Very well, then you must go where you can get them best.

By purchasing within Washington's limits, on the outskirts, among freight-yards, brick-yards, pig-pens, &c., you can save all railroad fare—every cent of it; and after enduring such nuisances for twenty years or so, until the growth of the city sweeps them away, you will be the owner of some valuable property, even if your children all die in the meantime. Again, if you locate in the valley within sight of the Capitol for the sake of saving a few dollars quarterly on car fare, and pay considerable sums for medicine and physician services, and lose sleep and happiness, your pecuniary profit will not be so great as you supposed.

It is a matter of surprise to hear apparently sensible people say, "I can't go to Rockville, because I am in business. I have to be in Washington early in the morning, and remain so late in the evening." On inquiry, these persons are found to open their places of business about eight o'clock and close about six P. M. in the summer, and seven P. M. in the winter, except on Saturdays, at 10 or 11 o'clock. A man who opens his store at 6 or 7 o'clock A. M. and closes at 9 or 10 every night, would find it difficult to live in Rockville, but the average business men of New York, Philadelphia, Boston, and other cities, many of them live as far away from their business places as Rockville, and reap enjoyment and profit by so doing.

A location in cool Rockville, 500 feet above Washington, promotes sound sleep at night during the summer. Mind and body are so refreshed next day as to enable a man to think and work fast, and make more money than he otherwise would. This is only the immediate money-value of the case. When the health and social advantages are compared with the inducements held out by other localities, Rockville will persuade thoughtful people every time. And nice, sensible, thoughtful people are the ones the West End Park desires to secure for residents.

WEST END PARK.

Located at the fashionable end of Rockville, the West End Park offers advantages not possessed by any other portion of this most desirable place of suburban residence. A macadamized road and brick sidewalks extend from the railroad station to the West End Park. (Keep this fact in mind.)

In addition, it will have a railroad station of its own, for the Park has one of its fronts on the Metropolitan Branch.

It embraces 520 acres of slightly rolling land. The pretty stream of water known as Watt's Branch runs through the extreme western portion of the Park where several lots overlooking the stream include, at least, an acre of land each. Fully one mile of the Park fronts on the Darnestown road (or Montgomery avenue), which is the principal street or avenue of the town.

Keep in mind the fact that the West End Park is, to a considerable extent, within the incorporate limits of the county-seat. It is inside the town itself. The residences of Rockville are close to and within the Park. The largest hotel in Rockville is opposite the second street of the West End Park. Other houses are further west from the hotel, and the natural growth of Rockville, like that of most American cities, is towards the West.

IMPROVEMENTS IN THE PARK.

A water-supply system has been inaugurated. Two wells have been driven, and in the deep one in the centre of Henderson Circle a large pump has been sunk and connected with one of the largest sized windmills used for the purpose. A vein of delicious water has been tapped. A water main has been run for some hundreds of feet along Beall Avenue, and connection has been made with the large house not far from Henderson Circle. This water main will be extended as other residences are built. West End Park is the only suburban town near Washington, so far as known, that has a water-supply system. Bear this important and health-giving item in your memory.

M:26-10

RESIDENCES WITHIN WEST END PARK.

M.26-10

This matter of a water supply is a serious and important one. In all other suburban villages, dependence is had on individual wells, usually of a cheap "one-horse" description that every little while run dry, or otherwise give trouble. Dug wells cannot go below the first water, and are then stoned or bricked up. This first or surface water is apt soon to get foul. Dug wells are liable to have rats, frogs, and other vermin die in the water, which is thereby rendered unhealthy and unfit to drink. The cheap driven wells cause much annoyance by their lack of water and the poor material used as casing. The bother and labor of hand pumping is a considerable annoyance, and to escape therefrom the householder goes to a heavy expense of putting in a windmill. These mills, too often, are of a flimsy manufacture, and break in heavy winds, causing additional expense to repair or replace them. Lot purchasers in the West End Park are to be congratulated on the inauguration of so valuable an improvement as a water-supply system.

Other almost as valuable improvements will be started as soon as the demand will justify. An electric plant will be established for light, power, and other purposes. Rockville, in advance of most suburban places, has at present a system of street lamps. This is a decided convenience, as people elsewhere know who have stumbled along their dark highways on moonless nights.

Several other valuable improvements are contemplated. It is such an easy matter to describe something in the uncertain future that the managers of West End Park prefer to chronicle actual facts. The roads and avenues already opened and bordered by trees in boxes speak for themselves. To carry off rain water and allow drive-ways across streams, several hundred dollars' worth of sewer pipe is already buried in the ground with large and convenient basins at several points. Eight large walls have been erected and four heavy bridges of white oak timber have been placed upon them to carry carriage-ways and walks over the principal streams in the Park. The various improvements already made have cost a large sum of money, and all interested are invited to visit the Park and observe for themselves the Park's development since it was opened in the spring of 1890.

A FEW WORDS TO INVESTORS.

As stated on an early page, the interests of investors and homeseekers are identical. This circular has been addressed principally to homeseekers. Investors need no special advice. Where homeseekers will locate, there investors will purchase. Where homeseekers refuse to go, is the spot for investors to avoid. Rockville is plainly the place for investors to plant their money in the confident belief of a golden harvest.

FINAL WORDS TO HOMESEEKERS.

By securing a lot in Rockville and building a house thereon, you will decidedly improve the health of yourself, your wife, and your children. By the economy you must practise you will secure a goodly sum for the day of adversity, give your children a good education and a fair start in life. You will enjoy refined, pleasant society and elevating surroundings.

"The pleasures as well as the advantages of a home in the country cannot well be over-estimated; the bracing atmosphere, freedom from the heat, noise, dust, and crowds of the city, the pure and health-giving water, the bright emerald of the fields, the trees, the fragrant flowers, the seclusion where genuine rest may be found, and where the children may sport in unrestricted happiness, present attractions that must strongly appeal to every thoughtful person."

"There are many business and professional men who are so situated as not to desire to send their families to mountain resorts and fashionable watering-places; others cannot afford the pleasures which these places offer, and for both these classes a suburban home is eminently desirable."

WEST END PARK LOAN AND TRUST COMPANY.

This Company has been incorporated for the purpose of securing an immediate capital wherewith to hasten the improvements in the Park. The entire interests of Mr. Henry N. Copp, the former proprietor, have been turned over to this Company.

M:26-10

Its capital stock is $500,000, divided into 100,000 shares of $5 each, payable 50 cents a month. The incorporators desire to make the stock a popular investment with all classes, and to excite a patriotic interest in the suburbs of the National Capital.

The treasurer of the Company is the cashier of the Traders National Bank, of Washington, D. C., Mr. B. L. Baldwin, and all moneys received will be paid out by him for the benefit of the Company and its stockholders only on proper vouchers.

The other officers are well known in the District of Columbia and some of them have a national reputation. They refer generally to the bankers and leading business men of the District of Columbia. Prospectus of the Company will be forwarded free to any address.

ROCKVILLE CHURCHES.

BAPTIST. EPISCOPALIAN. PRESBYTERIAN. CATHOLIC.

M.26-10

M.26-10

OFFICERS AND DIRECTORS.

DIRECTORS.

HENRY N. COPP, Attorney-at-Law,	Washington, D. C.
GEN. W. W. DUDLEY, Ex-Commissioner of Pensions, Attorney-at-Law,	Washington, D. C.
SAMUEL D. LUCKETT, Attorney at-Law,	Washington, D. C.
BRENTON L. BALDWIN, Cashier Traders National Bank,	Washington, D. C.
H. MAURICE TALBOTT, Attorney-at-Law,	Rockville, Md.
OSWALD N. BURKE, Land Attorney,	Washington, D. C.

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Superintendent, - PROF. FRANCIS R. FAVA, JR.

WASHINGTON OFFICE, No. 706 EIGHTH STREET NORTHWEST.

Address communications to the President, HENRY N. COPP.

N. B.—Lots for sale at low prices and on liberal terms to suit purchasers.

ELEVATIONS ON RAILROADS.

BALTIMORE & POTOMAC.—Bennings, 35 ft.;* Wilsons (Landover), 60 ft.;* Lanhams, 143 ft.;* Seabrook, 159 ft.*

BALTIMORE & OHIO (MAIN STEM).—Bladensburg, about 20 ft.;† Hyattsville, about 35 ft.;† College, between 40 and 60 ft.;† Charlton Heights, between 40 and 60 ft.;† Branchville, between 40 and 60 ft.†

METROPOLITAN BRANCH.—Brookland, about 140 ft.;† Takoma Park, 280 ft.;‡ Forest Glen, 304 ft.;‡ Knowles, 296 ft.;* Garrett Park, 296 ft.;‡ Rockville, 430 ft.;‡ Gaithersburg, 516 ft.*

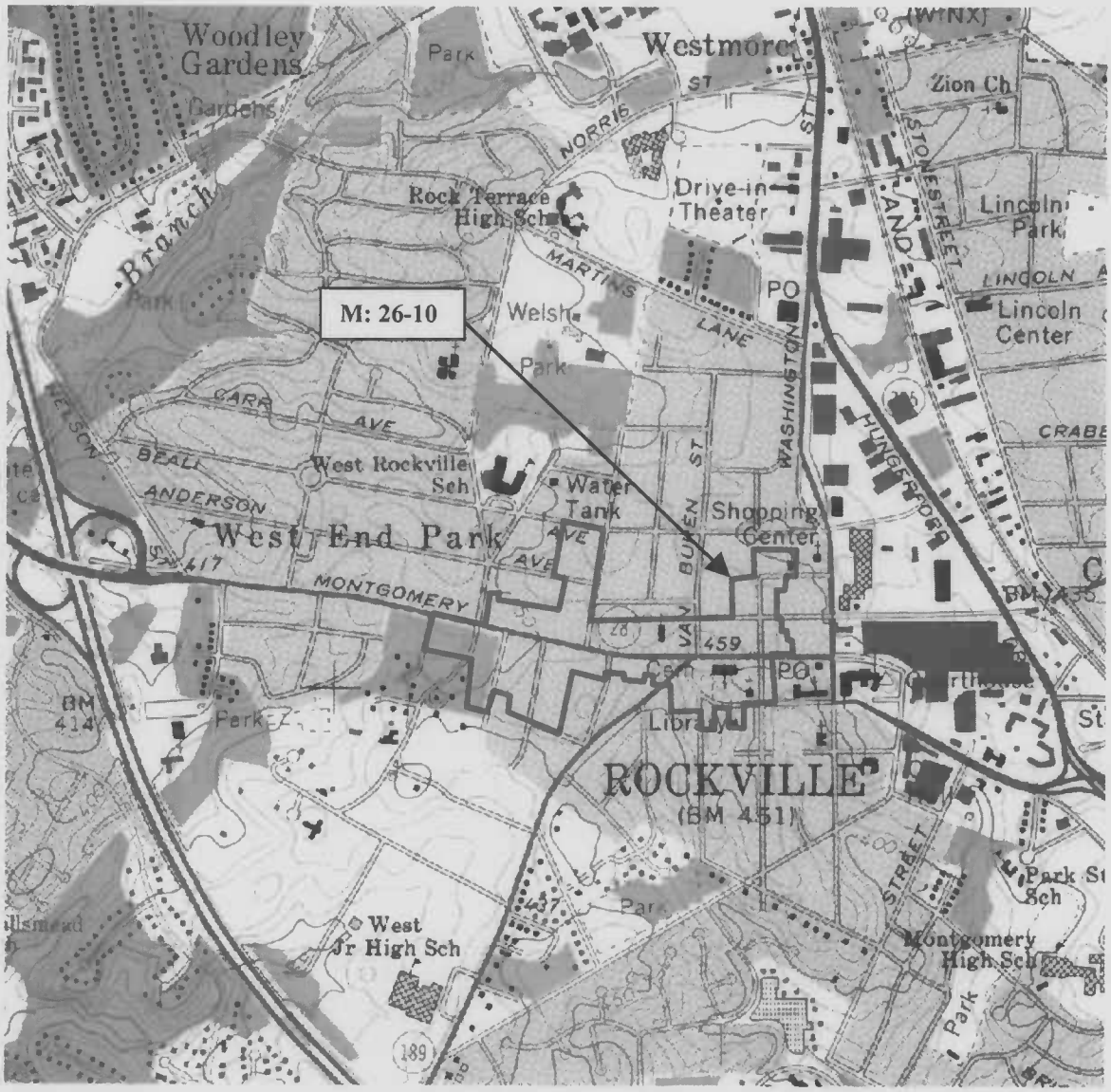
* Gannett's Dictionary of Altitudes. † Howell's Map. ‡ B. & O. Engineer Department.

WEST END PARK, ROCKVILLE, NEAR WASHINGTON, D. C.

(IDEAL SCENE.)

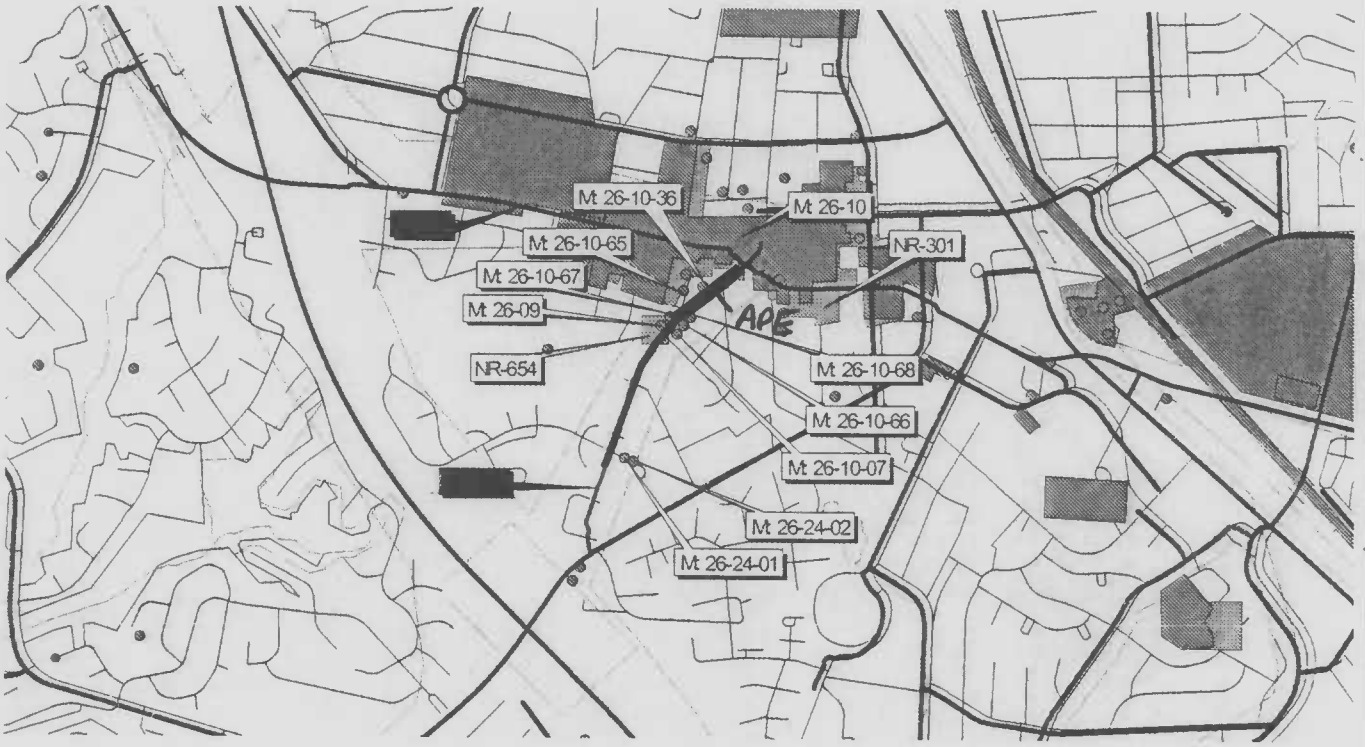
M.26-10

M: 26-10
West Montgomery Avenue Historic District
Rockville Quadrangle



Attachment 2

MD 189: S. of Monument St. to MD 28



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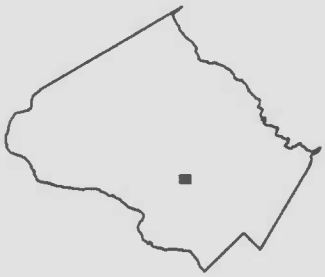


Rockville Quad
Montgomery County

Maryland Inventory of Historic Properties
Maryland Historical Trust Easements
National Register of Historic Places
County
Archaeological Surveys

M:26-10

M 26:10--West Montgomery Avenue Historic District Boundary Expansion to include the Higginsville cluster on MD 189 (Great Falls Road) and NR Bingham-Brewer House (M26/9)
Location Map
Rockville Quadrangle

1

M 26-10

West Mont Avenue Historic District
(expansion to include Wed
1 Ds. Great Falls Road)

House # 1

Tanram Residence
1950, 333 Great Falls Road
Suffness MASHA 3/2000
Negs at SHPC

11

2

M26·10
West Montgomery Avenue
Historic District
Expansion to include MD 189.
Great Falls Road)

House # 2
Odell Residence, 1949
224 Great Falls Rd.
Suffness MD SHP 3/2000
Negro at MD SHPO

2/

3

M 26/[illegible]
West Montgomery Avenue HD
(expansion to include
MD 189, Great Falls Road)

House # 3
Weichbord Residence
226 Great Falls Rd
1889

Suffness MD SHA 3/2000
negs at BHPO

31

4/

M 26/10

West Mont Avenue Historic Dr.

(expansion to include

Mr. 19, Great Falls Rd)

House #4

Galvin Residence

[illegible] Great Falls Rd

1949

Surface [illegible] 3/2000

[illegible]

4/

5

Mo 26/10

W Mont Avenue #5

(MD 19 expansion)

House #5

Smellie Residence, 1951

232 Front Falls Rd

Suffner MD 5[illegible] 3/2000

[illegible]

5/

6.

M 26/10
W Mont Avenue HD
(MD 189 extension)
Cause # 6
Bondaroff Residence, 1951
232 Great Falls.
Suffrus MD SHA 3/2000
Neg at SHPO

61

7

M 261 [illegible]
West Mont Avenue N. Dist
(MD 18 Extension)

House #7
Loader Residence, 1785
234 [illegible] Falls, Md
Suffron MD SHA 3/2000
neg at SHPO

7/

M 26 110
W. Mont Ave Hist Dist
(MD 189 extension)
House #7
Burrett Residence (Magnolia
Sisters, M 26:10/08)
236 Great Falls
Suffren [illegible] 3/2000
negs at SHPO

9

M 26-10
West Mont Ave Hist Dist
(Great Falls Rd, (MD189, extension)
House #9
Burns Residence (John
Higgins House M 26:10/66)
300 Great Falls
Suffren MD SHA 3/2000
Neg at SHPO

9/

10

M 26/10
West Mont Avenue HD
(Great Falls Pd Evtn)

Shawn Rendence (Frank
Huppins House M26:10/7
304 Great Falls
Suffren MD SHA 3/2000
map at SHPC

10

11

M 26/10

West Mont Ave Hist Dist
(Falls Road Extension)

Sharkey House, 1981 NIC
301 W Great Falls Road

Suffren MDSHA 3/2000
Negr at MDSHPO

11

12

M26/10

West Mont Ave Hist Dist
(Great Falls Rd ext'n)

Aherrault Residence, 1955 N/C
1 Dale Drive

R Suffness MD SHA 2/2000
Neg at MD SHPO

12

13

M-6100

West Montgomery Avenue MD
(Great Falls Rd Extn)

Epstein Residence 1931
407 Great Falls

Suffren MD SHA 3/2000
negs at MD-SHPO

131

M 26/10
West Mont Avenue Hist Dist
(Great Falls Rd Extn)

Boquel Residence, 1918
315 Great Falls Road
Brewer House Stable

Suffren MD SHA 3/2000
Neg Rl MD SHPO

15

M26/10
West Mont Ave Hist Dist
Great Falls Rd Ex Ln
Camp Residence 1979
Non-Contributing
311 Great Falls Rd
Suffrage MIMSHA 3/2000

15

16

M 26/10

West Mont Avenue H. D.

(Great Falls Rd Extn)

Spalding Residence

Historic Brewer House,

M 26/9 and 10

300 Great Falls Rd

Suffness MD SHA 3/2000

Neg at MD SHPO

161

17

M26/10
West Mont Avenue Hist Dist
(Great Falls Pl Ext In)
Cox Residence
Historic Stone/Goodson Hse
M26: 10/6
301 Great Falls Rd
Suffrass MD SHA 3/2000

17

'8

M 26/10

West North Ave Historic District

(Great Falls PA Extn)

Murray Residence, 1941, NC

25 Williams St

Suffren MD SHA 3/2000

negs at MD SHPO

18

19

M 26/10

W. Mont Avenue HIS DIST
(Great Falls Rd Extension)

Danish Club of Washington, 1912
16 Williams St

R Suffness MDSHA 3/2000
negs at MDSHPO

19/24

227

M 26110

W. Mont Ave Hist Dist

(Great Falls Rd Extension)

Non Residence, 1951

227 Great Falls Rd

R Suffness MDSHA 3/2000

resp at MDSHPO

20/24

TOYOTA

M 2610 21

W. Mont Avenue H. D.

(Great Falls Rd Extn)

Lhang Residence, 1968 N/C

225 Great Falls Rd

R suffices MD SHA 3/2000

Neg at MD SHPO

21/24

22

M26/10

W Mont Ave H. Dist

(Great Falls Rd Exln)

Elym Residence 1953

217 Great Falls Rd

R Suffices MD SAA 3/2000

mgs at MD SHPO

22/24

23

M 26-10

W Mont Avenue Hi Dist

(MD 189, Great Falls

Rd Extension)

Looking East

Suffren MD SHA 3/20/00

23/24

M26-10 24

W Montgomery Avenue N. District

(MD 189, Great Falls Rd

Extension)

Looking West

Suffren MD SHA 3/2000

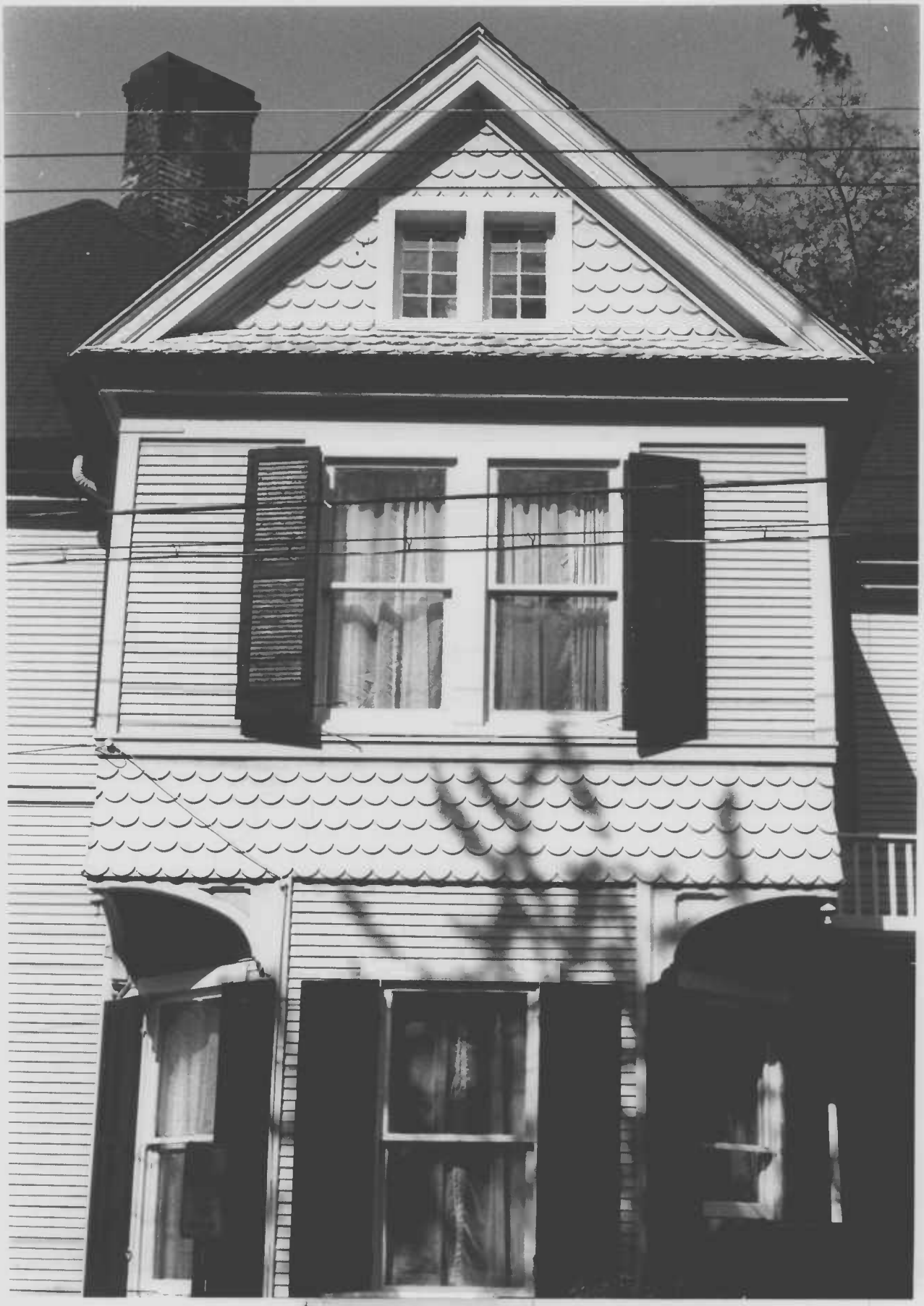
24/24

Dietz House

M;26-10
Dietz House
West Montgomery Avenue Historic District

Barnes House

M:26-10
Barnes House
West Montgomery Avenue Historic District



"Rockville bay"

M: 26-10

A "Rockville Bay"

West Montgomery Avenue Historic District

Rockville Christian Church

M:26-10

Rockville Christian Church

West Montgomery Avenue Historic District