

Site: M:26/10/79

Charles Beard Bungalow/Rand House

Built: 1912

115 Forest Avenue

Builder: Franklin Karn

Private

The Beard family was responsible for the construction of several fine homes in the west end of Rockville. This 1-1/2 story frame California bungalow was the second collaboration between owner Charles Beard and builder Franklin Karn. It features wide flared eaves, wraparound verandah, dormers, broad horizontal bays, and classical porch columns. For much of the Beard ownership (1912-1963), the bungalow was available for summer rental by Washingtonians.

Maryland Historical Trust

State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic Charles Beard Bungalow

and/or common The Rand House

2. Location

street & number 115 Forest Avenue not for publication

city, town Rockville vicinity of congressional district 8

state Maryland county Montgomery (RV Planning Area 4)

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

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

name James and Barbara Rand

street & number 115 Forest Avenue telephone no.: 986-8450

city, town Rockville state and zip code Maryland 20850

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery Co. Land Records liber 4597

street & number Montgomery Co. Courthouse folio 336

city, town Rockville state Maryland

6. Representation in Existing Historical Surveys

title None

federal state county local

depository for survey records

city, town Rockville state Maryland

7. Description

Survey No. M: 26/10/79

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The subject house faces west on Forest Avenue on a double lot. Deep front and side setbacks and tall mature trees provide a scale and setting to emphasize the characteristic broad low profile of this early bungalow.

This 1912, frame, three bay by four bay 1-1/2 story rectangular bungalow has mitred bays on the west (front) and north sides and central dormers on all facades save the rear. The foundation is brick. Eight-inch aluminum siding with corner caps covers the original wood siding with wide corner boards, frieze and water table. The composition shingled low-hipped peaked roof is broken by two interior brick chimneys on the north slope.

This house was designed by Franklin H. Karn in 1912 in the new "California bungalow" style featuring wide flared eaves trimmed with shaped false rafter ends, a wrap-around front verandah, and hipped roof dormers on front and sides which echo the main roofline. The front facade is balanced, but the sweep of the front roof slope joining the porch to form a single irregular roof shape introduces asymmetry. A projecting bay on the south front visually balances the roof mass, effectively relieving the static effect of a symmetrical rectangular shape. Windows, 1/1 double hung sash with plain surrounds, projecting sills and drip caps, are flanked by wooden louvered shutters with a few exceptions.

The three bay west (front) facade is asymmetrical. The house is accessed by a central front brick walk leading to four wide wooden steps flanked by post and handrails accessing the front porch. The porch wraps from the front facade three-sided bay around to a similar bay on the north facade. The low-hipped porch roof is supported on the front and sides by seven Doric columns set on low brick piers infilled with lattice panels. A low stick and rail balustrade encloses the porch. A low hipped roofed central dormer has a strip of three small square windows with spider-web muntin inserts. The south bay is occupied by a projecting three sided bay with window in each side. The center bay has a wood panel door with four small lights at the top protected by a wooden storm/screen door. The north bay has a pair of windows. A rectangular three-light basement window is in the south bay of the foundation.

The four-bay north facade has a window in each of the two west bays, a projecting three-sided and windowed bay in the east center bay, and a unit of three eight-light sashes (fixed center, flanked by casements) in the east bay. There are two rectangular three-light basement windows in the foundation.

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115 Forest Avenue
Attachment 7.1

The three-bay east (rear) facade has a recent deck and shed-roofed entry addition on the north bay with a modern entry door on the north, a nine-light window on the east, and a double sash 6/6 window on the south. The center bay has one window over a ballasted cellar entrance which has an adjacent shed-roofed covered and enclosed cellar stair to its left. A pair of two eight-light casement windows is in the south bay. A large two-panel sliding glass patio door is in the excavated foundation well at the south end.

The four-bay south facade has two eight-light casement windows in the east bay, two closely-spaced windows in the two center bays, and a window in the west bay. The foundation has been excavated to form a well at the east end of the building, allowing steps down to a four-light wood door, and a walkway around to the east facade and sliding patio-type glass doors. A rectangular three-light basement window is in the west half of the foundation.

8. Significance

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Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify)

local history

Specific dates 1912 **Builder/Architect** builder Franklin Karn

check: Applicable Criteria: A B C D
and/or

Applicable Exception: A B C D E F G

Level of Significance: national state local

Prepare both a summary paragraph of significance and a general statement of history and support.

Significance

The Beard family was responsible for the construction of several fine homes in the west end of Rockville. These houses are of varying architectural styles that reflect changing tastes in the first quarter of the 20th century. This 1912 house, an example of the California Bungalow style, was the second collaboration between builder Franklin Karn and owner Charles Beard.

History and Support

The social, cultural and physical face of Rockville markedly changed in the years between 1890 and 1915. The town's reputation as a desirable and convenient suburban address or summer resort brought many Washington families to Rockville. They boarded at local hotels and houses, or built their own residences. Among the earliest of these families was Washington attorney Henry Beard, who purchased the historic Wootton farm in 1881 and summered there with his family. 1/ Two of Mr. Beard's sons married into local families, and it was this second generation of Beards who invested in the new subdivisions along the Darnestown Road.

Charles and Harriet Jones Beard hired local contractor Franklin Karn to build their first home in 1905, located on Thomas Street in "Veirs' Addition to Rockville" (8 Thomas, Survey Site M: 26/10/88). This house lay across the street from the home of Harriet's parents, Mr. and Mrs. Jones. The Thomas Street house was sold in 1910, and the following year Charles Beard purchased eight undeveloped lots in the north half of Block 17 in "Beall's Subdivision". 2/ Mr. Beard again used contractor Franklin Karn to construct his new residence on lots 15 and 16, but the plans and style chosen were a clear departure from the Victorian/Colonial Revival appearance of the first house.

continued on attachment 8.1

The Forest Street house displays the broad horizontal lines and compact massing of a style called "California bungalow", then new to Rockville. The broad pyramid roof ends in slightly flared eaves overhanging a deep two-sided verandah. Shallow bays, decorative window muntins, classical columns and other fine detailing illustrate the difference between this version of a bungalow and the more modest "Craftsman" variety. (See C. 1913 photograph, attachment 8.2)

After construction of this house, Mr. Karn was hired by the Washington Waters family to construct a similar house on their Wall Street property. These two houses differ only slightly in placement of bays, dormers and porches. The house at #22 Wall also became Beard family property by its sale in 1915 to Charles' brother William H. Beard. 3/

The Forest Avenue house was not occupied by the Charles Beards between 1918 and 1944, but was a sought-after summer rental by Washingtonians. The Beards made it their home from 1944 until their deaths; Mr. Beard died in 1961, Mrs. Beard in 1963. 4/ During the mid-1960s, owners Mr. and Mrs. John A. Johnson, Jr. replaced the original clapboard with aluminum siding and added a lean-to "mud room" in the rear.

In 1969, the Rev. James Fahl, minister of the Rockville Presbyterian Church, purchased the house with a view toward his eventual retirement across the street from the Presbyterian Manse. When Rev. Fahl retired in 1974, he moved to Florida and the house was sold to current owners James and Barbara Rand. 5/ Mrs. Rand restored the original paired casement windows on the southeast corner, rehabilitated the interior and added a raised deck to the rear.

Footnotes:

1. The Montgomery County Advocate, December 28, 1894, and Montgomery County Press June 15, 1896. Also Beard family file, Montgomery County Historical Society.
2. Montgomery County Land Records, 218/320-321 (1911).
3. Marguerite Beard also constructed #s 17 and 19 Williams Street.
4. Information concerning the Beards' occupancy of the house was provided by Charles Beard, Jr. in an interview with Norene Halvonick, February, 1985.
5. Interviews with Mrs. Barbara Rand, 1985 and April, 1986. Land Records op. cit. 3847/376 (1969).

9. Major Bibliographical References

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Montgomery County Land, and Tax Records. Interviews with Mr. Beard and Mrs. Rand, Montgomery County Historical Society newspaper abstracts, genealogies, plats.

10. Geographical Data

Acreage of nominated property 16,696 square feet

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

C	<input type="text"/>	<input type="text"/>	<input type="text"/>
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D	<input type="text"/>	<input type="text"/>	<input type="text"/>
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E	<input type="text"/>	<input type="text"/>	<input type="text"/>
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F	<input type="text"/>	<input type="text"/>	<input type="text"/>
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G	<input type="text"/>	<input type="text"/>	<input type="text"/>
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H	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Verbal boundary description and justification

Lot 15 and 16, Block 17 of Bealls Subdivision as per plat 1/10 (1893). Fronting on the east side of Forest Avenue.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title	Anne Cissel and Norene Halvonik	J.Christensen, Arch. Description
organization	Peerless Rockville	date April 1986
street & number	P.O. Box 4262	telephone 762-0096
city or town	Rockville	state Maryland 20850

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

M:26/10/79
115 Forest Avenue
Attachment 8.2



115 Forest Avenue 1985



115 Forest Avenue ca. 1913

City of Rockville

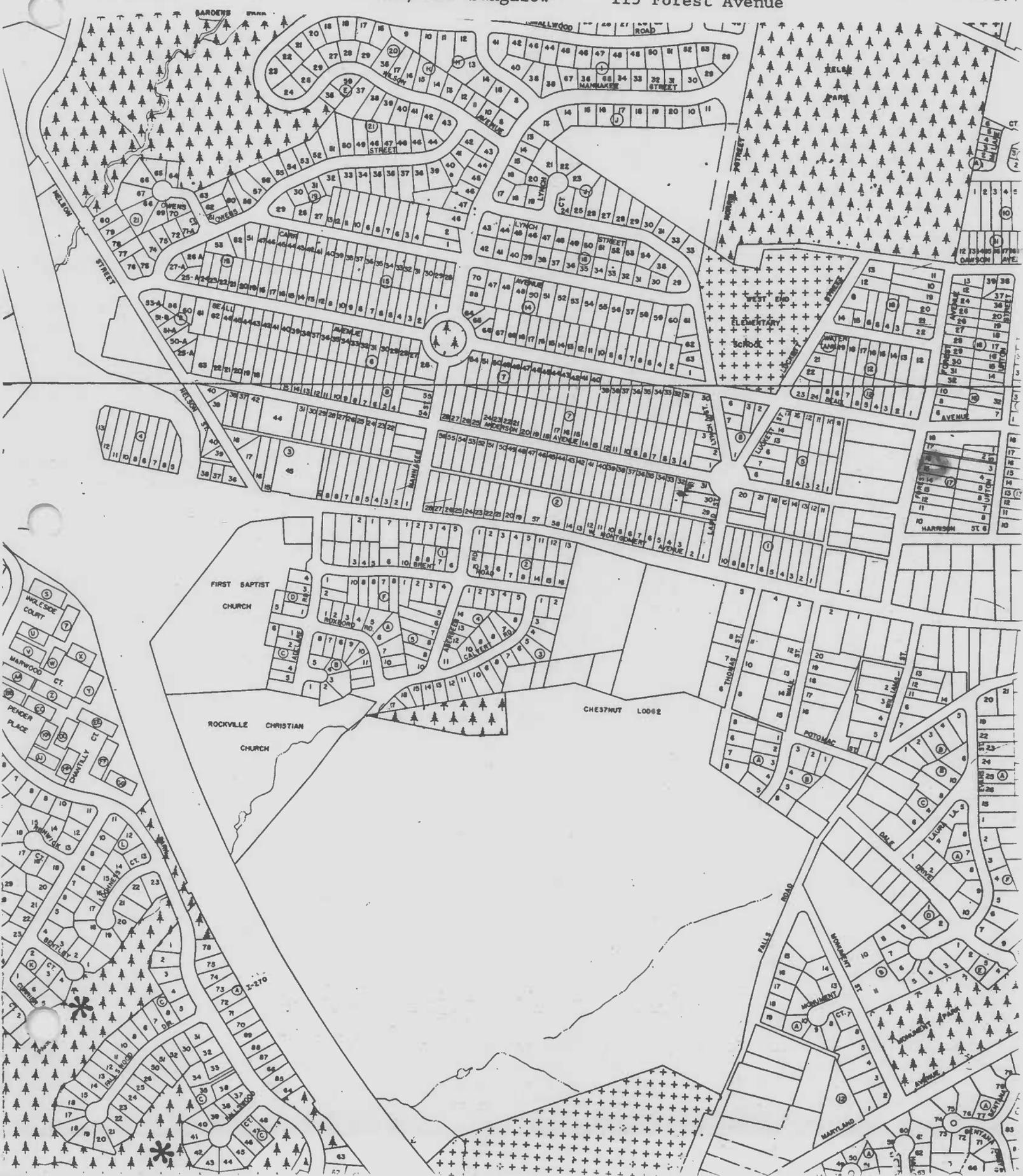
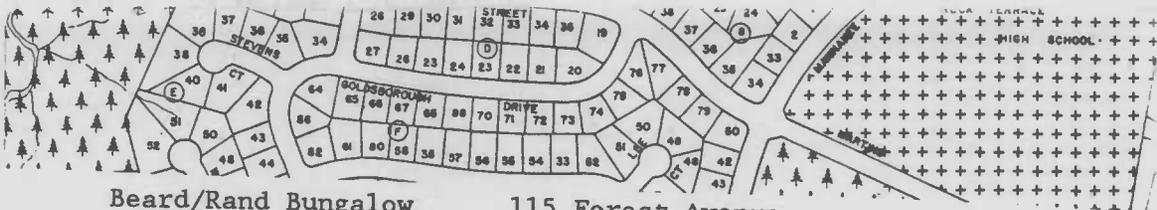
scale: 1" = 600'

1982
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4

Beard/Rand Bungalow

115 Forest Avenue





RICHARD H. ANDREWS
424-8282
1608 FARRAGUT AVE.
ROCKVILLE, MD 20851

04860909

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Rand / Beard Bungalow
115 Forest Ave.
Rockville

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