Site: M:26/10/82

104,106,108,110 South Adams Street Built: 1924-1929

Private

The four Adams Street houses reflect the various styles of vernacular architecture popular in the 1920s. These houses include examples of Craftsman motifs seen in the silhouette, fenestration and detailing on 104; the centered dormers on hipped roofs, and columned porches of the American foursquares at 106 and 110; and the influence of Williamsburg on the Colonial design at 108. Three of the houses were built by landowner Guy Carter on speculation and were quickly sold. The Adams Street houses have had only minor alterations.

Survey No. M: 26/10/82

Magi No. 1650985804

DOE ___ yes ✓ no

NR: ___ yes X no

Maryland Historical Trust
State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic ~~The South Adams Street Houses~~

and/or common

2. Location

street & number 104, 106, 108, 110 South Adams Street ___ not for publication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	
___ district	___ public	✓ occupied	___ agriculture	___ museum
✓ building(s)	✓ private	___ unoccupied	___ commercial	___ park
___ structure	___ both	___ work in progress	___ educational	✓ private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	___ yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
	✓ not applicable	✓ no	___ military	___ other:

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

name See Attachment 4.1

street & number 104, 106, 108, 110 South Adams Street telephone no.:

city, town Rockville state and zip code Maryland 20850

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery Co. Land Records See Attachment liber 5.1

street & number Montgomery Co. Courthouse folio Attch. 5.1

city, town Rockville state Maryland

6. Representation in Existing Historical Surveys

title None

date ___ federal ___ state ___ county ___ local

depository for survey records

city, town state

7. Description

Survey No. M: 26/10/82

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	✓ original site
✓ good	___ ruins	✓ altered	___ moved date of move _____
___ fair	___ unexposed		

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

The subject houses face west on South Adams Street, a row of individual houses unified by details and design typical of the years between 1924 and 1929. The uniformly-sized lots front the tree-lined bank of a small watershed stream, creating a natural buffer at the rear property lines. All four sit on moderately-sized lots with a steep slope to the back exposing the rear foundation, have uniform setbacks, small front yards, and spacious back yards shaded with mature trees and landscaped with shrubs and perennials.

These four houses, two American foursquares at 106 and 110, and two Colonial revivals at 108 and 106, have craftsman-era details such as flared wide eaves enclosed with narrow strip siding, paired and strip windows, knee brackets, plain door and window surrounds, and emphasized stickwork construction. All use rusticated or beveled concrete block for foundation.

104 South Adams Street

This 1924, Colonial inspired, frame, two-story house is rectangular, with a composition-shingled front gabled roof. Its deep eave overhang is enclosed front and rear with narrow siding, and has exposed rafters on the sides. The exterior is sheathed in lapped wood siding, the concrete block foundation has been parged with concrete. One corbelled interior brick chimney is near the center of the house on the south roof slope. A driveway from S. Adams along the south side of the house leads to a rear parking area and one bay flat-roofed cinder block garage which serves as a deck. A low capped-post and two-rail fence fronts the property, ending with a post topped with a carriage lamp at the front sidewalk.

The two bay west (front) has a rectangular metal louver in the gable, and a strip of three 6/1 windows separated by mullions and flanked by wooden louvered shutters in the north bay, second story. The south bay has one window. The first-story north bay also has a strip of three windows; the center 6/6, the two ends 4/4 separated by mullions and flanked by a pair of shutters and a full width window box supported by three knee brackets below. An exterior door is in the south bay, consisting of an eight-light wood panel door flanked by ornamental carriage lights and sheltered by a small hipped roof supported by two brackets which continues as a pent roof over the first-story windows. The front porch has five concrete steps flanked by wrought-iron railings.

The three-bay main block south facade has one window in each of the east and west bays, second story, and a window placed slightly lower, center bay. The first story has one 6/6 window west bay. The foundation has three 6-light rectangular windows in the mainblock. The shed-roofed rear porch is fully enclosed with one smaller 6/6 window

8. Significance

Survey No. M: 26/10/82

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

Specific dates 1924-1929 **Builder/Architect**

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 four residences at 104-110 South Adams Street were built between 1924 and 1929, three of them by investor Guy Carter. The houses are typical of the period's vernacular styles whose designs fulfilled the need for practical, comfortable houses with simple lines enlivened by touches of pictureque or period detailing.

History and Support

At the beginning of the 19th century, 32 acres of land, from the west side of Washington Street to the town limits, belonged to Solomon Holland, Register of Wills. The subject sites lay on lots 10,11, and 12 of the original Town, between Holland's home on Washington Street and the Rockville Academy. In 1831 this 2-1/2 acre parcel was valued at $123.00. 1/

In 1864 the Holland heirs sold the 32 acres to Methodist Minister Basil Barry, and it descended to the family of his son-in-law Dr. E.E. Stonestreet and remained undeveloped until 1917. 2/ Adams Street had been extended south to cut through the Academy grounds in 1889 when the lots at the far end of the street, part of the "Rockville Heights" development were platted. 3/ But until the second decade of the 20th century, Adams Street was broad fields and meadows, a favorite bird and squirrel hunting spot for the local men.

The Disciples of Christ (Rockville Christian Church) built their parsonage on the first lot bordering the corner of Jefferson and Adams Street Extended in 1917 (100 South Adams Street). In 1923 Guy and Mary Hurley Carter purchased 40,500 square feet south of this lot. The deed for this transaction and further deeds from Mr. Carter carried the covenant that "no building to be erected at a cost of less than $3,500", effective through 1938. 4/

Beginning in 1924, Guy Carter constructed the first of three speculative houses on this property. 5/ The house at 104 S. Adams Street differs from the other houses in its silhouette and its use of craftsman motifs such as angular brackets supporting the entry canopy, bands of casement windows on two floors, and a one-story "sun porch". The house was sold in 1925 to E.A. Howell.

Continued on attachment 8.1

9. Major Bibliographical References

Survey No. M:26/10/82

Montgomery County Land, Plat, and Tax Records. Interviews and newspaper articles, Wilson Steinberg, Stonestreet, Carter families.

10. Geographical Data

Acreage of nominated property 39,250 sq.ft.

Quadrangle name _____ **Quadrangle scale** _____

UTM **References** do NOT complete UTM references

	Zone	Easting	Northing		Zone	Easting	Northing
A				B			
C				D			
E				F			
G				H			

Verbal boundary description and justification

Lots 10,11, and 12, Block 2; Adams Street Extended, Original Town of Rockville. See Attachment 10.1

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

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title	Anne Cissel	Judy Christensen, Arch. Description	
organization	Peerless Rockville	date	May 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

PS-2746

M:26/10/82
Adams Street Houses
Attachment 5.1

Street Address	Owner of Record	Liber/folio
104 South Adams	Robert Geogan et.al.	5057/498
106 South Adams	Robert F. Stalich	6172/127
108 South Adams	David S. & N. Klauder	4950/725
110 South Adams	Mildred G. Steinberg, et.al. 11423 Commonwealth Drive #104 Rockville, Maryland 20852	xxxxxxx

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M:26/10/82
Adams Street Houses
Attachment 10.1

Street Address	Legal description
104 South Adams	Part lots 10,11,12, Block 2; Adams Street Extended. (12,750 sq. ft.)
106 South Adams	Part lots 10 & 11, Block 2; Adams Street Extended. (7,500 sq.ft.)
108 South Adams	Part lots 10,11,12, Block 2; Adams Street Extended. (9,450 sq.ft.)
110 South Adams	Part lots 10,11,12, Block 2; Adams Street Extended. (9,450 sq.ft.)

on the first story south and an exterior door in the foundation below. A modern exterior door with a electric light fixture overhead is on the east, and one 6/6 window is on the north. The foundation has been extended to the east to form a one-car garage with deck above. The garage has one 4/1 window on the south side. The deck has a shed roof cover supported by two square posts and is enclosed by a double iron railing. A flight of wooden stairs with iron railing accesses the deck from the ground level on the north side of the garage.

The three-bay east (rear) facade has a metal louvered vent in the gable, one 6/1 unshuttered window in the center, and one in the north bays second story. The first story has one 6/1 window in the north half of the facade, and the enclosed porch in the south half. One rectangular 6-light window and an exterior cellar door are in the north corner of the foundation.

The two-bay north facade has one unshuttered 6/1 window in each of the east and west bays of the second story. A hipped roof, three-sided bay with 4/4 windows all sides is in the east bay. An exterior door in the west bay opens onto a former one-story hipped roof side porch with a wood siding half-wall balustrade. This has been glazed with three modern aluminum windows on the east and west sides and a three-window bay installed on the north forming a sun porch.

106 South Adams Street

This 1926, square, two-bay by three-bay frame, 2-1/2 story American Foursquare has a central front dormer on a composition shingled low-hipped roof with enclosed wide, flared eaves. The exterior finish is stucco and the foundation is rusticated concrete block. A brick interior chimney is on the rear slope near the center of the house. It has a full-width Doric-columned front porch and a one story shed-roofed rear porch. Windows are 1/1 flanked by louvered shutters.

The two-bay east (front) facade has a central dormer with hipped roof, and shingle siding with enclosed flared eaves and one 1/1 window. The second story has one window in each bay. The first story has a pair of windows in the north bay and a wood, 15-light exterior door in the south bay. Three Doric columns resting on concrete block piers with lattice panel infill support the low-hipped porch roof. Trellises are at either end of the porch. One Concrete step leads up to the porch.

The three-bay south facade has irregular fenestration. The second story has one window, east bay, one smaller window centered mid-stories. The first story has one window in the east and west bays. A smaller modern double sash window has been added to the right of east bay window. Two three light rectangular cellar windows are in the foundation.

continued on attachment 7.2

The three-bay east (rear) facade has a window in the north and south bays, second story, and one window in the north bay, first story. A shed-roofed porch occupies the south and center bays. The porch is enclosed with one window in the south bay, and open with an exterior door in the center bay. The open center bay is enclosed with a plain stick-and-rail balustrade and is supported by one square post. Three square posts support the porch, and a flight of wooden steps with triple rails provide access from the ground.

The two-bay north facade has one window in each bay first and second stories. There are two cellar windows in the foundation.

108 South Adams Street

This rectangular, frame 2-1/2 story house is a modern Georgian center hall adaptation. It has a side gabled roof with returns, composition shingled with wide eaves enclosed with narrow siding over a prominent friezeboard and cornice. The exterior finish is stucco and the foundation is beveled block. There is one brick interior chimney on the rear slope. Windows are 6/1 flanked by wooden louvered shutters.

The three-bay west (front) facade has a pair of windows separated by a wide mullion and flanked by wooden louvered shutters in the north and south, second story, and one window in the north and south bays, first story. A wooden panel door with nine lights occupies the center bay, sheltered by a broken pedimented portico supported by two Doric columns on brick piers accessed by three wooden steps. A brick walkway leads to the porch and to a brick patio on the south side of the house.

The two-bay south facade has a rectangular metal vent in the gable, one window in each of the east and west bays, second story, and one window in the west bay, first story. A wood four-light exterior door is in the east bay, sheltered by a shed-roof canopied porch supported by two square posts enclosed by a plain stick-and-rail balustrade. The porch is supported by two square posts below, and accessed by a flight of wooden stairs with a double handrail. A three-light cellar window is in the foundation.

The east (rear) facade has a new addition. The north facade is formed by the two-bay main block and three-bay rear addition. The main block has one window in each bay, second story. The first story has a pair of windows in the west bay and two small rectangular four-light windows in the east bay. There are two cellar windows in the foundation. The flat-roofed addition incorporates the former back porch extending it to the rear and adding another story. Two small square four-light windows are located in the second story, and three evenly-spaced small single light windows first story. The open foundation level is supported by two square posts.
-continued on attachment 7.3

M:26/10/82
South Adams Street Houses
Attachment 7.3

110 South Adams Street

This square, two-bay by three-bay frame, 2-1/2 story American Foursquare has a central front dormer on a composition-shingled low-hipped roof with enclosed wide flared eaves. The exterior finish is stucco, and the foundation is rusticated concrete block. A brick interior chimney is on the north slope. It has a full-width Doric-columned front porch and a one story shed-roofed rear porch. Windows are vertical 3/1 and unshuttered.

The two-bay west (front) facade has a stucco-finished central flared-eave dormer with two four-light windows. The second story has one window in each bay. The first story has a pair of windows in the south bay and a wood panel door with three vertical lights in the north bay. Three Doric columns resting on rusticated conrete block piers with lattice panel infill support the low-hipped full-width porch roof. A plain stick-and-rail balustrade encloses the porch with newels defining the entry in the north bay. Three wooden steps provide access to the porch.

The three-bay north facade has irregular fenestration. The second story has one window, west bay, one smaller window centered mid-stories, and one window in the west bay, first story, and a smaller window in the east bay.

The three-bay east (rear) facade has a window in the north and south bays, second story, and one window in the south bay, first story. A shed-roofed porch occupies the north and center bays. The porch is enclosed, with one window in the north bay, and screened with an exterior door in the center bay. Three square posts support the porch, and a flight of wooden steps with double handrails provide access from the ground. There is one rectangular cellar window in the foundation.

The two-bay south facade has one window in each bay first and second stories. The east half of the foundation has been opened, leaving a pier at the corner. The area has been filled with wood-lapped siding containing one small six-light window on the left and a wood, four-light exterior door on the right.

In 1934 it was resold to Theodore Ricketts, who added 2,300 square feet of land purchased from Mr. Carter. Mr. Ricketts was the long-time Postmaster of Rockville; the house remained in that family until 1977.

The houses at 106 and 110 S. Adams are of similar vernacular style, known as American Foursquare. Basically a 2-1/2 story box, these homes have slightly-flared hipped roofs with centered front dormers. The full-width front porches have classical columns, but in each the fenestration, trim of balustrade and door and other detailing varies.

Number 106 was the only one of the four houses not built by Mr. Carter. Walter and Mary Davis purchased the lot from Carter in 1927 and had the house constructed. It is likely that both the Davis house and the later 110 S. Adams were catalogue houses, their design chosen from one or another of the many companies who offered practical economical house plans or complete construction packages to buyers/builders nationwide.

110, known as the Steinberg house, was purchased by W. David Steinberg in 1936, but may have been rented by the family earlier. 6/ It was built in 1929, and Joseph Steinberg remembers his family living there about 1930. David Steinberg had come to Rockville in 1908 to open a mmen's clothing store. Joseph was raised in the Adams Street house and earned his spending money as the only Sentinel newsboy that Rockville (population 1,200) needed. William Steinberg lived in the home after his father's death. All of the Steinbergs were noted for community service, culminating in the 1984 award to Joseph Steinberg as Citizen of the Year by the Rockville Chamber of Commerce. 7/

108 S. Adams was built in 1928-29. It was the home of George and Marguerite Wilson from 1930 to the mid 1970's. 8/ George Wilson was the son of the proprietor of Wilson's General Store of Bethesda, and Mrs. Wilson was the Postmistress of Bethesda. They were devoted members of the Rockville Christian Church, whose chapel and parsonage were just a half block from their home.

In appearance, the Wilson house is a popularized Colonial revival. It has a symmetrical facade with central focused entry portico, built with a curved underside and slender pillars. It is now covered with stucco.

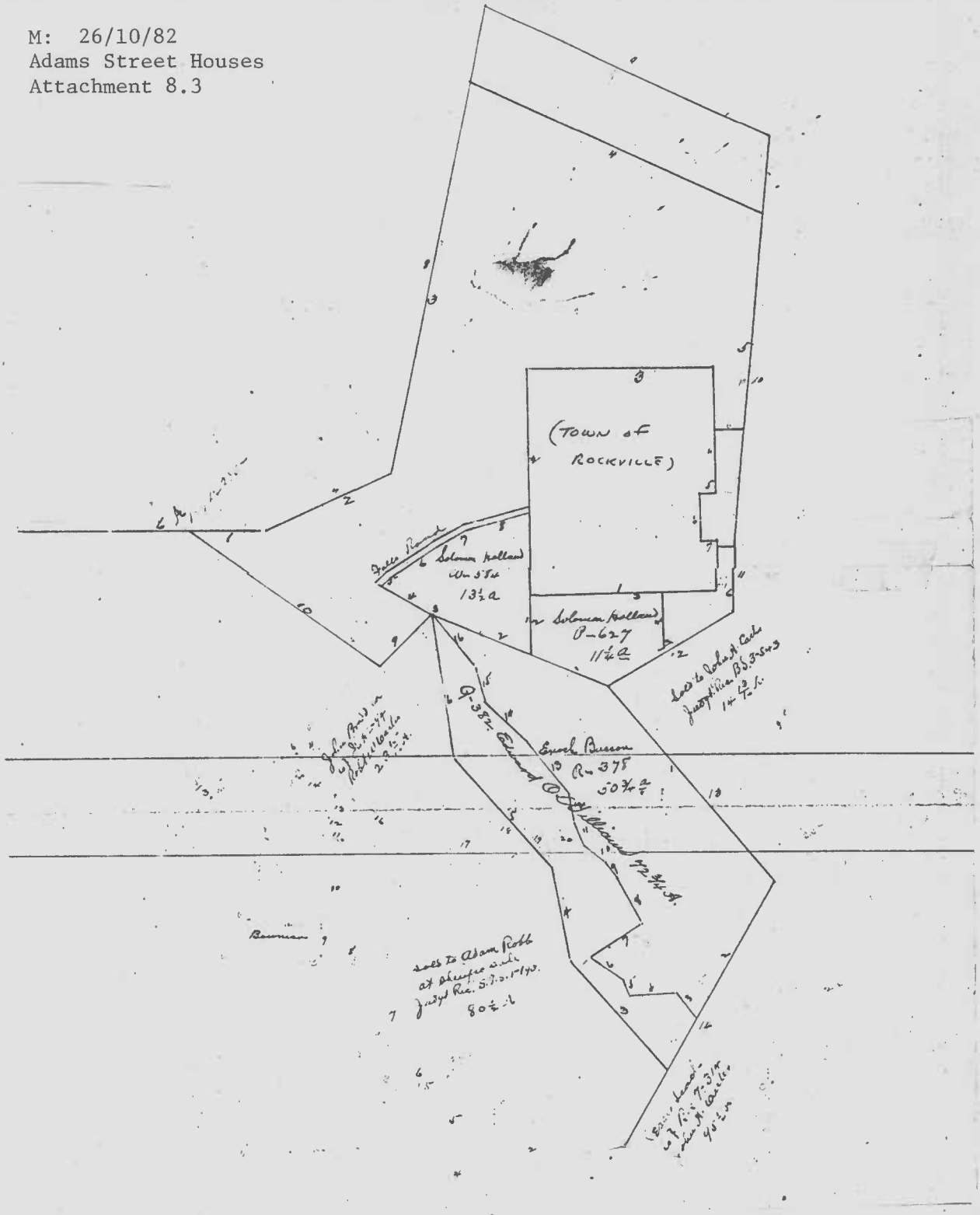
Footnotes on Attachment 8.2

M:26/10/82
South Adams Street Houses
Attachment 8.2

Footnotes:

1. Tax Assessment Records 1793-1846. See Site Survey M:26/11/5 for history of 101 South Washington Street, Holland-Barry home.
2. Montgomery County Land Records, STS1/587 (1846).
3. Records of the Meetings of Trustees of Rockville Academy for Dec. 26, 1889 discusses the cutting through of the street and the need for fencing and plantings to protect the Academy property.
4. Land Records 324/448 (1923). Parcel 275 feet along Adams Street by 155 feet deep.
5. Dates for construction of the houses and sales based on Assessment Records, Land Records 1923-1938, and Plats (1917, 1930.)
6. The Steinbergs owned another unimproved lot on Adams Street, but may have decided to buy the house they were renting rather than build their own.
7. Rockville Gazette and Bethesda Advertiser, August 1, 1984. Both feature articles on Joseph Steinberg. Other newspaper articles are dated 1960s - 1974, Montgomery County Sentinel.
8. Although the Wilson deed is dated 1938 at Liber 707/400, the Wilsons owned the property by 1930, as they are listed there in 1930 Plat of City and in 1930 Tax Book of Lot Owners.

M: 26/10/82
Adams Street Houses
Attachment 8.3



The red lines show the outlines of Exchange's and New Exchange's Enlarged and the 1st Subdivision of Rockville.

A. Shows Beginning of 21½ Acres tract Conveyed by Thos. D. Williams et al to Wm. P. Williams B-285 and runs with lines of original tract (except line 9 which runs parallel to line 9 of the original tract) to the end of line 12 and then with line between Holland & Busson to N.W. Corner of Busson's land then with lines S.W. and S.W. to B.

Wm. P. Williams Conveys this whole tract to Thomas D. Williams Liber E. fol. 690. Except Town of Rockville and Philip Jenkins Lot.

1982

City of Rockville
scale: 1" = 600'

M:26/10/82 1 Adams Street Houses 104/106/108/110 South Adams

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

M: 26/10/82
Adams Street Houses
104 S. Adams St.
Rockville
5-86

05861604

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M: 26/10/82

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06861710