

MARYLAND HISTORICAL TRUST ADDENDUM SHEET
INTERCOUNTY CONNECTOR PROJECT

Property Name: Rockville Park Historic District
Survey No.: M:26-13 (PACS B3.5-B3.11/B3.16-
B3.28)

Property Address Route 28 (First Avenue) and Baltimore Road Area, Rockville, Montgomery County, Maryland
Owner Name/Address Multiple
Year Built circa 1890 - 1945

Description:

Rockville Park was previously surveyed in 1975 by the Maryland-National Capital Park and Planning Commission. Since the time of the previous survey, the area has had some new home construction and some of the earlier homes in the area have been altered. The section of Rockville Park east of Route 28 (First Avenue) is characterized by late nineteenth and early twentieth century styles, including the Four-square, front- and side-gable cottages, and cottages with bungalow features. In general, the architectural integrity of these structures is fair to poor, with many exhibiting additions and alteration of materials. Rockville Park west of Route 28 (First Avenue) is characterized by a variety of architectural styles, including Folk Victorian, Queen Anne, Gable-front-and-wing, Tudor Revival, Colonial Revival, and Bungalows. This section of Rockville Park was the earliest portion developed, and the majority of the structures have good to excellent integrity of setting, form and materials.

While Rockville Park was developed in the late nineteenth century as a suburban subdivision, the east and west sections of the neighborhood are now divided by Route 28 (First Avenue), which is a four-lane divided roadway in this area. The visual and physical barrier which this roadway provides, has created the feeling of two separate neighborhoods on the east and west sides of Route 28.

National Register Evaluation:

The Rockville Park Historic District, developed in the late nineteenth century, was previously surveyed by the Maryland-National Capital Park and Planning Commission in 1975. The section of Rockville Park east of Route 28 (First Avenue) is not eligible for the National Register of Historic Places, as the neighborhood is characterized by undistinctive building types, most with marginal integrity. In addition, this section of Rockville Park has become physically and visually separate from the section of the development on the west side of Route 28 (First Avenue).

Rockville Park, to the west of Route 28, however, is eligible for the National Register of Historic Places, under Criteria A and C. The area is eligible under Criterion A, as a good example of an early suburban development in Montgomery County. In the mid-1880s, suburban real estate developers began to attract wealthier buyers by increasing lot sizes and adding amenities to the communities. The shift in attitude from urban to suburban living, altered the pattern of development in Montgomery County, as communities like Rockville Park were established. In addition, the neighborhood continues to represent a cohesive grouping of late nineteenth and early twentieth century architectural styles, which retain considerable integrity of setting, feeling, and materials, and therefore, the district is eligible under Criterion C. The period of significance for the district extends from circa 1890 to 1945. Historic research indicates that the neighborhood has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. Finally, the area has no known potential to yield important information, and therefore, does not meet Criterion D.

Verbal Boundary Description and Justification:

The Rockville Park Historic District is bounded by Viers Mill Road on the south, Baltimore Road on the north, Route 28 (First Avenue) on the east, and Stonestreet Avenue on the west. The district includes properties on Grandin Avenue, Mapleton Road, Maple Avenue, Joseph Street, Reading Avenue, and Baltimore Road. The boundaries of the historic district do not include the section of Rockville Park on the east side of Route 28 (First Avenue), as the neighborhood is characterized by undistinctive building types, most with marginal integrity. In addition, this section of Rockville Park is now physically and visually separated by the four-lane divided roadway (Route 28).

MHT CONCURRENCE:

Eligibility recommended not recommended
Criteria A B C D Considerations A B C D E F G None

Comments:

*Determination is based on limited documentation -
more research & evaluation is desirable.*

E. Hannold/K. Williams 11/25/1996
Reviewer, Office of Preservation Services Date

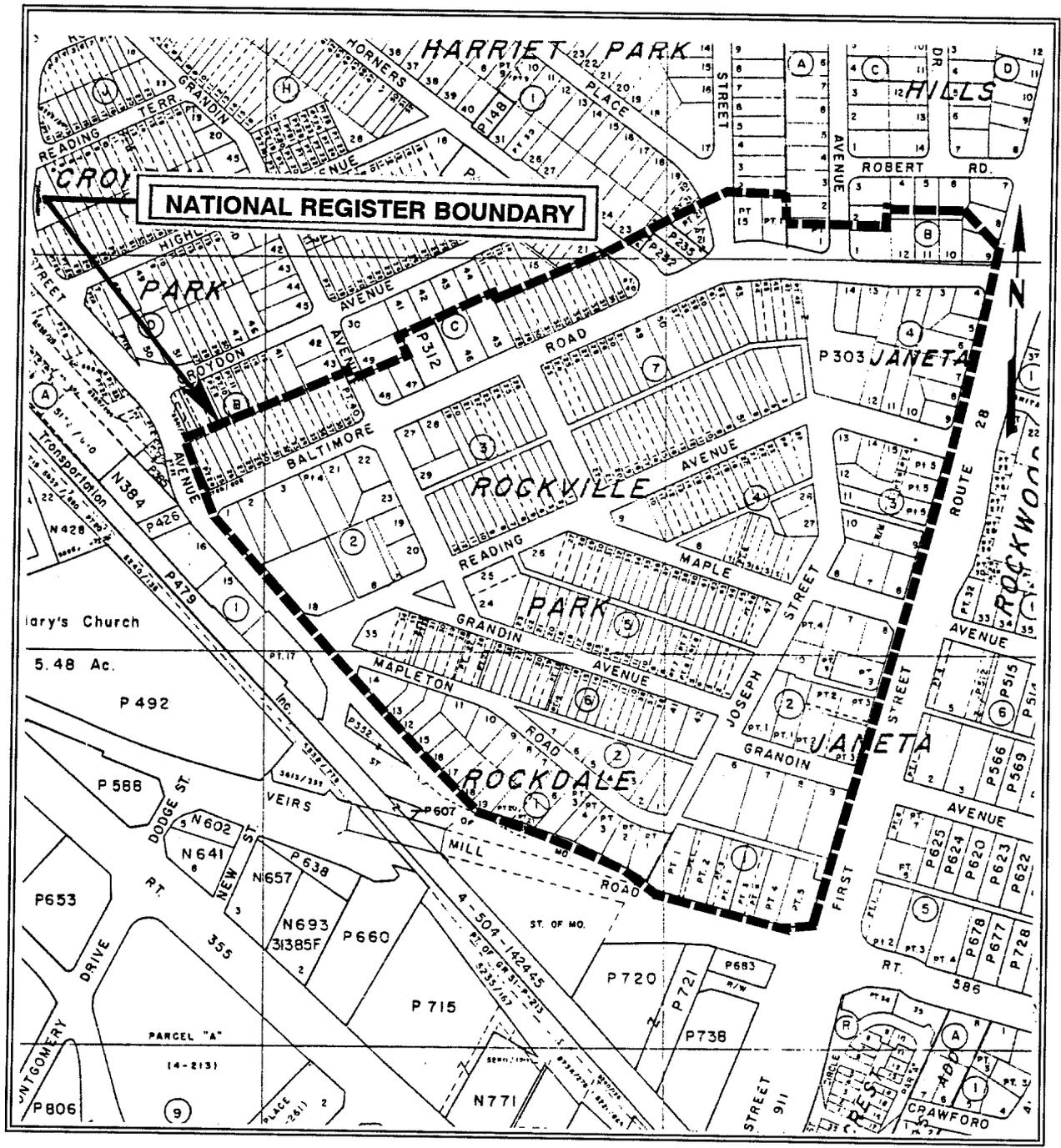
B. Kuntz 3/4/02
Reviewer, NR program Date

Preparer:

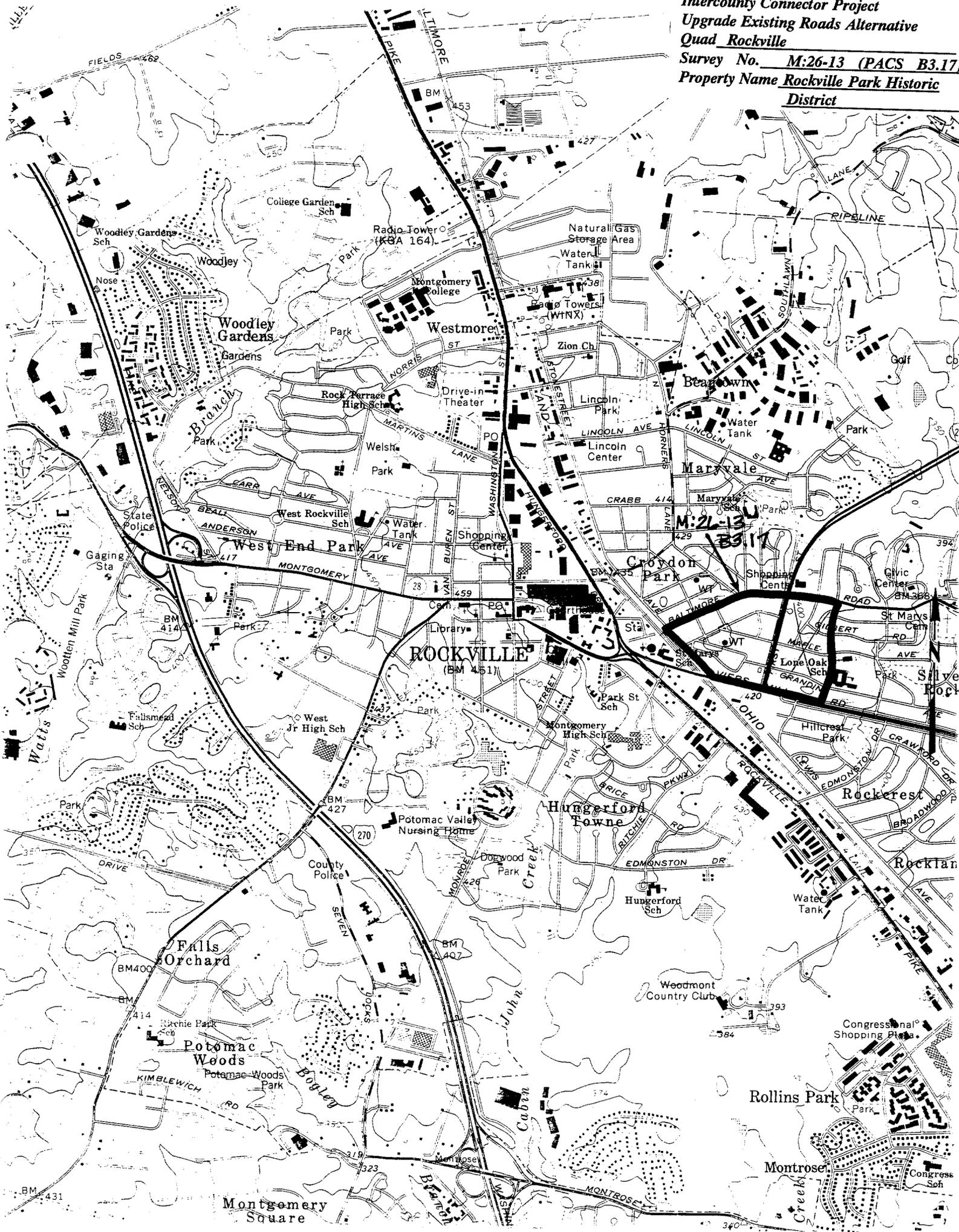
P.A.C. Spero & Company
December 1996

Property Address Route 28 (First Avenue) and Baltimore Road Area, Rockville, Montgomery County, Maryland
Owner Name/Address Multiple
Year Built circa 1890 - 1945

Resource Sketch Map and National Register Boundary Map:



**Intercounty Connector Project
Upgrade Existing Roads Alternative
Quad Rockville
Survey No. M:26-13 (PACS B3.17)
Property Name Rockville Park Historic
District**



ROCKVILLE
(BM 451)

Hungerford Towne

Falls Orchard

Potomac Woods

Montgomery Square

Rollins Park

Montrose

Congressional Shopping Plaza

Congress Sch

M:26-13
B3.17



1 M 26-13

2 Rockville Park Historic District

3 Montgomery County

4 Caroline Hall

5 June 1996

6 PAC Speward Company, 40 W. Chesapeake Ave.
Suite 412, Tawson MD 21204

7 900 Block Grandin, north side

8 1 of 19



1 M: 26-13

2 Rockville Park Historic District

3 Montgomery County

4 Caroline Hall

5 June 1996

6 PAC Spewand Company 40 W. Chesapeake Ave.
Suite 412 Towson MD 21204

7 900 Buck Grandin, south side

8 2 of 19



1 M: 26-13

2 Rockville Park Historic District

3 Montgomery County

4 Cawline Hall

5 June 1996

6 PAC Spies and Company, 90 W. Chesapeake Ave.,
Suite 412 Towson MD 21204

7 900 Block Maple Ave., south side

8 3 of 19.



- 1 M. 26-13
- 2 Rockville Park Historic District
- 3 Montgomery County
- 4 Caudine Hall
- 5 June 1996
- 6 PAC Spew and Company, 40 W. Chesapeake Ave.
Suite 412 Towson MD 21204
- 7 900 Block Maple Ave, north side
- 8 4 of 19



1 M: 26-13

2 Rockville Park Historic District

3 Montgomery County

4 Caroline Hall

5 June 1996

6 PAC Speco and Company, 90 W. Chesapeake Ave.
Suite 412 Towson MD 21204

7 900 Block Maple Ave, south side

8 5 of 19



- 1 M: 26-13
- 2 Rockville Park Historic District
- 3 Montgomery County
- 4 Caroline Hall
- 5 June 1996
- 6 PAC Spew and Company, 40 W. Chesapeake Ave.
Suite 412 Towsen MD 21204
- 7 300 Block Woodburn Rd, west side
- 8 6 of 19



1 M: 26-13

2 Rockville Park Historic District

3 Montgomery County

4 Caroline Hall

5 June 1996

6 PAC Speco and Company, 40 W. Chesapeake
Ave. Suite 912 Towson MD 21204

7 500 Block Denham Road, west side

8 7 of 19



- 1 M: 26-13
- 2 Rockville Park Historic District
- 3 Montgomery County
- 4 Cardine Hall
- 5 June 1996
- 6 PAC Spew and Company, 40 W. Chesapeake Ave.
Suite 412 Towson MD 21284
- 7 500 Block Denham Rd. east side
- 8 8 of 19



1 M: 26-13

2 Rockville Park Historic District

3 Montgomery County

4 Caroline Hall

5 June 1996

6 PAC Spew and Company 40 W. Chesapeake Ave
Suite 412 Towson MD 21204

7 Anita Court.

8 9 19



- 1 M: 26-13
- 2 Rockville Park Historic District
- 3 Montgomery County
- 4 Caroline Hall
- 5 June 1996
- 6 PAC Spew and Company 40 W. Chesapeake Ave.
Suite 412 Tawson MD 21204
- 7 Anita Court
- 8 10 of 19



- 1 M. 26-13
- 2 Rockville Park Historic District
- 3 Montgomery County
- 4 Caroline Hall
- 5 June 1996
- 6 PAC Spaw and Company, 40 W. Chesapeake
Ave., Suite 412 Towson, MD 21204
- 7 Baltimore Road, 300-400 blocks, north side
- 8 11 of 19



- 1 M:26-13
- 2 Rockville Park Historic District
- 3 Montgomery County
- 4 Caroline Hall
- 5 June 1996
- 6 PAC Spew and Company, 40 W. Chesapeake Ave., Suite 412, Towson MD 21204
- 7 Baltimore Rd. 300-400 Blocks, south side
- 8 12 of 19



- 1 M: 26-13
- 2 Rockville Park Historic District
- 3 Montgomery County
- 4 Cawline Hall
- 5 June 1996
- 6 PAC Spew and Company, 40 W. Chesapeake Ave. Suite 412, Towson MD 21204
- 7 Baltimore Road. 200-300 Blocks, south side
- 8 13 of 19



1 M: 26-13

2 Rockville Park Historic District

3 Montgomery County

4 Caroline Hall

5 June 1996

6 PAC Spew and Company, 40 W. Chesapeake,
Suite 412 Towson MD 21204

7 Baltimore Road, 200-300 Blocks, south side

8 14 of 19



1 M: 26-13

2 Rockville Park Historic District

3 Montgomery County

4 Caroline Hall

5 June 1996

6 PAC Spew and Company, 40 W. Chesapeake
Ave, Suite 412 Towson MD 21204

7 Baltimore Road, 200-300 Blocks, south side

8 15 of 19



- 1 M: 26-13
- 2 Rockville Park Historic District
- 3 Montgomery County
- 4 Caroline Hall
- 5 June 1996
- 6 PAC Speco and Company, 40 W. Chesapeake Ave.
Suite 42, Towson MD 21204
- 7 Crandin Ave, south side
- 8 16 of 19



- 1 M:26-13
- 2 Rockville Park Historic District
- 3 Montgomery County
- 4 Caroline Hall
- 5 June 1996
- 6 PAC Spew and Company, 40 W. Chesapeake Ave. Suite 412 Towson MD 21284
- 7 Crandin Ave. 700 Block, north side
- 8 17 of 19



- 1 M: 26-13
- 2 Rockville Park Historic District
- 3 Montgomery County
- 4 Caroline Hall
- 5 June 1996
- 6 PAC Spero and Company, 40 W. Chesapeake
Ave. Suite 412 Towson MD 21204
- 7 Crandin Ave, 800 Block, north side
- 8 18 of 19



1 M: 26-13

2 Rockville Park Historic District

3 Montgomery County

4 Caroline Hall

5 June 1976

6 PAC Spew and Company, 40 W. Chesapeake
Ave. Suite 412 Towson MD 21204

7 Reading Ave., 200-300 Blocks, south side

8 19 of 19

MARYLAND HISTORICAL TRUST

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

Rte. 28/Old Baltimore Road Area

2 LOCATION

STREET & NUMBER

bounded (approximately) by: Viers Mill Rd. on the south, and

CITY, TOWN Baltimore Rd. on the north, and one or CONGRESSIONAL DISTRICT

(Rockville) — VICINITY OF two blocks east & west of Rte. 28

STATE Maryland COUNTY Montgomery

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES RESTRICTED
- YES UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- MUSEUM
- COMMERCIAL
- PARK
- EDUCATIONAL
- PRIVATE RESIDENCE
- ENTERTAINMENT
- RELIGIOUS
- GOVERNMENT
- SCIENTIFIC
- INDUSTRIAL
- TRANSPORTATION
- MILITARY
- OTHER:

4 OWNER OF PROPERTY

NAME

various private owners

Telephone #:

STREET & NUMBER

CITY, TOWN

— VICINITY OF

STATE, zip code

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.

Montgomery County Courthouse

Liber #:

Folio #:

STREET & NUMBER

CITY, TOWN

Rockville

STATE

Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

—FEDERAL —STATE —COUNTY —LOCAL

FOR
ARDS

7 DESCRIPTION

M:26-13

CONDITION

EXCELLENT
 GOOD
 FAIR

DETERIORATED
 RUINS
 UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This is one of Rockville's older residential neighborhoods, and there is a mix of housing styles here. Building types range from Late-Victorian to modern, suburban split levels and ramblers. The houses notable for purposes of this survey are primarily those of Victorian design-i.e. two-story frame buildings-most with three-bay main facades, many with central doors and pointed center gables. All have stove-type chimney flues, and many are sheathed with German siding. They generally occur in groups of 2 or 3, and are scattered throughout this area. One or two individual structures are notable, such as a large, hilltop frame house near the end of Lawrence Drive (now converted to multi-family use.)

8 SIGNIFICANCE

M:26-13

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 type="checkbox"/> ARCHITECTURE | <input type="checkbox"/> EDUCATION | <input type="checkbox"/> MILITARY | <input type="checkbox"/> SOCIAL/HUMANITARIAN |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> ART | <input type="checkbox"/> ENGINEERING | <input type="checkbox"/> MUSIC | <input type="checkbox"/> THEATER |
| <input checked="" type="checkbox"/> 1800-1899 | <input type="checkbox"/> COMMERCE | <input type="checkbox"/> EXPLORATION/SETTLEMENT | <input type="checkbox"/> PHILOSOPHY | <input type="checkbox"/> TRANSPORTATION |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> COMMUNICATIONS | <input type="checkbox"/> INDUSTRY | <input type="checkbox"/> POLITICS/GOVERNMENT | <input type="checkbox"/> OTHER (SPECIFY) |
| | | <input type="checkbox"/> INVENTION | | |

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

This neighborhood indicates the large-lot, rural atmosphere prevalent at the (former) outer limits of a county seat town.

M: 26-13

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

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

STATE	COUNTY
STATE	COUNTY

11 FORM PREPARED BY

NAME / TITLE
Michael F. Dwyer, Senior Park Historian

ORGANIZATION
M-NCPPC

DATE
5/14/75

STREET & NUMBER
8787 Georgia Ave.

TELEPHONE
589-1480

CITY OR TOWN
Silver Spring

STATE
Maryland

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
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

ACHS SUMMARY FORM

M: 26-13/1

MAGI #1651285604

(#assigned 11/86)

1. Name: Warfield House

2. Planning Area/Site Number: 26/13

3. M-NCPPC Atlas Reference: Map 15
Coordinate H-13

4. Address: 207 Old Baltimore Road
Old Baltimore Rd. area
Rockville, Me.

5. Classification Summary

Category building
Ownership private
Public Acquisition N/A
Status occupied
Accessible no
Present use private residence

Previous Survey Recording MNCPPC
Title and Date: Historic Sites Inventory
1976

Federal State x County x Local

6. Date: 1890s

7. Original Owner: David H. Warfield

8. Apparent Condition

a. good b. altered c. original site

9. Description: This three bay by two bay, two and a half story frame house faces north. Built on fieldstone foundations, the house has blue stuccoed exterior walls. There is a cross gable roof with a north cross gable peak and boxed and returned cornice line. The roof has black asbestos shingles, and there is an interior chimney. The front (north) porch has a half-hipped roof supported by 4 turned posts; each post has 2 jigsawed brackets. The front door is wooden paneled and surmounted by a single light transom. At the south elevation is a one story lean-to addition.

There are 2 over 2 double-hung windows throughout the house. The front windows extend down to the porch floor.

10. Significance: When the Metropolitan Branch of the B & O Railroad was constructed through farmland about a mile from the heart of the little town of Rockville, it set into motion patterns which would forever alter the area. Cornfields were bought up by speculators and turned into subdivisions; grand hotels were constructed to attract vacationers from Washington, D.C.; many new homes were built.

In 1888, Reading's First Addition to Rockville was recorded, and one of the lots east of the railroad tracks was purchased by David H. Warfield, a local merchant the following year. By 1897 Warfield had constructed a frame house, and soon the road was lined with modest but attractive homes.

The Warfield house changed hands several times during the first half of the 20th century, and was turned into apartments in the 1950s. The three most recent owners have accomplished the long process of restoration.

11. Researcher and date researched: Candy Reed/Architectural description
Eileen McGuckian Nov. 1978

12. Compiler: Eileen McGuckian

13. Date Compiled: 2/79

14. Designation Approval

15. Acreage: 17,594 square feet