Memo to file

December 30, 2003

From: Peter E. Kurtze
Administrator, Evaluation and Registration

Re: M: 20-34
Charles and Roberta Ricketts Property

The property documented in the following MIHP form has not been formally evaluated for eligibility for listing in the National Register of Historic Places. The comments in the text are those of the preparer of the documentation. The State Historic Preservation Officer has neither concurred nor disagreed with those comments.

CAPSULE SUMMARY SHEET

Survey No.: M:20-34 (PACS 4.10) **Construction Date:** Circa 1925

Name: Charles and Roberta Ricketts Property

Location: 15605 Frederick Road, Rockville, Montgomery County

Private/Commercial/Occupied/Good/Unrestricted

Description:

The Charles and Roberta Ricketts Property is a 1½-story, 4-bay cottage located on the east side of Frederick Road in the Rockville vicinity of Montgomery County. Constructed circa 1925, the cottage has plate-glass windows on its west elevation and a small, cross-gabled extension on its east elevation.

Significance:

In 1915, Charles and Roberta Ricketts acquired 2.02 hectares (5 acres) from Mary M. Power. The cottage and garage were constructed on the property circa 1925. The Ricketts held the land for twenty-six years, mortgaging it to Clara Beall and James E. Offutt. In 1941, 0.163 hectares (0.404 acres), including the house and garage, were sold to the Eli Alper Company. The property has passed through a number of owners since that time. The current owner, C & C Associates, acquired the property in 1985. The property currently includes 0.14 hectares (0.36 acres).

Preparer
P.A.C. Spero & Company
May 1998

Survey No. M:20-34 (PACS 4.10)

Maryland Historical Trust
Maryland Inventory of Historic Properties Form
Montgomery-Prince George's Short-term Congestion Relief

DOE ___yes ___no

1. Name: (indicate preferred name)

historic Charles and Roberta Ricketts Property (preferred)

and/or common C & C Associates Property

2. Location:

street & number 15605 Frederick Road ___ not for publication

city, town Rockville _X_ vicinity of congressional district

state Maryland county Montgomery

3. Classification:

Category	Ownership	Status	Present Use	
___district	___public	_X_occupied	___agriculture	___museum
_X_building(s)	_X_private	___unoccupied	_X_commercial	___park
___structure	___both	___work in progress	___education	___private residence
___site	**Public Acquisition**	**Accessible**	___entertainment	___religious
___object	___in process	___yes: restricted	___government	___scientific
	___being considered	_X_yes: unrestricted	___industrial	___other:
	_X_not applicable	___no	___military	
			___transportation	

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

name C & C Associates; c/o Richard E. Curtis Jr.

street & number 4005 Shallow Brook Lane telephone no.:

city,town Olney state and zip code MD 20832

5. Location of Legal Description

Land Records Office of Montgomery County liber 6756

street & number 50 Maryland Avenue folio 562

city,town Rockville state MD

6. Representation in Existing Historical Surveys

title

date ___federal ___state ___county ___local

depository for survey records

city,town state

7. Description

Survey No. M:20-34 (PACS 4.10)

Condition		Check one	Check one	
___excellent	___deteriorated	___unaltered	_X_original site	
_X_good	___ruins	_X_altered	___moved	date of move _____
___fair	___unexposed			

Resource Count: 2

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

The Charles and Roberta Ricketts Property is a 1½-story, 4-bay cottage located on the east side of Frederick Road in the Rockville vicinity of Montgomery County. Constructed circa 1925, the cottage has plate-glass windows on its west elevation and a small, cross-gabled extension on its east elevation.

The cottage is constructed of brick and has an asphalt-shingle, side-gable roof with a deep, boxed cornice. A brick chimney is located in the north gable end. Modern, plate-glass windows light the west elevation, however the other elevations have original 3/1 and 4/1 double-hung wood windows.

On the west, or front elevation, the slope of the roof extends slightly to shelter the two northern bays. The main entry, located in the second bay from the north, has a modern glass door with a plain surround. The other three bays have large, modern, plate-glass windows. A strip of stone veneer is located beneath the two southern windows.

The north elevation has a large, plate-glass window in the western bay. The brick chimney is located east of this window. A 1/1 double-hung window and a 3/1 double-hung window, both with brick sills, are located each of the chimney. The scar of a side-gable wing is visible over the western three bays of this elevation. A small, 3/1 double-hung window and a modern glass door reached by a ramp are visible on the rear extension.

The east elevation has a 4/1 double-hung window in the northern bay. The cross-gabled extension has paired, 3/1 double-hung windows. A 3/1 double-hung window and a 4/1 double-hung window are located on the main block south of the extension.

The south elevation has two, 4/1 double-hung windows symmetrically placed on the first story. A 3/1 double-hung window is located in the gable. A 4/1 double-hung window is visible on the rear extension.

The doors and several of the windows on this cottage have been replaced, and stone veneer has been added to the west elevation. In addition, a wing or porch has been removed from the north elevation.

A large, modern concrete block and brick garage is located east of the cottage. According to the owner, a 1-car garage constructed at the same time as the cottage is at the core of the modern garage. The scar of the roof line of the earlier garage is visible on the north elevation.

The Charles and Roberta Ricketts property is located on the east side of Frederick Road north of Rockville. The property is currently owned by a used car dealership. The lot is flat and paved, and a large, modern showroom stands on the adjacent parcel to the south. The east side of Frederick Road is lined with other commercial establishments. The new King Farm residential development is being constructed on the west side of Frederick Road.

8. Significance

Survey No. M:20-34 (PACS 4.10)

Period	Areas of Significance—Check and justify below			
_prehistoric	__archaeology-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	
__1800-1899	__commerce	__exploration/settlement	__philosophy	__theater
X_1900-	__communication	__industry	__politics/government	__transportation
		__invention	__other (specify)	

Specific dates Circa 1925 Builder/Architect

check: Applicable Criteria: __A__B__C__D
and/or
Applicable Exceptions: __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.

In 1915, Charles and Roberta Ricketts acquired 2.02 hectares (5 acres) from Mary M. Power. The cottage and garage were constructed on the property circa 1925. The Ricketts held the land for twenty-six years, mortgaging it to Clara Beall and James E. Offutt. In 1941, 0.163 hectares (0.404 acres), including the house and garage, were sold to the Eli Alper Company. The property has passed through a number of owners since that time. The current owner, C & C Associates, acquired the property in 1985. The property currently includes 0.14 hectares (0.36 acres).

The Charles and Roberta Ricketts Property is located north of the City 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. It remained a small town until the coming of the Metropolitan Branch of the Baltimore and Ohio Railroad in 1873. The railroad brought summer and weekend visitors, and the resort trade encouraged the rapid expansion of Rockville, both in size and population. Many summer hotel patrons built summer residences and others became year-round residents.

Following the rapid growth from the 1870s to the 1890s, the expansion of Rockville stabilized until a second development boom after World War II. The growth of the Federal government in nearby Washington, D.C. in the years after the War, spurred considerable suburban expansion in Rockville and surrounding areas. Access to the Capital by rail and improved roadways encouraged this suburban expansion (Rockville Historic District Commission 1973).

At the same time, the rest of the Montgomery County's environment was also undergoing change. The number of farms in Montgomery County decreased by nearly fifty percent between 1920 and 1959, while much farming that did continue, shifted to large-scale commercial agricultural production (Farquhar 1962: 47). Other changes in society included a decrease in the number of African-American residents and an increase in middle and upper-income "city workers". The area also experienced an influx of private enterprise in the form of highly technical business and research facilities, which, combined with the expansion of the federal government, resulted in a diversifying and expanding economic base for the counties in the twentieth century (Farquhar 1962: 45).

The Charles and Roberta Ricketts Property is an example of a vernacular cottage. Between 1870 and 1940 the vernacular cottage style was typically built for Americans of modest means. They are characterized by simple ornamentation and mass-produced components, such as door frames,

8. Significance (Continued)

moldings, sash and window units, and porch decoration. The development of post-Civil War machinery capable of producing large amounts of standardized housing elements, such as those found in cottages, contributed greatly to the development of the modern American housing industry. Designs for vernacular cottages were obtained from popular magazines, such as House Beautiful, or carpenter's and builder's journals, such as American Builder. A variety of front-gable, side-gable, cross-gable and hipped roof frame cottages were developed in the early to mid-twentieth century. Front-gable and hipped roof cottages are primarily 1 to 1½-stories tall, 3-bays wide and several rooms deep. Side-gable and cross-gable structures are usually 2 to 2½-stories tall, are typically 2 to 3-bays in width and vary from one to three rooms deep. They usually include a porch covered with a shed roof. Porches are supported by posts often containing machine-produced Victorian ornamentation. Some cottages feature ornamentation drawn from Craftsman style or Colonial Revival architecture (Gottfried and Jennings 1988, viii-xv).

National Register Evaluation:

Constructed circa 1925, the Charles and Roberta Ricketts Property is not eligible for the National Register of Historic Places. The property is not eligible under Criterion A, as research conducted indicates no association with any historic events or trends significant in the development of national, state, or local history. Historic research indicates that the property has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. It is not eligible under Criterion C, as it is a common type of which better examples exist within the project area. This cottage has little architectural detail, and alterations such has the replacement of windows and the removal of a side wing have compromised its integrity. Finally, the structure has no known potential to yield important information, and therefore, is not eligible under Criterion D.

MARYLAND HISTORICAL TRUST

Eligibility recommended_____ Eligibility Not Recommended_____

Comments

_____

_____

_____

_____

Reviewer, OPS: _____ Date:_____

Reviewer, NR Program: _____ Date:_____

9. Major Bibliographical References

Survey No. M:20-34 (PACS 4.10)

See Attached

10. Geographical Data

Acreage of nominated property _____
Quadrangle name Rockville, MD Quadrangle scale 1:24,000

Verbal boundary description and justification

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 Julie Darsie

organization	P.A.C. Spero & Company	date	May 1998
street & number	40 W. Chesapeake Avenue, Suite 412	telephone	(410) 296-1635
city or town	Baltimore	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 purposed only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCP/DHCD
100 Community Place
Crownsville, MD 21032-2023
(410) 514-7600

9. Major Bibliographical References (Continued)

Boyd, T.H.S. 1968. The History of Montgomery County, Maryland, From its Earliest Settlement in 1650 to 1879. Baltimore: Regional Publishing Company.

Brugger, Robert A. 1988. Maryland, A Middle Temperament 1634-1980. Baltimore and London: Johns Hopkins University Press.

Coleman, Margaret Marshall. 1984. Montgomery County: A Pictorial History. Rev. 1990. Norfolk and Virginia Beach: The Donning Company Publishers.

Farquhar, Roger Brooke. 1962. Old Homes and History of Montgomery County, Maryland. Washington: Judd and Detweiller, Inc.

Gottfried, Herbert and Jan Jennings. 1988. American Vernacular Design. 1870-1940. Ames, Iowa: Iowa State University Press.

Hiebert, Ray Eldon, and Richard K. MacMaster. 1976. A Grateful Remembrance: the Story of Montgomery County, Maryland. Rockville, Maryland: Montgomery County Government and the Montgomery County Historical Society.

Hopkins, G.M. [1879] 1975. Atlas of 15 Miles Around Washington including the County of Montgomery, Maryland. Reprint. Rockville, Maryland: Montgomery County Historical Society.

Land Records of Montgomery County, Maryland.

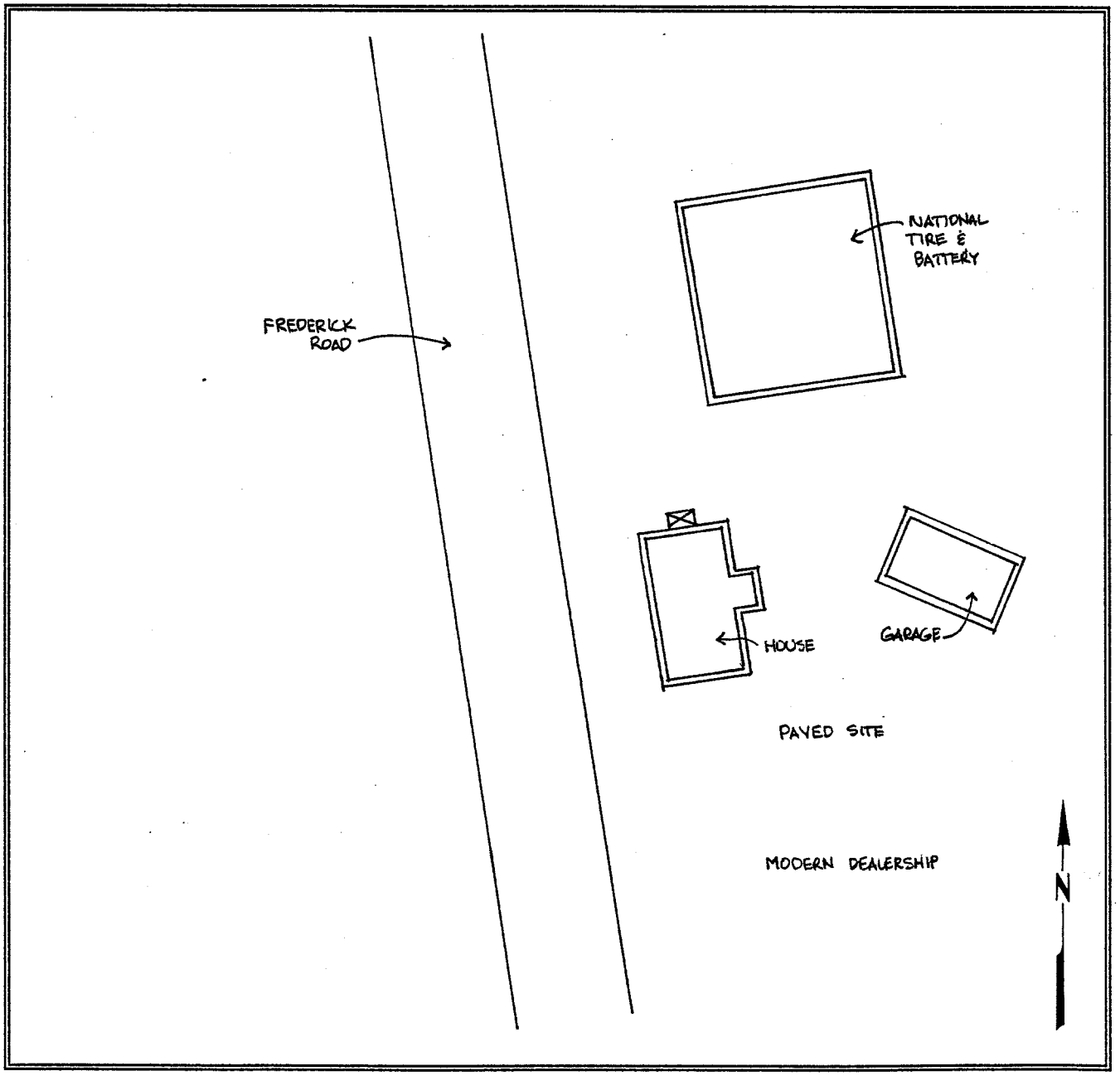
Martenet, Simon J. [1865] 1975. Martenet and Bond's Map of Montgomery County, Maryland. Reprint. Rockville, Maryland: Montgomery County Historical Society.

Rockville Historic District Commission. 1973. National Register of Historic Places Nomination Form. West Montgomery Avenue Historic District. Rockville, Maryland.

Tindall, George Brown. 1984. America: A Narrative History. 2 vols. New York: W.W. Norton & Company, Inc.

10. Geographical Data (Continued)

Resource Sketch Map:



Maryland Comprehensive Historic Preservation Plan Data Sheet

Historic Context:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization:

Piedmont

Chronological/Developmental Period Theme (s):

Industrial/Urban Dominance A.D. 1870-1930

Prehistoric/Historic Period Theme(s):

Architecture

RESOURCE TYPE:

Category (see Section 3 of survey form):

Building

Historic Environment (urban, suburban, village, or rural):

Suburban

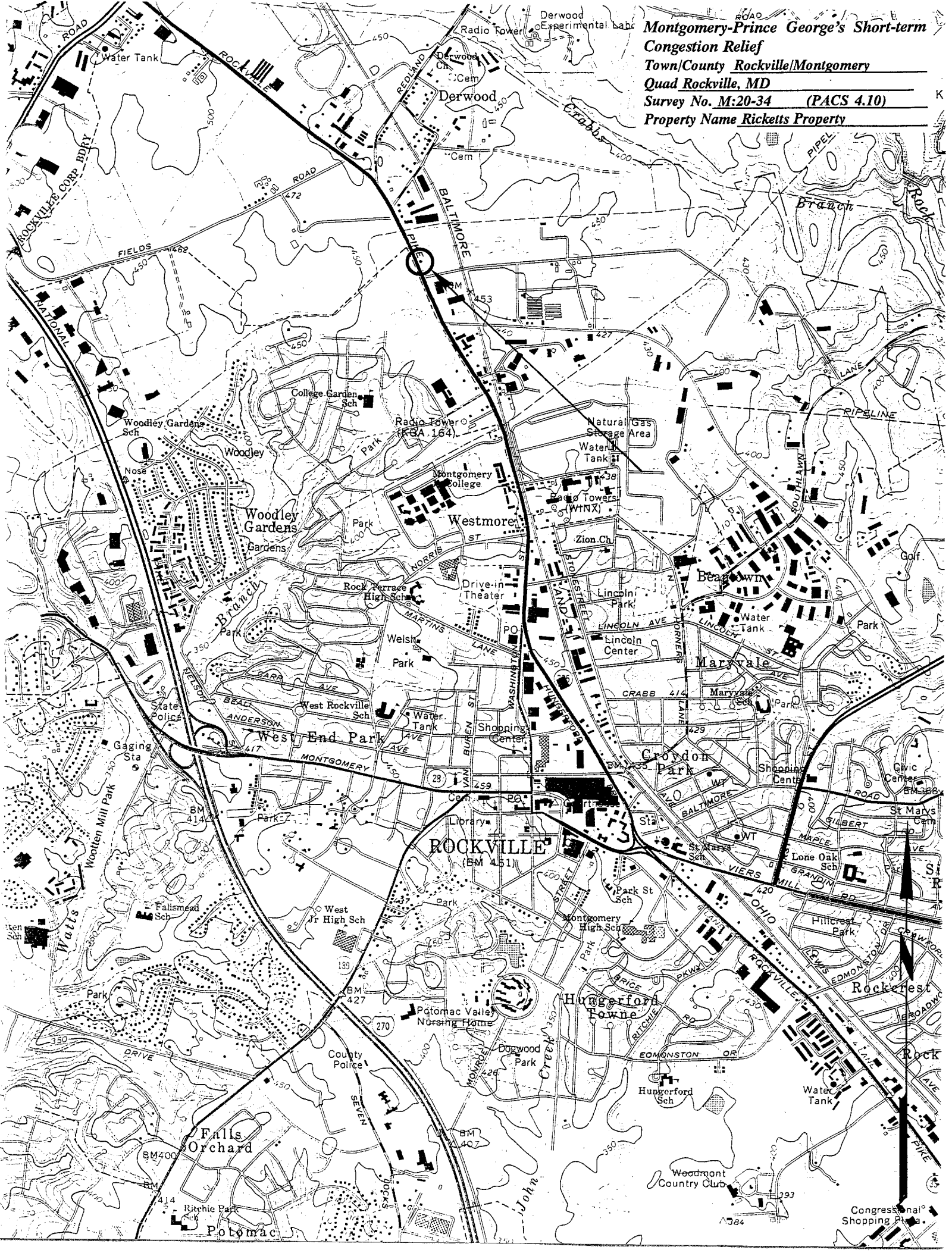
Historic Function(s) and Use(s):

Private Residence

Known Design Source (write none if unknown):

None

Preparer
P.A.C. Spero & Company
May 1998


Montgomery-Prince George's Short-term Congestion Relief
Town/County Rockville/Montgomery
Quad Rockville, MD
Survey No. M:20-34 (PACS 4.10)
Property Name Ricketts Property
Derwood
Westmore
Woodley Gardens
Beallsville
Maryvale
Croydon Park
ROCKVILLE
(BM 451)
West End Park
Hungerford Towne
Rockcrest
Falls Orchard
Potomac
Water Tank
Radio Tower
Derwood Experimental Lab
Derwood Ch
Cem
Crabbs Branch
Rock Creek
Woodley Gardens Sch
College Garden Sch
Radio Tower (KGA 164)
Natural Gas Storage Area
Montgomery College
Radio Towers (WTNX)
Zion Ch
Drive-in Theater
Rock Terrace High Sch
Lincoln Park
Lincoln Center
Welsh Park
West Rockville Sch
Shopping Center
State Police
Gaging Sta
Wootten Mill Park
Falismead Sch
West Jr High Sch
Library
Post Office
Sta
St Marys Sch
St Marys Cem
Lone Oak Sch
Civic Center
Hillcrest Park
Park St Sch
Montgomery High Sch
Potomac Valley Nursing Home
County Police
Dogwood Park
Hungerford Sch
Water Tank
Woodmont Country Club
Congressional Shopping Plaza
Ritchie Park Sch
Golf
Rock Creek Branch
Watts Branch
Rock Creek
Rockville Corp Bdry
National Pike
Baltimore Pike
Rockville Pike
Fields Road
Redland Road
Southlawn Lane
Pipeline
Ridge Road
Stonestreet Ave
Washington St
Martins Lane
Norris St
Beall Ave
Anderson Ave
Nelson St
Garfield Ave
Montgomery Ave
Lincoln Ave
Crabb Ave
Maryvale Ln
Gilbert Ave
Maple Ave
Viers Mill Rd
Grandin Ave
Ohio Ave
Brice Pkwy
Ritchie Rd
Edmonston Dr
Seven Locks Rd
Monroe St
Van Buren St
Park St
Lewis Ln
Broadwood Ln
Congressional Ln
Rockville Pike
Drive
Road
Lane
Pike
Park
Nose
Gardens
Branch
Creek
John
Seven
Locks
Watts
Rock
Rockcrest
Potomac
Orchard
Falls
Hungerford
Towne
Beallsville
Maryvale
Croydon
Park
Westmore
Woodley
Derwood
BM 453
BM 414
BM 427
BM 400
BM 435
BM 288
BM 384
BM 393
270
28
139
K

A-1
IMPORTS
15605

1 M:20-34

2 Charles + Roberta Rickett Property

3 Montgomery Co Md

4 Julie Darsie

5 5198

6 Md SHPO

7 Wiles

8 1 of 10

A-1
IMPORTS
USED CAR DEPOT
5605
A-1

1 M: 20-34

2 Charles & Roberta Ricketts Property

3 Montgomery Co. Md.

4 Julie Dalbo

5 5/98

6 Md SHPO

7 NW corner

8 2 of 10

96
95
95
93

1 M 20-34

2 Charles + Roberta Ricketts Property

3 Montgomery Co Md

4 Julie Darsee

5 5/98

6 Md SHPO

7 N & G

8 3 of 10

1 M 20-34

2 Charles & Roberta Rochester Property

3 Montgomery Co. Md

4 Julie Darsee

5 5/78

6 Md SHPO

7 NE corner

8 4 & 10

1 M 20-34

2 Charles & Roberta Ricketts Property

3 Montgomery Co Md

4 Julie Dansa

5 5/96

6 Md SHPO

7 E. Elev

8 S 17 10

1 M 20-34

2 Charles & Roberta Rickett Property

3 Montgomery Co. Md

4 Julie Dawson

5 5/98

6 M.L. SHPS

7 SE corner

8 6 of 10

IMPORTS
USED CAR DEPOT

1 M:2034

2 Charles & Roberta Rickett Property

3 Montgomery Co Md

4 Jake Daniel

5 5/98

6 Md SHPO

7 S elevation

8 7 of 10

41
RTS

1 N 20-24

2 Charles and Roberta Ricketts Property

3 Montgomery Co. Md

4 Julie Davis

5 5/98

6 MA SHPO

7 NW CORNER

8 8 OF 10

NO
PARKING

1 M.D.O. 34

2 Charles + Roberta Ricketts Property

3 Montgomery Co. Md

4 Julie Darsu

5 5/98

6 Md SHPO

7 garage

8 9 of 10

1 M 20 34

2 Charles & Roberta Rickett Property

3 Montgomery Co Md

4 Julie Darsie

5 5/98

6 Md. SHPO

7 Garage

8 10 of 10