Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. M: 26/13/18

1. Name of Property (indicate preferred name)

historic	702 Maple Avenue
other	

2. Location

street and number	702 Maple Avenue	__	not for publication
city, town	Rockville	__	vicinity
county	Montgomery		

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

name	Davor Kapelina				
street and number	6801 Newbold Drive			telephone	
city, town	Bethesda	state	MD	zip code	20817

4. Location of Legal Description

courthouse, registry of deeds, etc.	Montgomery Co., Land Records			liber	26087	folio	277
city, town	Rockville	tax map	GR42	tax parcel	226	tax ID number	00205656

5. Primary Location of Additional Data

_____ Contributing Resource in National Register District
_____ Contributing Resource in Local Historic District
_____ Determined Eligible for the National Register/Maryland Register
_____ Determined Ineligible for the National Register/Maryland Register
_____ Recorded by HABS/HAER
_____ Historic Structure Report or Research Report at MHT
_____ Other:_____

6. Classification

Category
____district
_X_building(s)
____structure
____site
____object

Ownership
____public
_X_private
____both

Current Function
____agriculture
____commerce/trade
____defense
_X_domestic
____education
____funerary
____government
____health care
____industry
____landscape
____recreation/culture
____religion
____social
____transportation
____work in progress
____unknown
____vacant/not in use
____other:

Resource Count

Contributing	Noncontributing	
1	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
1	_____	Total

Number of Contributing Resources previously listed in the Inventory

_____

7. Description

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Condition

___ excellent ___ deteriorated
x__ good ___ ruins
___ fair ___ altered

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

Summary

702 Maple Avenue is located on a trapezoidal shaped lot at the corner of Maple and Reading Avenues. The house is located in Rockville Park, a subdivision of similarly sized and primarily single family dwellings. This uniquely shaped house faces the corner, towards Reading and Maple Avenues. The house stands out architecturally from its neighbors with its unusual massing/roof shape.

Description

The style of this 1890s house is a combination of Queen Anne and Colonial Revival styles. The house is rectangular in shape, has two stories, and boasts an irregularly shaped gable front, with the roofline significantly shorter on the south side and longer to the north. A dormer on the second floor of the north side fills in the irregular roofline characteristic of the Queen Anne style. It is likely that this dormer was added between 1924 and 1949, as Sanborn maps list the house as 1-½ stories in 1924 and 2 stories in 1949. Fish scale shingles on the pediment of the front gable as well as one diamond and one elongated rectangular window are also Queen Anne features of the house. Classical columns under the porch and the unadorned nature of house lend itself to a Colonial Revival feel.

Wood German siding covers the entire house, which sits on a concrete block and brick foundation. There are two interior chimneys, one to the east of the bay window on the south elevation and the other towards the center of the west elevation. A wrap-around shed-roof porch, added between 1924 and 1949, is located on the west and north sides. The porch is supported by six Doric columns and is decorated by a plain balustrade. Before 1949, the northwest corner of the first floor was open. This corner was filled in when the porch was added and two doors were installed. One of these doors is currently the main entrance.

The west, or front elevation, has two bays. The north side bay has the first floor main door and a small second floor diamond shaped window. There are three windows on the south side bay consisting of one window on both the first and second stories. Both of these windows are 2/2 double hung. There is also a small one pane rectangular window in the pediment of the gable.

The south elevation has a small first floor extension with a shed roof in the eastern most bay. There are three bays on this elevation. The west side bay has one 2/2 window on each of the two stories. The central bay is formed by a two story, three-sided, flat roofed bay window with one 2/2 window on each side of the bay and on each floor. The east side bay has two thirty-pane windows on the first floor extension. The windows have alternating and variously sized muntins and one large muntin dividing the two windows. There is also one 2/2 window on the second story on this bay. At the southeast corner of the house is a covered well made of roughly coursed fieldstones.

The east elevation is composed of a small stoop that fronts a raised first floor door. This stoop, added after 1960, is accessed from the south elevation by six stairs. A sloped overhang covers the stoop. There is a small ground level front-gabled shed to the right of the stoop, protecting the exterior basement stairs. The door and screen door are both of the Victorian period, and may have been removed from the original front door for use at the basement steps. The irregular gable end of the house slopes to the north elevation on this side. The southern most bay is comprised of an elongated first floor window with 10 small panes and is similar in style to the window on the first floor extension on the south elevation. The doorway is the only opening in the central bay. The northern bay is defined by a small first floor six paned casement window over the shed.

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Name
Continuation Sheet

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The north elevation has a large first floor extension and the continuation of the wrap around porch. There are five bays on this side. The eastern most bay is composed of a first floor 2/2 double hung window to the left of the extension. The eastern interior bay has a 2/2 window on the second floor. Located in the central bay is a pair of 2/2 windows on the second floor. The western interior bay is comprised of a second story 2/2 window and a small 6-paned window to the left of the door in the western bay.

8. Significance

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Period	Areas of Significance	Check and justify below		
__ 1600-1699	__ agriculture	__ economics	__ health/medicine	__ performing arts
__ 1700-1799	__ archeology	__ education	__ industry	__ philosophy
x 1800-1899	x architecture	__ engineering	__ invention	__ politics/government
__ 1900-1999	__ art	__ entertainment/ recreation	__ landscape architecture	__ religion
__ 2000-	__ commerce		__ law	__ science
	__ communications	__ ethnic heritage	__ literature	__ social history
	x community planning	__ exploration/ settlement	__ maritime history	__ transportation
	__ conservation		__ military	__ other: ____

Specific dates **Architect/Builder**

Construction dates

Evaluation for:

_____ National Register ___X___ Maryland Register _____ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

Significance

This turn of the century Folk Victorian/Colonial Revival house was home to the Edmonds family for 64 years, from 1903-1967. The Edmonds, especially Dr. George L. Edmonds, were actively involved in national, state, and local affairs. The family altered the house during the course of their residence there.

History and Support

In 1890, Washington Danenhower, a real estate developer, bought the subdivision currently known as Rockville Park from William Reading, who had subdivided the land in 1888.[1] Danenhower subdivided the existing lots into smaller parcels, aimed at making land buying more affordable. The property in consideration consists of lots 9 and 10 of Danenhower's 1890 subdivision.[2] Between 1893 and 1900 lots 9,10,11, and 12 exchanged ownership between a number of Rockville men, probably as financial investments.

Jacob Poss owned lot 11 briefly in the late 1890s and sold the lot to Louisa Westervelt in 1900.[3] Jacob Poss was a German immigrant and opened a livery stable business, which became quite successful, in 1874.[4] Poss served as Mayor of Rockville in 1893 and was on the city council from 1892-1896 and again from 1910-1916.[5] Joseph Reading, once Mayor of Rockville and son of William Reading owned lots 9,10,11, and 12 briefly in 1900.[6]

The Edmonds bought the house in July of 1903 from Isaac S. and Ella C. Pennybacker.[7] During their residence at 702 Maple Avenue, the Edmonds' were greatly involved in local, state, and national affairs. The family is also associated with the Carr family, a prominent Rockville family that owned the Corcoran Hotel, formerly on East Montgomery Avenue. Dr. George L. Edmonds was particularly active in the local community. In addition to being a self-employed dentist, he was postmaster at the time the WPA post office was built on Montgomery Avenue.[8] Dr. Edmonds served on the Rockville City Council from 1908 – 1910, the Board of Education, and the Board of School Commissioners for Montgomery County.[9] From 1922 – 1933 Dr. Edmonds served as a delegate from Montgomery County in the Maryland House of Delegates.[10]

160 Rockville men served in WWI, including Robert Lindsay Edmonds, son of George and Irmine.[11] Robert, however, died in November of 1918 of pneumonia following influenza. He died at the age of 20 or 21 at the Naval Hospital in Norfolk, Virginia.[12] Robert was one of the three Rockville men to die as a result of their involvement in WWI.[13]

Letha Edmonds made local women's history in 1921 when she became the first woman in Montgomery County to receive a four-year degree from the University of Maryland just five years after the University became coeducational in 1916.[14]

Olive Edmonds married Frances Wilson Carr in 1934.[15] Frances (son of Ethel Poss Carr) was the grandson of William H. Carr, who worked for the Kleindienst family at the Corcoran Hotel (formerly the Union Hotel) and eventually took over its management in 1882.[16] Mrs. William H. Carr (Emma) was the daughter of Anthony and Mary Catherine Kleindienst, who owned and ran the hotel prior to William H. Carr.[17] This once grand hotel was demolished under Rockville's Urban Renewal project in the mid 1960s.[19]

In 1963, Olive Carr and Letha Clendaniel, daughters of Dr. George and Irmine Edmonds, sold lots 11 and 12 to Rodgers Construction and Development Company.[20] In 1967 they sold the house (on lots 9 and 10) to Claude W. and Marie Adelaide Carmack.[21] The current owner, Davor Kapelina, purchased the house in 2003.[22]

Endnotes

1. Montgomery County Land Records JA 17/268; Montgomery County Plat Records plat Book A, plat number 47.
2. Plat number 53.
3. TD 14/313.
4 Elsie White Haines, "Montgomery Sidelights," Montgomery County Sentinel, 6 April 1950.
5. Rockville Mayor and Council file, Montgomery County Historical Society.
6. TD 14/330 and TD 16/193.
7. 180/319.
8. 1910 Census records for Rockville; Eileen McGuckian, *Rockville: Portrait of a City*, Franklin, Tennessee: Hillsboro Press, 2001, p.121.
9. Rockville Mayor and Council file, Montgomery County Historical Society; George Edmonds obituary, *Montgomery County Sentinel*, May 13, 1943; McGuckian, *Rockville: Portrait of a City*, p. 113.
10. Archives of Maryland Historical List House of Delegates for Montgomery County (1790-1966) www.mdarchives.state.md.us.
11. McGuckian, *Rockville: Portrait of a City*, p. 95.
12. Biographical abstracts from Montgomery County Sentinel, Robert Lindsay Edmonds obituary, November 15, 1918, Montgomery County Historical Society.
13. McGuckian, *Rockville: Portrait of a City*, p. 95.
14. Peggy Eastman, "The Critical Eye: The Way We Were", *Montgomery Journal*, June 30, 1974.
15. Biographical abstracts from Montgomery County Sentinel, Frances Wilson Carr marries Olive S. Edmonds, July 5, 1934, Montgomery County Historical Society.
16. Charles Stevens, "It's Almost Check-Out Time For Ancient Rockville Hotel," *Montgomery County Sentinel*, July 28, 1966.
17. 1879 Census records for Rockville; "Old Corcoran Bows to Progress," Rockville Newsletter, September 1966. Under Carr's ownership, the Hotel became a popular social spot, where dances were held and prominent Rockville residents ate. Two parlors, a pavilion, bar, poolroom, and stable also provided space for social events. During the summer, the hotel bustled with guests eager to escape Washington and enjoy the clean air and countryside Rockville offered.[18] However, during the early-mid 20th century, the hotels' façade was covered up and shops moved into the ground floor.
18. Charles Stevens, "It's Almost Check-Out Time For Ancient Rockville Hotel," Montgomery County Sentinel, July 28, 1966.
19. "Old Corcoran Bows to Progress," Rockville Newsletter, September 1966.
20. 3083/434. Their mother, Irmine, who had moved to 305 Reading Avenue across the street from 702 Maple, had died in 1962.
21. 3633/577.
22. 26087/277.

9. Major Bibliographical References

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Montgomery County Land and Plat Records, Montgomery County Historical Society Carr, Poss, and Edmonds family files, clippings, newspaper articles and abstracts from the Montgomery County Sentinel.

10. Geographical Data

Acreage of surveyed property 10,870
Acreage of historical setting
Quadrangle name Rockville
Quadrangle scale:

Verbal boundary description and justification

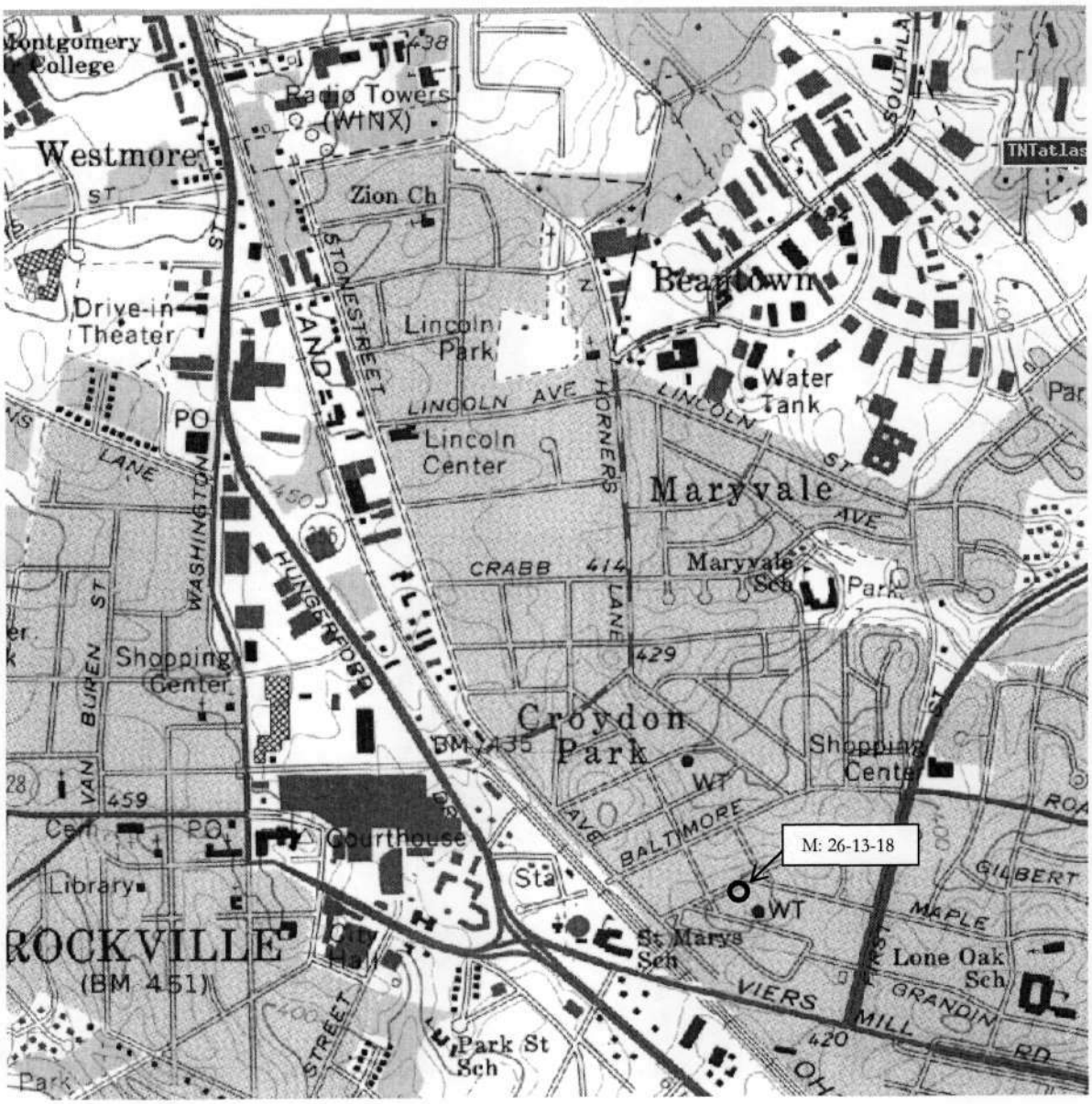
Lots 9 and 10 in block 4 or Rockville Park.

11. Form Prepared by

name/title	Paloma Bolasny		
organization	City of Rockville	date	July 2006
street & number	111 Maryland Avenue	telephone	
city or town	Rockville	state	Maryland

The Maryland Inventory of Historic Properties 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
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

M: 26-13-18
702 Maple Avenue
Rockville, MD
USGS Rockville Quad