CAPSULE SUMMARY SHEET

Survey No.: M: 26-35
Name: Reed Bungalow
Location: 108 Park Avenue, Rockville, Montgomery County, Maryland
Construction Date: Circa 1923 **Access:** Yes: restricted

Description:
The Reed Bungalow faces west on Park Avenue, at the corner of Park and Fleet Street in Rockville. The residence, built around 1923 as a residence for Edgar Reed, is a 1 ½-story, side-gabled Craftsman bungalow with a projecting front gable and an inset porch. Exterior construction materials include a concrete foundation, horizontal wood clapboards, asphalt roof shingles, original 6-over-1 sash windows, and various sash and fixed windows installed during additions. The roof creates a moderate overhang and the front gable employs exposed rafter tails and three triangular knee braces. The structure remained a private residence until 1970 when the Bullfish Corporation purchased the property as a rental unit. Currently, the property provides commercial space for a law firm.

Significance:
The Reed Bungalow stands on a portion of Judge Bouic's land-holdings. In July 1888, Bouic platted and mapped his land immediately north of the Agricultural Society Fairgrounds, creating 25 lots that became known as "The Park." This subdivision developed during a boom period in Rockville, spurred by the arrival of the Baltimore and Ohio Railroad and increases to the Federal Government workforce.

Survey No.: M:26-35
DOE ___yes ___no

Maryland Historical Trust
Maryland Inventory of Historic Properties Form

1. Name: (indicate preferred name)

historic The Reed Bungalow

and/or common

2. Location:

street & number 108 Park Avenue ___ not for publication

city, town Rockville congressional district 4

state Maryland county Montgomery

3. Classification:

Category	Ownership	Status	Present Use	
___ district	___ public	X occupied	___ agriculture	___ museum
X building	X private	___ unoccupied	X commercial	___ park
___ structure	___ both	___ work in progress	___ education	___ private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	X yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ other:
	X not applicable	___ no	___ military	
			___ transportation	

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

name George W. Shadoan

street & number 108 Park Avenue telephone no.

city, town Rockville state & zip code Maryland 20850

5. Location of Legal Description

office Land Records Office of Montgomery County liber 4955

street & number Montgomery County Judicial Center, 50 Maryland Avenue folio 816

city, town Rockville state Maryland

6. Representation in Existing Historical Surveys

title

date federal state county local

depository for survey records

city, town state

7. Description

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

Resource Count: 1 residential/commercial structure and 1 detached garage/storage structure

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

The Reed Bungalow faces west on Park Avenue, at the corner of Park and Fleet Street, in Rockville, Montgomery County, Maryland. A paved driveway and parking area stand to the south of the structure, and the drive leads to a garage at the rear of the lot. The perimeter of the lot contains moderate deciduous tree cover, and smaller shrubs and evergreens follow the footprint of the structure.

The residence, built around 1923, is a 1 ½-story, side-gabled Craftsman bungalow with a projecting front gable and an inset porch. Exterior construction materials include a concrete foundation, horizontal wood clapboards, asphalt roof shingles, original 6-over-1 sash windows, and various sash and fixed windows installed during additions. Decorative shutters appear on many of the windows. The roof creates a moderate overhang and the front gable employs exposed rafter tails and three triangular knee braces. A brick chimney is located at the center of the house and at the northern addition.

The original section of the main, or west, façade consists of a slightly recessed centered door with sidelights and two 6-over-1 sash windows positioned on either side. A projecting front gable with a centered vent opening shelters the door and two of the windows, creating an inset porch. At the two corners of the porch, double porch supports rest on stone-capped, brick pillars. A simple wood railing runs between these pillars, ending at two similar pillars that flank a brick stairway. Three brick steps run between the sidewalk and the porch.

From the main section, the structure extends to the north with an added side-gabled room. The addition continues the wall plane of the façade, although it stands under a separate roof, and has a centered unit of four 8-pane, fixed windows on the west facade. At the southern end of the main facade, the structure also continues beyond the two sash windows of the original section. As with the northern addition, this extension continues the wall plane of the façade and contains a single 6-over-1 sash window. Together these two additions create an asymmetrical façade on what likely was originally a symmetrical configuration.

The gable ends of the original section and the northern room addition dominate the north façade. Centered under the addition's gable stands a 6-pane, fixed window above six 8-pane, fixed windows (the bottom row of panes on the eastern two windows is boarded).

As on the north façade, the south façade houses two gable ends – that of the original section and the addition. Centered on the narrow southern wall of the addition is a pair of 4-over-1 sash windows. A 3-pane awning window is centered on the foundation wall. Under the gable of the original section, a second-story 6-over-1 sash window exists, with two identical windows serving the first floor of this façade.

At the rear, east façade, of the Reed House, a shed roof dormer runs the entire length of the original section. Two pair of 6-over-1 sash windows, with a single 6-over-1 sash window between them space evenly along the dormer. Beneath the dormer, on the façade of the original section, single 6-over-1 sash windows flank a central enclosed porch. The enclosed porch consists of modern exterior siding, with two wood steps leading between the yard and the porch. A door is centered on the rear of the enclosed porch, and 4-pane fixed windows wrap the enclosure (three on the north and south walls, and one on either side of the door).

MARYLAND HISTORICAL TRUST CONTINUATION SHEET
STATE HISTORIC SITES INVENTORY FORM

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7. Description (continued)

A small, detached one-car garage stands to the east of the residence; mimicking the residence in style and construction materials. On the west façade, this structure has a set of double wooden panel doors that originally contained 8-panes of glass each. Along the south façade, a small shed-roof storage unit was added. This addition employed modern construction materials and does not match the original structure. Details on the garage include exposed rafter tails and triangular knee braces.

8. Significance

Period	Areas of Significance-Check and Justify Below			
___ prehistoric	___ archeology-prehistoric	X community planning	___ landscape architecture	___ religion
___ 1400-1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500-1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600-1699	X 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:	

Specific Dates Circa 1923 **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.

The Reed Bungalow stands on a portion of Judge Bouic's land-holdings. In July 1888, Bouic platted and mapped his land immediately north of the Agricultural Society Fairgrounds, creating 25 lots that became known as "The Park." Sales of the lots were slow and by the turn-of-the-century only three homes were built along Park Avenue. By 1920, the subdivision suffered bankruptcy and under a court order the remaining lots were sold. Through that sale, two more homes were built on Park Avenue, but the rest of the subdivision remained vacant until the C&P Telephone Company purchased a triangle of lots and built an exchange. The Reed property constitutes one of the bankruptcy sales; in 1920 Louis Reed purchased lots 4 through 9 of Block 2 in The Park. In 1923, he sold lots 4 through 7 to Edgar Reed. Edgar then constructed the bungalow and resided there until it sold to W. Howard Hone and his wife in 1947. The Hones kept the property for three years, selling it to John G. Whelan in 1950. In 1970 the Bullfish Corporation purchased the property, they sold it to George Shadoan and Ferdinand Mack in 1973, then Mack sold his interest to Shadoan in 1977. Currently the property provides commercial space for a law firm.

The Park subdivision is located in the City of Rockville. Rockville seemed to develop because it was a day's journey from the port of Georgetown, along the road leading west through Frederick. Initially, the community was identified by the businesses that supported travelers. It developed as a crossroads community and also supported the surrounding tobacco farmers. Then, in 1776, Montgomery County was separated from Frederick County and Rockville became the County Seat. Rockville became a courthouse village surrounded by agriculture, and many people connected with the courthouse settled in the area. In 1860 the City was incorporated, however, it remained small until 1873 when the Metropolitan Branch of the Baltimore and Ohio Railroad dramatically altered the town. The arrival of the railroad brought summer and weekend visitors to Rockville, and as a result of the resort trade, the town rapidly expanded in size and population. In addition, the increase of the Federal Government workforce together with improved roads and streetcar systems helped transform Rockville into a hometown for commuters. The growth of Rockville did stabilize and during the Depression it even fell. Then, with the enactment of the New Deal programs and World War II, Rockville experienced a second major development boom and the city flourished as a satellite city of Washington DC; later becoming a self-sustaining community.

The predominant house style within The Park was the Craftsman-type bungalow. Between 1905 and the mid-1920s, the Craftsman style was the dominant style for smaller houses in the United States. The

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STATE HISTORIC SITES INVENTORY FORM

Resource Name:	The Reed Bungalow
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8. Significance (continued)

style originated in southern California, inspired by the work of Charles and Henry Greene, who in turn were inspired by the English Arts and Crafts movement and oriental architecture. Through the aid of pattern books and magazines, the style quickly spread through the country, and then it rapidly faded with few built after 1930. Craftsman bungalows are characterized by low-pitched, gabled roofs with wide overhangs; exposed roof rafters; decorative beams and braces under the gables; and porches supported by tapered square columns that extend to ground level. A number of front-gabled, cross-gabled, side-gabled, and hipped roof variations were developed. Most of the front-gable and side-gable structures were 1-story tall, but 1 ½ and 2-story structures were not uncommon. Of the side-gable Craftsman, most were 1 ½-stories high with a centered gable dormer. Together, the three gable roof variations constituted over 90% of the built Craftsman bungalows. Hipped roof subtypes were often 1 or 2-stories tall and contained less detail.

MARYLAND HISTORICAL TRUST CONTINUATION SHEET
STATE HISTORIC SITES INVENTORY FORM

Resource Name:	The Reed Bungalow
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8. Significance (continued)

National Register Evaluation:

While the Reed Bungalow, as a Craftsman Bungalow residence constructed in a subdivision that developed during a period of dramatic growth in Rockville, is associated with the development of Rockville and a particular architectural style, it is not eligible for the National Register of Historic Places. The property was not included in the 1984 comprehensive survey of historic resources within the Rockville corporate limits performed by Peerless Rockville. During that work Peerless Rockville, together with the City of Rockville, identified and surveyed sixty resources. They selected sites with potential historical or architectural significance for survey. In addition to exclusion from this survey, the Reed Bungalow does not appear on the Locational Atlas for Historic Properties in Montgomery County, and was not determined eligible for inclusion in the Mater Plan for Historic Preservation in Rockville.

The Reed property is associated with a neighborhood/subdivision that developed during a boom period for Rockville. However, the purchase of land and subsequent construction occurred outside of the rapid growth period. In addition, recent street and modern construction, and the fact that the subdivision never fully developed have diminished the subdivision as it was implemented and can't convey the intended plan. Therefore, the structure does not possess an association with significant events or trends, and is not eligible under Criterion A. The property is not eligible under Criterion B either. Research into the construction and subsequent tenants did not identify any known association with significant persons. The Reed Bungalow does embody distinctive characteristics of a type and period of construction. The house characterizes the Craftsman style and as such, it represents local and national trends in domestic architecture. While this supports significance under Criterion C, the residence is not eligible for the National Register because modern additions, change in use, and city development have compromised the structure's design, setting, materials, and association. Though the property does possess aspects of location and workmanship, it does not retain integrity. Finally, the property has no known potential to yield important information, so it is not eligible under Criterion D, and the seven criteria considerations do not apply.

MHT CONCURRENCE:
Eligibility ____ recommended X not recommended
Criteria X A ___ B X C ___ D **Considerations** ___ A ___ B ___ C ___ D ___ E ___ F ___ G ___ None
Comments: _____

[signature]	7/29/2002	[signature]	3/2/02
Reviewer, Office of Preservation Services	Date	Reviewer, NR Program	Date

9. Major Bibliographical References

see attached

10. Geographical Data

acreage of nominated property 17.580 SF
quadrangle name Rockville, MD quadrangle scale 1:24000

Verbal Boundary Description and Justification
The boundary for this resource follows the current tax parcel, corresponding to that which the owner holds title. Map GR 342, block 2, lots 4, 5, 6, and 7. see attached.

List All States and Counties for Properties Overlapping State or County Boundaries
state, county

state, county

11. Form Prepared By

name/title	Kelly Steele, Architectural Historian	date	January 2000
organization	Maryland State Highway Administration	telephone	410/545-8559
street & number	707 N. Calvert Street		
city, 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 purposes 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

MARYLAND HISTORICAL TRUST CONTINUATION SHEET
STATE HISTORIC SITES INVENTORY FORM

Resource Name:	The Reed Bungalow
Address:	108 Park Avenue, Rockville, Montgomery County, Maryland
Year Built:	Circa 1923

9. Major Bibliographical References (continued)

Cissell, Anne. 1977. Abstracts of Buildings and Real Estate in Montgomery County from Newspapers 1855-1910. Rockville, MD: Montgomery County Historical Society.

City of Rockville. 1987. Final Report: Phase III Rockville Historic Preservation Action Plan '85.

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Land Records of Montgomery County, Maryland

M-NCPPC. 1998. Locational Atlas and Index of Historic Sites in Montgomery County.

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Prettyman, William Forrest. Rockville Maryland as Remembered by William Forrest Prettyman. Rockville, MD: Montgomery County Historical Society.

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Senkevitch, Anatole. 1977. Rockville Historic District Preliminary Preservation Plan. Rockville, MD: University of Maryland, School of Architecture, Department of Planning.

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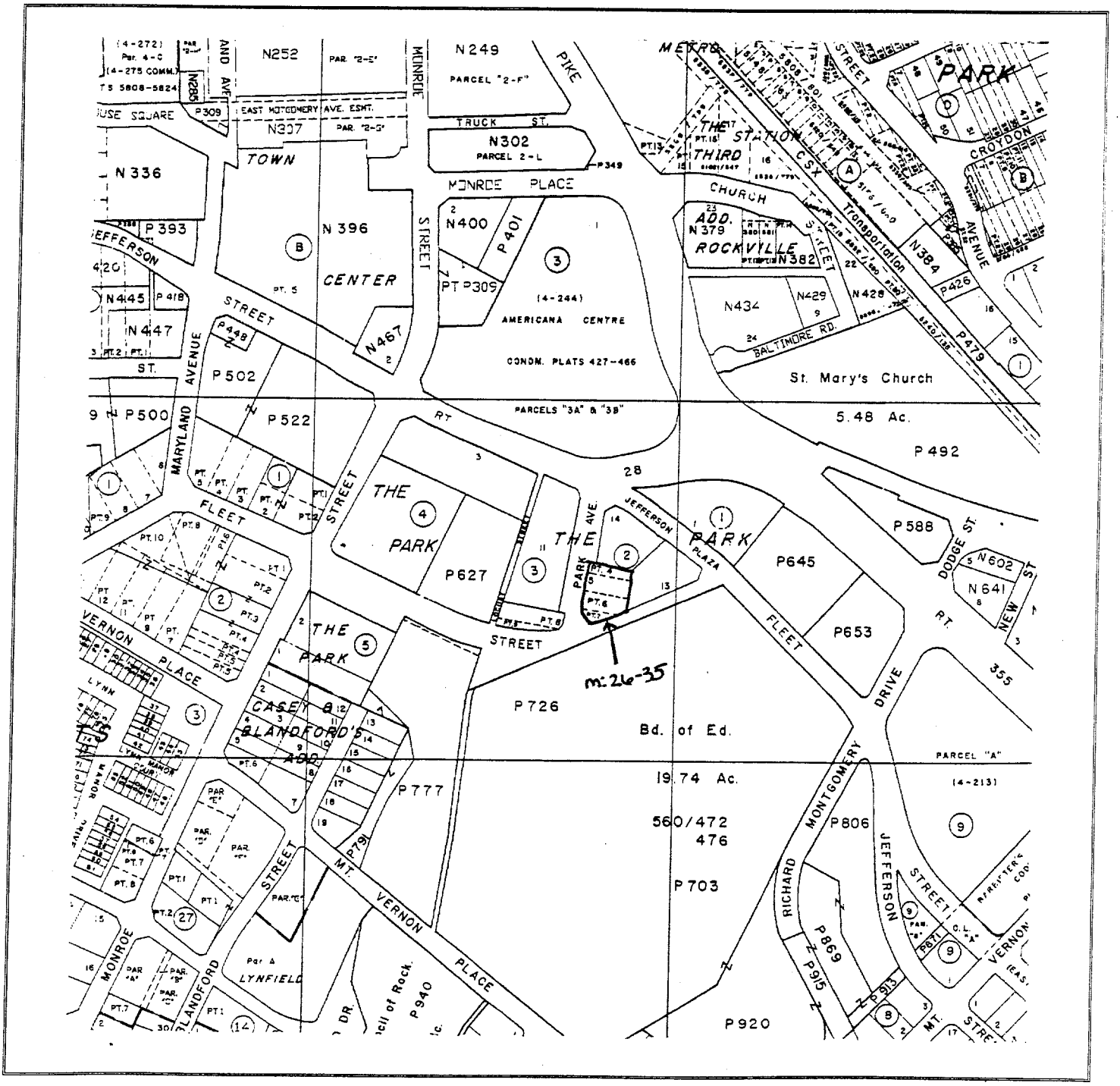
MARYLAND HISTORICAL TRUST CONTINUATION SHEET
STATE HISTORIC SITES INVENTORY FORM

Resource Name:	The Reed Bungalow
Address:	108 Park Avenue, Rockville, Montgomery County, Maryland
Year Built:	Circa 1923

10. Geographical Data (continued)

Boundary Map:



MARYLAND HISTORICAL TRUST CONTINUATION SHEET
STATE HISTORIC SITES INVENTORY FORM

Resource Name:	The Reed Bungalow
Address:	108 Park Avenue, Rockville, Montgomery County, Maryland
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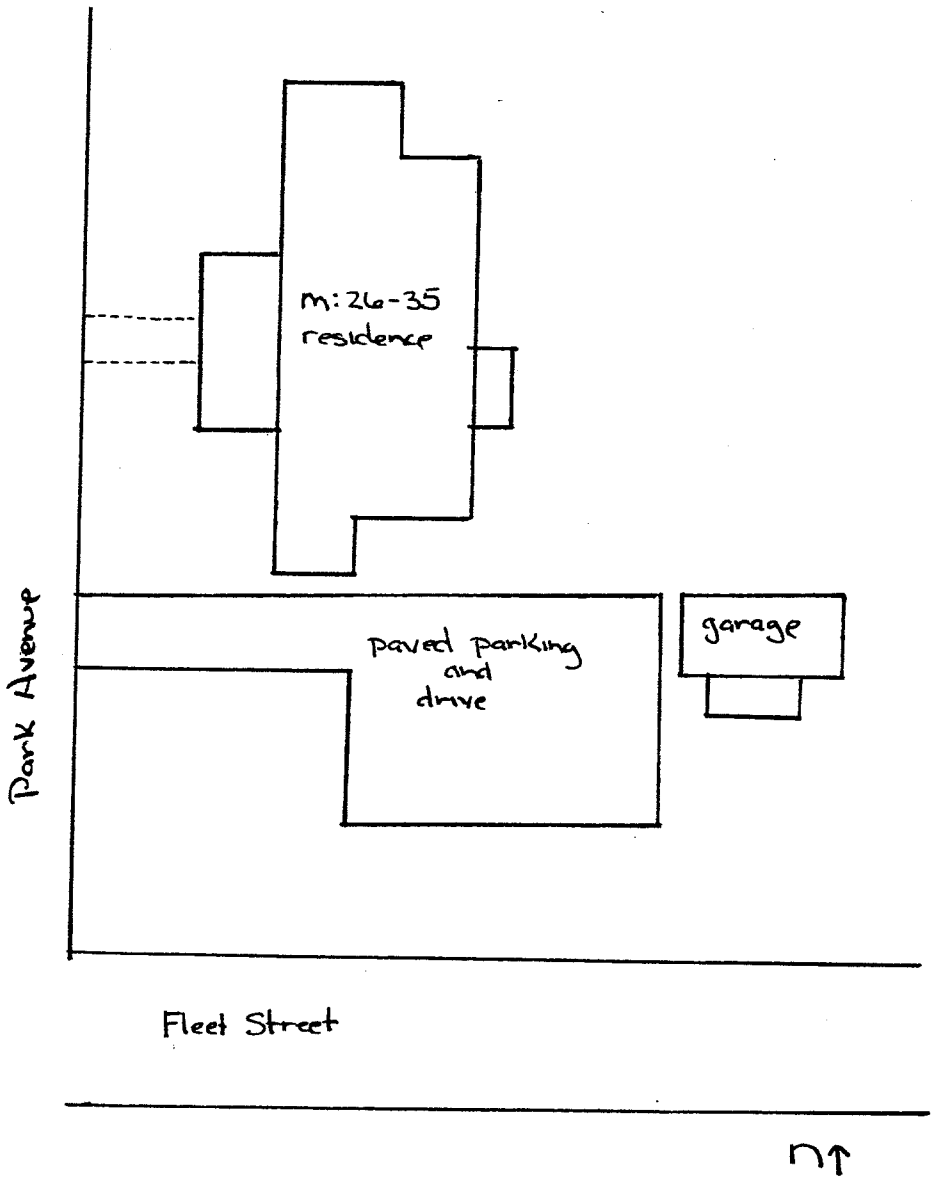
10. Geographical Data (continued)

Resource Sketch:



Inventory No. M: 26-35

PRESERVATION VISION 2000; THE MARYLAND PLAN
STATEWIDE HISTORIC CONTEXTS

I. Geographic Region:

____	Eastern Shore	(all Eastern Shore counties, and Cecil)
____	Western Shore	(Anne Arundel, Calvert, Charles, Prince George's and St. Mary's)
X	Piedmont	(Baltimore City, Baltimore, Carroll, Frederick, Harford, Howard, Montgomery)
____	Western Maryland	(Allegany, Garrett and Washington)

II. Chronological/Developmental Periods:

____	Rural Agrarian Intensification	A.D. 1680-1815
____	Agricultural-Industrial Transition	A.D. 1815-1870
X	Industrial/Urban Dominance	A.D. 1870-1930
____	Modern Period	A.D. 1930- Present
____	Unknown Prehistoric	
____	Unknown Historic	

IV. Historic Period Themes:

____ Agriculture
X Architecture, Landscape Architecture, and Community Planning
____ Economic (Commercial and Industrial)
____ Government/Law
____ Military
____ Religion
____ Social Educational/Cultural
____ Transportation

V. Resource Type:

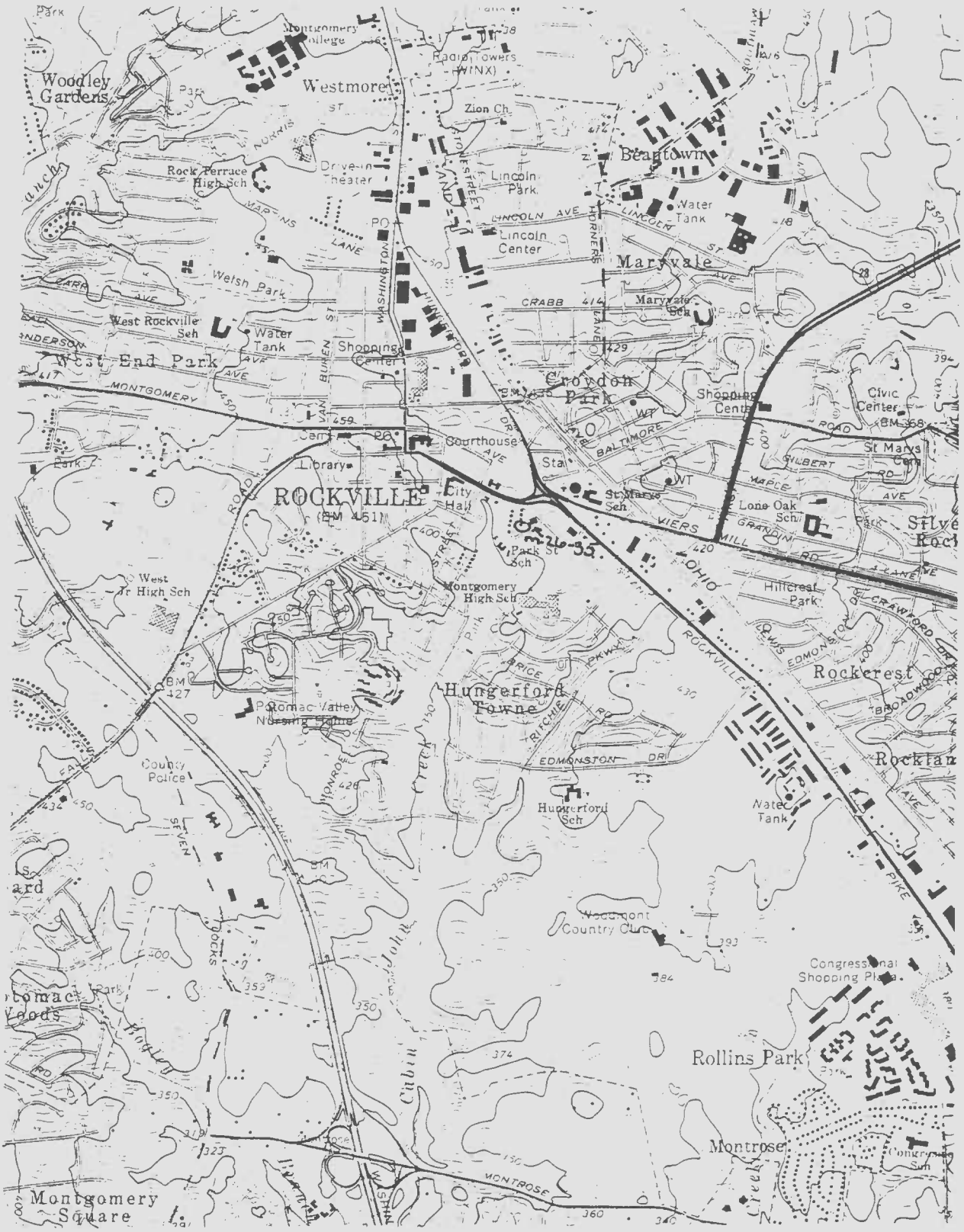
Category: Building

Historic environment: Suburban

Historic Function(s) and Use(s): Domestic-Single Dwelling

Known Design Source: None

Survey No. M: 26-35
Resource Name Reed Bungalow
Town/County Rockville/Montgomery County
Quad Map Rockville, MD



1. m 26-35
2. Reed Bungalow
3. Montgomery County, Maryland
4. Kelly Steele
5. 12/9/99
6. MD SHPO
7. Main, West, elevation Taken from Park Avenue facing east
8. 1 of 5

1 M:26-35
2 Reed Bungalow
3. Montgomery County, Maryland
4. Kelly Steele
5. 12/9/99
6. MD SHPO
7 Southern portion of main, west, elevation
Taken from Park Avenue facing east
8. 2 of 5

1. M:26:36
2. Reed Bungalow
3. Montgomery County, Maryland
4. Kelly Steele
5. 12/9/99
6. MD SHPO
7. South + east elevations
   Taken from Fleet street looking north
8. 3 of 5

1. MI: 26-35
2. Reed Bungalow
3. Montgomery County, Maryland
4. Kelly Steele
5. 12/9/99
6. MD SHPO
7. North elevation, taken from Park Avenue facing south
8. 4 of 5

1. M 26-35
2. Reed Bungalow
3. Montgomery County, Maryland
4. Kelly Steele
5. 12/9/99
6. MD SHPO
7. garage - south and main (west) elevations
Taken from Fleet Street facing northeast
8. 5 of 5