Maryland Historical Trust
Maryland Inventory of
...storic Properties Form

Survey No.: M 35/113

Magi No.

DOE __ Yes __ No

1. Name (indicate preferred name)

Historic Simkins - Adams House

And/or common

2. Location

Street and number 4103 Leland Street ( ) Not for publication

City, town Chevy Chase ( )Vicinity of ( ) Congressional District

State Maryland County Montgomery

3. Classification

Category	Ownership	Status	Present Use	
__ District	__ Public	X Occupied	__ Agricultural	__ Museum
X Building(s)	X Private	__ Unoccupied	__ Commercial	__ Park
__ Structure	__ Both	__ Work in Progress	__ Educational	X Private Residence
__ Site	**Public Acquisition**	**Accessible**	__ Entertainment	__ Religious
__ Object	__ In process	X Yes: restricted	__ Government	__ Scientific
	__ Being considered	__ Yes: unrestricted	__ Industrial	__ Transportation
	X Not applicable	__ No	__ Military	__ Other:

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

Name John R. Oleson

Street and number 4103 Leland Street Telephone

City, Town Chevy Chase State and Zip 20815

5. Location of Legal Description

Courthouse, registry of deeds, etc. Montgomery County Courthouse Tax Map / Parcel HN 42 Lot P10, Block 8

Street and number 50 Maryland Ave. Liber / Folio 10170 / 0009

City, Town Rockville State Maryland

6. Primary Location of Additional Data

____ Individually Listed in the National Register
____ Contributing Resource in a National Register District
____ Contributing Resource in a Local Historic District
____ Determined Eligible for the National Register
____ Recorded by HABS/HAER
____ HSR or research report at MHT
____ Other:

7. Description

Condition		Check One:	Check One:
X excellent	__ deteriorated	__ unaltered	X original site
__ good	__ ruins	X 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.

Description

The Simkins - Adams house is a three bay, two-and-a-half story building flanked by single story side wings sited on a large lot on Leland Street in Chevy Chase Park in the Town of Chevy Chase. The primary elevation of the house faces Leland Street and has a semi-wooded setting with mature plantings.

The house has a low, hipped roof with projecting boxed eaves over the main massing and flat-roofed side wings with balustrades. The entire building is stuccoed and has a belt course and a plain entablature demarcates the transition from facade to roof. Two hip-roofed dormers with dual six-light casement windows accent the Leland Street elevation.

The second story windows are six-over-six and have operable shutters. The first story has French doors with decorative shutters and blind window headers with plaster swag-and-urn motifs. The single-story wings have tripartite French doors under semi-circular fanlights. The main entry is an enclosed portico that is detailed with Tuscan columns and a plain entablature under an overhanging cavetto cornice.

This building is indicative of the Italian Renaissance movement popular in metropolitan areas in the early twentieth century and is well-sited in Chevy Chase Park. The three-part plan has been well preserved and maintains a high level of architectural integrity that is complimented by classical and Federal elements, such as the enclosed portico, the decorated blind window headers, and the tripartite French doors in the wings.

8. Significance

iod

__ prehistoric
__ 1400-1499
__ 1500-1599
__ 1600-1699
__ 1700-1799
__ 1800-1899
X 1900-

Areas of Significance: Check and Justify Below

__ archaeology-prehistoric
__ archaeology-historic
__ agriculture
X architecture
__ art
__ commerce
__ communications
__ community planning
__ conservation
__ economics
__ education
__ engineering
__ exploration / settlement
__ industry
__ invention
__ landscape architecture
__ law
__ literature
__ military
__ music
__ philosophy
__ politics / government
__ religion
__ science
__ sculpture
__ social/humanitarian
__ theater
__ transportation
__ other (specify):

Specific Dates 1917 **Builder / Architect**

Check: Applicable Criteria: (XX) A ( ) B (XX) C ( ) D
and / or
Applicable Exception: ( ) A ( ) B ( ) C ( ) D ( ) E ( ) F ( ) G

Level of Significance: ( ) national ( ) state (XX) local

Historical Context:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization: Piedmont

Chronological / Development Period(s): Industrial/Urban Dominance (1870-1930)
Modern Period (1930-present)

Prehistoric / Historic Period Theme(s): Architecture and Community Planning

Resources Type:

Category: Building

Historic Environment: Urban

Historic Function(s) and Use(s): DOMESTIC/Single Dwelling

Known Design Source:

Prepare both a summary paragraph of significance and a general statement of history and support:

See attached Continuation Sheet.

Statement of Significance

The Simkins - Adams house is significant as an excellent example of an Italian Renaissance style dwelling and as a representation of a grand development vision held by Fannie Barrett, the pioneering female developer of Chevy Chase Park. The house was first occupied by William and Clara Simkins in 1917 and sold the following year to Edward and Sarah Adams, who occupied the residence until after 1935.[1] Although no direct design credit can be given to architect Reginald Geare, the house is nearly identical in style and massing to 4101 Leland Street, a known Geare design. 4103 Leland Street, sited near the beginning of the block, helped to establish a strong and appealing visual mood for the neighborhood.

The Italian Renaissance style was most popular in the United States from c1890-c1935 and was part of a late nineteenth-century resurgence of interest in classical styles. Originally based on Italian palaces of the Renaissance period, the style quickly became popular in dwelling form. It can be found in all parts of the country, but was less common than other contemporary styles, such as Craftsman, Tudor, and a variety of Colonial Revivals. The Italian Renaissance style for dwellings became a favorite of architects working in high-style designs in major metropolitan areas in the early twentieth century that wished to distance themselves from the pattern designs of the Italianate style.[2] Few examples of the Italian Renaissance style exist in Montgomery County, most of which are located in Chevy Chase. 4103 Leland Street maintains a high level of architectural integrity and is therefore one of the best examples of the style in the county.

Fannie Barrett purchased a 120-acre tract in April 1909 and platted "Chevy Chase Park" in September 1910.[3] Though a small subdivision encompassing only eight blocks, Chevy Chase Park was ambitious, offering public amenities and substantial, well-designed model houses in an attractive park-like setting.

Like the well-known Chevy Chase Land Company, Barrett built model houses to encourage potential buyers. Her first houses (c1914) were modest builder-type bungalows while later houses (1916-1918) were grand architect-designed showpieces. 4103 Leland Street is a prime example of the second phase of Barrett's development, especially due to its similarity in design to other Geare homes in the immediate area.

Leland Street was a logical location for Barrett to locate these substantial houses. It was the only paved interior street in the vicinity (in the boundaries of what is now the Town of Chevy Chase). Newly constructed by 1915 and maintained by the county, Leland Street was an important east-west thoroughfare connecting Wisconsin and Connecticut Avenues.

As platted, many of the lots in Chevy Chase Park were a substantial 100 feet wide. Most all of the properties were subdivided soon after purchase, yet the lots in general remain generous in size, providing gracious settings for the houses. The Simkins-Adams House has retained an outstanding level of architectural integrity since its construction in 1917. The Italian Renaissance styling is complimented by classical and Federal elements, such as the enclosed portico, the decorated blind window headers, and the tripartite French doors in the wings.

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[1] Compiled from Deed Book 260, page 442, and Deed Book 279, page 234, both in the Montgomery County Courthouse, Rockville, Maryland.

[2] Details on the Italian Renaissance Style compiled from Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Knopf, 1997), 397-407, and Leland Roth, *A Concise History of American Architecture* (New York: Harper and Row, 1980), 193-195.

[3] Tax Assessment Record, Election District 7, Volume 39 (1910-1918), Maryland State Archives, Anapolis, Maryland.

9. Major Bibliographical References

See attached Continuation Sheets.

10. Geographical Data

Acreage of nominated property 13,170 square feet
Quadrangle Name _____ Quadrangle Scale _____

Verbal Boundary description and justification

Lot P10, Block 8. The lot has been directly related to this house since its construction in 1917.

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 Brian Michael Lione, Preservation Planner

organization Maryland-National Capital Park and Planning Commission Date 24 November 1999

street and number 8787 Georgia Avenue Telephone (301) 563-3400

city or town Silver Spring 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 and infringement of individual property rights.

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

liographic References

Primary Sources:

Census, U. S. 1910 and 1920.

Directories:

Boyd, *Washington City Directory*, 1900, 1905, 1912, 1913.
Caldwell, S. D. *Directory of Bethesda District* (Bethesda, Md), 1911 and 1915.
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Fisher, Thos. J. *Chevy Chase for Homes.* Washington, D.C.: Thos. J. Fisher & C., 1916.

Land Records, Montgomery County Courthouse, Rockville, Maryland. Deeds and Plats.

Maps:

Caldwell, S.D. *Map of Bethesda District*, 1915
Deets and Maddox. *Real Estate Atlas*, 1917.
Fava Naeff. *Real Estate Map of the Metropolitan Branch of the B&O Railroad*, 1890.
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Proctor, John Clagett. *Washington, Past and Present: A History.* Including Biographical Sketches of Prominent Citizens. New York: Lewis Publishing Company, 1930.

Prominent Personages of the Nation's Capital. Washington, D.C.: The Washington Times Co, 1924.

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Linehan, John. Editor. *The Town of Chevy Chase: Past and Present,* Montgomery County, MD: The Town of Chevy Chase, 1990.

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Smith, Kathryn Schneitder. Editor. *Washington at Home: An Illustrated History of Neighborhoods in the Nation's Capital.* Northridge, California: Windsor Publications, Inc., 1988

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