

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).

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street & number 15605 Frederick Road ___ not for publication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	
<u> </u> district	<u> </u> public	<u>X</u> occupied	<u> </u> agriculture	<u> </u> museum
<u>X</u> building(s)	<u>X</u> private	<u> </u> unoccupied	<u>X</u> commercial	<u> </u> park
<u> </u> structure	<u> </u> both	<u> </u> work in progress	<u> </u> education	<u> </u> private
<u> </u> site	Public Acquisition	Accessible	<u> </u> entertainment	residence
<u> </u> object	<u> </u> in process	<u> </u> yes: restricted	<u> </u> government	<u> </u> religious
	<u> </u> being considered	<u>X</u> yes: unrestricted	<u> </u> industrial	<u> </u> scientific
	<u>X</u> not applicable	<u> </u> no	<u> </u> military	<u> </u> other:
			<u> </u> 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	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> 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 side 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.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Charles and Roberta Ricketts Property

SURVEY NO.: M:20-34 (PACS 4.10)

ADDRESS: 15605 Frederick Road, Rockville, Montgomery County

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 1 1/2-stories tall, 3-bays wide and several rooms deep. Side-gable and cross-gable structures are usually 2 to 2 1/2-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 as 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

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Charles and Roberta Ricketts Property

SURVEY NO.: M:20-34 (PACS 4.10)

ADDRESS: 15605 Frederick Road, Rockville, Montgomery County

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 Detweiler, 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.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

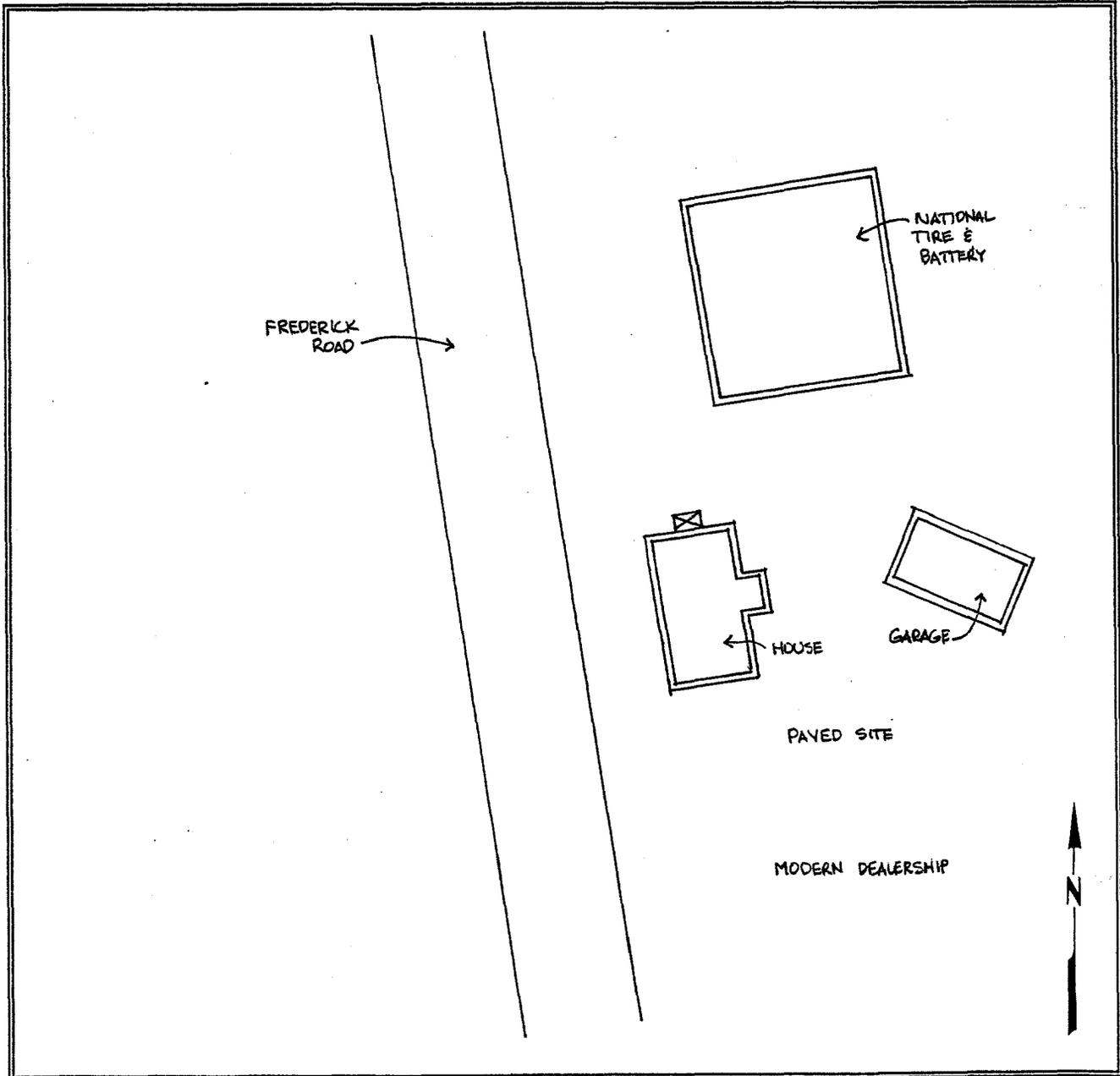
RESOURCE NAME: Charles and Roberta Ricketts Property

SURVEY NO.: M:20-34 (PACS 4.10)

ADDRESS: 15605 Frederick Road, Rockville, Montgomery County

10. Geographical Data (Continued)

Resource Sketch Map:



CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Charles and Roberta Ricketts Property

SURVEY NO.: M:20-34 (PACS 4.10)

ADDRESS: 15605 Frederick Road, Rockville, Montgomery County

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):

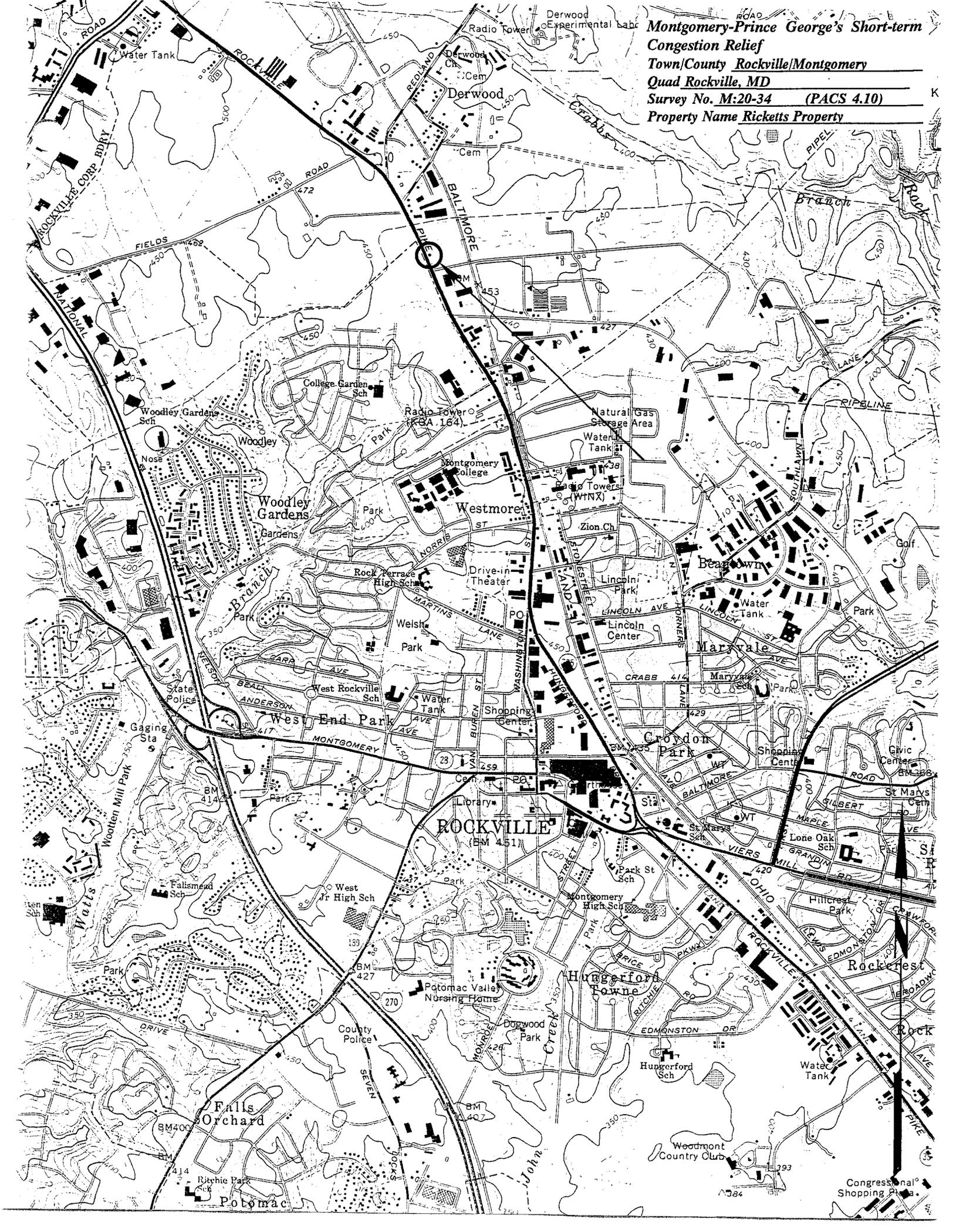
Private Residence

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





A1

IMPORTS
USED CAR DEPOT

15605

1 M:20-34

2 Charles + Roberta Sickett Property

3 Montgomery Co Md

4 Jules Darsie

5 5198

6 Md 81180

7 W. S. C.

8 1-7-10

21-6181-1200-12



1 M: 20-34

2 Charles + Roberta Ricketts Property

3 Montgomery Co. Md.

4 Julie Darrin

5 5/98

6 Md SHPO

7 NW corner

8 2/7/10

244 0271 N N N-1 B



1 M 20-34

2 Charles + Roberta Ricketts Property

3 Montgomery Co Md

4 Julie Darsee

5 5/98

6 Md SHPO

7 N e a

8 3 of 10

DR4 0271 N N M-12



1 M:20-34

2 Charles + Roberta Kickett Property

3 Montgomery Co Md

4 Julie Daisee

5 5178

6 Md SHPO

7 NE corner

8 4 1/2 10



- 1 M. 20-34
- 2 Charles & Roberta Reskett's Property
- 3 Montgomery Co Md
- 4 Julie Dansee
- 5 5/98
- 6 Md. S 110
- 7 E. Elev.
- 8 S 17 10

244022 N N 113



1 M 20-34

2 Charles + Roberta Roberts Property

3 Montgomery Co Md

4 Julie Darsie

5 5/98

6 M.L. SHIPS

7 SE corner

8 6 03-10

20040071 N 44102



IMPORTS
USED CAR DEPOT

AUTOMATED
INSPECTION
SYSTEM

- 1 M: 20 34
- 2 Charles + Roberta Rickett Property
- 3 Montgomery Co Md
- 4 Julie Davis
- 5 5/48
- 6 Md. SHPO
- 7 S Elevation
- 8 707 10



1 nr: 20-34

2 Charles and Roberta Rickett's Property

3 Montgomery Co. Md

4 Julie Darric

5 5/98

6 MA SHPO

7 SW CORNER

8 OF 10

ZNHN 1200-02



- 1 M. 20. 34
- 2 Charles + Roberta Lickett Property
- 3 Montgomery Co Md
- 4 Julie Davis
- 5 5/98
- 6 Md SHPS
- 7 garage
- 8 9 of 10

STATION 125 282



1 M 20-34

2 Charles & Roberta Ricketts Property

3 Montgomery Co Md

4 Julie Daise

5 5/98

6 Md. ATPO

7 Garage

8 10 of 10