

Site: M: 26/10/44

The Annex / The King House

217 West Montgomery Avenue

Built: 1886

Private

Rockville's attraction as a late 19th century summer resort resulted in the construction of this building, first used as a boarding house. When it became the home of local educator W. Pinckney Mason, pupils of the Rockville Academy boarded here. This property is unusual for its two-story frame summer kitchen now used as a studio by the current owner.

Maryland Historical Trust State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic The Annex

and/or common The King House

2. Location

street & number 217 West Montgomery Avenue not for publicationcity, town Rockville vicinity of congressional district 8

state Maryland county Montgomery

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

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

name Arthur V. and Wilma R. King

street & number 217 West Montgomery Avenue telephone no.: 424-9150

city, town Rockville state and zip code Maryland 20850

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery Co. Land Records liber 3113

street & number Montgomery Co. Courthouse folio 542

city, town Rockville state Maryland

6. Representation in Existing Historical Surveys

title National Register of Historic Places (1974)

date City of Rockville Historic District (1974) federal state county local

depository for survey records City of Rockville

city, town Rockville state Maryland

7. Description

Survey No. M. 26/10/44

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date of move _____

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

This house faces south on West Montgomery Avenue, part of a row of late-19th-century houses in the 200 block with consistent deep setbacks. Large deciduous trees shade the house. A graveled driveway to a rear garage and parking area is on the extreme western property line.

The 2-1/2-story, gable-front-and-wing house with a rear gable connected to the wing creates a z-shaped plan. It is set on a coursed stone foundation and sheathed in board siding laid flush. The gable roof is covered with asphalt shingles. There is an interior central brick chimney.

The projecting three-bay, front gable south facade has an open pediment with return gable eaves. An ornate circular attic vent is located below the cross section of decorative vertical and horizontal framed design in the pediment. The second-story fenestration consists of single 2-over-2 double hung sash windows with moulded lintels flanked by wooden louvered shutters. The first bay of the first floor has an exterior 12-light wooden door with stained-glass transoms above. A broken pediment with decorative acorn finial, full-length louvered shutters, and moulding surrounds highlight the doorway. The front door is reached by a concrete stoop with three stairs; these are not original to the house. The second and third first floor bays have wooden inset panels below the 2-over-2 windows; louvered shutters extend the full length of the window and panel combination.

The two-bay west wing has a one-story porch supported by one square Doric column at the front southwest corner. Square balusters are present on the railing. A classical cornice trims the asphalt-shingled porch hip roof. Windows on the wings are identical to the front facade. The only entrance to the porch is from the house through a door located on the central side wall of the front gable. Door detailing is identical to the front entrance except for the pediment and the shutters. Two-over-two windows with moulded lintels and flanking louvered shutters form the first and second-story fenestration.

The two-bay west facade has a single 2-over-2 double hung sash window with flat lintel in each bay; an identical window is in the second bay, first floor. A 6-over-6 double-hung sash window, added in the 1960s is on the first floor, first bay. The bay is covered in a wood shingle roof. The moderately pitched side gable of the wing has a 6-over-6 double-hung sash attic window.

-Continued on attachment 7.1

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The north (rear) facade has two windows on the rear gable northwest side and one on the rear of the front gable northeast side (second floor) which are identical to the others on the house. A 6-over-1 double-hung sash window exists on the first floor of the rear gable addition. At the rear of the front gable attached to the rear projecting gable, an enclosed second second-floor porch is cantilevered over a patio with a circular post for support. There are five exposed floor joists visible beneath the porch. The enclosed porch is half-panelled with thin vertical wood siding and seven single-paned sash windows. Roof rafters are exposed on the soffit, and asphalt shingles provide the covering.

The rear gables are moderately pitched with return eaves on the protruding section. The northeast recessed gable has a square attic 6-over-6 double-hung sash window. The back door is centrally located under the porch covering.

The three-bay east facade has five of the typical house windows and detailing except for a small second-story 4-over-4 double-hung sash window in the second bay. The rear first floor windows are set near one another.

Interior See also floor plans 7.2, 7.3

The structure has a central entrance hall and stair with rooms flanking each side. The house maintains most of its original appearance except for a few modifications, such as the removal of a 2-over-2 double hung sash and the addition of a bay window in the kitchen. a large opening for counter space and visibility from the kitchen and dining room were also included in the kitchen renovation.

Millwork and carpentry features of the interior include: A large fireplace with panelled back wall in the living room; oak floors, moulding surrounds on doors and windows, decorative stair railings with turned spindles.

Summer Kitchen/Studio

The small two story two-bay by two-bay rear building has a large corner brick chimney and hearth. It is sheathed in 5" German siding with corner boards at the edges. It sits on a brick foundation.

The asymmetrical entrance facing the main building is raised and is reached by two steps. The door is a wooden cross-buck with diamond-shaped lights. There are nine 2-over-2 double hung sash window except for one 6-over-6 double hung sash on the second floor west facade. All doors and window are surrounded by moulded wood lintels. The roof has a protruding west eave and an almost flat asphalt-shingled roof. This building may have originally been a kitchen; it is now Mrs. King's studio.

Garage

The one-car garage is located on the northwestern corner of the site between the summer kitchen/studio and adjacent property. The moderately pitched gable is covered in asphalt shingles and has a 6-over-6 double hung central window. Extra work storage space is found behind the asymmetrically located, single wooden panelled and glass door. Five-inch (5") German siding covers the structure. The garage is visible from West Montgomery Avenue.

8. Significance

Survey No. M:26/10/44

Period	Areas of Significance—Check and justify below						
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion			
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science			
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture			
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian			
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater			
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation			
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify) LOCAL HISTORY			
		<input type="checkbox"/> invention					

Specific dates ca. 1886 Builder/Architect

check: Applicable Criteria: A B C D
and/or
Applicable Exception: 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 Annex is significant for its uses connected with two of Rockville's attractions in the 19th century. As the Hodges Boarding House in the period 1888 to 1898, it was the summer address for families, some of whom later built their own homes in the West End. After 1898 it was the home of Professor W. Pinckney Mason, principal of the Rockville Academy, who housed boarding students here. The two-story kitchen building, now used as a studio, is a reminder of these earlier times when many people were housed and fed there. Both the main house and the kitchen annex are largely unchanged from their original appearances.

History & Support

The Hodges Farms was about three miles west of Rockville and had been previously owned by George C. Washington.^{1/} Benjamin Hodges lost the farm through debt, and his eldest daughter Virginia Daingerfield Hodges moved to Rockville where in 1885 she purchased for \$800 a lot in Miss Margaret Beall's new subdivision and built a boarding house.^{2/}

The opening of the railroad and the promise of a healthful summer in pleasant surroundings attracted many summer visitors to the town. "Jenny" Hodges' summer boarders were mentioned in the newspapers, and included several who returned to Rockville to build their own residences here.^{3/} Benjamin Hodges made his home with her until his death; Jenny Hodges died in 1897. Another unmarried Hodges daughter, Maria, inherited the property, but immediately sold it to Professor W. Pinckney Mason for \$1,600 plus a \$2,700 mortgage due to the Rockville Academy.^{4/}

W. Pinckney Mason was a descendant of two premier American families; his ancestors included George Mason of Gunston Hall, Va. and William Pinckney, Attorney General of the U.S. under President Madison. Another relative was the Bishop of Maryland, whose defense of slavery had earned him the title "The Golden Tongue".^{5/} When Mason graduated from the Naval Academy in 1860 he too chose to serve the Southern cause, and was wounded while serving in the Confederate Navy aboard the ironclad Merrimac. After the War he spent some years abroad and returned to the U.S. to enter the teaching profession. His former pupils remember him fondly for his good humor and wisdom during his thirty years at the Rockville Academy.^{6/}

-Continued on attachment 8.1

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Attachment 8.1

Shirley Mason Prescott inherited the property after the death of her mother in 1929 and continued to live there until its sale to Mr. and Mrs. Buell Gardner in 1941. The Bartter family owned 217 from 1951-1963, when the present owners purchased it. Arthur King is an attorney and Wilma R. King is an artist who has her studio in the old two-story kitchen.

Footnotes:

1. Prince Georges Equity #537 (1867) quoted in the Hodges Collection of Montgomery County Historical Society.
2. Montgomery County Land Records EBP33/446 (1885)
3. Montgomery County Sentinel of July 1888 notes the visitors at Jenny Hodges; among them is Captain Augustus Kellogg who would build a house across the street the following year.
4. Land Record TD2/263 (1898)
5. Histories of the Episcopal Church recount the career of Bishop William Pinckney including the oration he gave at the time of the Missouri Compromise.
6. Professor Mason's career is summarized in his obituary in the Montgomery County Sentinel of December 22, 1922 and also in Albert Bouic's Memoirs, "County Lawyer-Third Generation", unpublished manuscript (1957) p.12.

9. Major Bibliographical References

Survey No. ^H 26/10/44

Hodges and Mason family histories; Bouic Memoirs.
Montgomery County Land, Tax, Will, and Equity Records
Montgomery County Sentinel; Bouic memoirs.

10. Geographical Data

Acreage of nominated property .62 acres

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

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	Zone	Easting	Northing

B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

C	<input type="text"/>	<input type="text"/>	<input type="text"/>
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D	<input type="text"/>	<input type="text"/>	<input type="text"/>
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E	<input type="text"/>	<input type="text"/>	<input type="text"/>
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F	<input type="text"/>	<input type="text"/>	<input type="text"/>
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G	<input type="text"/>	<input type="text"/>	<input type="text"/>
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H	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Verbal boundary description and justification

Lot #9 in Miss Beall's Addition as per survey for Margaret Beall dated May 14, 1875 (missing from land records.)

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

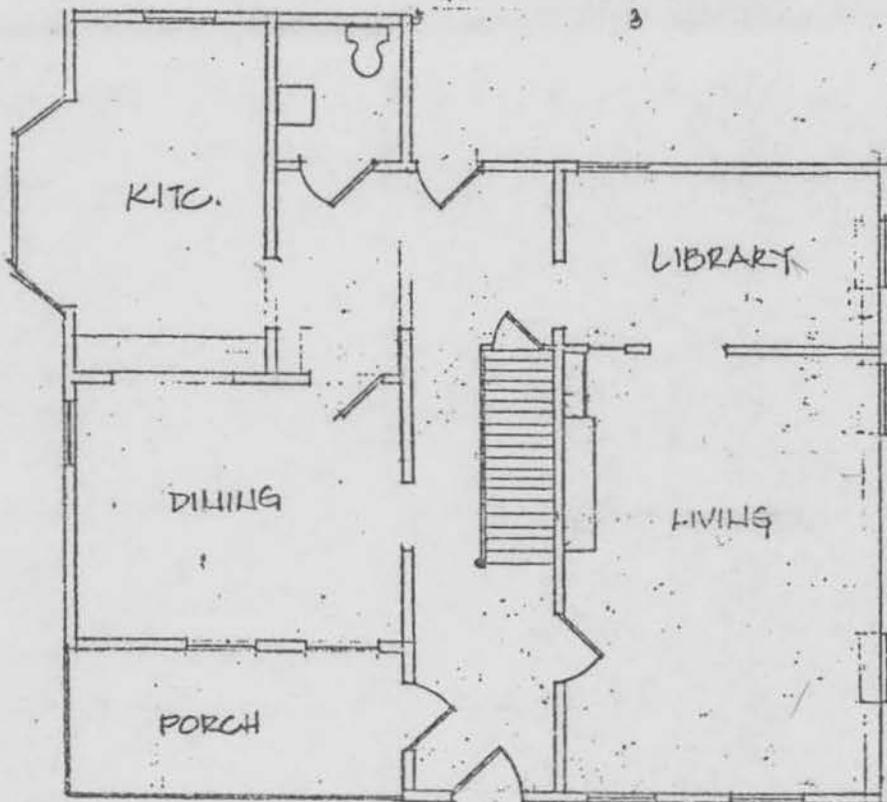
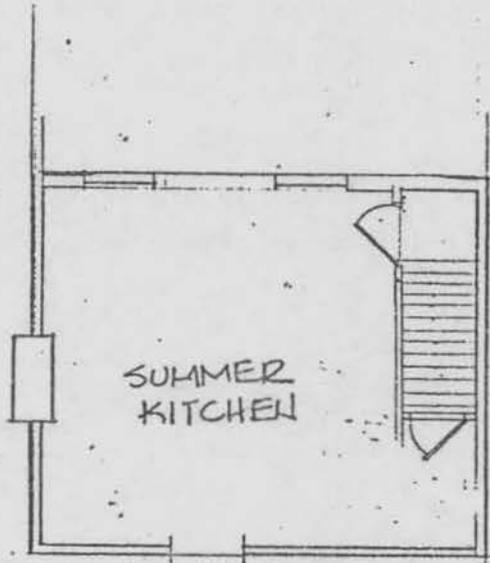
name/title	Patricia D'Angelo/ Anne Cissel / Dwayne Jones		
organization	George Washington University/ Peerless Rockville	date	March/May, 1985
street & number	P.O. Box 4262	telephone	762-0096
city or town	Rockville	state	Maryland 20850

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
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

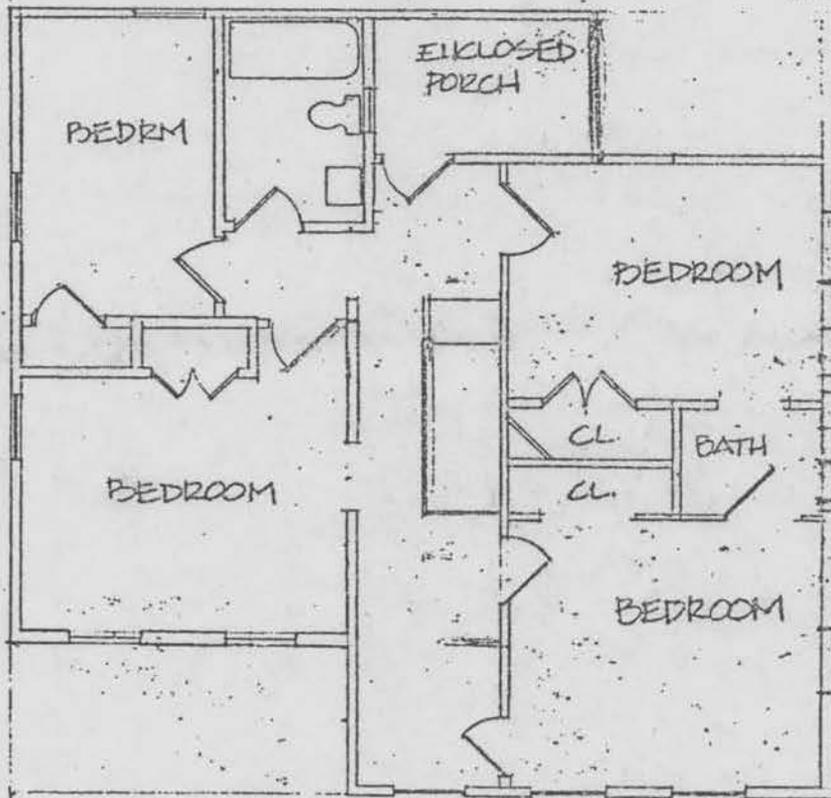
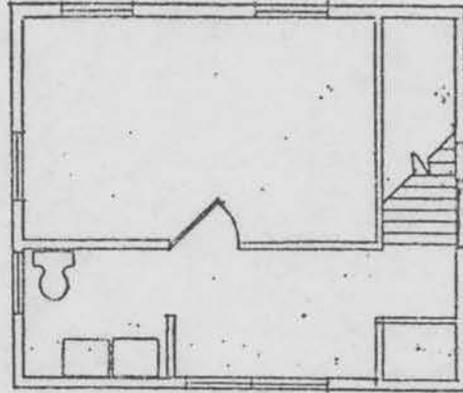
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Attachment 7.2



~~KINGS RESIDENCE~~
~~FIRST FLOOR PLAN~~
~~NOT TO SCALE~~

Patricia D'Angelo
March 1985

M: 26/10/44
The Annex/King House
Attachment 7.3



KING'S RESIDENCE
2ND FLOOR PLAN
NOT TO SCALE

Patricia D'Angelo
March 1985



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ROCKVILLE, MD 20851

217 W Montgomery Ave.
Rockville
So. Facade 6/85

Mi 26/10/44 #1072

0695-12-1



M: 26/10/44
Outbuilding - 217 W. Montgomery Ave.
Rockville
8-85

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0885-16-5