

Site: M:26/10/69

Cottage at "Quality Hill"

10 South Adams Street

Built: ca. 1875

Restricted

This 2-1/2 story frame building in the Gothic Revival style is the earliest of three adjoining cottage residences built on "Quality Hill" by the Braddock-Lyddane family in the 1870s and 1880s. Although it has historically been owned by the proprietors of the commercial properties it abuts, it long remained a residence and retains much of its vernacular style and detail. It has recently been adapted for use as a law office.

Maryland Historical Trust State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic None

and/or common Cottage at "Quality Hill"

2. Location

street & number 10 South Adams Street ___ not for publication

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

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

name John T. Bell

street & number 101 West Jefferson Street telephone no.: 762-1717

city, town Rockville state and zip code Maryland 20850

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery Co. Land Records liber 4596

street & number Montgomery Co. Courthouse folio 358

city, town Rockville state Maryland

6. Representation in Existing Historical Surveys

le National Register of Historic Places (1974)

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

pository for survey records City of Rockville, Md.

city, town Rockville state Maryland

7. Description

Survey No. ^M 26/10/69

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			

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

The subject house faces west on South Adams Street, one of three houses forming the streetscape on the east side of South Adams. A few trees are found on the northwest side of the house and an asphalt-paved driveway to a rear parking lot abuts the south facade.

This 2-1/2-story, side-gabled, "I" house with rear 2-story gable forms a T-shaped plan. It sits on a fieldstone foundation and presently is sheathed in narrow horizontal vinyl siding. The gable roof is covered with composition shingles. A small one-story rear lean-to is attached to the rear gable.

The house is patterned after the Gothic Revival-style cottages popular from the mid-19th century to the 1870s. This style was promoted by, among others, A.J. Downing. His pattern books illustrated a number of domestic dwellings in rural settings that shared characteristics such as steeply pitched center gables, full-scale first floor windows, full-width porches, and ornate Gothic architectural detail. Although its ornamentation has been removed, the house retains some of its Gothic Revival structural characteristics.

The front three-bay west facade has an evenly spaced second-story fenestration with 2-over-2 sash windows. All of the windows are flanked by non-functional aluminum shutters which replace originals as evidenced by hinges on most of these window frames. Two elongated windows are in the first and second bays of the first floor. A wooden paneled exterior door with clear glass transom is in the center bay. A one-story full-width porch is supported by four square wooden columns. A steeply pitched center gable dominates the second story roofline.

The three-bay north and south facades have two 2-over-2 sash windows on the first floor and one in the second bay, second story of the main block. A window air conditioner is located in the wall on the second story. These gable ends have returned gable eaves. The third bay is in the rear addition and has 2-over-2 windows on the first floor. A second-story 2-over-2 window is on the north facade.

The east (rear) facade has three bays. A window air conditioner is located in the first bay, first floor, and an exterior door and air conditioner are in the third bay. A second-story 2-over-2 window is off-center to the left in the second bay. The first-story rear lean-to extends from the gable end with a 6-light window on the left and an open porch on the right. Return gable eaves highlight the rear gable. An interior brick flue is on the rear gable ridge.

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Cottage at "Quality Hill"
Attachment 8.1

In addition, the adjoining house (#12), known to have been contracted for by Judge Lyddane before his death in 1889, never appears on the Tax Records as an improvement in the Lyddane Heir lands, although it remained in the family until 1912.^{5/} Both the Equity Courts and the Tax Assessor tried to unscramble the situation in 1894 and again in 1911 when various sales of the Braddock-Lyddane commercial properties occurred.^{6/} It was then found that the easternmost 12-1/2 feet of Adams Street land had no clear title, but was awarded to Willis Burdette along with his purchase of the store buildings. The cottage at #10 remained in the Lyddane family,^{7/} until its sale to William Berry in 1918 following the death of Sarah ("Sally") Lyddane.^{8/}

This cottage is dated to the mid-1870s based on its architectural style and form, a style which passed out of favor in the 1880s. The 2-1/2 story cottage is T-shaped, with steeply pitched center gable front facade. The tall first floor windows emphasize the verticality of the house. The full width front porch has plain supports and any other period decoration such as cornice brackets and ornamental gable grill work has been removed. This Gothic-style cottage is duplicated in Rockville in both the 1874 Dawson Farm House and the 1872 England's Cottage (Site# M:26/10/18), and the model for these houses can be found in many pattern books of the period.

The William Berry family lost the house in foreclosure action in 1925 but continued to rent it for several years, until the Burdette family added it to its already large holdings on both sides of Adams Street near the Burdette Store. The house then changed hands several times by virtue of its investment potential and proximity to the commercial buildings on Commerce Lane. Since 1974 John Bell has owned this house, one of several 19th century properties that he has adapted for use as law offices.

Footnotes:

1. Advertisements in the 1853 and 1856 Montgomery County Sentinel call attention to the Braddock store "at the old stand on Quality Hill." In 1890 Sally Braddock Lyddane purchased the Greene House "on Quality Hill."
2. William Braddock's first advertisements appeared in the January, 1828 issues of the Montgomery Journal and True American.
3. Montgomery County Land Records EBP 11/41 (1873) and EBP 32/172 (1883) from Denton Braddock and then from John Lowe, husband of Cora Braddock. At that time Lyddane holdings included 205 feet on Commerce Lane by 350 feet on Adams Street.
4. Martinet and Bond Map of 1865 and Hopkins Atlas of 1879 p. 10.
5. An inventory of debts owed by Judge Lyddane at the time of his death included payments to T.C. Groomes for building a new dwelling and store on Commerce Lane. Inventory of Account RWC 19, folio 254 shows Groomes owed over \$3,000.
6. Judgment Records - JA 15; 56 and JLB 11/ 329 et.seq.
7. In 1913 the house was occupied as a millinery shop by Mrs. O.M. Sprinkle, though still owned by Lyddane Heirs.
8. Land Records op. cit. 315/365 (1918); William Berry paid \$2,000 for the lot which began 99 feet north of north side of Jefferson St.



RICHARD H. ANDREWS
424-8282
1608 FARRAGUT AVE.
ROCKVILLE, MD 20851

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Cottage at
"Quality Hill"
10 So. Adams St
West facade

6/85

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