

MARYLAND HISTORICAL TRUST
NR-ELIGIBILITY REVIEW FORM

NR Eligible: yes ___
no X

Property Name: Frank Higgins House Inventory Number: M:26-10-7

Address: 304 Great Falls Rd City: Rockville Zip Code: _____

County: Montgomery USGS Topographic Map: Rockville

Owner: _____

Tax Parcel #: _____ Tax parcel Map Number: _____ Tax Account ID Number: _____

Project: MD 189 Streetscape Agency: SHA

Site visit by MHT staff X no ___ yes ___ Name: _____ Date: _____

Eligibility recommended ___ Eligibility not recommended X

Criteria: ___ A ___ B X C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G ___ None

Is the property located within a historic district? ___ no ___ yes Name of District: _____

Is district listed? ___ no ___ yes District Inventory Number: _____

Documentation on the property/district is presented in:

Project Review and Compliance Files

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

The Frank Higgins House is a 2-1/2 story house, 5 bays wide with 2 over 2 windows, constructed of brick and the roof is covered in asphalt shingles. While this is a 19th century house, the building lacks integrity. SHA proposed that it along with several other houses might form an extension of the West Montgomery Avenue Historic District. However, given the lack of integrity, the Trust is of the opinion that the house and the district are not eligible for inclusion in the National Register of Historic Places under Criteria A, B or C.

Prepared by: Rita M. Suffness, SHA Date Prepared: 05/05/2000

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ___ Eligibility not recommended X

Criteria X A X B X C ___ D Considerations ___ A ___ B ___ C ___ D ___ E ___ F ___ G ___ None

MHT Comments:

Anne E. Bruder

September 25, 2000

Reviewer, Office of Preservation Services

Date

Reviewer, NR Program

Date

ACHS SUMMARY FORM

MAGI #1650235604
(#assigned 11/16)

1. Name Frank Higgins House
2. Planning Area/Site Number 26/10
3. MNCPPC Atlas Reference Map 15
F-13
4. Address 304 Great Falls Road, Rockville
5. Classification Summary
 Category building
 Ownership private
 Public Acquisition --
 Status occupied
 Accessible no
 Present use private residence
 Previous Survey Recording M-NCPPC Federal State County X Local
 (Title and date: Inventory of Historical Sites - 1976)
6. Date 1886-88
7. Original Owner Frank Higgins
8. Apparent Condition
 a. good
 b. altered
 c. original site
9. Description
 This two and a half story, three bay by three bay frame house sits close to Great Falls Road facing northwest. Its exterior walls are covered by grey asbestos shingles. The northwest porch has a shed roof supported by two chamfered posts with jigsawed brackets. There are two over two double hung windows arranged singly and in pairs. There is a two story, three sided bay window at the west corner. On the northeast elevation there is a two story square bay window. The house has a cross gable roof. The cornice line is boxed and returned.
10. Significance: Part of an area once known as "Higginsville", the house is important for being representative of the stylish and comfortable suburban residences built as Rockville's population grew. It was the home of Frank Higgins, one of the two sons of Sophia Dorothy Barnard Higgins, who, upon the death of her husband in 1870, purchased a parcel of 13 7/8 acres just west of the City limits. Sophia was a well-educated strong-willed person, who had insisted that her slave-owning husband renounce farming and purchase a general merchandising business in Rockville. Sophia built her house at 308 Great Falls Road and sold adjacent half-acre homesites to her sons, John J. and Frank, a lawyer practicing in Rockville. He engaged builder Edwin West to construct his six room house by 1888 at a cost of \$1,800. Frank and his wife Roberta lived at 304 Great Falls Road until their deaths in 1922 (Frank) and 1936 (Roberta). Their daughter, Roberta P., lived there until her death in 1958. It has been sold twice since.
11. Date researched and researcher January 1979 -- Eileen McGuckian
Candy Reed - Architectural Description
12. Compiler Gail Rothrock
13. Date Compiled 2/79
14. Designation Approval
15. Acreage $\frac{1}{2}$ acre

MARYLAND HISTORICAL TRUST

M: 26/10-7
 West Montgomery
 HD
 Magi #A650235604

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC Frank Higgins House

AND/OR COMMON

2 LOCATION

STREET & NUMBER 304 Great Falls Road

CITY, TOWN Rockville CONGRESSIONAL DISTRICT 8

STATE Maryland VICINITY OF 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"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME Robert and Ruth Shawn Telephone #: 762-7548

STREET & NUMBER 304 Great Falls Road

CITY, TOWN Rockville VICINITY OF Maryland STATE, zip code 20850

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Montgomery County Courthouse

Liber #: 3525
 Folio #: 419

STREET & NUMBER

CITY, TOWN Rockville STATE Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE MNCPPC

DATE 1976 FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS Park Historian's Office

CITY, TOWN Rockville STATE Maryland 20855

7 DESCRIPTION

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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 _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This two and a half story, three bay by three bay frame house, sits close to Great Falls Road facing northwest.

Built on brick and stone foundations, this house has been covered by grey asbestos shingles. The northwest (front) porch has a shed roof supported by two chamfered posts with jigsawed brackets. The northwest (front) door has a round headed paneled door and is surmounted by a single light transom.

There are two over two and one over one double hung windows arranged as singles or in pairs. On the southwest elevation, at the west corner, there is a two story three sided bay window. At the first level the three sides of the bay are splayed, while at the second story the sides are squared. A decorative pendant hangs down from the overhanging squared corner. This bay is known as the "Rockville" bay as it is a very popular local architectural feature. On the northeast elevation there is a two story square bay window.

The cross gable roof has asbestos shingle covering, and the cornice line is boxed and returned. There are two interior brick chimneys.

This house was probably enlarged two times. Upon entering the center hall the dining room is to the right. This projects forward from the hall and has the "Rockville" bay window. To the left of the hall is the living room. This has been enlarged by a sitting room with a fireplace at the southeast wall. Across the hall from the sitting room is the kitchen. In 1967 the southeast (rear) screened porch was enclosed to provide a family room addition. There are stairs in the center hall which ascend from northwest to southeast. This open string double run stairway has a carved newel post and turned balusters. A second stairway begins in the kitchen and is a closed string winder stairway. The floors in the house are narrow Georgia pine. The walls and ceilings are plaster over lath and plasterboard. The doorways are molded and the wooden doors are paneled. In the dining room the fireplace has a marbelized slate mantle and an ornate cast iron surround.

AND

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

M:26-10-7

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 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)
	<input type="checkbox"/> INVENTION			

Local History

SPECIFIC DATES 1886-88 BUILDER/ARCHITECT Edwin West

STATEMENT OF SIGNIFICANCE

The Frank Higgins house is part of the area once known as "Higginsville", a parcel subdivided by Sophia Higgins into homesites for her family. "Higginsville" is representative of the movement westward of Rockville's population center in the years following the opening of the Metropolitan Branch of the Baltimore and Ohio Railroad Company.

Following the death of her husband, John Hamilton Higgins, in 1870, his widow Sophia Dorothy Barnard Higgins purchased approximately 13-7/8th acres just west of the City limits.¹ Sophia was the well-educated, strong-willed daughter of English parents, who insisted that her slave-owning husband renounce farming and purchase a general merchandising business in Rockville.² After an "Article of Agreement" to confirm boundary lines with her adjacent neighbors,³ Mrs. Higgins built her home (at 308 Great Falls Road) and sold adjacent half-acre homesites to her sons John J. and Frank. Frank, who was a lawyer practicing in Rockville, received his half-acre in 1886,⁴ and engaged builder Edwin West⁵ to construct his six-room house by 1888 at a cost of \$1,800. His first child, Roberta, was born in her grandmother Sophia's house next door, and his second, Laura Mildred, was born in the new house at 304 Great Falls Road.

In January 1889, a new deed was recorded from Sophia to Frank and his wife Roberta to correct an error of 22' in establishing a place of beginning in the 1886 deed; this deed notes that Sophia lived next door.⁶ That same month, Sophia deeded another homesite of one-half acre to John J. and his wife Laura, just north of Frank's lot.⁷ John and Laura built their 9 room house, with an improved hot water heating apparatus, later that year.⁸ Having established her family at "Higginsville", Sophia Higgins in 1890 sold the remaining 12½ acres to J. Heath Dodge, along with her house, orchard, and fish pond, and built a larger house a block to the northeast.⁹

Frank and Roberta Higgins lived at 304 Great Falls Road until their deaths; he died in 1922 and she in 1936. Their daughter Roberta P. lived there until her death in 1958, and it was then sold by the heirs to Lewis Roberts.¹⁰ Roberts sold the house and one-half acre to Robert and Ruth Shawn in 1966.

FOOTNOTES - (See Attachment Sheet A)

CONTINUE ON SEPARATE SHEET IF NECESSARY

Attachment Sheet A

Frank Higgins House

M: 26/10-7
MAGI#

FOOTNOTES:

1. Land Records of Montgomery County, EBP 11/87.
2. Interview with Maude Wilson Betts, granddaughter of Frank Higgins, January 1978.
3. Ibid., EBP 20/148.
4. Ibid., JA 1/211.
5. Montgomery County Sentinel, May 21, 1886.
6. Land Records, JA 11/509.
7. Ibid., JA 12/199.
8. Sentinel, February 1889.
9. Ibid., 1890.
10. Land Records, 2738/471.

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9 MAJOR BIBLIOGRAPHICAL REFERENCES

Land Records of Montgomery County, Maryland
Interview with Maude Wilson Betts, granddaughter of Frank Higgins, Jan. 78
Montgomery County Sentinels

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1/2 acre

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	COUNTY

11 FORM PREPARED BY

NAME / TITLE	Candy Reed - <u>Architectural Description</u>		
ORGANIZATION	Eileen McGuckian	DATE	Jan. 1979
STREET & NUMBER	Sugarloaf Regional Trails	TELEPHONE	926-4510
CITY OR TOWN	Box 87	STATE	Maryland 20753
	Dickerson		

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
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438~~

SUGARLOAF REGIONAL TRAILS
Box 87, Stronghold
Dickerson, Md. 20753
(301) 926-4510