

Site: M:26/11/12

Dawson Store/Burbanks

Built: 1890

18,20 West Montgomery Avenue

#### Commercial

This small duplex occupies parts of Lots 21 and 22 of the original Town of Rockville. Built in 1890 for Thomas Dawson's General Store, it is the last of the vernacular commercial buildings that composed the town's business district at the turn of the century. The 1-1/2 story frame structure has a brick-veneer front facade. Burbank's Luncheonette, a long-time local institution, occupies the western half.

# Maryland Historical Trust

## Late Historic Sites Inventory Form

### 1. Name (indicate preferred name)

historic Dawson Storesand/or common Burbanks

### 2. Location

street & number 18, 20 West Montgomery Avenue  not for publicationcity, town Rockville  vicinity of congressional district 8state Maryland county Montgomery (RV Planning Area 1)

### 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 checked="" 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 type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" 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 type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

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

name Hence and Laura Maynardstreet & number 520 Longwood Drive telephone no.: 762-6094city, town Rockville state and zip code Maryland 20850

### 5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery Co. Land Records liber 4549street & number Montgomery Co. Courthouse folio 32city, town Rockville state Maryland

### 6. Representation in Existing Historical Surveys

title Nonedate  federal  state  county  local

depository for survey records

city, town  state

# 7. Description

Survey No. M:26/11/12

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<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 building faces north on West Montgomery Avenue between South Washington and Adams Streets. It is surrounded by an eclectic grouping of late 19th-century and early 20th century houses, the 1939 Post Office, and recent 20th-century commercial and office buildings. Asphalt and cement parking lots abut the building on the west and south; a third parking lot to the east is separated by a small grassy area that slopes steeply to the south exposing the building's foundation on that side.

This 1-1/2-story frame structure rests on a brick foundation and has a flat roof covered with asphalt shingles sloping to the south. The building is divided into two stores, each sixteen feet wide, with the western side approximately 6-8 feet longer making an L-shaped plan. A porch extends from the eastern side. An 1897 Sanborn Fire Insurance Map indicates that the building may have functioned originally as one store that was later divided. There is evidence that the western side also included a rear frame porch, now enclosed.

As is typical of many commercial buildings of the late 19th and early 20th centuries, this vernacular structure is largely functional in its interior and exterior features. There is little adornment other than that placed on the principal facade. Although this building has undergone a number of interior and exterior alterations, a few original features remain.

The north facade is covered with brick veneer with projecting brick piers on the corners and in the center. The eastern portion shows the typical tripartite facade division of cornice, window transoms, and storefront; the western side retains only a slight indication of this same division. The cornice line is now formed by overhanging metal roofing material extending the full width of the building. Between the cornice line and the second facade division is a wide stretch of brick that is unadorned and covers the full facade. Three large multi-light transom windows, each with a central single pane surrounded with small square panes in a dark color, form the second part of the eastern portion; a single horizontal window is centrally placed in the second part of the western facade. The third part includes large, single-light windows on either side of a centrally located single exterior door on the eastern side; this may have originally been a double door. Smaller individual windows flanked by aluminum shutters are on either side of a single door on the western side. The western side is more heavily bricked around the windows and doorway and iron bars were attached in the late 1970s for better security. Projecting above the doorway on the western portion is a commercial sign, the frame probably dating from the mid-20th century, the sign face from 1985.

continued on attachment 7.1

M:26/ 11/12  
Burbanks  
Attachment 7.1

The four-bay east facade is covered in a smooth stucco while the foundation is parged with cement. A small casement window in a wooden frame has two four-light windows. The second and third bays are recent replacements with one-over-one windows. The fourth bay retains an original six-over-six window.

The south or rear facade includes a shed roof on the western half, once a porch, that is enclosed and covered with vinyl siding. It is supported on brick piers enclosed with bricks and parged with cement. Two windows are on the far western side and covered with security bars. The recessed eastern portion has two two-over-two windows, protected with security bars, on the west. An open frame porch with shed roof covered in asphalt shingles extends over single wooden exterior and screen doors on the east. Cinder blocks support the porch; wooden steps lead down to the west.

The western facade is covered in vinyl siding that may be obscuring a window arrangement much like the eastern facade.

#### Interior

The interiors of both stores have been altered with paneling and updated materials. The western side or "Burbanks," however, still contains its early luncheonette counter and stools.

# 8. Significance

Survey No. M:26/11/12

Period	Areas of Significance—Check and justify below			
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/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		local <input type="checkbox"/> other (Specify)

Specific dates: 1890

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.

### Significance

This small frame store building is the last of the commercial structures that composed the central business district of Rockville in the late 19th and early 20th centuries. It remains in commercial use.

### History and Support

The business district of Rockville developed to the north, east and west of the courthouse square and continued there for over a hundred years. Lot#22, at the corner of Washington Street and (then) Commerce Lane was the site of the Fields' family home, the offices of their newspaper, The Montgomery County Sentinel, and a number of small outbuildings. The rapid increase in population and business activity in Rockville during the 1880s and early 1890s encouraged the modernization of many old commercial buildings and the erection of several new ones.

Thomas Dawson purchased a small section of the western end of Lot #22 from Rebecca Fields in 1890 for \$800. 1/ Mr. Dawson constructed this building for his own store and for use as the town post office. 2/ He shortly thereafter turned to a law career, was admitted to the bar in 1894, and served as Clerk of the Circuit Court for Montgomery County from 1897-1904. 3/ Mr. Dawson died in 1924, but the Dawson family owned the property until 1933.

The building, a duplex, has had a succession of small business tenants and owners. The eastern side of the building has been less altered on the exterior than the western side, which over the last 50 years has evolved from a candy store into its present counter-style luncheonette. "Burbanks" is a local institution known both for its "no-frills" atmosphere and its home-made food served under the honor system of payment. The building is currently owned by the Maynards, who purchased it in 1974 and continued the business name of its prior owners.

Footnotes:

1. Montgomery County Land Records, JA25/124 (1891). Montgomery County Sentinel May 23, 1890, "T. Dawson purchased a lot of Mrs. Fields...intends to build business house on it."
2. Tax Assessments 1891-1933.
3. Sentinel, October 3, 1924 Obituary.

# 9. Major Bibliographical References

Survey No. M:26/11/12

Montgomery County Land, Will, Tax and Equity Records. Maps and Atlases: 1865, 1879, 1891, 1917. Dawson family histories and newspaper files at MCHS.

# 10. Geographical Data

Acreege of nominated property 2,810 square feet

Quadrangle name \_\_\_\_\_

Quadrangle scale \_\_\_\_\_

UTM References do NOT complete UTM references

A	<input type="text"/>	<input type="text"/>	<input type="text"/>
	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"/>
---	----------------------	----------------------	----------------------

D	<input type="text"/>	<input type="text"/>	<input type="text"/>
---	----------------------	----------------------	----------------------

E	<input type="text"/>	<input type="text"/>	<input type="text"/>
---	----------------------	----------------------	----------------------

F	<input type="text"/>	<input type="text"/>	<input type="text"/>
---	----------------------	----------------------	----------------------

G	<input type="text"/>	<input type="text"/>	<input type="text"/>
---	----------------------	----------------------	----------------------

H	<input type="text"/>	<input type="text"/>	<input type="text"/>
---	----------------------	----------------------	----------------------

### Verbal boundary description and justification

Plat book 100/11193. Fronting on West Montgomery Avenue by a dept of 62.8 feet, including east 10ft. of lots 22 and part of 21 of original Town of Rockville.

### 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	Anne Cissel	Dwayne Jones, Arch. Description
organization	Peerless Rockville	date January 1986
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

1982

# City of Rockville scale: 1"= 600'

M:26/11/12

1

Dawson Store/Burbanks 18/20 W. Montgomery Ave.





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

04860201

M: 26/11/12  
Dawson Store/ Burbank  
18-20 W. Montgomery Ave.  
Rockville - SE facade  
5-86



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

M: 26/11/12

18-20 W. Montg. Ave.

Rockville

interior

5-86

04860601