

Spates Bungalow

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lots were sold. Through that sale, two more homes were built on Park Avenue, but the rest of the subdivision remained vacant until the C&P Telephone Company purchased a triangle of lots and built an exchange. The Spates property constitutes one of the bankruptcy sales; in June 1923 Spates paid \$400 for lots 8 and 9 of Block 3 on which he built his bungalow. During the urban renewal of Rockville's downtown district in the early 1970s, most of the structures in "The Park" were razed to make way for larger office buildings.

The Park subdivision is located in the City of Rockville. Rockville seemed to develop because it was a day's journey from the port of Georgetown, along the road leading west through Frederick. Initially, the settlement was identified by the businesses that supported travelers. It developed as a crossroads community and also supported the surrounding tobacco farmers. Then, in 1776, Montgomery County was separated from Frederick County and Rockville became the County Seat. Rockville became a courthouse village surrounded by agriculture, and many people connected with the courthouse settled in the area. In 1860 the city was incorporated, however, it remained small until 1873 when the Metropolitan Branch of the Baltimore and Ohio Railroad dramatically altered the town. The arrival of the railroad brought summer and weekend visitors to Rockville, and as a result of the resort trade, the town rapidly expanded in size and population. In addition, the increase of the Federal Government workforce together with improved roads and streetcar systems helped transform Rockville into a hometown for commuters. The growth of Rockville did stabilize and during the Depression it even fell. Then, with the enactment of the New Deal programs and World War II, Rockville experienced a second major development boom and the city flourished as a satellite city of Washington DC; later becoming a self-sustaining community.

The predominant house style within The Park was the Craftsman-type bungalow. Between 1905 and the mid-1920s, the Craftsman Style was the dominant style for smaller houses in the United States. The style originated in southern California, inspired by the work of Charles and Henry Greene, who in turn were inspired by the English Arts and Crafts movement and oriental architecture. Through the aid of pattern books and magazines, the style quickly spread through the country; then it rapidly faded with few built after 1930. Craftsman bungalows are characterized by low-pitched, gabled roofs with wide overhangs; exposed roof rafters; decorative beams and braces under the gables; and porches supported by tapered square columns that extend to ground level. A number of front-gabled, cross-gabled, side-gabled, and hipped roof variations were developed. Most of the front-gable and side-gable structures were 1-story tall, but 1 ½ and 2-story structures were not uncommon. Of the side-gable Craftsman, most were 1 ½-stories high with a centered gable dormer. Together, the three gable roof variations constituted over 90% of the built Craftsman bungalows. Hipped roof subtypes were often 1 or 2-stories tall and contained less detail.

National Register Evaluation:

While the Spates bungalow was previously surveyed, it is not included on the Locational Atlas for Historic Properties in Montgomery County or in the Master Plan for Historic Preservation in Rockville. However, the Spates bungalow is associated with the development of Rockville and a particular architectural style, and it is eligible for the National Register of Historic Places. The property retains its original lot from the early subdivision "The Park" although the recent construction of Fleet Street destroyed one of the adjacent lots.

The Spates property is associated with a neighborhood/subdivision that developed during a boom period for Rockville. However, the purchase of land and subsequent construction occurred outside of the rapid growth period. In addition, recent street and modern construction, and the fact that the subdivision never fully developed have diminished the subdivision as it was implemented and can't convey the intended plan. Therefore, the property does not possess an association with significant events or trends, and is not eligible under Criterion A. Research into the construction contractor Harry Howes and the tenants of the Spates Bungalow does not identify any known association with significant persons; rendering the property not eligible under Criterion B. Similarly, the property has no known potential to yield important information, so it is not eligible under Criterion D, and the seven criteria considerations do not apply.

While the bungalow does not possess significance under Criteria A, B, or D, it is eligible under Criterion C

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because it embodies distinctive characteristics of a type of architecture. The Spates Bungalow is an excellent example of the Craftsman style and only one of two remaining bungalows from a bungalow subdivision, The Park. Considering Mr. Spates hired a contractor to design and build his bungalow, the design likely derived from a pattern book. With its 1 ½-story, cross-gable plan, the bungalow exhibits various Craftsman decorative features, including wide eave overhangs, triangular knee braces at the gables, an inset porch with tapered square columns resting on solid square piers that extend to the ground, and a gabled dormer. The Spates Bungalow has undergone few changes over the years. On the exterior, street construction claimed lot 9 from the bungalow; otherwise no alterations are apparent. Similarly, the interior retains the original layout and all materials, with the exception of the removal of many of the interior doors. While the loss of lot 9 does speak to the integrity of the setting, this feature does not relate to the architectural significance of the structure and, the bungalow does retain the aspects of location, design, materials, workmanship, and feeling. Given these considerations, the Spates Bungalow stands as a rare and outstanding representative of Craftsman architecture in Rockville, Maryland.

**PRESERVATION VISION 2000; THE MARYLAND PLAN
STATEWIDE HISTORIC CONTEXTS**

I. Geographic Region:

- Eastern Shore (all Eastern Shore counties, and Cecil)
 Western Shore (Anne Arundel, Calvert, Charles, Prince George's and St. Mary's)
 Piedmont (Baltimore City, Baltimore, Carroll, Frederick, Harford, Howard, Montgomery)
 Western Maryland (Allegany, Garrett and Washington)

II. Chronological/Developmental Periods:

- Rural Agrarian Intensification A.D. 1680-1815
 Agricultural-Industrial Transition A.D. 1815-1870
 Industrial/Urban Dominance A.D. 1870-1930
 Modern Period A.D. 1930- Present
 Unknown Prehistoric
 Unknown Historic

IV. Historic Period Themes:

- Agriculture
 Architecture, Landscape Architecture, and Community Planning
 Economic (Commercial and Industrial)
 Government/Law
 Military
 Religion
 Social Educational/Cultural
 Transportation

V. Resource Type:Category: BuildingHistoric environment: SuburbanHistoric Function(s) and Use(s): Domestic-Single DwellingKnown Design Source: Harry Howes

Site: M:26/12/5

The Spates Bungalow

115 Park Avenue

Built: 1923 Builder: Henry Howes

Restricted

This 1923 bungalow, built for J. Roger Spates, is one of only two structures remaining on the 25 lots subdivided by Judge William Veirs Bouic as "The Park". Its location near government building complexes and the major transportation routes provide serious threats to its retention.

7. Description

Survey No M:26/12/5

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date of move _____

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

The subject house faces east on Park Avenue and is situated on the corner of Park and Fleet Street. Clusters of large deciduous trees shade the rear and part of the front of the house; no vegetation is planted next to the dwelling.

This 1923 house has stylistic characteristics influenced by the earlier 20th-century Arts and Crafts movement in the U.S. and borrowed from the contemporary designs of Greene and Greene architects in Southern California. Such characteristics include low-pitched roof lines, exposed rafters and eaves, and tapered front porch columns. This emphasizes the craftsman elements and the interest in designing an informal living space. This vernacular house form is often referred to as a bungalow.

The 1-1/2-story, side-gabled house with projecting gable on the east facade is sheathed in horizontal clapboards and covered with a patterned tin roof. The foundation and basement are of rusticated masonry blocks.

The four-bay east facade has an enclosed gable projecting over the north three bays that forms the roof for a one-story front porch. The enclosed gable pediment angles down to connect to two tapering wooden columns that rest on rusticated cement block piers. The left columned pier with a third, columnless pier, defines a passageway to the second bay, containing the front exterior door. A slatted wooden balustrade connects the piers and house. The third and fourth bays contain single 6-over-6 sash windows. The enclosed gable pediment has a pair of centered 6 light windows and single triangular braces that flank the eaves. The first bay contains three 6-over-6 sash windows. A projecting gable dormer is centered on the roof above these windows and has a six-light window.

The three-bay south facade has two 6-over-6 sash windows separated by a mullion; smaller 6-light windows form the remaining bays and are slightly raised on either side of an exterior masonry chimney that continues through the eaves. Two centered 6-over-6 sash windows with mullion highlight the 1/2-story gable. Single triangular braces decorate the eaves on either side. A small vent is located near the gable top.

The west facade has three bays. A single 6-over-1 sash window is in the first; a set of two identical windows with mullions are in the third. The second bay is formed by a small projecting addition extending from the main block of the house and supported by open-brick piers. On the left is a screened porch accessed by wooden stairs from the north; on the right is a single 6-over-1 sash window. Above the second bay, centered in the roof, is a projecting gable dormer with 6-light window. A brick flue is on the left slope of the dormer roof.

-- Continued on attachment 7.1

8. Significance

Survey No. M.26/12/5

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/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Local History

Specific dates 1923 **Builder/Architect** Harry Howes, Builder

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.

William V. Bouic Sr. and Jr. played important roles in the political and physical development of Rockville through their leadership and service to the town of Rockville.1/ William V. Bouic, Sr. subdivided land at the southeast limits of town and platted it as "The Park." The subject bungalow is one of only two original structures remaining on the 25 lots of "The Park", and is unaltered.

History & Support

William Veirs Bouic, Sr. was instrumental in securing self-government and a Town Charter for Rockville in 1860. He served as the first head of the Town Commissioners and engineered many town improvements. As counsel to the B&O Railroad he also was instrumental in insuring Rockville's place on the new Metropolitan Branch. He became Judge of the Circuit Court in 1867 and served until 1882, by which time his son William Bouic, Jr. had assumed a leadership role in local politics.

The junior Bouic was the first Mayor of Rockville when a new form of government was adopted in 1888, and the Town records include his proposals for street lighting, paving, opening of new roads and other civic improvements in the midst of the building boom. 2/ Bouic was elected State Senator in 1896 and helped to organize the Maryland Bar Association.

Judge Bouic, Senior, owned over a thousand acres around Rockville,3/ and in 1888 laid out the area immediately adjacent to the Agricultural Society Fair Grounds for 25 lots on three streets.4/ Some handsome houses were built soon after, and Senator Bouic, Junior, built his own home called "Boucilla" on a large lot lying west of Park Avenue. However, most of the area remained undeveloped, with its unpaved roads terminating at the Fair Grounds.

The Bouic estate sale was held in 1919, but the subject house lot was not sold until 1923. J. Roger Spates paid the estate \$400 for lots 8 and 9 of Block 3 of "The Park."5/ The Agricultural Society office was located on the adjoining lot #10. Mr. Spates hired contractor Harry Howes to construct the 1-1/2 story bungalow with dormers, broad front gable with overhanging eaves, tapered piers supporting the porch roof, and decorative wood beams and braces typical of the bungalow style.

Continued on attachment 8.1

9. Major Bibliographical References

Survey No. M: 26/12/5

Bouc Family genealogies : Interviews with J.R. Spates, Robert Maddox
Montgomery County Land, Equity and Tax Records
City and County histories and Minute Books

10. Geographical Data

Acreeage of nominated property — 14,200 square feet

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A

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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification

Corner of Park Avenue and Fleet Street.

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 W. Cissel / Dwayne Jones, architectural description		
organization	Peerless Rockville	date	January 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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The Spates Bungalow
Attachment 8.1

The widowed Annie Spates sold the house in 1949 6/ and thereafter made her home near Comus. From 1954 until her death in 1962 at age 97 Mary Offutt, widow of Mayor Lee Offutt, made her home at 115 Park Avenue; she formerly resided nearby at 8 Baltimore Road. In 1963 the Park Avenue house was sold to Eugene Casey, farmer, financier and one of the largest landowners in the County. Since that time the house has been tenanted by various families and offices.

The urban reveal of Rockville's downtown district in the early 1970's made this area, bordering a main artery and near government buildings, a prime location. Most of the structures in "The Park" were razed and had been replaced by multi-story office buildings by 1980. Lot #10 adjoining the subject house disappeared when Fleet Street was constructed, and 115 now occupies the corner of Park and Fleet Street.7/ It is presently used as an office for Robert Maddox, long-time Montgomery County Surveyor, but now in private practice.

Footnotes:

1. Bouic biographical material is found in several general histories of the City and County, in genealogical files and in Portrait and Biographical Record of the Sixth Congressional District, Chapman Publishing (1898) pp 158-159.
2. Rockville records- Minute Books of the Town Commissioners 1867-76 and City of Rockville Record Books 1886-1895 and 1904-1916.
3. Montgomery County Tax Records 1869-1876.
4. Montgomery County Sentinel July 27, 1888.
5. Judgment Record 50/194 and Land Records 338/156 (1923).
6. Land Records, 1324/328 (1949)
7. Various Montgomery County and Rockville Plats: 1888, 1917, 1930, 1949, 1974.

M:26
The Spates Bungalow
Continuation 7.1

The three bay north facade has an even fenestration; the second bay window is smaller than the other two. A pair of 6-over-1 windows are in the gable eave. Single triangular braces are again on either side of the eaves as is a small vent.

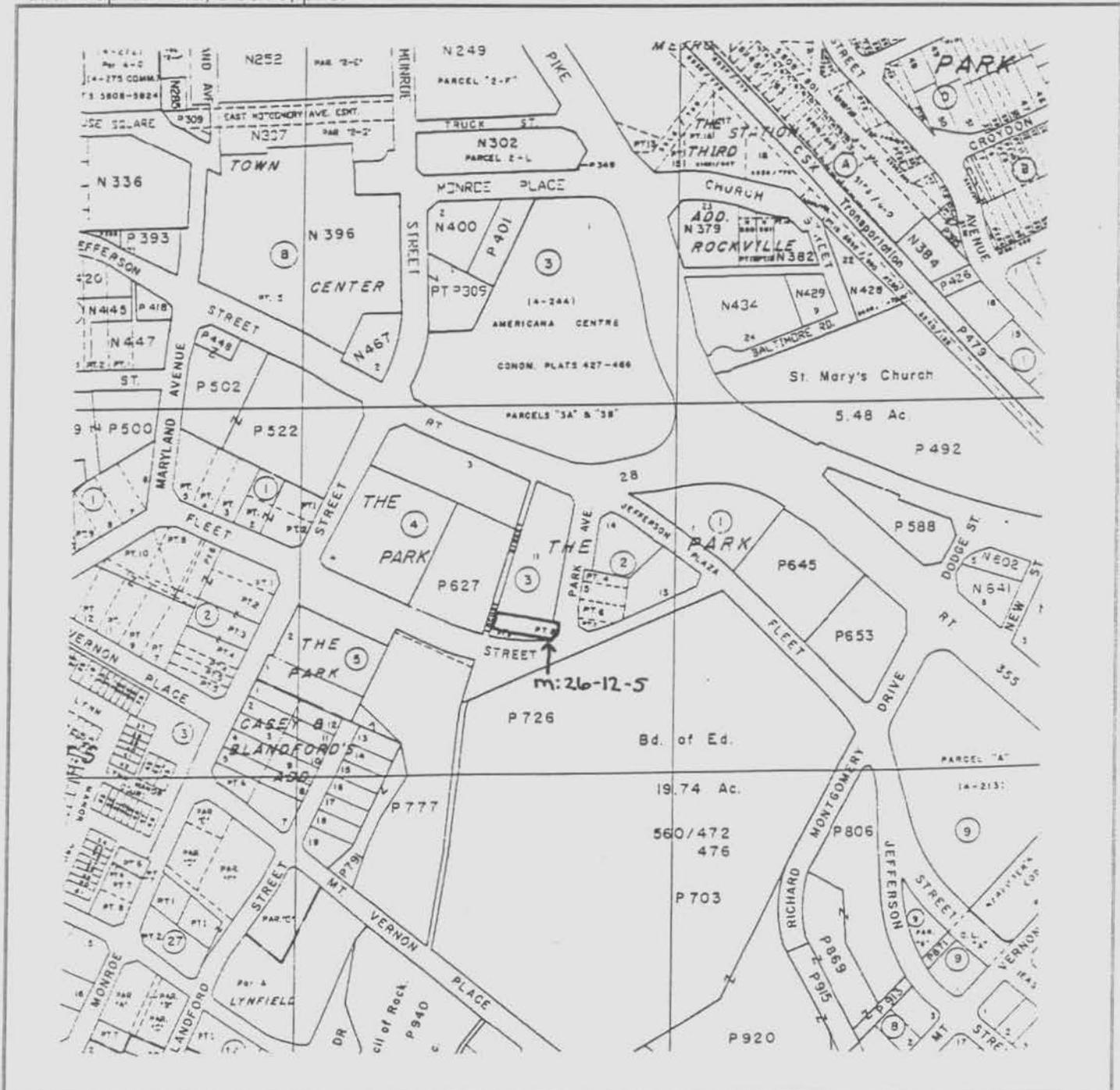
MARYLAND HISTORICAL TRUST CONTINUATION SHEET
STATE HISTORIC SITES INVENTORY FORM

Resource Name: Spates Bungalow
Address: 115 Park Avenue, Rockville, Montgomery County, Maryland
Year Built: 1923

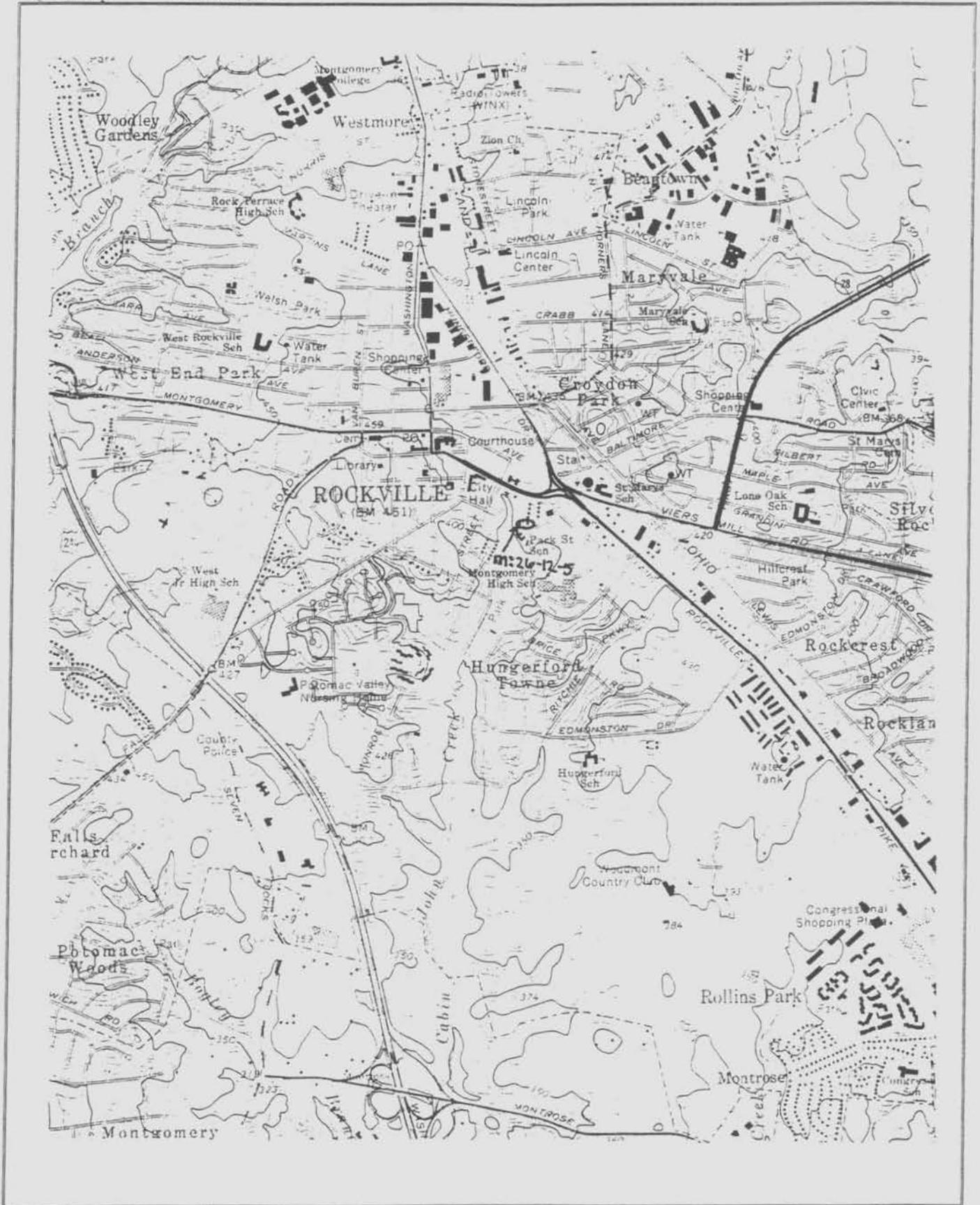
10. Geographical Data (continued)

Boundary Map:

The boundary for this resource follows the current tax parcel, corresponding to that which the owner holds title. Map GR 342, block 3, p. 8.



Survey No. M: 26-12-5
Resource Name Spates Bungalow
Town/County Rockville/Montgomery County
Quad Map Rockville, MD





1. mi: 26-12-5

2. The States Bungalow

3. Montgomery County, Maryland

4. Kelly Steele

5. 11/8/99

6. MD SHPO

7. main or East elevation. Taken from Park Avenue
Facing west

8. 1 of 4



1. m. 26-12-5
2. Spates Bungalow
3. Montgomery County, Maryland
4. Kelly Steeb
5. 12/9/99
6. MD SHPO
7. North elevation taken from adjacent property facing south
8. 20FH



1. m: 26-12-5
2. Spates Bungalow
3. Montgomery County, Maryland
4. Kelly Steels
5. 12/9/99
6. MD SHPO
7. South elevation, taken from Fleet Street facing north
8. 3 of 41



1. m: 26-12-5
2. States Bungalow
3. Montgomery County, Maryland
4. Kelly Steele
5. 12/9/99
6. MD SHPO
7. West elevation, taken from Fleet Street
facing northeast
8. W. of H1



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

0685-14-10

Spates Bungalow
115 Park Avenue, Rockv.
East Facade
6/85

M: 26-12/5