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Maryland – National Capital Park and Planning Commission
Montgomery County Department of Planning
Master Plan Historic Site Designation Form

1. NAME OF PROPERTY

Historic Name: Budd House
Current Name: Budd House (also Rose House)
Maryland Inventory of Historic Properties #: 15-124

2. LOCATION OF PROPERTY

Address Number and Street: 18583 Brooke Road
County, State, Zip: Sandy Spring, MD, 20860

3. ZONING OF PROPERTY

R-200: The intent of the R-200 zone is to provide designated areas of the County for residential uses with a minimum lot size of 20,000 square feet. The predominant use is residential in a detached house.

4. TYPE OF PROPERTY

A. Ownership of Property

☒ Private
☐ Public
☐ Local
☐ State
☐ Federal

B. Category of Property

☒ Private
☐ Public
☐ Local
☐ State
☐ Federal

C. Number of Resources within the Property

Contributing

☒ 1 Buildings
☐ Structures
☐ Objects
☐ Archaeological Sites
☒ 1 Total

Noncontributing

☐ Buildings
☐ Structures
☐ Objects
☐ Archaeological Sites
☐ Total

D. Listing in the National Register of Historic Places: The property has not been evaluated for the National Register of Historic Places.

5. FUNCTION OR USE

Historic Function(s): DOMESTIC: Single family dwelling

Current Function(s): DOMESTIC: Single family dwelling

6. DESCRIPTION OF PROPERTY

Site Description: The Budd House is located at 18583 Brooke Road, approximately two miles northeast of Olney, Maryland (*App. 1, Fig. 1 and 2*). The dwelling sits on a 2.7-acre L-shaped parcel on the south side of Brooke Road, between its intersections with Celebrity Lane and Chandlee Mill Road.

The two-story, frame, side-gabled farmhouse faces north, towards Brooke Road, set back approximately 45 feet from the street. A hedge, a distinguishing landscape feature since at least the 1920s, lines the front of the property.¹ The narrow lot is generally flat and grassy with a sparse woodland emerging as the land slopes downward towards Sandy Spring. The property is bound to the east by a one-acre parcel addressed 18601 Brooke Road, originally a part of the Budd House lot, and to the west by the single-family dwelling at 18579 Brooke Road. The Budd House property is accessed by a short asphalt driveway from Brooke Road which terminates just west of the house. A poured concrete pathway leads from the driveway north to the house's façade. Aerial photographs of the property show a non-extant accessory building towards the rear property demolished between 1970 and 1981.²

Architectural Description (*App. 3, Figs. 1-10*):

The Budd House is a two-story, three-bay, ca. 1912 wood frame side-gable dwelling with a rear ell, ca. 1930s-40s one-story rear kitchen addition, and two-story one-bay projection in the interior corner of the ell. The façade (north elevation) is three bays wide and sheltered by a nearly full-width, one-story, shed-roof, screened-in front porch. The home rests on an above-grade, parged, uncoursed stone foundation. The main section of the house has a cross-gable metal panel roof with boxed eaves and returns, while the porch, one-story rear kitchen and two-story rear bump-out have metal panel shed roofs.³ Three brick interior end chimneystacks rise from the building's gable roof, one at each of the house's east and west ends, and another at the south end of the rear ell. The house is clad in cementitious fiberboard lap siding. The roof and chimneystack and cladding materials are all contemporary, and replaced earlier metal roofing and corbeled brick chimneystacks, and wooden lap siding after a 2020 fire. The home's windows are typically simulated divided lite two-over-two, double-hung vinyl sash windows, and the windows on the façade and southwest and northeast elevations of the original home have modern, fixed board-and-batten shutters.⁴

The house's north-facing façade is three bays wide and contains its primary entrance. The main doorway is in the central bay and is comprised of a three-over-two paneled wood door set behind a metal storm door glazed with two lites. Typical windows flank the entryway, occupying the east and west bays. The second story contains three evenly spaced windows with board-and-batten shutters. The home has a one-story semi-enclosed screen porch which terminates about two feet shy of either

¹ Romaine Rose, oral history, February 14, 2025.

² This may have been the site of a hog pen.

³ According to ca. 1940s historical photographs of the building, the rear kitchen had an earlier saltbox roof.

⁴ Historically the home's windows are likely to have been wood; however since the 2020 fire only one original window remains, a metal slider at the basement level. The house did not historically have shutters, but they have been added to the façade and east and west elevations of the original central portion of the home.

edge of the building. The porch has a knee wall, evenly-spaced chamfered wood posts, and a metal panel shed roof.⁵ Two concrete steps lead from the pathway in front of the house to a single-leaf metal storm door glazed with two lights and set between two of the porch's posts.

On the west elevation of the home, the first and second stories each feature a typical sash window toward the front of the side-gable section and again in the rear ell. The upper gable end has two evenly spaced one-by-one, vinyl slider windows. A one-by-one slider window with a metal frame is cut into the parged uncoursed stone foundation at the basement level (this is the only window that is not a 2020 replacement). The rear one-story kitchen also contains a one-by-one, vinyl slider window.

The south (rear) elevation consists of several sections (from left to right): the one-story kitchen addition, two-story ell, two-story shed roof addition, and main side-gable section of the home. The one-story kitchen contains a secondary entrance to the house, comprised of a contemporary single-leaf, six-paneled door set behind a metal storm door glazed with two lites. The door has small, two-over-two sash windows on either side, and is accessed by a small concrete stoop and four steps, which have a metal handrail with twisted spindles on the right side. The rear ell of the house rises behind the one-story kitchen; there is no fenestration in the second story, but the upper gable end has two evenly spaced one-by-one slider windows. East of the rear ell, the small, two-story, shed-roof bump out has a set of concrete steps and a slab door leading under the house in the basement level, while the second story has a single, narrow, one-by-one slider window. Furthest east, the rear of the side-gable portion of the main house has a typical sash window on both the first and second stories, with the home's air conditioning unit installed beneath the first story window.

The east elevation can similarly be read in several sections moving from left to right. The one-story kitchen at the south end of the elevation contains a one-by-one slider window, beneath which an exterior water tank is visible. The rear ell contains a typical sash window on the second story, and beneath that are the stairs to the basement access door. The small, two-story bump out has a single two-over-two sash window on the first story. On the main, side-gable portion of the house, two-over-two sash windows are situated toward the front of the home on both the first and second stories, while the top half-story gable-end contains two evenly-spaced, one-by-one slider windows, mirroring the west elevation.

7. STATEMENT OF SIGNIFICANCE

A. Applicable Designation Criteria as described in Chapter 24A: Historic Resources Preservation, §24A-3, Montgomery County Code

The Budd House meets two of the nine designation criteria as described in §24A-3 of the Montgomery County Code. See Section J of this report for a detailed analysis.

B. Statement of Significance:

The Budd House at 18583 Brooke Road has stood in the historic Black enclave in Sandy Spring, Maryland, for over 113 years. The house was constructed ca. 1912 by Perry Budd (Richard Perry Budd) and since that time has remained almost constantly in the possession of his descendants, largely through matrilineal descent. Perry Budd was a successful teacher and education administrator whose path represents the advanced academic success of Black residents in the Sandy Spring

⁵ Ca. 1940s historical photographs of the house depict an earlier iteration of the porch that was not screened and contained wood steps rather than concrete ones, a porch rail rather than a knee wall, and skirting rather than a solid foundation.

community. The Budd family, present in Sandy Spring since the early 1800s, were founding settlers of several of the mid-nineteenth century free Black communities in the Sandy Spring area and every generation of the Budd family contributed not only to key causes which empowered the growth of the Black community, but to the operations and social and physical development of the Sandy Spring Quaker lifestyle. The Budd House is one of the few remaining extant structures from the early twentieth century along Brooke Road which embodies the longstanding and historical middle-class Black community in Sandy Spring, and one of the only historic resources associated with the Budd family. The house is locally significant for its association with the growth and development of Sandy Spring's Black community and for its association with Perry Budd and his family.

C. Period of Significance: 1910-1944

D. Significant Dates: 1912 (construction)

E. Significant Persons: Richard Perry Budd (better known as Perry Budd)

F. Areas of Significance: African American Heritage; Social History

G. Architect/Builder: Richard Perry Budd

H. Narrative:

Historic Context: Historical Settlement of Sandy Spring

Beginning in the early 1700s, members of the Snowden, Brooke, and Thomas families patented and settled thousands of acres of Montgomery County, including tracts known as "Snowden's Manor", "Charley Forrest" and "Addition to Charley Forrest". These families founded a white Quaker community around a fresh spring site and called it Sandy Spring. Also known as the Religious Society of Friends, Quakers are a protestant religious denomination founded in England who started to settle in the colonies after 1681. Their defining creed champions peace, equality and community, and they became early adopters of the American abolition movement.⁶ In the Sandy Spring area, the Quaker community consisted almost exclusively of agriculturalists known for their exploits and studies in farming. Quakers are organized into Meetings at the local (Weekly), regional (Monthly), and state (Yearly) levels. The Sandy Spring Friends Meeting, the local Weekly chapter of the Quaker faith, was approved by the statewide Maryland Yearly Meeting in 1753, and Sandy Spring eventually grew to become the home of a larger Monthly Meeting.

While many Quakers in Sandy Spring and nearby Brookeville initially relied on enslaved labor, the Maryland Yearly Meeting issued a ruling in 1760 discouraging involvement in slavery. The Quakers of Sandy Spring were among the first in Maryland to systematically manumit their enslaved workforce. By the early 1800s, virtually all members of the Sandy Spring Monthly Meeting had freed the people they held in bondage. Several well-known local Quaker families, including the Brookes, Moores, and Bentleys, not only manumitted enslaved individuals but also supported their transition to freedom, providing land, education, or employment opportunities. In addition, Sandy Spring Quakers advocated for the abolition. William Stabler, for instance, actively urged the Maryland State

⁶ National Register of Historic Places Form, "Quaker Related Historic and Architectural Properties of Montgomery County: 1853-1900", MNCPPC, 1999.

Assembly and the local community to refrain from practices which supported the institution of slavery.⁷

Several free Black communities developed north of Sandy Spring's locus, along the road eventually known as Brooke Road.⁸ The Black community around the intersection of Brooke Road and Chandlee Mill Road was considered part of Sandy Spring, whereas further down the road, a community named "Cincinnati," later renamed "Brinklow," developed along Brooke Road north of its intersection with New Hampshire Ave (Rte. 650).⁹ Elsewhere in Montgomery County, Black neighborhoods developed largely as standalone communities, whereas the Black community in Sandy Spring and Cincinnati existed as enclaves within the white community because of the relative interracial good will with the Quakers.¹⁰ Because of their social acceptance within the Quaker life, the Sandy Spring and Cincinnati Black communities had access to the Quakers' stores and services in ways that the independent communities did not.^{11 12}

The Black community played a pivotal role in the agricultural success of the Quakers in Sandy Spring. The area was primarily agricultural through the turn of the nineteenth century, when the town still largely consisted of farming estates, the Quaker meeting house, and a general store. By the 1840s, the farmland in Montgomery County had been stripped of nutrients by over farming tobacco. Quakers, who had founded the Sandy Spring Farmer's Society in 1799, began agricultural experiments to renew the land quality. Through rigorous testing they were able to restore the fertility of the land through crop rotation, deep plowing, drainage of lowlands, erosion prevention and the use of lime, ashes, and manure. Through the founding of prominent national boards, prolific writing, demonstrations at fairs, and the development of agricultural curriculum, the Quakers had national impact on agricultural methods. While white Quakers are credited with these developments, the meticulous records of hired services kept by the Quakers informs us that the people implementing many of these strategies were Black laborers living in the Sandy Spring community.

Despite the relative freedom and opportunity available to Sandy Spring residents compared with contemporary Black communities elsewhere in the United States, many free Black residents still had to work on white farms or in white homes to supplement their income.¹³ Within town enclaves, Black residents worked as butlers, maids, cooks, and gardeners. Men working on farms were generally field and livestock hands, and cart drivers, while women were engaged in domestic work and small livestock care as dairy maids. Those who were able to work independently were employed in teaching, merchandising, ministry, and as carpenters, smiths and masons.

The free Black residents within Sandy Spring developed their own institutions quickly, aided in part by land sales or donations from Quaker landowners who wanted to support the establishment of Black

⁷ Everett Fly and La Barbara Wigfall Fly, "Northeastern Montgomery County Black Oral History Study", Entourage, Inc. August 1983, p.8

⁸ Ron Andrews and Beth Hannold, "Free Negro Settlement/Brooke Road Historic District, Sandy Springs, Montgomery County," Internal NR-Eligibility Review Form, M:28-10, Maryland Historical Trust, October 24, 1991.

⁹ Although technically distinct enclaves, the overall Black community around Sandy Spring has been identified in the oral and written record interchangeably as "Sandy Spring", "Brinklow", and "Cincinnati", with some references to "Sunshine", an enclave around the intersection of Howard Chapel Road and Elton Farm Road.

¹⁰ Everett Fly and La Barbara Wigfall Fly, "Northeastern Montgomery County Black Oral History Study", Entourage, Inc. August 1983, p.8

¹¹ Ralph Buglass, "Montgomery County, Maryland's Historic African-American Communities," Montgomery History, September 2024, p. 8.

¹² While contemporary Quaker beliefs preached equality, they did not demand integration, so although the community was not truly integrated.

¹³ Everett Fly and La Barbara Wigfall Fly, "Northeastern Montgomery County Black Oral History Study", Entourage, Inc. August 1983, p.8

churches. The Sharp Street Methodist Church congregation, named after the church of the same name in Baltimore and ‘mother church’ of Black Methodism in Maryland, began meeting in 1822. The community erected a church building in the 1850s, on land conveyed by Quakers Thomas and Sophia Brooke in 1854 for the church’s construction. Schools and churches were often built in tandem, and a school for the local Black children, the first in Montgomery County, was later built behind the church.¹⁴ Service organizations developed alongside churches to support community members who fell on hard times or did not have the resources to support themselves. In 1899, Sandy Spring’s Black service groups included the House of Ruth, Young Men’s Beneficial Society, Female Beneficial Society, United Beneficial Society, United Sons and Daughters of Wesley Society Number 6, Little Gleaners of Sharp Street, and the Sisters Mutual Aid Society.¹⁵ Soon after 1900, the residents of Sandy Spring established the Loyal Leaf chapter of the Grand United Order of Odd Fellows and built the Odd Fellows Hall next to the Sharp Street Church by 1906.¹⁶

Black residences around Sandy Spring peaked between 1895-1930 when nearby Black communities including Brighton, Brooke Grove, Fairview, Howard Chapel, Mt. Pleasant, Mt. Zion, and Spencerville were their most successful, each having their own church and school.¹⁷ During this time, many of Sandy Spring’s Black families were experiencing their second generation of landownership, and were able to build new or replacement two-story frame homes, often more architecturally significant than counterparts elsewhere in the County.¹⁸ Elsewhere in Montgomery County, the Black population near the Washington, D.C. boundary and along rail lines began to decline around 1920, as Washington, D.C.’s middle class white community started moving to the suburbs, while the rural Black population moved into the city looking for work.¹⁹

Historic Context: Education for African Americans in Sandy Spring in the 19th and 20th Centuries

Education was a core principle for Quakers, who had encouraged and assisted in the education of African Americans in their communities before the Civil War. The Black enclaves around Sandy Spring became centers for grassroots educational efforts. Free Black residents, often with assistance from Quakers and abolitionist organizations, established private schools, typically held in homes, churches, or community halls. The Black community in Sandy Spring, with the support of the local Quakers, established the first purpose-built school for Black children in Montgomery County, the Sharp Street School, ca. 1866, six years before the County included Black children in the school system.²⁰

Even after Montgomery County expanded the educational network in 1872, few communities other than Rockville, which had a large Black population, or Sandy Spring, with Quaker assistance, were able to build schools until later in the century. Despite a lack of resources and trained teachers, schools established in Black neighborhoods were a powerful representation of the Black community's

¹⁴ Ron Andrews and Beth Hannold, “Free Negro Settlement/Brooke Road Historic District,” 1991.

¹⁵ Thom, William Taylor, and Daniel Murray Collection. *The Negroes of Sandy Spring, Maryland: a social study*. Washington, 1901. <https://www.loc.gov/item/73151030/>. P.101

¹⁶ Everett Fly and La Barbara Wigfall Fly, “Northeastern Montgomery County Black Oral History Study”, Entourage, Inc. August 1983, p.32

¹⁷ Ibid. p.12

¹⁸ Eileen McGuckian, “Black Builders in Montgomery County, 1865-1940”, The Montgomery County Story, Montgomery County Historical Society, February 1992, Vol.35 No.1. p. 194

¹⁹ Ibid. p.195

²⁰ Everett Fly and La Barbara Wigfall Fly, “Northeastern Montgomery County Black Oral History Study”, Entourage, Inc. August 1983, p.16; History of Schools, p.2

commitment to literacy and opportunity. Census records for Sandy Spring from 1870 and 1880 indicate that while often the male heads of Black households could not read or write, mothers and children could read and write, and many of the children were actively in school.²¹

Through the beginning of the 20th century, Black children did not have access to secondary education through the County, so to pursue further learning they needed to find private access or travel to Washington, D.C. In September 1908, the Board of County Commissioners established the Normal and Agricultural Institute in Sandy Spring. It was funded by a state appropriation.²² It may have been the county's first upper-level school for Black students and developed a pioneering curriculum to address the immediate educational needs of Black children and young adults while also preparing them for roles as educators and community leaders. Courses included traditional subjects such as reading, writing, and arithmetic, as well as vocational training in areas like agriculture, carpentry, and domestic sciences. The normal school component focused on teacher preparation, enabling graduates to return to their communities as educators. The institute established a bulletin called the *Negro Agriculturalist* which reported on the successes and studies of the programs, and held the first "Negro State Fair" in October 1909, which provided a platform for local Black farmers and homemakers to demonstrate livestock, crops, and food products such as butter, honey, and jam. Despite its success, the institute was closed down in 1913 under the guise of the construction of a larger school in River Road.²³

Higher education options for African Americans were limited to a small number of colleges established for Black students. Montgomery County students largely went to Howard University (founded in 1867 in Washington, D.C.), Morgan State University (originally the Centenary Biblical Institute, founded in 1867 in Baltimore), Bowie State University (founded 1865 in Bowie, MD). However, enrolling in college required access to secondary education, financial means, family support, and often relocation—barriers that many Black families in Montgomery County could not overcome.²⁴

Historic Context: The Budd Family in Sandy Spring

Several members of the Budd family have similar names. Richard Perry Budd (1818-1861) is the first known member of the Budd family with this name, he is the paternal uncle of the subject home's builder, and he will be referred to as "Richard Perry Budd". The subject home builder, Richard Perry Budd (1861-1935), went by "Perry Budd" and will be referred to as such in this document. One of "Perry Budd" and his wife Amanda Armstead's children was named Perry Budd and will be referred to as "Perry Budd (Jr.)" for the purposes of this report.

The Budd family were early free Black settlers of Cincinnati/Brinklow, Spencerville and the Black enclave in Sandy Spring.²⁵ George Washington Budd (b. ca. 1770) and Caroline Elizabeth "Betsey" Budd (b. ca. 1780), are the first known Budd ancestors in Montgomery County. They lived in the

²¹ U.S. Census, 1870, 1880. Ancestry.com

²² It is sometimes confused with the Sandy Spring School, which has been variously referred to as the Sandy Spring Industrial School in some records.

²³ Clarke, Nina H and Lillian B. Brown. *History of the Black Public Schools of Montgomery County, Maryland, 1872-1961*. Washington, D.C.: Vintage Press, 1978. p.26. Ralph D. Buglass with Sharon Duffin, "The Segregated Black Schools of Montgomery County", Montgomery History, <https://montgomeryhistory.org/wp-content/uploads/2024/09/Segregated-Schools-of-Montgomery-County-rev.-2024.pdf>

²⁴ Everett Fly and La Barbara Wigfall Fly, "Northeastern Montgomery County Black Oral History Study", Entourage, Inc. August 1983, p.16

²⁵ Everett Fly and La Barbara Wigfall Fly, "Northeastern Montgomery County Black Oral History Study", Entourage, Inc. August 1983, p.8

Cracklin district (now the Laytonsville and Olney election districts), and in 1840, their children were listed as free Black residents of Cracklin.^{26 27 28}

The Budds quickly became prolific landowners in the area. In 1857, white Quaker Thomas Brooke, who had conveyed the land for the Sharp Street Church, sold a parcel to Richard Perry Budd (1818-1861, the subject home builder's uncle).²⁹ By 1878, Lydia, Hamilton, Samuel, and J.T. Budd owned residences along Brooke Road towards the commercial center of Sandy Spring, as well as on the road leading west towards Olney (*App. 2, Fig. 1*).³⁰ Community historians identified four properties in the *Northeastern Montgomery County Black Oral History Study (1983)* as circa-1860s Budd family homes with local significance, but all four have been demolished.

Generations of the Budd family have been recorded as important contributors to Sandy Spring's Black community growth. J.T. and Samuel Budd are identified as some of the first supporters of the Sharp Street Church, and Richard Perry Budd was one of earliest members of Jerusalem Mt. Pleasant United Methodist Church.^{31 32} Eighteen acres of Richard Perry Budd's estate on Brooke Road were sold for the construction of the Maryland Normal and Agricultural Institute, the trade school established in Sandy Spring for Black students.³³

The Budds worked in critical professions within the community. Richard Perry Budd and Samuel Budd, operated a blacksmith shop together to the west of the current Budd House on Brooke Road.³⁴ Records indicate that Richard Perry Budd and Daniel Budd, Jr., were employed as blacksmiths for several prominent Quaker families such as the Bentleys, and may have aided in the construction of Master Plan Historic Sites including Cloverly (M:28-65), Oakleigh (M:28-64), and Bloomfield (M:28-63), which were built by the Bentleys in this era. Receipts demonstrate work completed for the Bentleys on the Brookeville Academy and the Sandy Spring Store (M:28-11).^{35 36} Daniel Budd, Jr.'s son, Perry Budd, would work as a public school teacher, a school board trustee, and a reporter for the *Afro American* newspaper.³⁷

The builder of our subject home, Perry Budd (possibly named after his uncle Richard Perry Budd, who died in 1861), was born in 1861, the second child of Daniel Budd, Jr., and Lydia Budd. Daniel Budd was a farmer and Lydia Budd's occupation was listed as "keeps home, washes out." The family owned their own home in Cincinnati, and while Daniel Budd could not read or write, his wife and

²⁶ The Cracklin district, also Electoral District No.5, was redistricted circa 1880 and both redistricted and renamed in 1890 and now corresponds to the Laytonsville and Olney election districts, which include Sandy Spring.

²⁷ "Profiles of the Richard Perry Budd and William Families in Sandy Spring," African American Heritage Trail, Heritage Montgomery, accessed at hmdb.org.

²⁸ *1840 United States Federal Census, Cracklin, Montgomery, Maryland*; Roll: 168; Page: 235

²⁹ Montgomery County Land Records, Liber JGH6 F50

³⁰ Griffith Morgan Hopkins, Jr., "Atlas of fifteen miles around Washington," Philadelphia, PA: G.M. Hopkins, 1878.

³¹ <https://www.sharpstreetumc.org/the-church>

³² <https://jmpumc.org/about-us/history/>

³³ "Sandy Spring, MD," *The Evening Star*, April 4, 1909, Part 7, p. 7; the industrial school was converted into a community center in the 1950s and demolished in the urban renewal programs of the 1960s/70s (Ron Andrews and Beth Hannold, "Free Negro Settlement/Brooke Road Historic District," 1991.).

³⁴ "Large Funeral Of A Colored Man," *The Baltimore Sun*, July 23, 1900, p. 8.

³⁵ Wage and labor record: Perry Budd with Caleb and Richard Bentley, 1857-1880, Sandy Spring Museum Collection, Digital Maryland, smpa_98-78-03_Budd, Perry

³⁶ Account Record of Samuel Budd and Charles Brooke, Sandy Spring Museum Collection, Digital Maryland.

³⁷ Maryland State Board of Education Reports, 1887-1892, various; "One Hundred Converts," *The Afro-American*, February 22, 1908, p. 4; "Md. State Progressive Teacher's Convention," *The Educator*, Baltimore, MD: Industrial Department of the Centenary Biblical Institute, 1888, p. 185.

children were all literate.³⁸ Samuel and Lydia Budd's six children likely all attended the Sharp Street School after it was established in 1866. However, Montgomery County's lack of higher education opportunities for Black students indicates that he and his family must have made substantial efforts to secure him the secondary education needed to prepare for college. Despite the structural obstacles to gaining a primary and secondary education, at eighteen, Perry Budd was accepted to study at the Centenary Biblical Institute, later Morgan State College/University. Initially a seminary, and soon after a teacher's college, the Centenary Biblical Institute had been founded by congregants of the original Sharp Street Methodist Church in Baltimore, with which Perry Budd's home church, the Sandy Spring Sharp Street Church, was affiliated.³⁹ Perry Budd is listed as a student at the Centenary Biblical Institute for eight years, from 1879-1887.⁴⁰

According to family history, Perry Budd began attending classes at the Hampton Institute, later Hampton University, in Hampton, Virginia. ca. 1886.⁴¹ There, he met and tutored Amanda Armstead (also Alamanda Armistead) (b. April 15, 1865).⁴² Amanda Armstead may have originated from the Hampton Roads region of Virginia, as she was listed in the local parish of Elizabeth City in 1880 with her adopted parents, Robert Armstead and Hester A. Armstead, and two adopted sisters.⁴³ Amanda Armstead was recorded as mixed-race in the census, and family history records her as having Native American ancestry, though this remains unconfirmed. The Hampton Institute operated a Native American education program for approximately forty years in the late nineteenth and early twentieth centuries that graduated 1,400 students, though no records from that time indicate that Amanda was among the Native students enrolled in that program.⁴⁴ A free Black settlement called "The Reservation" was located near the institute in the nineteenth century and some residents may have intermarried with the local Kiskiack Native community, and thus, Amanda's Indigenous heritage may be traced to this settlement. Perry Budd and Amanda Armstead returned to Sandy Spring together, married on November 28, 1887, and had their first son, Charles A. Budd, the next year.⁴⁵

Perry Budd began teaching at Linden School (also known as School No. 4) in the Mechanicsville district (later known as Olney) in 1887.⁴⁶ He took a leadership role in the County education system, attending the Maryland State Progressive Teacher's Convention as the county representative later that year.⁴⁷ He continued teaching for at least thirteen years, although after 1892, the name of the school where he was teaching is unknown.⁴⁸ In 1905, Perry Budd was appointed by the county school commissioners as a trustee for the Sandy Spring School, likely where he had begun his life as a

³⁸ 1880 Decennial Census, Montgomery County, Maryland, Cincinnati, Enumeration District No. 119, Page No. 12, Dwelling No. 91, Family No. 95

³⁹ *Catalogue and Circular*, Centenary Biblical Institute, Baltimore, MD: Methodist Episcopal Book Rooms, 1879, p. 7, accessed at library.morgan.edu.

⁴⁰ Student Catalog of the Centenary Biblical Institute for 1879-1887, <https://library.morgan.edu/c.php?g=848194&p=9794310>

⁴¹ Romaine Rose, oral history, February 14, 2025.

⁴² Romaine Rose family bible.

⁴³ 1880 Decennial Census, Elizabeth City, Virginia, Chesapeake, Enumeration District No. 13, Page No. 39.

⁴⁴ Neither R. Perry Budd nor Amanda Armistead is recorded in the Hampton Institute's enrollment records.

⁴⁵ Janet Thompson Manuel, *Marriage Licenses, Montgomery County, Maryland, 1798-1898*, p. 44.

⁴⁶ "Annual Report of the State Board of Education, Montgomery County, 1887-1888", Maryland State Board of Education, p.148. Collection: University of Maryland, College Park.

⁴⁷ "Md. State Progressive Teacher's Convention," *The Educator*, Baltimore, MD: Industrial Department of the Centenary Biblical Institute, 1888, p. 185.

⁴⁸ 1900 Decennial Census, Montgomery County, Maryland, 8th District, Enumeration District No. 60, Sheet No. 5B, House No. 83, Family No. 84.

student.⁴⁹ Perry Budd was appointed as a reporter for the *Afro-American* in 1908 where he reported on education-related and School Board activity.⁵⁰

In 1909, Amanda and Perry's seventeen-year-old son, also named Perry Budd (Jr.), followed in his father's footsteps and became an educator. He was listed as a teacher at the Normal and Agricultural Industrial Institute located on his great uncle's former Brooke Road estate, where he was in charge of the 'poultry division', likely teaching agricultural programming.⁵¹ The Normal and Agricultural Industrial Institute hosted the first Negro State Fair in October of 1909, for which Amanda Budd displayed 'domestic manufactures' and Perry Budd (Jr.) exhibited chickens.⁵² The family was living together in a rented home in Olney in 1910 when Perry Budd (the elder), purchased the lot on which he built the Budd House.⁵³

Historic Context: Budd House History

The land on which Perry Budd built his family's home had a long association with the Black community in Sandy Spring even before its 1910 acquisition by the Budd family. The lot sits near the intersection of the original Sandy Spring tracts, "Charley Forrest" and "Addition to Charley Forrest," patented in 1719 and 1722, respectively, to John Bradford, a Prince George's County tobacco merchant and land speculator.⁵⁴ Portions of those tracts were purchased by Sandy Spring's first settler, the Quaker James Brooke, and he built an estate there also named "Charley Forrest."⁵⁵ The estate passed to Brooke's grandson, Basil Brooke, who in 1846 sold 300 acres of Charley Forrest and an adjacent tract to James Harvey, Joshua Harvey, and Samuel Bevase [sic].⁵⁶ The land was partitioned in an equity case and James Harvey, appointed trustee, sold 267 acres to Thomas S. Brooke, of the same Quaker founding family, in 1854.⁵⁷ Thomas S. Brooke sold 77 acres to James E. Tyson the same year, and Tyson's trustee sold 54 $\frac{3}{4}$ acres to Arnold Waters, a Black farmer living in Olney, in 1867.⁵⁸

Waters was recorded in the 1868 Maryland Tax Assessment as owning approximately 55 acres of real estate valued at \$1,650. While no 'improvements' were listed at the property (which was the contemporary term for built structures), he was recorded as possessing 45 heads of livestock, and likely used the land for farming.⁵⁹ Arnold Waters sold four acres of land to Dorothea (also Dorothy Ann and Dolly) Brooks, her mother Mary Ann Brooks, and sisters Maria Resin Brooks and Martha Louise Brooks, all Black, in 1871, and continued to live and farm in Montgomery County's 5th District (Cracklin) with his wife Amelia and ten children.⁶⁰ Dorothea Brooks was enumerated in the 1870 census as a domestic servant with \$260 in real estate living and working in the household of

⁴⁹ "Rockville Academy Commencement—Meeting of School Commissioners," *The Evening Star*, June 8, 1905, p. 10.

⁵⁰ "One Hundred Converts," *The Afro-American*, February 22, 1908, p. 4.

⁵¹ *Negro Agriculturalist*, Vol.1, Issue 7-8, July-August 1909. U.S. Library of Agriculture

⁵² Clarke, Nina H and Lillian B. Brown. *History of the Black Public Schools of Montgomery County, Maryland, 1872-1961*. Washington, D.C.: Vintage Press, 1978, p. 173.

⁵³ "One Hundred Converts," *The Afro-American*, February 22, 1908, p. 4; 1910 Decennial Census, Montgomery County, Maryland, 8th District, 2nd Precinct, Enumeration District No. 114, Sheet No. 21, Visitation No. 181, Family No. 182.

⁵⁴ Montgomery County Patent Record, Liber 4:64; Liber 5:35.

⁵⁵ Prince George's County Land Records, Liber M:435; Kimberly Prothro Williams, "Quaker-related Historic and Architectural Properties of Montgomery County, 1753-1900,: National Register of Historic Places Multiple Property Documentation Form, National Park Service, July 1999.

⁵⁶ Montgomery County Will Records, Liber 1:143; Liber 1:292; Montgomery County Land Records, Liber STS 2:44.

⁵⁷ Montgomery County Land Records, Liber JGH 3:228.

⁵⁸ Montgomery County Land Records, Liber EBP 4:318.

⁵⁹ Montgomery County Assessment Record, 1864-1869, p. 130, Maryland State Archives, Series CM684-8.

⁶⁰ Montgomery County Land Records, Liber EBP 8:263; 1870 Decennial Census, Montgomery County, Maryland, 5th District, Page No. 72, Dwelling No. 492, Family No. 493.

white Quaker William H. Farquhar, who wrote the general history of Sandy Springs in *The Annals of Sandy Spring*.⁶¹ The Brooks family must have been acquainted with the Budd family some 40 years before Perry Budd purchased the lot, as Dorothea's mother Mary Ann Brooks lived in the same dwelling as Eliza and Perryanna Budd in 1870.⁶² It is unlikely that Dorothea Brooks ever lived at the Brooke Road lot or built a house there—the 1908 and 1910 tax assessment records under her name lists only the value of the land and no improvements to the property.⁶³ Dorothea Brooks conveyed the four-acre lot to Perry Budd in 1910.⁶⁴

Perry Budd was living in Olney in a rented home with his family when he purchased the lot from Dorothea Brooks. He completed the Budd family home by 1912, and lived there with his wife Amanda Budd, and their nine children, including five-year-old Zadie Ann Budd, who would later purchase the house. The building's construction date has been established by a 1908-1910 Tax Assessment Book which records a \$500 improvement to the lot with a notation dating it to 1912.⁶⁵ The house was built in the largest Black community in Sandy Spring, one mile from the Sharp Street Church, where Amanda Budd is known to have participated in the beneficial societies, organizing and cooking for bake sales. In the 1920 census, Perry and Amanda Budd were listed as owners of the property living with one son, Clarence, and two young grandsons.⁶⁶ Historically the family used the attic half-story as a living space, although it is currently used for storage. A 1923 tax assessment record indicates that there were outbuildings valued at \$100, though it is not known what purpose they fulfilled. Descendant and current owner Romaine Rose recalls that a hog pen was located behind the house in the mid-twentieth century, but the pen and any other outbuildings have since been demolished.⁶⁷

After the passing of Amanda Budd on November 22, 1928, Perry Budd lived in the home with his daughter, Zadie A. Riggs, her husband, William Riggs, and two children, William Riggs and Estelle Riggs.⁶⁸ Perry Budd's occupation was listed as building fencing, while his son-in-law William Riggs worked as a butler. In 1935, Perry Budd was recorded as delinquent in paying taxes for the property and a tax sale was carried out April 8 of that year.⁶⁹

Perry Budd died on October 16, 1938, and he was interred with Amanda Budd at the nearby Mutual Memorial Cemetery on Brooke Road.⁷⁰ It is not known where Perry Budd lived the final three years of his life, though it is likely that he stayed with one of his children. Zadie A. Riggs remained in Sandy Spring, while others, such as son Charles A. Budd, moved to Pennsylvania.⁷¹ In 1939, Perry Budd's son, Charles Budd, returned to Sandy Spring and purchased the property from the county government.⁷² It is likely that under his ownership the rear kitchen addition was constructed, remembered by descendant Romaine Rose as having been built by the family in the 1930s or 1940s. In 1944, the property was transferred out of the Budd family when Charles Budd sold it to Robert P.

⁶¹ 1870 Decennial Census, Montgomery County, Maryland, 5th District, Page No. 2, Dwelling No. 3, Family No. 3.

⁶² 1870 Decennial Census, Montgomery County, Maryland, 5th District, Page No. 7, Dwelling No. 43, Family No. 46.

⁶³ Montgomery County Assessment Record, Election District 8, 1908-1910, Maryland State Archives, Series T221-47.

⁶⁴ Montgomery County Land Records, Liber 214:396.

⁶⁵ Montgomery County Assessment Record, Election District 8, 1908-1910, Maryland State Archives, Series T221-47.

⁶⁶ 1920 Decennial Census, Montgomery County, Maryland, 8th Election District, 2nd Precinct, Enumeration District No. 135, Sheet No. 12B, Dwelling No. 226, Family No. 226.

⁶⁷ Montgomery County Assessment Record, Election District 8, 1923-1927, Maryland State Archives, Series T221-85.

⁶⁸ 1930 Decennial Census, Montgomery County, Maryland, Olney District, Enumeration District No. 16-24, Sheet No. 7A, Dwelling No. 134, Family No. 137.

⁶⁹ Montgomery County Land Records, Liber 742:21.

⁷⁰ Romaine Rose family bible; oral history, February 14, 2025.

⁷¹ World War II Draft Registration Cards, 1942, Charles Alex Budd, accessed at ancestry.com.

⁷² Montgomery County Land Records, Liber 742:21.

Awkward, Jr. and Bernice Pearl Awkward (sometimes recorded as Awkard/Akkard), whose family members are also recorded as early settlers of the Sandy Springs Black community.⁷³ The house returned to family ownership in 1953, when Zadio Riggs purchased her childhood home from the Awkwards.⁷⁴

Zadio Riggs lived at the house with her husband, William Riggs—a civilian Air Force employee—their three children, William Riggs, Estelle Riggs, and Mary Alice Riggs, as well as some of her grandchildren, including Mary Alice Riggs’ daughter and current owner, Romaine Rose. Romaine Rose recalls that in the mid-twentieth century, the house was known in the Sandy Springs Black community as the “Black Mansion,” as it was a large two-story residence with a porch and multiple chimneys, unlike many of its contemporaries in the community. The Riggs family supplemented their income by selling lumber from the wooded rear of the property, which was also planted with apple, pear, and persimmon orchards, as well as walnut trees and a grape vineyard.⁷⁵ The two-story shed-roofed projection in the interior corner of the home’s rear ell functioned during this time as a cannery where Zadio Riggs preserved much of the fruit yielded by the orchards; it was later converted to a bathroom. In 1969, Zadio Riggs sold one acre of land on the east side of the property and Walter and Ruth Johnson built 18601 Brooke Road there in 1972.⁷⁶

Zadio Riggs lived in the house until her death on May 11, 1990.⁷⁷ She was memorialized at her funeral by both the local Catholic priest and the community’s Methodist minister for her social impact in Sandy Spring, and was buried at the Ashton Methodist Episcopal Cemetery on Ashton Road. The house passed to her daughter, Mary Alice Riggs, until her death in 2020, at which time it was inherited by fourth-generation owner Romaine Rose.⁷⁸

I. Areas Exempt from Designation: There are no areas exempt from designation.

J. Designation Criteria:

The Budd House meets Designation Criteria 1.A and 1.D as listed in §24A-3 of the Montgomery County Code.

1.A Historical and cultural significance. The historic resource has character, interest or value as part of the development, heritage or cultural characteristics of the county, state or nation.

The Budd House is representative of the development of the African American community in Sandy Spring. The house was constructed by Perry Budd, a member of the prolific Budd family which settled several of the free Black communities in and around Sandy Spring beginning in the early 1800s. The Budd family were founding supporters of several of the historic churches that the Black enclaves used as a social lifeline, and a portion of Budd property was used for the establishment of the Normal and Agricultural Institute, a pioneering institution for higher education for the Black community which operated from 1908-1913.

Perry Budd was a beneficiary of the early educational opportunities for Blacks available in Sandy Spring. Budd was able to attend the Sharp Street School, the first school for Black children in

⁷³ Montgomery County Land Records, Liber 944:116.

⁷⁴ Montgomery County Land Records, Liber 1813:123.

⁷⁵ Ibid.

⁷⁶ Montgomery County Land Records, Liber 3903:135.

⁷⁷ Romaine Rose, oral history, February 14, 2025.

⁷⁸ Montgomery County Land Records, Liber 9487:120; Liber 67432:62; Liber 67861:154; Mary Alice Riggs was buried at Ashton Methodist Episcopal Cemetery.

Montgomery County, established by the community with the support of local Quakers before the School Board provided any public schooling to the county's Black children. Perry Budd received a university degree from the Centenary Biblical Institute, now Morgan State University, one of the oldest historically Black colleges in the United States. He began teaching in Montgomery County in 1887 at the Linden School and taught for at least thirteen years before being appointed as a trustee to the school in Sandy Spring by the School Commissioners in 1905. Perry Budd took advantage of his academic opportunity and invested into his community, where he educated decades of Montgomery County students.

The design of the commanding two story home has remained remarkably unchanged since its construction circa 1912. It was historically surrounded by a large enclave of homes owned and built by Black families in the 1800s, many of which had been generational Sandy Spring settlers. However, while the descendants of these founding Black families remain in the region, many of the original structures dating to the period of free Black settlement in the nineteenth century, including four c.1860 Budd family homes identified by community historians in the 1980s as having local historic significance, were demolished through development and urban renewal programs of the late 1900s.^{79 80 81}

Although the Sharp Street United Methodist Church and Odd Fellows Lodge have been designated as Master Plan Historic Sites, there are no dwellings associated with any of the Black enclaves around Sandy Spring designated on the *Master Plan for Historic Preservation*. Most of the resources associated with the Black enclave of Sandy Spring and Cincinnati are no longer extant or highly altered. Therefore, the Budd House is a critical resource that represents a significant and unique part of the Black experience in the county.

1.D Historic and cultural significance. Exemplifies the cultural, economic, social, political or historical heritage of the county and its communities.

The Budd House has character, interest, and value representing the unique opportunities available to Black residents in Quaker communities before and after Emancipation. Due to the progressive political environment fostered by the Quakers in Sandy Spring, Black inhabitants had early access to education and paid labor, and established one of the earliest working and middle class Black communities in Montgomery County. Despite widespread slavery and general discrimination, the Black community in Sandy Spring were able to gain an early foothold into land ownership and community development, evident from the establishment of the many Black neighborhoods and the first elementary and first upper-level schools for Black children in the county.

Perry Budd was in the second generation of landowners in his family, and was able to construct a large, two story house at a time when many other families of color in Montgomery County were building small, vernacular houses if they were able to purchase land at all. Although a house of this size would typically be unusual for a Black elementary school teacher elsewhere in the county, this large, multi-story home is representative of the type of construction built by second-generation landowners in Sandy Spring, although few examples survive. Many resources, particularly homes,

⁷⁹ Ron Andrews and Beth Hannold, "Free Negro Settlement/Brooke Road Historic District," 1991.

⁸⁰ Everett Fly and La Barbara Wigfall Fly, "Northeastern Montgomery County Black Oral History Study", Entourage, Inc. August 1983, p.61, 129.

⁸¹ Within the Black enclave of Sandy Spring, established circa 1850 along Brooke Road, no 1800s properties remain, and only four pre-1920 properties remain: the Budd House; the structure at 18321 Brooke Road is a ca. 1900 vernacular construction associated with the Harriday family; the ca. 1910 dwelling at 18501 Brooke Road; and the ca. 1910 dwelling at 18200 Brooke Road associated with the Hopkins family since 1919 but historically also owned by the Budd family.

have been lost due to the due to the demolition of late nineteenth and early twentieth century buildings. Preservation would recognize a cultural asset that reflects generations of African American life and underscores the importance of Black education to early generations of free Black residents.

The Budd family, present in Montgomery County since at least the 1840s, were engaged in all aspects of the relatively integrated Sandy Spring community, farming for white Quakers and helping them construct important civic spaces, while also working centrally in the establishment of the Black community. Their roles in the foundation and operation of the Sharp Street Church, Jerusalem Mt. Pleasant United Methodist Church, Normal and Agricultural Industrial Institute, and local schools are documented, as was their private industry constructing and maintaining prominent Quaker sites such as Brookeville Academy and the Sandy Spring store.

Several dwellings associated with the white Quaker community are designated to the *Master Plan for Historic Preservation*. These include the homes of the Bentley, Brooke, Farquhar and Stabler families, white families who either owned the land on Brooke Road before Arnold Waters purchased it, or employed Arnold Waters, Dorothea Brooks, and the Budd family for labor on their properties. Yet no properties have been designated that represent the Black community whose labor made the white Quaker lives possible. Sandy Spring's white Quakers were recognized for their contributions to agriculture and farming research, yet much of the work on their farms was implemented by Black laborers, who have not been included in the celebrations of this agricultural success. While the Sharp Street Church and Odd Fellows Hall designations on the *Master Plan for Historic Preservation* allude to the overall Black history in Sandy Spring, the County has not designated any private homes celebrating individual people or families.

K. Conclusion:

The Budd House retains sufficient historic and physical integrity to convey its period of significance (1910-1944, 1953-1975). The house has been a single-family dwelling for over 113 years and retains its sense of feeling and association, which is particularly significant given the number of similar homes which have been demolished in the past fifty years. Despite a recent fire, alterations have been limited, with no adverse effects to its form and massing. The building has a high level of design integrity, and looks substantially as it has for over a century. The house has integrity of location as it remains on its original site in Sandy Spring on Brooke Road, the central viaduct for two major 19th century Black enclaves. The integrity of setting is improved by its proximity to, and connection with, significant designated resources nearby including the Sharp Street Church and the Odd Fellows Hall.

The house represents the residential life of the thousands of African Americans who made their homes in Sandy Spring for over two centuries. Despite the presence of several well-known Black communities in the area, no homes associated with Black individuals have been designated. The residents themselves are representative of the civic minded and community spirited people whose hard work made these communities flourish. The Budd family were integral in the development not only of the churches that formed the backbone of the local Black neighborhoods, but the operation of the schools, whose success represented the community's dedication to education. The success of the Budd family in an era of widespread social and structural oppression is a testament to the opportunities they made for themselves in the progressive atmosphere realized by the Sandy Spring Quakers. Perry Budd overcame the obstacles presented by Montgomery County's lack of educational opportunities for Black students to attend teacher's college at Morgan State University. He then taught in the County's public school system at segregated schools, educating Black children in his community at a time when those schools were very poorly funded and equipped. In addition to teaching, Perry Budd continued his lifelong work in education as a school trustee and school reporter while he built this house for his family.

The Budd House is representative of the development of the history of the Black community in Sandy Spring and a testament to the commitment to education and collective effort of the Budd family through the 19th and 20th centuries. The historic massing, design, and context of the house represent the singular opportunities available to the Black community in Sandy Spring in the 19th century.

8. ENVIRONMENTAL SETTING/GEOGRAPHICAL DATA

Property Land Area: 2.7 acres

Account Number: 00717802

District: 08

Environmental Setting Description: The environmental setting incorporates the entire parcel conveyed to Romaine Rose in 2023.

Environmental Setting Justification: The environmental setting does not include the parcel to the east (Account Number 00710834) subdivided from the Budd property in 1969. There are no buildings on that site associated with Perry Budd.

9. PROPERTY OWNER

Name: Romaine Marie Rose Revocable Trust

Address: 18583 Brooke Road, Sandy Spring, MD, 20860

10. FORM PREPARED BY

Name/Title: Serena Bolliger, Cultural Resources Planner II, Montgomery County Planning Department

Date: May 2025

11. MAJOR SOURCES CONSULTED

Ancestry.com [numerous].

Clarke, Nina H and Lillian B. Brown. *History of the Black Public Schools of Montgomery County, Maryland, 1872-1961*. Washington, D.C.: Vintage Press, 1978.

Everett Fly and La Barbara Wigfall Fly, "Northeastern Montgomery County Black Oral History Study", Entourage, Inc. August 1983.

Ralph Buglass, "Montgomery County, Maryland's Historic African-American Communities," Montgomery History, September 2024.

Montgomery County Land Records, <http://www.mdlandrec.net>.

U.S. Federal Census [numerous].

Afro American [numerous].

Evening Star [numerous].

APPENDIX ONE:
ENVIRONMENTAL SETTING/GEOGRAPHICAL DATA



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Figure 1: Proposed environmental setting for the Budd House, 18583 Brooke Road, Sandy Spring, Montgomery County, Maryland.

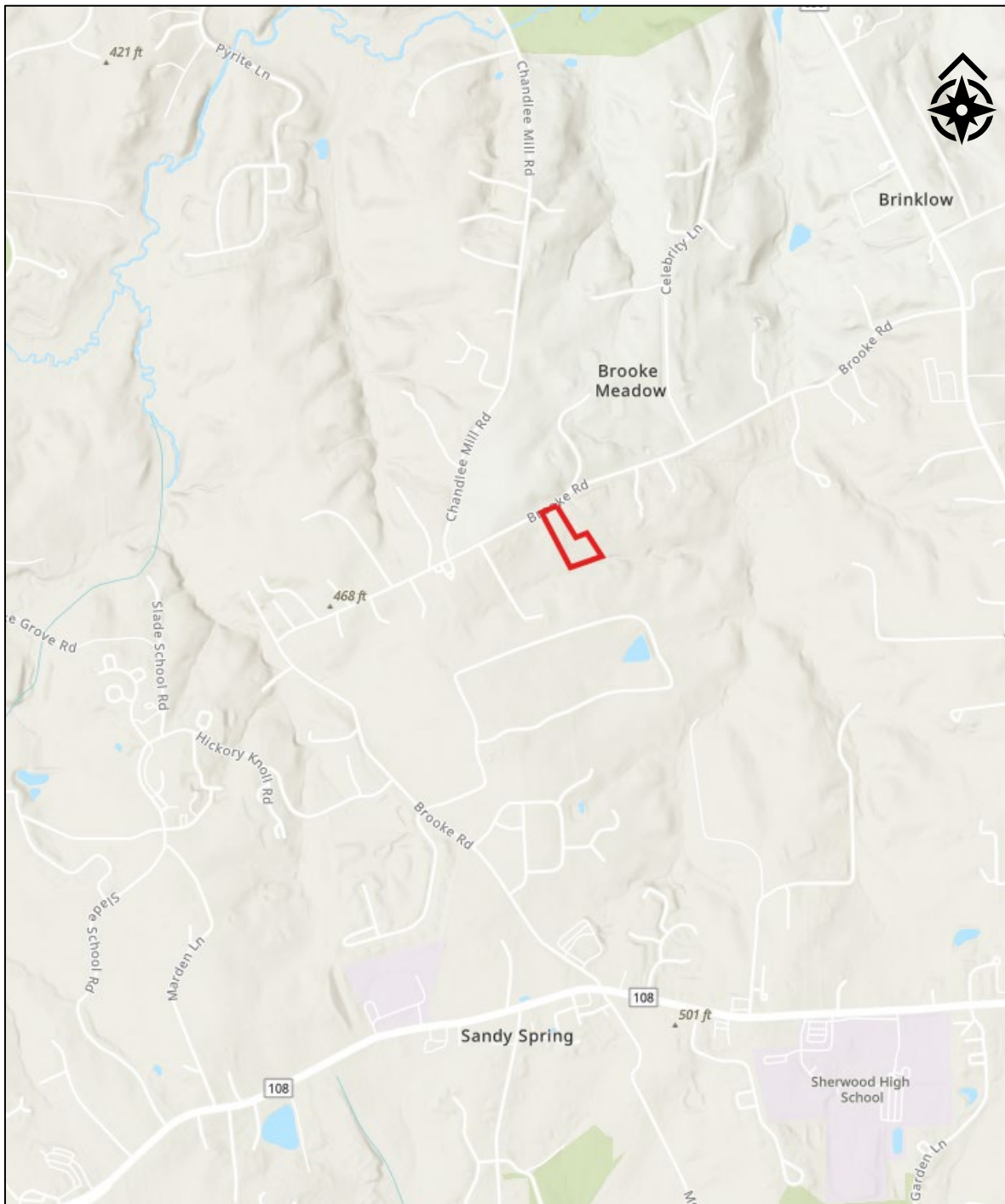


Figure 2: Location of the Budd House, 18583 Brooke Road, Sandy Spring, Montgomery County, Maryland.

APPENDIX TWO:
HISTORIC MAPS AND AERIAL PHOTOGRAPHS

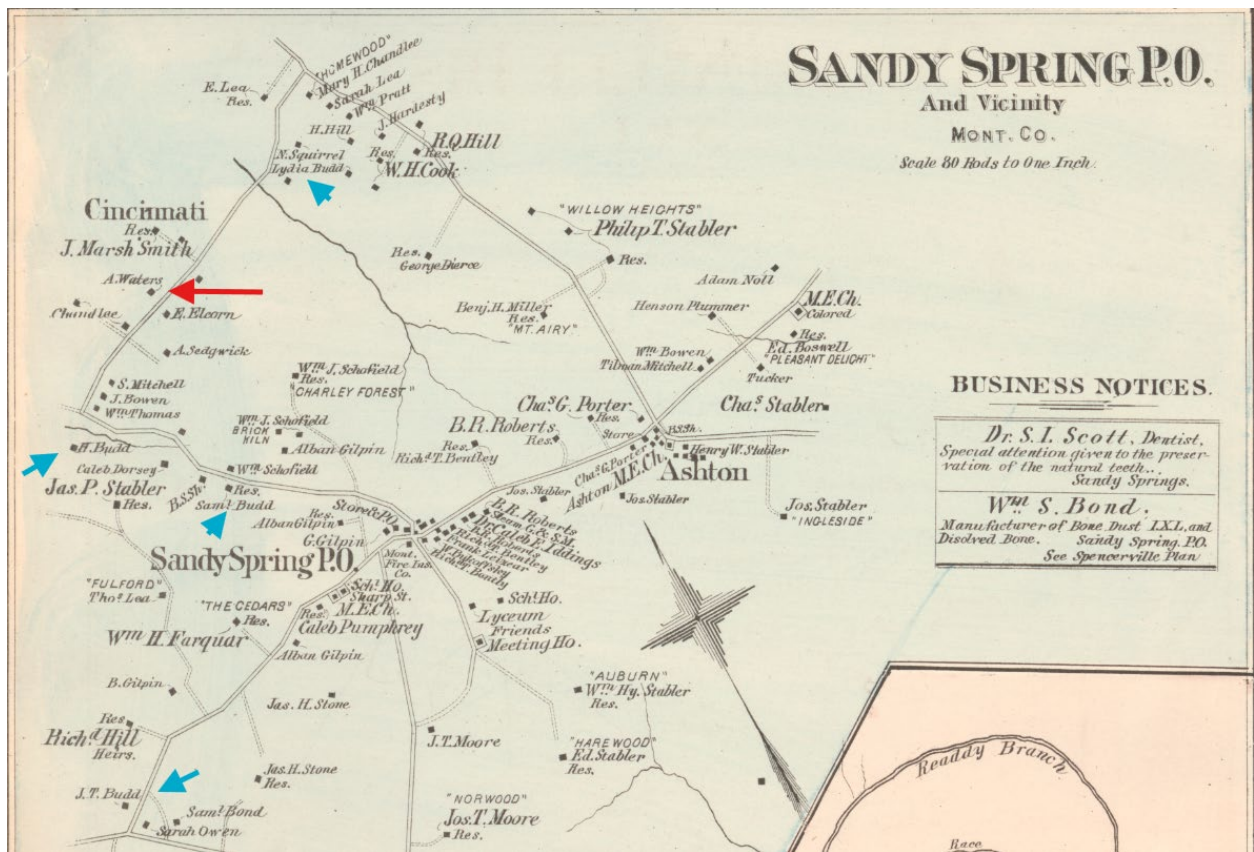


Figure 1: Map of Sandy Spring Post Office Map, Montgomery County, MD, 1878. The red arrow points to the subject site. Surrounding it, several Budd family properties are notated with blue arrows.

Source: G.M. Hopkins Atlas of Fifteen Miles Around Washington, including the county of Montgomery Maryland, 1878, Library of Congress.



Figure 2: Map showing postal delivery routes in Montgomery County, 1920. The red arrow points to the Budd home constructed circa 1912.

Source: Rural Delivery Map, 1920, Library of Congress.

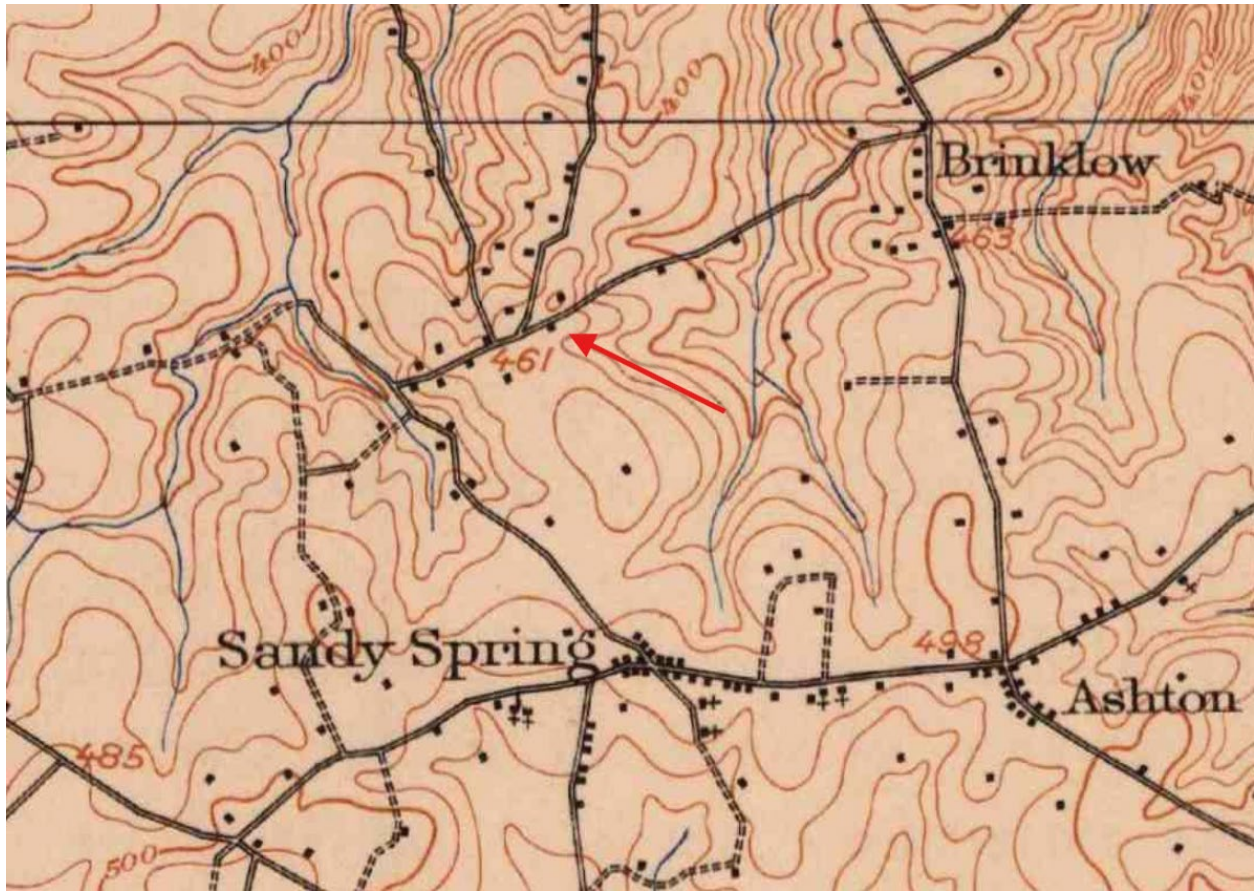


Figure 3: U.S. Geological Survey Map of Montgomery County, 1923. The red arrow points to the Budd home.

Source: U.S.G.S.

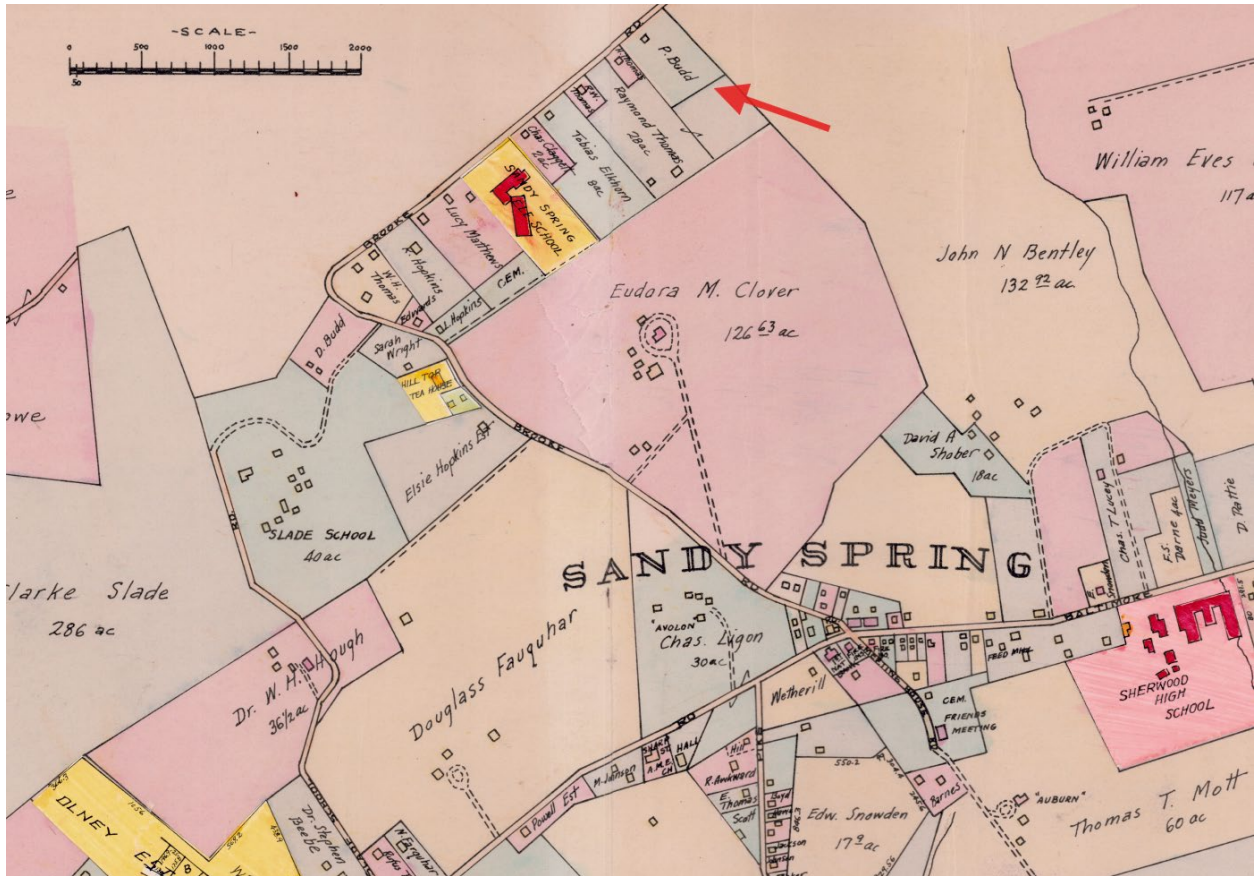


Figure 4: F.H.M. Klinge Atlas of the Montgomery County, M.D., 1948-53, plate 28. The red arrow points to the Perry Budd home.

Source: F.H.M. Klinge's Property Atlas of Montgomery County, Maryland, Volume One, Montgomery Planning.



Figure 5: Aerial photograph of Brooke Road, Montgomery County, 1957. The red arrow points to the Budd home. Note the size of the property relative to the other structures nearby and the few other homes in the area.

Source: HistoricAerials.com



Figure 6: Aerial photograph of Brooke Road, Montgomery County, 1957. The red arrow points to the Budd home.

Source: HistoricAerials.com

APPENDIX THREE:
EXTERIOR PHOTOGRAPHS OF THE BUDD HOUSE



Figure 1: Budd House north-facing façade.

Source: Ottery Group.



Figure 2: Budd House north-facing façade from Brooke Road showing the hedge.

Source: Ottery Group.



Figure 3: Budd House northwest oblique.

Source: Ottery Group.



Figure 4: Budd House west elevation.

Source: Ottery Group.



Figure 5: Budd House southwest oblique.

Source: Ottery Group.



Figure 6: Budd House south (rear) elevation.

Source: Ottery Group.



Figure 7: Budd House southeast oblique.

Source: Ottery Group.



Figure 8: Budd House west elevation.

Source: Ottery Group.



Figure 9: Budd House northeast oblique.

Source: Ottery Group.



Figure 10: Budd House from rear, facing north toward Brooke Road.

Source: Ottery Group.

APPENDIX FOUR:
HISTORIC PHOTOGRAPHS OF THE BUDD HOUSE AND FAMILY



Figure 1: Budd House, date unknown.
Source: Budd Family Collection, Romaine Rose. Sandy Spring Museum Archive.



Figure 2: Budd House, 1940.
Source: Budd Family Collection, Romaine Rose.



Figure 3: Portrait of Perry and Amanda Budd, date unknown.
Source: Sandy Spring Museum Archive.

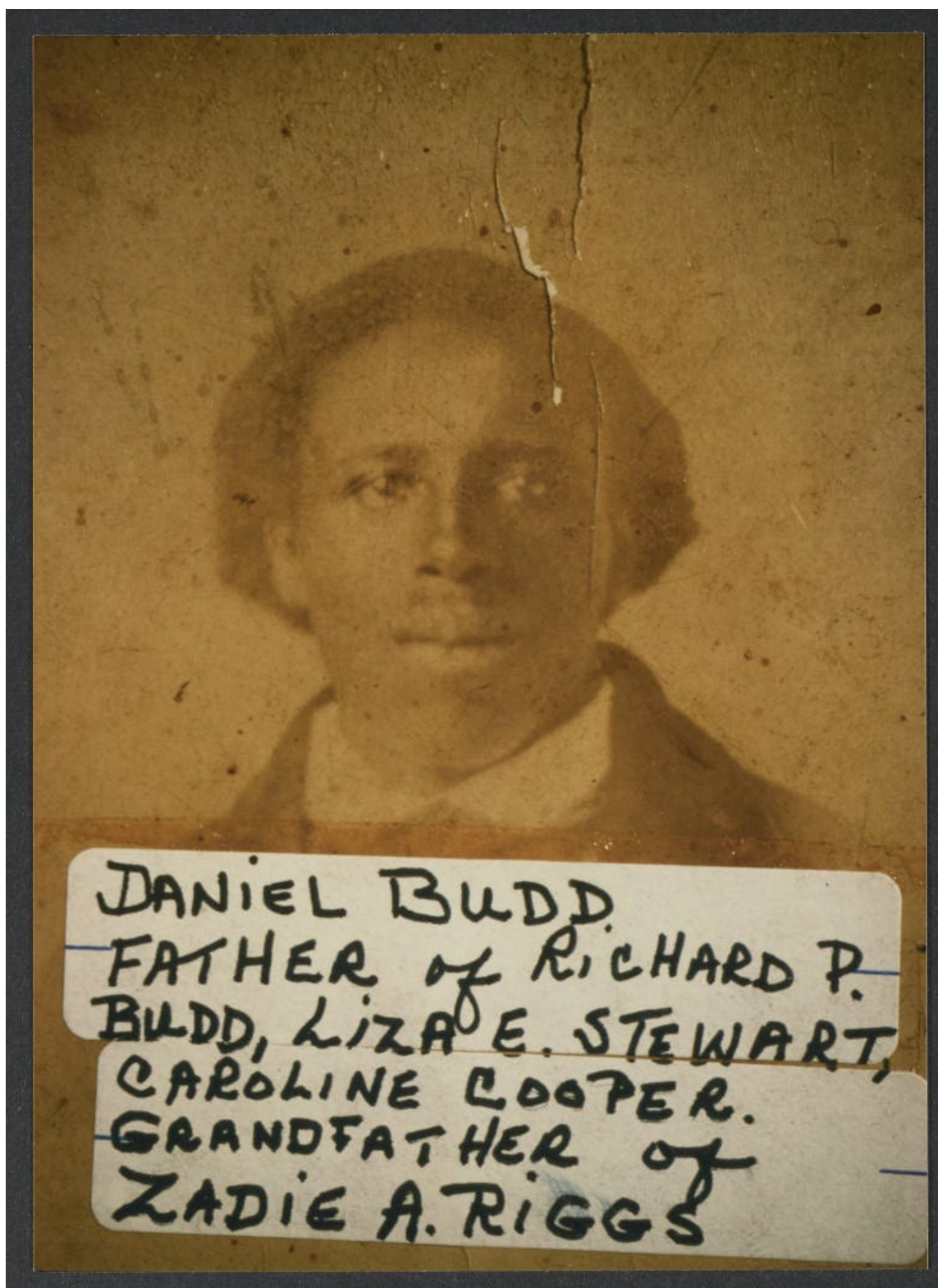


Figure 4: Daniel Horace Budd, Jr. (ca.1833-1885), date unknown.
Source: Sandy Spring Museum Archive



Figure 5: The Budd family in front of the Budd House, 1940s.
Source: Budd Family Collection, Romaine Rose.



Figure 6: Zadie Riggs, Mary Alice Ruby Rose, and Estella Riggs attend a theater show in Washington, D.C., 1955.

Source: Budd Family Collection, Romaine Rose.



Figure 7: Budd Family Home, 1975.

Source: From Maryland Historical Trust Worksheet Montgomery Planning.



Figure 8: Zadio Riggs, Mary Alice Ruby Rose, and Estella Riggs in front of the home on Easter Sunday, 1960s.

Source: Budd Family Collection, Romaine Rose.



Figure 9: Romaine Rose, fourth generation Budd family owner, date unknown.
Source: Budd Family Collection, Romaine Rose.



Figure 10: Home during renovation after 2020 fire, c.2021
Source: Romaine Rose

APPENDIX FIVE:
MARYLAND INVENTORY OF HISTORIC PROPERTIES FORM

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M:15-124

1. Name of Property

historic Budd-Riggs House (preferred)

other Rose House

2. Location

street and number 18583 Brooke Road _____ not for publication

city, town Sandy Spring _____ vicinity

county Montgomery

3. Owner of Property

name	Romaine Marie Rose, Trustee
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street and number	18583 Brooke Road	telephone	n/a
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city, town	Sandy Spring	state	MD	zip code	20860
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4. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County liber 67861 folio 154

city, town	Rockville	tax map	JT33	tax parcel	330	tax ID number	08-00717802
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5. Primary Location of Additional Data

☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☒ Other: M-NCPPC, Montgomery County Historic Preservation Office

6. Classification

[illegible]

7. Description

Inventory No. M:15-124

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

SUMMARY

The Budd-Riggs House is a ca. 1912, two-and-a-half-story frame residence located in Sandy Spring, Montgomery County, approximately 11.5 miles north of Washington, D.C. The dwelling has undergone only minor design changes and largely resembles the house as constructed in the early twentieth century, though various original exterior materials have been replaced. As a result, the building retains an overall sufficient degree of integrity to plainly convey its period of significance.

ARCHITECTURAL DESCRIPTION

The Budd-Riggs House is located on an approximately three-acre rectangular parcel on the south side of Brooke Road, between its intersections with Celebrity Lane and Chandlee Mill Road. The house faces north, towards Brooke Road, and is set back approximately 45 feet from the street, behind a hedge present since at least the 1940s.¹ The narrow lot is mostly flat and grassy surrounding the house but is wooded further south, where it slopes downward towards Sandy Spring. The property is bound on its east by a small parcel addressed as 18601 Brooke Road, originally a part of the Budd-Riggs House lot, and on its west by 18579 Brooke Road. The Budd-Riggs House is accessed from Brooke Road by a short asphalt driveway to its west. A poured concrete pathway leads from the driveway north to the house's façade.

The residence is a two-and-a-half-story, three-bay frame structure with a rear ell, a raised and stuccoed uncoursed stone foundation, and, according to the current owner, cedar framing elements. The main portion of the house stands under a cross-gable roof covered in metal panels with boxed eaves and returns, while a one-story rear kitchen, added ca. 1930s-40s, and one-bay, two-story addition in the inside corner of the rear ell both have shed roofs.² The one-story rear kitchen replaced an earlier, simpler kitchen space clad in cedar slats. Three brick interior end chimneystacks rise from the building, one each at the house's east and west ends and one at the south end of the two-story rear ell. The roof and chimneystack materials are all contemporary and replaced an earlier, corrugated metal roof and lightly corbeled brick chimneystacks after a 2020 fire. The house's walls are covered in contemporary exterior siding and all the house's windows (save one at the basement level) and board-and-batten shutters are contemporary replacements. At the rear of the house, a set of seven concretized stone stairs leads to a small, one-room basement behind a contemporary single-leaf door.

The house's north-facing façade is three bays wide and contains its primary entrance. Most of the first story on this elevation is set behind a semi-enclosed screen porch with a knee wall, evenly spaced chamfered wood posts, and a metal panel shed roof.³ Two concrete steps lead from the pathway in front of the house to a single-leaf metal storm door glazed with two lights and set between two of the porch's posts. Behind the porch, the house's primary entryway is located in the center bay and is comprised of a single-leaf paneled wood door with six lights set behind a second metal storm door glazed with two lights. This door replaced an earlier wood front door with five panels and a large light. On either side of

¹ Romaine Rose, oral history, February 14, 2025.

² According to ca. 1940s historical photographs of the building, the rear kitchen had an earlier saltbox roof.

³ Ca. 1940s historical photographs of the house depict an earlier iteration of the porch that was not screened and contained wood steps rather than concrete ones, a porch rail rather than a knee wall, and skirting rather than a solid foundation.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. M:15-124

Budd-Riggs House
Continuation Sheet

Number 7 Page 1

the entryway, two-over-two sash windows occupy the east and west bays. The second story contains three evenly spaced two-over-two sash windows flanked with board-and-batten shutters.

On the west elevation, a two-light slider window with a metal frame is cut into the stuccoed uncoursed stone foundation at the basement level. This is the sole window that is not a contemporary replacement. The main portion of the house features two evenly spaced two-over-two sash windows with board-and-batten shutters on both the first and second stories. At the top half-story, two evenly spaced two-light slider windows are situated in the gable end, and the rear one-story kitchen also contains a two-light slider window.

The south elevation can be read in several sections from left to right (west to east). The one-story kitchen contains a secondary entrance to the house on this side, comprised of a contemporary single-leaf, six-paneled door set behind a metal storm door glazed with two lights. The doors are flanked by small two-over-two sash windows on either side, and the entire entryway is situated atop an exterior concrete platform with a metal rail, accessed from the driveway by four concrete steps. The rear ell of the house's main body rises behind the one-story kitchen; it is not fenestrated on the second story but two evenly spaced two-light slider windows are situated in the gable end in the top half-story. Further east, the small, two-story, shed-roofed portion is fenestrated by a narrower two-light slider window on the second story. In the middle of the elevation, the concretized stairs lead down to the basement level. At the house's southeast corner, on the main body of the building, two-over-two sash windows are located on both the first and second stories.

The east elevation can similarly be read in several sections from right to left (north to south). On the main portion of the house, two-over-two sash windows are situated near the northeast corner on both the first and second stories, while the top half-story contains two evenly spaced two-light slider windows, mirroring the west elevation. The small two-story rear portion further south is fenestrated by a single two-over-two sash window on the first story, and beyond that portion, the rear ell contains a two-over-two sash window on the second story. The one-story kitchen at the south end of the elevation contains a two-light slider window.

INTEGRITY

The Budd-Riggs House retains an overall moderate degree of integrity. Many of the original exterior elements, such as doors, windows, cladding, roofing materials, and the chimneys have been replaced due to natural deterioration or fire. The form and design of the house, however, is largely consistent with its period of significance; relevant design changes amount to the semi-enclosure of the front porch and the replacement of a rear, one-story kitchen. The resource also retains integrity of location, setting, association, and feeling, and thus retains a sufficient degree of integrity to convey its period of significance.

8. Significance

Inventory No. M:15-124

Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> recreation	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> ethnic heritage	<input type="checkbox"/> literature	<input checked="" type="checkbox"/> social history	
	<input type="checkbox"/> community planning	<input type="checkbox"/> exploration/	<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation	<input type="checkbox"/> settlement	<input type="checkbox"/> military	<input type="checkbox"/> other: _____	

Specific dates	ca. 1912-1944; 1953-1975	Architect/Builder	R. Perry Budd & family
Construction dates	ca. 1912		

Evaluation for:

☐ National Register

☐ Maryland Register

☒ not evaluated

STATEMENT OF SIGNIFICANCE

The Budd-Riggs House is a dwelling located at 18583 Brooke Road within the historic Black area of settlement in Sandy Spring, Maryland. The house was built ca. 1912 by Richard (R.) Perry Budd and since that time has remained mostly in the possession of his descendants, largely through matrilineal descent. R. Perry Budd was a successful teacher and education administrator and hailed from a family that was prolific in the mid-nineteenth century free Black community in Sandy Spring. Budd's daughter, Zadie Budd Riggs, and later his granddaughter and great-granddaughter, came to own the property in succession in the latter twentieth and early twenty-first centuries. The Budd-Riggs House is one of the few remaining extant structures from the early twentieth century along Brooke Road that embodies the longstanding and historical middle-class Black community in Sandy Spring. The resource is locally significant for its association with the growth and development of Sandy Spring's Black community and for its particular association with R. Perry Budd and his family.

HISTORIC CONTEXT

Historical Settlement in Sandy Spring

The community of Sandy Spring was first settled by Quaker agriculturalists in the 1720s on two vast tracts of rural land, "Charley Forrest" and "Addition to Charley Forrest," that together amounted to 2,700 acres.⁴ Development of the settlement's commercial center progressed slowly, and by the turn of the nineteenth century, the town still largely consisted of farming estates, as well as a Quaker meeting house and a general store. Around the same period, the Sandy Spring Quakers began manumitting their enslaved laborers working on those estates and a free Black community developed to the north of the settlement's historical center, along the route that would later be known as Brooke Road.⁵ Many newly freed residents continued to work as wage laborers on the plantations where they were formerly enslaved, and the Sandy Spring Quakers encouraged continued aid to the free Black community, often in the form of employment and patronage.⁶ The manumission and support practiced the local Quakers informed the development of an early

⁴ Laura Trieschmann, "Sandy Spring Historic District," Determination of Eligibility Form, M:28-11, Maryland Historical Trust, March 10, 2011.

⁵ Ron Andrews and Beth Hannold, "Free Negro Settlement/Brooke Road Historic District, Sandy Springs, Montgomery County," Internal NR-Eligibility Review Form, M:28-10, Maryland Historical Trust, October 24, 1991.

⁶ Megan O'Hern, "An 'oppressed' people: Brookeville's Large Free Black Community," *Maryland State Archives*, 2014.

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independent and self-sufficient Black community in the region, such that it boasted one of the largest free Black populations in the state by the early nineteenth century.⁷ The free Black community was intermittently referred to as “Cincinnati” or “Brinklow” throughout the nineteenth century, though eventually it came to be understood as part of greater Sandy Spring due to the indeterminate boundaries of the town and the relative interracial bonhomie among the area’s residents.⁸

The free Black residents within Sandy Spring developed their own institutions quickly with the support of local Quakers. The Sharp Street Methodist Church, named after the church of the same name in Baltimore and ‘mother church’ of Black Methodism in Maryland, was erected by the community in the 1820s after the Quakers conveyed land for its construction, and a school for the town’s Black children, the Sharp Street School, was later built behind the church ca. 1864.⁹ The elementary school was the first educational institution in Montgomery County established for Black Students, preceding the First Rockville Colored School, for which a permanent building was constructed in 1876.¹⁰ A 1901 study of the region’s demographics found that approximately 1,000 of Sandy Spring’s 1,700 residents were Black; Black families had easy access to three schools in the area and more than three quarters of them had lived in the community for more than 20 years.¹¹ Most of the original structures dating to the period of free Black settlement in the nineteenth century, and later Black migratory settlement in the early twentieth century, were demolished in 1960s-70s urban renewal programs, though many descendants of the founding Black families of Sandy Spring remained in the region.¹²

The Budd Family in Sandy Spring

By the time R. Perry Budd built his house on the south side of Brooke Road ca. 1912, his family had been living as free Black citizens near Sandy Spring for generations. According to family history, his paternal great-grandparents, George Washington Budd (b. 1750) and Betsey Budd (b. 1780), lived in the Cracklin district of Montgomery County that corresponds to Sandy Spring and the greater Laytonsville area.¹³ Their son, Daniel Horace Budd, Sr. (1795-1875) and his wife, Minta Richardson (1801-1870), are not recorded in archival material that would locate them in Sandy Spring during the first half of the nineteenth century; however, they were enumerated in Montgomery County’s 5th District (Cracklin) in

⁷ Ibid.

⁸ Ralph Buglass, “Montgomery County, Maryland’s Historic African-American Communities,” *Montgomery History*, September 2024, p. 8.

⁹ Ron Andrews and Beth Hannold, “Free Negro Settlement/Brooke Road Historic District,” 1991.

¹⁰ Ralph D. Buglass and Sharyn R. Duffin, “The Segregated Black Schools of Montgomery County,” *Montgomery History*, March 2023, accessed at <https://montgomeryhistory.org/wp-content/uploads/2024/09/Segregated-Schools-of-Montgomery-County-rev.-2024.pdf>.

¹¹ William Taylor Thom, *The Negroes of Sandy Spring, Maryland – A Social Study*, Washington, D.C., 1901, accessed at loc.gov.

¹² Ron Andrews and Beth Hannold, “Free Negro Settlement/Brooke Road Historic District,” 1991.

¹³ “Profiles of the Richard Perry Budd and William Families in Sandy Spring,” African American Heritage Trail, Heritage Montgomery, accessed at Sandy Spring Slave Museum.

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the 1870 decennial census.¹⁴ Their son, Daniel Horace Budd, Jr. (1833-1885) and his wife, Lydia Ann Cook (1837-1900), were also enumerated in the same district in the 1870 census, along with their eight-year-old son, R. Perry Budd (b. November 3, 1861) and three other children.¹⁵ Daniel Budd, Jr. was recorded as a farmer and Lydia Budd's occupation was listed as "keeps home, washes out;" the family owned real estate valued at \$400 and Daniel Budd, Jr. could not read or write.

Although he was born during the U.S. Civil War and came of age during the Reconstruction period, R. Perry Budd was raised into a relatively prosperous Black community in Sandy Spring, and one in which his family predominated. According to the 1879 Hopkins Map of property owners in Montgomery County, the extended Budd family owned residences along Brooke Road reaching toward the commercial center of Sandy Spring, as well as on the road leading west towards Olney.¹⁶ R. Perry Budd's relatives worked in critical professions within the settlement, including his paternal uncle of the same name and his cousin Samuel Budd, who together operated a blacksmith shop to the west of the Budd-Riggs House on Brooke Road.¹⁷ His uncle's estate on Brooke Road was later sold in 1909 for the construction of the Normal and Agricultural Industrial Institute, which operated between 1909 and 1913 and was purposed towards the education of Sandy Spring's Black children.¹⁸

In the 1880 census, R. Perry Budd was enumerated at eighteen-years-old with his parents on their small farm, along with five siblings.¹⁹ He was educated during the same period at the Centenary Biblical Institute in Baltimore, later Morgan State College/University, that was founded by congregants of the original Sharp Street Methodist Church in Baltimore and with which the Sandy Spring congregation was affiliated.²⁰ At the time of R. Perry Budd's enrollment at the institute in Baltimore, there were no centers of higher education in Montgomery County that admitted Black students. Local options for college education were nonexistent for aspiring Black students until 1951, when George Washington Carver High School and Junior College in Rockville began offering vocational and college-level courses.²¹

¹⁴ 1870 Decennial Census, Montgomery County, Maryland, 5th Election District, Page No. 9, Dwelling No. 61, Family No. 65; Daniel Budd, Sr's occupation was listed as "farmer," while Minta Budd's was listed as "keeps home," and their real estate amounted to \$400 in value.

¹⁵ 1870 Decennial Census, Montgomery County, Maryland, 5th Election District, Page No. 6, Dwelling No. 35, Family No. 37.

¹⁶ Griffith Morgan Hopkins, Jr., "Atlas of fifteen miles around Washington," Philadelphia, PA: G.M. Hopkins, 1879.

¹⁷ "Large Funeral Of A Colored Man," *The Baltimore Sun*, July 23, 1900, p. 8.

¹⁸ "Sandy Spring, MD," *The Evening Star*, April 4, 1909, Part 7, p. 7; the industrial school was converted into a community center in the 1950s and demolished in the urban renewal programs of the 1960s/70s (Ron Andrews and Beth Hannold, "Free Negro Settlement/Brooke Road Historic District," 1991.).

¹⁹ 1880 Decennial Census, Montgomery County, Maryland, Cincinnati, Enumeration District No. 119, Page No. 12, Dwelling No. 91, Family No. 95.

²⁰ *Catalogue and Circular*, Centenary Biblical Institute, Baltimore, MD: Methodist Episcopal Book Rooms, 1879, p. 7, accessed at library.morgan.edu.

²¹ Ralph D. Buglass and Sharyn R. Duffin, "The Segregated Black Schools of Montgomery County," March 2023.

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According to family history, R. Perry Budd began attending classes at the Hampton Institute, later Hampton University, in Hampton, Virginia following his graduation from the Centenary Biblical Institute in 1887.²² There, he met and tutored Amanda (also Alamanda) Armistead (b. April 15, 1865).²³ Amanda Armistead was enumerated for the first time in the 1880 census in Elizabeth City at 17 years old with her adopted parents, Robert Armistead and Hester A. Armistead, along with two adopted sisters.²⁴ The progenitors of the Armistead family were early colonists who came to Virginia in the seventeenth century and owned plantations throughout the southeast portion of the colony.²⁵ Given the large number of persons enslaved in various periods by the Armistead family, there were many Armisteads (and Armsteads) of all races in the Hampton area in the late nineteenth century, and Amanda Armistead's adopted family are not distinguishable in many records dating to that time.

Amanda Armistead was recorded as mixed-race in the census, and family history indicates that she may have had Native American—specifically Blackfoot—ancestry, though this remains unconfirmed. The Hampton Institute operated a Native American education program for approximately forty years in the late nineteenth and early twentieth centuries that graduated 1,400 students, though only one member of the Blackfoot (Niitsitapi) Confederacy was recorded in attendance at the institute and no records indicate that Amanda was among the Native students enrolled in that program.²⁶

Present-day Hampton is the site of Fort Monroe on Old Point Comfort, a nineteenth century military installation where Major General Benjamin Butler first declared during the U.S. Civil War that escaping enslaved individuals would not be returned to slaveowners. A settlement of formerly enslaved individuals named both the “Grand Contraband Camp” and “Slabtown” developed in the area following this proclamation, and another free Black settlement in the area called “The Reservation” pre-existed the conflict.²⁷ Some residents of these settlements may have intermarried with the local Kiskiack Native community, and thus Amanda's Native heritage may be traced to this historical development, though no archival records have confirmed this.

R. Perry Budd and Amanda Armistead married in Montgomery County, Maryland on November 28, 1887, and R. Perry Budd began teaching that year at School No. 4 in the county's 8th Election District.²⁸ The following year, the couple bore their first son, Charles A. Budd, and R. Perry Budd attended the Maryland State Progressive Teacher's Convention as a

²² Romaine Rose, oral history, February 14, 2025.

²³ Romaine Rose family bible.

²⁴ 1880 Decennial Census, Elizabeth City, Virginia, Chesapeake, Enumeration District No. 13, Page No. 39.

²⁵ Virginia Armistead Garber, *The Armistead Family: 1635-1910*, Whittet and Shepperson, Printers: Richmond, Virginia, 1910, pp. 17-29

²⁶ Neither R. Perry Budd nor Amanda Armistead is recorded in the Hampton Institute's enrollment records.

²⁷ “Slab-town at Hampton, Virginia,” Remaking Virginia: Transformation through Emancipation, from *The Library of Congress*, accessed at <https://www.virginiamemory.com/online-exhibitions/items/show/419>.

²⁸ Janet Thompson Manuel, *Marriage Licenses, Montgomery County, Maryland, 1798-1898*, p. 44.

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county representative.²⁹ The Budd family was enumerated near Olney, likely in Sandy Spring, in the 1900 census and consisted of R. Perry Budd and Amanda Budd and their seven children; R. Perry Budd's occupation was recorded as teacher, a profession in which he continued to work at various county schools through at least 1892.³⁰ R. Perry Budd's employment status after that year is uncertain, as he is missing from archival records in the following period. In 1905, however, he was appointed by the county school commissioners as a trustee for a segregated Black school in Sandy Spring.³¹ R. Perry Budd was also appointed as a reporter for the *Afro-American Ledger* in 1908 and was recorded as a "general laborer" in the 1910 census and renting a property near Olney, along with Amanda Budd and nine children.³² The couple's seventeen-year-old son, also named Perry, was recorded as a teacher at the industrial school located on his great uncle's former Brooke Road estate. The same year, R. Perry Budd purchased the lot on which he shortly thereafter erected the Budd-Riggs House.

Budd-Riggs House History

The land on which R. Perry Budd built his house had a long association with the Black community in Sandy Spring even before its 1910 acquisition by the Budd family. The lot sits near the intersection of the original Sandy Spring tracts, "Charley Forrest" and "Addition to Charley Forrest," patented in 1719 and 1722 respectively to John Bradford, a Prince George's County tobacco merchant and land speculator.³³ Portions of those tracts were purchased by Sandy Spring's first settler, the Quaker James Brooke, and he built an estate there also named "Charley Forrest."³⁴ The estate passed to Brooke's grandson, Basil Brooke, who in 1846 sold 300 acres of Charley Forrest and an adjacent tract to James Harvey, Joshua Harvey, and Samuel Bevase [sic].³⁵ The land was partitioned in an equity case and James Harvey, appointed trustee, sold 267 acres to Thomas S Brooke, of the same Quaker founding family, in 1854.³⁶ Thomas S. Brooke sold 77 acres to James E. Tyson the same year, and Tyson's trustee sold 54 $\frac{3}{4}$ acres to Arnold Waters, a Black farmer living in Olney, in 1867.³⁷

²⁹ "Md. State Progressive Teacher's Convention," *The Educator*, Baltimore, MD: Industrial Department of the Centenary Biblical Institute, 1888, p. 185.

³⁰ 1900 Decennial Census, Montgomery County, Maryland, 8th District, Enumeration District No. 60, Sheet No. 5B, House No. 83, Family No. 84.

³¹ "Rockville Academy Commencement—Meeting of School Commissioners," *The Evening Star*, June 8, 1905, p. 10.

³² "One Hundred Converts," *The Afro-American*, February 22, 1908, p. 4; 1910 Decennial Census, Montgomery County, Maryland, 8th District, 2nd Precinct, Enumeration District No. 114, Sheet No. 21, Visitation No. 181, Family No. 182.

³³ Montgomery County Patent Record, Liber 4:64; Liber 5:35.

³⁴ Prince George's County Land Records, Liber M:435; Kimberly Prothro Williams, "Quaker-related Historic and Architectural Properties of Montgomery County, 1753-1900," National Register of Historic Places Multiple Property Documentation Form, National Park Service, July 1999.

³⁵ Montgomery County Will Records, Liber 1:143; Liber 1:292; Montgomery County Land Records, Liber STS 2:44.

³⁶ Montgomery County Land Records, Liber JGH 3:228.

³⁷ Montgomery County Land Records, Liber EBP 4:318.

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Waters was recorded in the 1868 Maryland Tax Assessment with his approximately 55 acres of real estate valued at \$1650; no improvements were listed at the property, though he was recorded as possessing 45 livestock.³⁸ Arnold Waters sold four acres of his land to Dorothea (Dorothy Ann) Brooks, her mother Mary Ann Brooks, and sisters Maria Resin Brooks and Martha Louise Brooks, all Black, in 1871, though he continued to live and farm in Montgomery County's 5th District (Cracklin) with his wife Amelia and ten children.³⁹ Dorothea Brooks was enumerated in the 1870 census as a domestic servant with \$260 in real estate in the household of William H. Farquhar, who wrote the general history of Sandy Springs in *The Annals of Sandy Springs*.⁴⁰ The Brooks family must have been acquainted with the Budd family some 40 years before R. Perry Budd purchased the lot, as Dorothea's mother Mary Ann Brooks lived in the same dwelling as one Eliza Budd and Perryanna Budd in 1870.⁴¹ It is not known if Dorothea Brooks ever lived at the Brooke Road lot or built a house there—a 1908 tax assessment record under her name lists a \$100 improvement to the property—though no other record of a previous residence suggests she did, and a 1910 tax assessment record for the property lists no improvements.⁴² In any case, Dorothea Brooks conveyed the four-acre lot to R. Perry Budd the same year.⁴³

When R. Perry Budd constructed his house in 1912, he began living there with his wife, Amanda Budd, and their nine children, including five-year-old Zadie Ann Budd, who would later purchase the house. The building's ca. 1912 construction is evidenced by a 1908-1910 Assessment Book which records a \$500 improvement to the lot made that year.⁴⁴ In the 1920 census, R. Perry Budd and Amanda Budd were enumerated as owners of the property with one son, Clarence, and two young grandsons.⁴⁵ A 1923 tax assessment record indicates that outbuildings existed at the property, as "other buildings" were valued at \$100; descendant and later owner Romaine Rose recalls that an outhouse and hog pen were located behind the house in the mid-twentieth century, but the pen and any other outbuildings have since been demolished and it is unknown if any other outbuildings once existed at the property.⁴⁶ Amanda Budd died November 22, 1928 and R. Perry Budd continued to live at the property; he was enumerated there in the 1930 census with his daughter, then Zadie A. Riggs, her husband, William Riggs, and two children, William Riggs and Estelle Riggs.⁴⁷ R. Perry Budd's

³⁸ Montgomery County Assessment Record, 1864-1869, p. 130, Maryland State Archives, Series CM684-8.

³⁹ Montgomery County Land Records, Liber EBP 8:263; 1870 Decennial Census, Montgomery County, Maryland, 5th District, Page No. 72, Dwelling No. 492, Family No. 493.

⁴⁰ 1870 Decennial Census, Montgomery County, Maryland, 5th District, Page No. 2, Dwelling No. 3, Family No. 3.

⁴¹ 1870 Decennial Census, Montgomery County, Maryland, 5th District, Page No. 7, Dwelling No. 43, Family No. 46.

⁴² Montgomery County Assessment Record, Election District 8, 1908-1910, Maryland State Archives, Series T221-47.

⁴³ Montgomery County Land Records, Liber 214:396.

⁴⁴ Montgomery County Assessment Record, Election District 8, 1908-1910, Maryland State Archives, Series T221-47.

⁴⁵ 1920 Decennial Census, Montgomery County, Maryland, 8th Election District, 2nd Precinct, Enumeration District No. 135, Sheet No. 12B, Dwelling No. 226, Family No. 226.

⁴⁶ Montgomery County Assessment Record, Election District 8, 1923-1927, Maryland State Archives, Series T221-85.

⁴⁷ 1930 Decennial Census, Montgomery County, Maryland, Olney District, Enumeration District No. 16-24, Shet No. 7A, Dwelling No. 134, Family No. 137.

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occupation was listed as fencing while son-in-law William Riggs was recorded as a butler. In 1935, R. Perry Budd was recorded as delinquent in paying taxes for the property and a tax sale was carried out April 8 of that year.⁴⁸

R. Perry Budd died on October 16, 1938, and both him and Amanda Budd were buried nearby on Brooke Road at Mutual Memorial Cemetery.⁴⁹ It is not known where R. Perry Budd lived the final three years of his life, though it is likely that he remained with one of his children. Zadie A. Riggs remained in Sandy Spring, while others, such as son Charles A. Budd, moved out of state.⁵⁰ In 1939, R. Perry Budd's son, Charles A. Budd, returned to Sandy Spring and purchased the property from the county government.⁵¹ It is possible that under his ownership the current kitchen addition was constructed, remembered by descendant Romaine Rose as having been built by her maternal uncles Thomas Budd and Robert Williams in the 1930s or 1940s. According to Ms. Rose, many in the community assisted in building the kitchen, including Quakers from the Sandy Spring area.⁵² In 1944, the property was transferred out of the Budd family when Charles Budd sold it to Robert P. Awkward, Jr. and Bernice Pearl Awkward, whose family was also resident long-term in the Sandy Springs Black community.⁵³ The Awkard family was not related to the Budd family, though according to Romaine Rose, they were members of the nearby Sharp Street Methodist Church where many community transactions were executed.⁵⁴

Zadie Riggs fought the sale of the house by Charles Budd out of family ownership and ultimately purchased the property back from Robert and Pearl Awkward in 1953, after the Sandy Spring Bank agreed to front the capital for the transaction.⁵⁵ She lived at the house with her husband, William A. Riggs (November 20, 1905 – August 1, 1978) and their three children, William Riggs, Estelle Riggs, and Mary Alice Riggs, as well as some of her grandchildren, including Mary Alice Riggs' daughter and later owner, Romaine Rose. Zadie Riggs worked as a domestic worker for three families and became a school cafeteria worker in the 1950s.⁵⁶ William Riggs commuted by bus to Washington, D.C. daily, where he was employed by the British embassy. Romaine Rose recalls that in the mid-twentieth century, the house was known in the Sandy Springs Black community as the "Black Mansion," as it was a large two-story residence with a porch and multiple chimneys, unlike many of its contemporaries along Brooke Road.

Under Zadie Riggs ownership, the family supplemented their income by selling lumber from the wooded rear of the property near the Sandy Spring. During the mid-twentieth century, the property surrounding the house was planted with

⁴⁸ Montgomery County Land Records, Liber 742:21.

⁴⁹ Romaine Rose family bible; oral history, February 14, 2025.

⁵⁰ World War II Draft Registration Cards, 1942, Charles Alex Budd, accessed at ancestry.com.

⁵¹ Montgomery County Land Records, Liber 742:21.

⁵² Romaine Rose oral history, April 25, 2025.

⁵³ Montgomery County Land Records, Liber 944:116.

⁵⁴ Romaine Rose oral history, April 25, 2025.

⁵⁵ Montgomery County Land Records, Liber 1813:123.

⁵⁶ Romaine Rose oral history, April 25, 2025.

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apple, pear, and persimmon orchards, as well as walnut trees and a grape vineyard.⁵⁷ The two-story shed-roofed rear portion of the house functioned during this time as a cannery where Zadie Riggs preserved much of the fruit yielded by the orchards; it was later converted to a bathroom. Zadie and William Riggs' daughter and future owner of the house, Mary Alice Riggs (b. June 19, 1935), attended school at the industrial center located on her great-great uncle's former blacksmithing property and later graduated from business school and worked as a supervisor for the National Association of Letter Carriers. Her husband, Ronald Wayne Rose, Sr. (February 12, 1935 – April 18, 1997), an Air Force veteran, conducted family business errands for his maternal grandfather located in Pittsburgh.⁵⁸ In 1969, Zadie Riggs sold one acre of land on the east side of the property and a house addressed as 18601 Brooke Road was built there in 1972.⁵⁹

Zadie Riggs lived in the house until her death on May 11, 1990.⁶⁰ She was memorialized at her funeral by both the local Catholic priest and the community's Methodist minister in a testament to her social prowess in Sandy Spring, and she was buried at the Ashton Methodist Episcopal Cemetery on Ashton Road alongside her husband, William A. Riggs. The house passed to her daughter, Mary Alice Riggs Rose, until her death on October 25, 2020, at which time it was inherited by fourth-generation owner Romaine Rose.⁶¹ As of 2025, Romaine Rose resides at the property at 18583 Brooke Road with her brother, Ronald Rose, Jr.

⁵⁷ Ibid.

⁵⁸ Ibid.

⁵⁹ Montgomery County Land Records, Liber 3903:135.

⁶⁰ Romaine Rose, oral history, February 14, 2025.

⁶¹ Montgomery County Land Records, Liber 9487:120; Liber 67432:62; Liber 67861:154; Mary Alice Riggs was buried at Ashton Methodist Episcopal Cemetery, while her husband, Ronald Wayne Rose, Sr., was buried at Allegheny Cemetery in Pittsburgh, Pennsylvania.

9. Major Bibliographical References

Inventory No. M:15-124

1870; 1880; 1900; 1910; 1920; 1930 Decennial Censuses.

Montgomery County Assessment Records.

Montgomery County Land Records.

Romaine Rose [current property owner and Budd-Riggs descendant] oral history, February 14, 2025.

10. Geographical Data

Acreage of surveyed property	<u>approx 3.00 acres</u>
Acreage of historical setting	<u>approx 4.00 acres</u>
Quadrangle name	<u>Sandy Spring, MD</u>

Quadrangle scale: 1:24,000

Verbal boundary description and justification

Beginning at a stone now planted near a branch by a white oak tree, and running thence South seventy two degrees West nineteen perches to a stone; North twenty four degrees West thirty five and a half perches to a stone on the South edge of the New Road then along said road North sixty five and a half degrees East, fifteen and three quarter perches to a stone; South twenty nine degrees East, eight and seven tenths perches to a stone on the outlines of the tract formerly belonging to Basil Brooke, still with said outlines South twenty nine degrees East, twenty nine perches to the beginning. Containing four acres more or less.

Saving and excepting one (1) acre of land being the same property described in a deed recorded in Liber 3903, folio 135 among the aforesaid Land Records.

11. Form Prepared by

name/title	Grant Cunningham / Architectural Historian		
organization	The Ottery Group, Inc.	date	June 2025
street & number	P.O. Box 4265	telephone	n/a
city or town	Silver Spring	state	MD

The Maryland Inventory of Historic Properties 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
Maryland Department of Planning
100 Community Place
Crownsville, MD 21032-2023
410-697-9591

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PHOTO LOG

Name of Photographer: Grant Cunningham

Date of Photographs: February 14, 2025

Location of Original Digital File: The Ottery Group, Inc.

Photographs inserted on continuation sheets.

Photo 1 of 11:

Budd-Riggs House north-facing façade.

M;15-124_2025-02-14_(01).tif

Photo 2 of 11:

Budd-Riggs House north-facing façade from Brooke Road.

M;15-124_2025-02-14_(02).tif

Photo 3 of 11:

Budd-Riggs House northwest oblique.

M;15-124_2025-02-14_(03).tif

Photo 4 of 11:

Budd-Riggs House west elevation.

M;15-124_2025-02-14_(04).tif

Photo 5 of 11:

Budd-Riggs House southwest oblique.

M;15-124_2025-02-14_(05).tif

Photo 6 of 11:

Budd-Riggs House south (rear) elevation.

M;15-124_2025-02-14_(06).tif

Photo 7 of 11:

Budd-Riggs House southeast oblique.

M;15-124_2025-02-14_(07).tif

Photo 8 of 11:

Budd-Riggs House west elevation.

M;15-124_2025-02-14_(08).tif

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Budd-Riggs House
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Photo 9 of 11:
Budd-Riggs House northeast oblique.
M;15-124_2025-02-14_(09).tif

Photo 10 of 11:
Budd-Riggs House from rear, facing north toward Brooke Road.
M;15-124_2025-02-14_(10).tif

Photo 11 of 11:
Budd-Riggs House property, south boundary (rear), Sandy Spring.
M;15-124_2025-02-14_(11).tif

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Budd-Riggs House
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Photo 1 of 11. Budd-Riggs House north-facing façade.

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Budd-Riggs House
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Photo 2 of 11. Budd-Riggs House north-facing façade from Brooke Road.

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Photo 3 of 11. Budd-Riggs House northwest oblique.

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Photo 4 of 11. Budd-Riggs House west elevation.

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Photo 5 of 11. Budd-Riggs House southwest oblique.

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Photo 6 of 11. Budd-Riggs House south (rear) elevation.

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Budd-Riggs House
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Photo 7 of 11. Budd-Riggs House southeast oblique.

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Photo 8 of 11. Budd-Riggs House west elevation.

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Photo 9 of 11. Budd-Riggs House northeast oblique.

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Photo 10 of 11. Budd-Riggs House from rear, facing north toward Brooke Road.

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Photo 11 of 11. Budd-Riggs House property, south boundary (rear), Sandy Spring.