

Survey No. M: 21-12

Magi No.

DOE \_\_\_yes \_\_\_no

# Maryland Historical Trust State Historic Sites Inventory Form

## 1. Name (indicate preferred name)

historic The Charles Beall, Jr. House

and/or common

## 2. Location

street & number 105 Chestnut Street \_\_\_ not for publication

city, town Gaithersburg \_\_\_ vicinity of congressional district 9th

state Maryland county Montgomery

## 3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> religious
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> scientific
	<input checked="" type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

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

name

street & number telephone no.:

city, town state and zip code

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Courthouse liber

street & number folio

city, town Rockville state Maryland

## 6. Representation in Existing Historical Surveys

title None

date \_\_\_ federal \_\_\_ state \_\_\_ county \_\_\_ local

depository for survey records

city, town state

## 7. Description

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

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

This residence is a example of a transitional early 20th century house, retaining the siding and porch details that separated stories and incorporating craftsman details such as exposed rafter ends at the eaves.

The subject house faces northeast on a near half-acre rectangular lot on Chestnut Avenue in a neighborhood of mixed architectural styles and lot sizes. Neighboring structures range from 1950 and 1960 1-story rambler on 6,000 square foot lots to a 1879 Victorian Second Empire Revival on one acre of land. This house has a moderate setback from the street with a hedgerow screening it from the street. It is landscaped with foundation shrubs and has a rear garden area. There is a crushed rock driveway west of the house leading to a frame one-bay front-gabled garage southwest of the house. Access to the house is from the driveway, rather than from the public sidewalk. The house is currently undergoing a renovation of the front porch.

The craftsman-influenced 2-1/2 story frame front-gabled house has a complex roof plan and massing through the use of bays and dormers on the east and west. The roof is composition-shingled with one interior brick chimney and the exposed rafter ends are jigsawed to a scro shape on the main block and the dormers. The wood fishscale shingles in the attic gable are separated from the narrow clapboard and cornerboards on the main body of the house by a strong corniceboard. It has a one-story open porch that is full-width on the north (front) and wraps half-way on the west facade. A large square bay on the west facade has the west shed-roofed dormer over it, creating a 2-story bay. The 1/1 windows with plain surrounds are found singly and paired.

The 2-bay north (front) facade has a pair of smaller windows in the attic gable, one window in the west bay and a pair of windows in the east bay of the 2nd story, an exterior door with transom in the east bay, 1st story, and a pair of windows in the south bay, 1st story. The one-story wraparound porch has a shallow-hipped roof was supported by six Doric columns connected by a plain stick and rail balustrade which have been removed for repairs. The porch rests on brick piers and is accessed by steps on the west and north facades.

The west facade 2nd story has one window in the north bay and two windows in the dormer. The 1st story has a window in the north bay, a door in the north side of the bay, and two windows in the room bay.

The east facade has two windows in the shed-roofed wall dormer, and two windows on the 2nd story. The 1st story has a pair of casement windows inset in a paneled area in the south bay.

# 8. Significance

Survey No. H-21-12

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention	<input checked="" type="checkbox"/> local	

Specific dates ca. 1910 Builder/Architect

check: Applicable Criteria:  A  B  C  D  
 and/or  
 Applicable Exception:  A  B  C  D  E  F  G  
 Level of Significance:  national  state  local

Prepare both a summary paragraph of significance and a general statement of history and support.

### STATEMENT OF SIGNIFICANCE

This substantial well-detailed Craftsman-influenced 2-1/2 story house was built ca. 1910 by the owner Charles E. Beall Jr. in a family enclave on Chestnut Street. This is the only Beall house left of the three original structures here.

### HISTORY AND SUPPORT

Meem's Addition is part of 200 acres purchased by Martha A. Meem from Mary J. Bibb at \$5.00 per acre in 1862, 1/ which she began selling in parcels shortly after her husband's death in 1865. 2/

The private right of way for Chestnut Street was first dedicated in 1873 to provide access to houses and commercial property near Wards Station on the railroad and development quickly followed. 3/ By 1894 three fine houses were on the west end of Chestnut Street, one, at 101 Chestnut, being the residence of Mrs. Charles E. Beall, Sr. 4

In 1896, the land along Chestnut, Meem, and Diamond Avenues was subdivided as "Meem's Addition to Gaithersburg" into 30 half-acre lots adding a short unnamed street (now Floral Drive) and two alleys. 5/ A flurry of land transfers occurred between the children to clear titles and divide the estate.

In March of 1898, George W Meem and Mary Edwards, Ida G. Meem, Georgie F. Merryman, Edwin E. Meem, and Mary M. Bowie (all children of George W. Meem) sold "one lot or piece beginning at a stone at the corner of Mrs. Charles Beall's land" being 6/7 acre of land, to Ida G. Meem. 6/

Continued on attachment 8.1

History (continued)

The Charles Beall, Jr. House/ 105 Chestnut Street

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Evidently Ida Meem, later Mrs. McGowan, divided this land into several lots. In 1910, Ida McGowan sold the 6/7 acre known as lots 12 and 13 to Charles W. Beall except for the south 15 feet of Lot 13 and the north 35 feet of lot 12 which was sold as a separate building lot, and the south 55 feet of lot 12. 7/ According to Daniel Robertson, who grew up down the street, Mr. Beall built the house himself with the help of Mr. Darby, a local builder. In 1913, another family member, Louis Beall, purchased lot #4 8/ on Meem Avenue and built his house shortly after. There were three Beall family houses on the corner of Meem Avenue and Chestnut Street.

Of the three houses, only the Charles Beall, Jr. house remains. The family home at 101 Chestnut was purchased by Kay Bowling, a local businesswoman, who demolished the house and built commercial office condominiums on the property. The Louis Beall house burned. 9/

The heirs of Charles Wesley Beall (Bernard and Lemuel Beall) sold the property at 105 Chestnut to Richard and Nancy Westley after Charles' death. 10/ The Westleys sold it in 1981 to Philip and Susan Bear Tsichlis. 11/

Footnotes:

1. Montgomery County Land Record JGH9/228 and The Montgomery County the tax assessment for 1863 which lists George Meem with 200 acres at \$5.00 per acre with no improvements.
2. Judy Christensen, "Meem's Addition to Gaithersburg", 1990, for City of Gaithersburg.
3. Montgomery County Land Record EBP10/388 where Ward & Fulks purchased 3 acres by the railroad and a road right of way to the Barnesville Road. It became a public road in 1883 by petition to the County Commissioners.
4. C.J., Maddox Jr., "Map of Gaithersburg" 1894.
5. Montgomery County Plat 3/133 (1896 recorded 1910).
6. Land Records JA53/426, Lots 12 & 13 to George W. Meem from Estate. TD2/357 for 6/7 acre of land (lots 12 & 13 from George to children to Ida Meem.
7. Land Record 288/455 (1910)
8. Land Record 238/140 (1913)
9. Telephone interview with Daniel Robertson, May 1990. Mr. Robertson's parents built 115 Meem Avenue in 1910.
10. Land Record 288/455, op. cit. and 716/379 (1938)
11. Montgomery County Will Record WES101/1 and Land Record 3809/795
12. Land Record 5643/462 (1981)



GAITHERSBURG HISTORIC SITES SURVEY FIELD SHEET  
- - -

ADDRESS 105 CHESTNUT STREET  
County: Montgomery  
Gaithersburg

MHT # M-21-12

SURVEY # 050  
LOT FP13, BLOCK -

LIBER 5643, FOLIO 462

OWNER: Philip/Susan Bear  
ADDRESS: same  
CITY: same

PRESENT USE: residence  
ORIGINAL USE: residence  
BUILDER: unknown

STYLE: Colonial revival

DATE BUILT: c.1922

PHYS. COND: good

GENERAL DESCRIPTION

STRUCTURAL SYSTEM:

FOUNDATION: brick  
WALL STRUCTURE: Balloon  
WALL COVERING: novelty siding

ROOF CONSTRUCTION:

ROOF STRUCTURE: Wood Truss  
ROOF COVERING: asphalt shingle  
ROOF STYLE: gable  
EAVES: -  
CHIMNEYS: two

APPENDAGES:

ADDITIONS: several  
ELLS: -  
PORCHES: front  
SUPPORTS: columns  
OUTBUILDINGS: -

STORIES: 2 1/2

BAYS: 2 x 2

APPROX DIMENSION: 23 x 26

WINDOWS:

TYPE: d.h.s.  
LIGHTS: 1/1

BAY WINDOWS: -  
SIDE BY SIDES: front, dormer  
GABLE TYPES: side-by-side

ENTRANCES:

LOCATION: left  
DESCRIPTION: transom

THREAT: none

SURROUNDINGS: residential

M:21-12

DESCRIPTION: There is a large 2 1/2 storey addition to the right of the original structure. The porch extends the full width and wraps to the right side as part of addition. Four original pillars and two more added on addition. Left bay has entrance door with two-light transom, right bay has side-by-side 1/1 d.h.s. Windows have architrave surround. Second storey-left bay, 1/1; right bay, double window. Gable end, double windows, centered, patterned wood shingles.

Right elevation-two original chimneys, slightly corbeled. First floor, one window on left, extension to house added in right bay which is two storeys, contains two windows in each level, entrance on first floor. Both levels have rounded exposed rafters at open eaves. Second storey has window in left bay.

Rear elevation-first level, left side is addition with one 1/1 window. Main part is two-bays wide, staggered butt shingles on gable end. First level has rear porch enclosed, one window in left bay. Second level, main part three windows spaced evenly. Third level, two side-by-side attic windows. Left elevation-first level, one modern window, left bay; second level, one window each bay; third level, same as second.

Recorded by:  
P. Patula/C. MacFarland  
October 2, 1982  
Historic Inventory Task Force

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC

AND/OR COMMON

House with Shingled Gable

**2 LOCATION**

STREET & NUMBER

105 Chestnut Avenue

CITY, TOWN

Gaithersburg

\_\_\_ VICINITY OF

CONGRESSIONAL DISTRICT

STATE

Maryland

COUNTY

Montgomery

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

**4 OWNER OF PROPERTY**

NAME

Telephone #:

STREET & NUMBER

CITY, TOWN

\_\_\_ VICINITY OF

STATE, zip code

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Montgomery County Courthouse

Liber #:

Folio #:

STREET & NUMBER

CITY, TOWN

Rockville

STATE

MD

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

DATE

\_\_\_ FEDERAL \_\_\_ STATE \_\_\_ COUNTY \_\_\_ LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

**7 DESCRIPTION**

M:21-12

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

**DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE**

The house at 105 Chestnut Avenue, Gaithersburg, is a late nineteenth century frame house on a concrete foundation located on the east side of Chestnut Avenue and facing northwest.

The house is a gable roofed 2-1/2 story structure with a two bay front or northwest elevation. A projecting portion on the south elevation under the roof slope has a shed dormer at the second floor level. A one story shed roofed porch extends across the front elevation and a portion of the south elevation. The porch roof is standing seam metal. The entrance is in the left bay and the second floor has a single window in this bay. The right bay has paired windows at both floors. The gable is shingled and also has a pair of windows. The porch has Roman Doric columns. Two central chimneys extend through the roof, which is covered in modern composition material. The rafters are exposed at the eaves and are club shaped. The exterior is covered in German siding. All fenestration is 1/1.

CONTINUE ON SEPARATE SHEET IF NECESSARY

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES c. 1900

BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

The house at 105 Chestnut Avenue and the neighboring houses at 102 and 104 Chestnut Ave. are good examples of late nineteenth century small town residences. This house does not have the profusion of decorative detail found in 102 and 104 and thus may be of a later date, representing the transition to twentieth century house architecture.

The area surrounding these three houses was Meem's Addition. Further research is needed on the development of this section of Gaithersburg.

CONTINUE ON SEPARATE SHEET IF NECESSARY

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

M:21-12

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

VERBAL BOUNDARY DESCRIPTION

co-terminous with tax parcel

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

STATE COUNTY

STATE COUNTY

**11 FORM PREPARED BY**

NAME / TITLE

Janet Davis

ORGANIZATION

MHT/SHA Surveyor

DATE

November 10, 1980

STREET & NUMBER

21 State Circle

TELEPHONE

(301) 269-2438

CITY OR TOWN

Annapolis

STATE

MD 21401

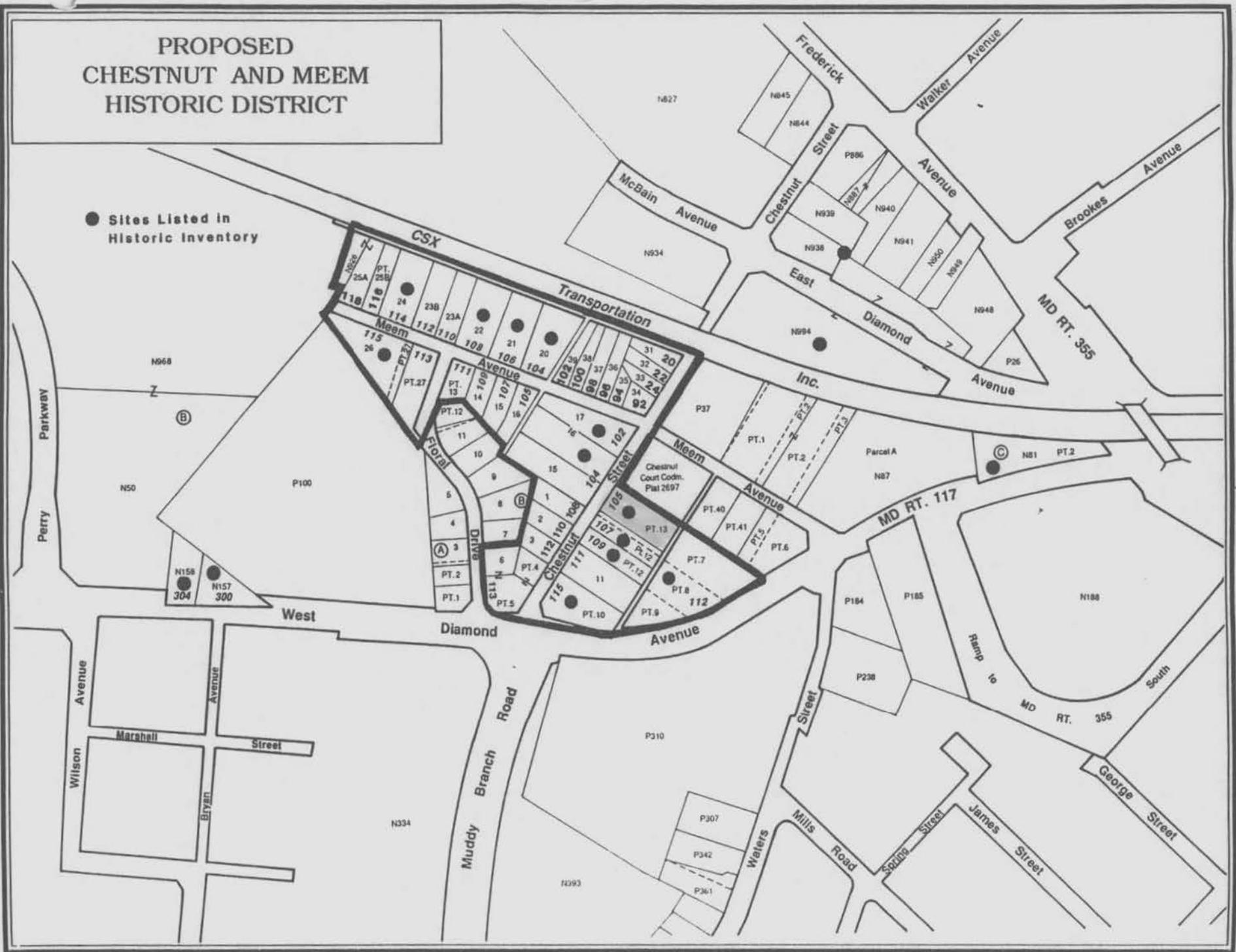
The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401  
(301) 267-1438

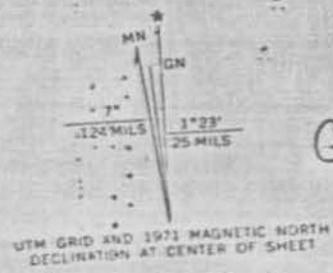
# PROPOSED CHESTNUT AND MEEM HISTORIC DISTRICT

● Sites Listed in  
Historic Inventory

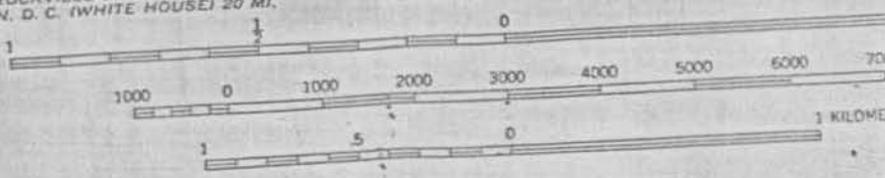




urvey  
 after 1944  
 1945  
 datum  
 aerial photographs



ROCKVILLE 3.5 MI.  
 WASHINGTON, D. C. (WHITE HOUSE) 20 MI.



Gaithersburg  
 Quad

CONTOUR INTERVAL 20 FEET  
 DATUM IS MEAN SEA LEVEL

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
 FOR SALE BY U. S. GEOLOGICAL SURVEY, WASHINGTON, D. C. 20242  
 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON RE

M:21-12



M-21-12

House with Shingled Gable

105 Chestnut Ave.

Gaithersburg, MD

photo: Janet Davis

neg loc: MD Historical Trust

19 September 1980

camera facing southwest

1/1



105 Chestnut Street

M: 21-12