MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes ___
no ___

Property Name: The Reinhart House Inventory Number: M: 21-253

Address: 402A E. Diamond Avenue Historic district: ___ yes X no

City: Gaithersburg Zip Code: 20877 County: Montgomery

USGS Quadrangle(s): Gaithersburg

Property Owner: Archstone Westchester at Old Town LP Tax Account ID Number: 09-02848117

Tax Map Parcel Number(s): 948 Tax Map Number: FT52

Project: Westchester at Old Town Apartments Agency: U.S. Department of Housing and Urban Dev

Agency Prepared By: EHT Traceries

Preparer's Name: ___ Date Prepared: 1/15/2010

Documentation is presented in: ___

Preparer's Eligibility Recommendation: ___ Eligibility recommended X Eligibility not recommended

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

Complete if the property is a contributing or non-contributing resource to a NR district/property:

Name of the District/Property: ___

Inventory Number: ___ Eligible: ___ yes Listed: ___ yes

Site visit by MHT Staff ___ yes X no Name: ___ Date: ___

Description of Property and Justification: *(Please attach map and photo)*

THE REINHART HOUSE

STATEMENT OF SIGNIFICANCE

The Reinhart House located at 402A East Diamond Avenue was initially constructed in 1920 by John J. Bottlemay, as a house for his daughter and son-in-law, Annie and Walter Reinhart. Walter Reinhart was as station agent for the railroad. The Reinharts remained at 402A East Diamond Avenue until 1980. Recently, the building served as offices for the City of Gaithersburg.

The Reinhart House is one of several early twentieth-century residential buildings bordering on Gaithersburg's central business district. Following the arrival of the Baltimore and Ohio Railroad in 1873, the center of town shifted to the intersection of Diamond and Summit Avenues, a planning district now referred to as Olde Towne. The commercial prosperity of the business district spurred residential growth in Gaithersburg in the first decades of the twentieth century. Blocks of modest, vernacular houses, such as the Reinhart House, were constructed for Gaithersburg's middle-class merchants, professionals, shopkeepers, and laborers. Dating to the early twentieth century, the Reinhart House is an example of the types of houses that were constructed in

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ___ **Eligibility not recommended** X

Criteria: ___ A ___ B ___ C ___ D **Considerations:** ___ A ___ B ___ C ___ D ___ E ___ F ___ G

MHT Comments:

Jonathan Sager 4/20/10
Reviewer, Office of Preservation Services **Date**

R Kintz 4/7/10
Reviewer, National Register Program **Date**

2010 00744

Gaithersburg in the first decades of the twentieth century, but does not by itself represent this period in the town's development. Additionally, the Reinhart House is an example of the vernacular architecture common in Gaithersburg in the early twentieth century. Therefore, the Gartner House is not recommended eligible for individual listing on the National Register of Historic Places.

HISTORIC CONTEXT

The City of Gaithersburg

Gaithersburg emerged in the mid eighteenth century from a group of large plantations located along Frederick Avenue, a former Native American trail that connected the port of Georgetown with the agricultural hinterland in Montgomery County and beyond. Planters shipped their crops--tobacco at first, then later corn and wheat--along the 'George Town-Frederick Town' Road to the docks and gristmills on the Potomac River. Although Montgomery County was primarily agricultural, settlements like Gaithersburg materialized along major transportation routes to provide travelers with services and accommodations (1).

Throughout the nineteenth century, Gaithersburg slowly developed into an agricultural service center focused on the intersection of Frederick and Diamond Avenues. It was not, however, until the arrival of the Baltimore and Ohio Railroad in 1873 that the town was transformed into a prosperous entrepot: "the Heart of Montgomery County." The fast and cheap rail transportation reinvigorated agriculture in Montgomery County (2). In Gaithersburg, grain mills lined up along the B&O Railroad to process the steady supply of crops. One resident observed: "This formerly humble village, situated in the centre of our county, has since the completion of the railroad developed a trade and importance hitherto thought impossible. More wheat is now annually delivered here than was formerly grown in the whole county" (3).

After the arrival of the Baltimore and Ohio Railroad in 1873, the intersection of Diamond and Summit Avenues quickly supplanted the intersection of Frederick and Diamond Avenues as the center of town. Commercial development in this area was spurred by the mills and railroad-related industries located between Diamond Avenue and the B&O Railroad. Although many of the initial businesses centered on Diamond and Summit Avenues reflected the town's status as an agricultural center, by the 1890s the business district had diversified to include John Belt's mercantile store, reportedly the largest general store in the county, Samuel Goyd's Grocery Store, and a pharmacy, Diamond Drug. The First National Bank of Gaithersburg opened on the northeast corner of Diamond and Summit Avenues in 1891, marking Gaithersburg's maturation as a center of commerce in Montgomery County (4)

Commercial prosperity spurred residential growth in Gaithersburg in the first decades of the twentieth century. New houses were required for the town's growing number of merchants, professionals, shopkeepers, and laborers. Gaithersburg also attracted retired farmers and government employees that commuted to work in Washington, D.C. Between 1900 and 1930, blocks of single-family detached houses developed at the outskirts of the commercial node, including the houses on East Diamond Avenue west of the intersection of Summit Avenue. These houses were constructed for middle-class households--they were modestly sized and conservative in form and detail. Initially, the design and detail of these vernacular houses were inspired by Victorian-era precedents in Gaithersburg. As the century progressed, however, the houses on Diamond Avenue exhibited elements of modern, post-Victorian-era styles, including the four square form and craftsman inspired details (5).

Gaithersburg experienced tremendous growth in the latter decades of the twentieth century as federal facilities and Interstate 270 pulled suburban growth from Washington, D.C. into Montgomery County. In 1950, Gaithersburg had fewer than 2,000 residents; by 1980, its population exceeded 26,000 (6). Despite the introduction of large scale commercial, office, and residential developments, Gaithersburg still retains several twentieth-century single-family houses on Diamond Avenue near its commercial core (7).

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ____ **Eligibility not recommended** ____

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_____ _____

Reviewer, Office of Preservation Services **Date**

_____ _____

Reviewer, National Register Program **Date**

The Reinhart House: 402A East Diamond Avenue

402A (formerly 404) East Diamond Avenue was constructed in 1920 for Annie and Walter Reinhart. They acquired the property from Annie's parents, John J. and Sarah (Sallie) C. Bottlemay on June 26, 1920 (8). The parcel was half of the 1.16-acre unimproved lot that John Bottlemay, an electrician for the railroad, had acquired from John H. Nichols on May 13, 1920 (9). One day prior to the purchase, Bottlemay secured a building permit for "a house on Diamond Avenue" (10). It is uncertain if the building permit issued to Bottlemay was for his own residence, 402 East Diamond Avenue, or for his daughter and son-in-law's, 402A East Diamond Avenue. Regardless, the two houses are presumed to have been constructed at approximately the same time in 1920. The houses are shown side-by-side on the 1924 Sanborn Fire Insurance Maps for the town of Gaithersburg (11).

John Bottlemay died on November 1, 1925 (12). His widow, Sarah, moved in with her daughter and son-in-law and sold 402 East Diamond Avenue (13). The 1930 U.S. Census recorded Sarah Bottlemay as residing with the Reinharts. Walter Reinhart's occupation was listed as station agent for the steam rail road (14). He also served as the town clerk from 1928 to 1956. The Reinharts remained at 402A East Diamond Avenue for the majority of their long lives. Walter Reinhart died in 1982 at the age of 90; Annie Reinhart died in 1985 at the age of 87 (15). Prior to their deaths, in 1980, the Reinharts sold the property Larry and Angela Sanders, who unsuccessfully attempted to develop the parcel as an apartment building (16). In 1998, the Sanders sold the property to the City of Gaithersburg, which converted the house into offices for its Youth Services Division (17). The city sold the property to Archstone Westchester at Old Town LP in 2008 (18).

The Reinhart House is currently vacant pending the redevelopment of the site as a mixed-use development containing multi-family residential (rental) housing and retail. The redevelopment of this section of East Diamond was recommended in the City of Gaithersburg's Olde Towne District Master Plan (approved in 2003) as a means of revitalizing this area of the town.

ARCHITECTURAL DESCRIPTION

Site Description:

This dwelling is set back approximately 40 feet from the north side of East Diamond Avenue. The grassy lot slopes to the north and contains mature trees, shrubs, and foundation plantings. An asphalt paved driveway enters the property southeast of the house and extends north past the dwelling to a large asphalt paved parking lot that is shared with the neighboring house to the west, 402 East Diamond Avenue. A concrete walkway leads from the main entry of the house to the public brick sidewalk fronting the property. Concrete walkways extend from the rear of the dwelling to the parking lot, and from the west side of the dwelling to the neighboring house at 402 East Diamond Avenue. This walkway is lined by a row of hedges. The eastern edge of the property is lined by a row of mature trees.

Dwelling:

This two-and-a-half-story single dwelling is an example of a Colonial Revival-style American Foursquare and was constructed in 1920. The house is two bays wide and two bays deep with a two-story canted bay on the west (side) elevation and a two-story porch on the rear (north) elevation. The house sits on a solid foundation that has been parged. The wood-frame house has been reclad with vinyl siding. The hipped roof is covered with asphalt shingles and has wide overhanging eaves and a boxed cornice. A hipped-roof dormer is located on the southern slope of the roof. It has wide overhanging eaves, a boxed cornice, and a plain frieze. The cheeks of the dormer are clad with asphalt shingles. It is pierced by two small 2/2, double-hung, wood-sash windows. An interior brick chimney is located on the northern (rear) slope of the roof. The main entry is located in the easternmost bay of the

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Reviewer, Office of Preservation Services **Date**

Reviewer, National Register Program **Date**

façade. This single-leaf opening and all first-story openings have been boarded with plywood. A paired window opening is located to the west of the entry. The second story of the façade is fenestrated with 2/2, double-hung, wood-sash windows. All window openings on the façade are edged with inoperable vinyl louvered shutters. A one-story, full-width porch is located on the façade. It sits on a solid foundation and has a half-hipped roof of asphalt shingles with wide overhanging eaves. Tuscan columns support the roof. The east elevation has two single window openings on the first story and a single opening in the second story. A four-light wood window on the east elevation illuminates an interior stair. Single window openings are located on the first and second story of the west (side) elevation. The three-sided canted bay has a half-hipped roof of asphalt shingles. It is finished with overhanging eaves and a boxed cornice. Single window openings are located on the sides of the bay, while paired openings are located on the west side. All openings on the rear (north) elevation have been boarded and include a band of windows on the first story and a single window opening on the second story. A two-story porch with a shed roof is located on the rear elevation and sits on a pier foundation. The easternmost bay of the porch is enclosed and clad with vinyl siding. Single window openings are located on the first and second story of the north elevation. A single-leaf entry is located on the west side of the porch on the second story. The entry is reached by a flight of wood steps edged with a square-post wood balustrade. The steps also lead to a one-story wood deck. The deck sits on a wood pier foundation covered with lattice. Square wood posts with knee brackets help support the roof.

Assessment of Integrity

Integrity is the ability of a property to convey its significance. To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The National Register has identified seven aspects of integrity: Location; Design; Setting; Materials; Workmanship; Feeling; and Association. The Reinhart House retains its original location at 402A East Diamond Avenue, east of the intersection with Summit Avenue in Gaithersburg. The house has been minimally altered and retains its integrity of design dating to its original construction in 1920. The Reinhart house retains its setting, or physical environment, within a row of houses along East Diamond Avenue extending east from the town's commercial center at the intersection of Diamond and Summit Avenues. Although original materials have been replaced (i.e. vinyl siding, shutters, and window surrounds), the replacements have maintain the sparse ornamentation that was integral to the form and style of the original construction. The replacement of these materials is commonplace and often a matter of maintenance. Thus, the Reinhart House retains sufficient integrity of its materials and workmanship that date from 1920. The form, architectural features, and exterior finishes of the house generally remain intact and in good condition. Although it is currently vacant and no longer functions as a residence, the Reinhart House continues to read as a house and is able to convey its association with the history of the town. Therefore, in addition to integrity of location, design, materials and workmanship, the Reinhart House retains sufficient integrity of feeling and association.

ELIGIBILITY FOR THE NATIONAL REGISTER OF HISTORIC PLACES

The Reinhart House is not recommended eligible for the National Register of Historic Places as an individual resource. The building is not representative of events that have made a significant contribution to the broad patterns of history (Criterion A). The house was constructed in 1920 as a residence for the Reinhart family; it continued to serve in that capacity until 1980. Although the Reinhart House is an example of the types of houses that were constructed in Gaithersburg in the first decades of the twentieth century, it does not by itself represent this period in the town's history. It is one of several residential properties on East Diamond Avenue dating from the early twentieth century. The Reinhart House is not associated with the lives of significant persons in our past (Criterion B). Although the Reinharts were long-time residents of Gaithersburg, they did not have a significant effect on local or national history. Finally, the Reinhart House does not embody distinctive characteristics of a type, period, or method of construction, represent the work of a master, or possess high artistic value (Criterion C). The Reinhart House is an example of a vernacular Colonial Revival-style American Foursquare constructed in 1920. The Reinhart House is representative of the vernacular architecture common in Gaithersburg in the early twentieth century, a period in which the town experienced an

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Reviewer, Office of Preservation Services **Date**

_____ _____

Reviewer, National Register Program **Date**

expansion of its residential neighborhoods. Many houses from this period, including the Reinhart House, are modest, architecturally conservative buildings that were designed for middle-class households and are best understood in a larger context. The Reinhart House was not evaluated for its potential to yield historical information (Criterion D).

FOOTNOTES

1. The City of Gaithersburg, Gaithersburg: A History of A City (Charleston, SC: Arcadia Publishing, 2002), 11-12, 31.
2. Richard K. MacMaster and Ray Eldon Hiebert, A Grateful Remembrance: The Story of Montgomery County, Maryland 1776-1976 (Rockville, MD: Montgomery County Historical Society, 1976), 201-211.
3. The City of Gaithersburg, Gaithersburg: A History of A City (Charleston, SC: Arcadia Publishing, 2002), 94.
4. Elizabeth B. Witgall, ed., Gaithersburg: The Heart of Montgomery County (City of Gaithersburg, MD, 1978), 83-91.
5. David Sutton, "G'burg Architecture Reflects Times," The Gazette (Montgomery County), 29 April 1992.
6. Steve Dryden, "Gaithersburg," Bethesda Magazine (November/December 2009): 100-112.
7. City of Gaithersburg, 2003 Master Plan: Historic Preservation (City of Gaithersburg, MD: 2007), 26-31. Available online: http://www.gaithersburgmd.gov/Documents/masterplan/historic_pres_element_100107_adopt.pdf.
8. Montgomery County Land Records, Liber PBR 294, Folio 30, 26 July 1920.
9. Montgomery County Land Records, Liber PBR 294, Folio 30, 19 May 1920.
10. Gail Littlefield and Judy Christensen, The Ernest and Daisy Fraley Home Maryland Inventory of Historic Properties Form (Gaithersburg, MD: ArcHistory, n.d.), 8.1.
11. Sanborn Map Company, Gaithersburg, Montgomery County, Maryland (New York, NY: Sanborn Map Company, November 1924).
12. Gail Littlefield and Judy Christensen, The Ernest and Daisy Fraley Home Maryland Inventory of Historic Properties Form (Gaithersburg, MD: ArcHistory, n.d.), 8.1.
13. Montgomery County Land Records, Liber PBR 428, Folio 34, 30 May 1927.
14. Ancestry.com. 1930 United States Federal Census [database online] (Provo, UT, Ancestry.com Operations, Inc., 2004), Gaithersburg, Montgomery County, Enumeration District 26, Sheet 1A.
15. Ancestry.com. Social Security Death Index [database online] (Provo, UT, Ancestry.com Operations, Inc., 2004).
16. Montgomery County Land Records, Liber 5622, Folio 678, 3 December 1980.
17. Montgomery County Land Records, Liber MQR 16136, 484, 7 August 1998.
18. Montgomery County Land Records, Liber LEK 35864, Folio 749.

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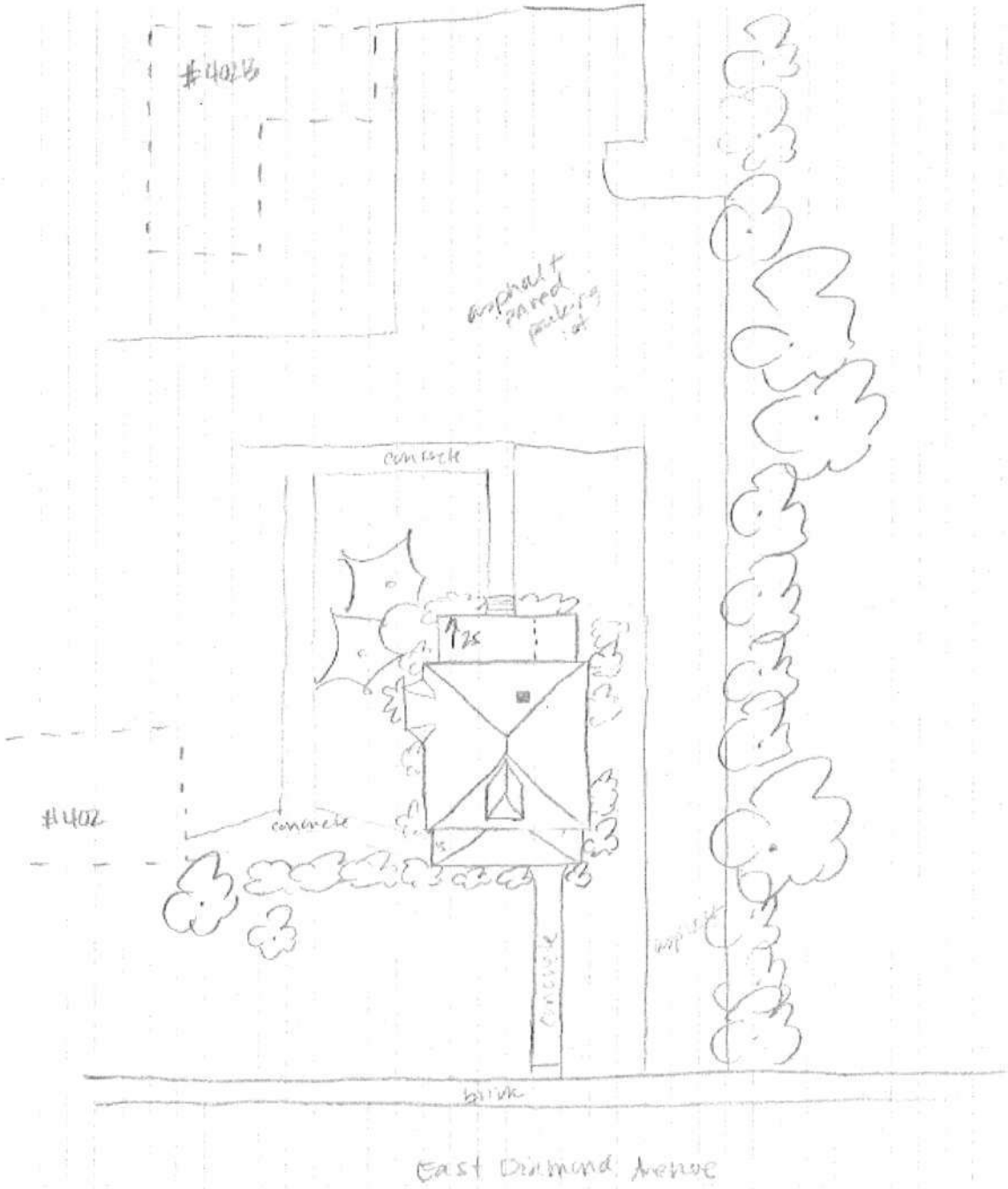
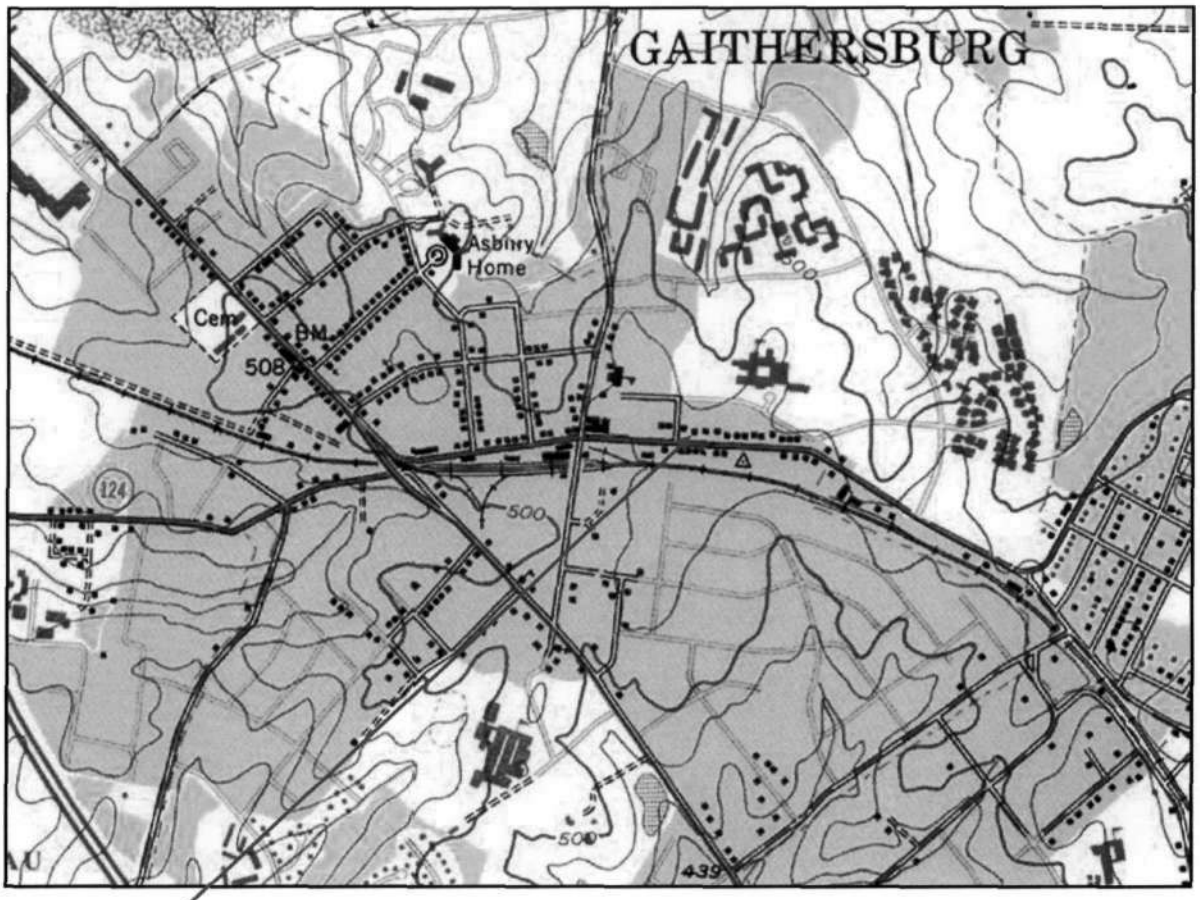
RESOURCE SKETCH MAP
THE REINHART HOUSE M:21-253



Date 1/2010 **Not to Scale**

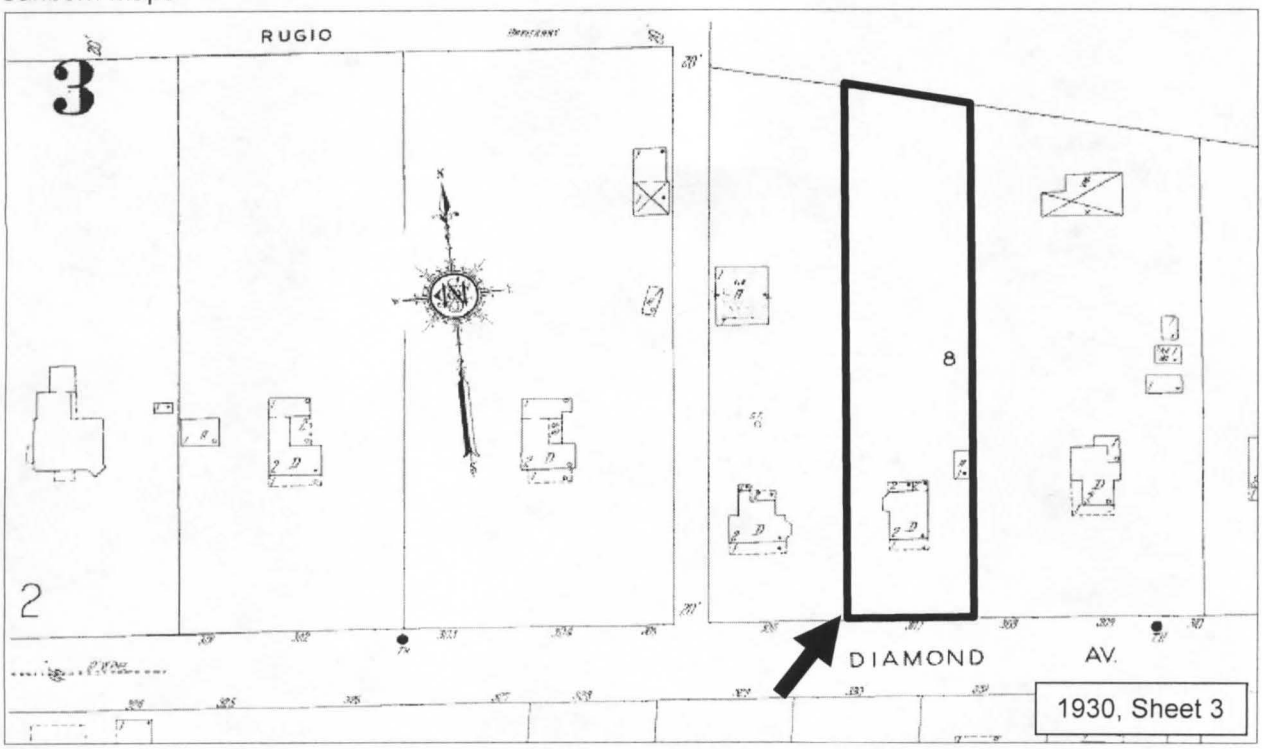
I.D. # _____ Name/Address 402A East Diamond Avenue



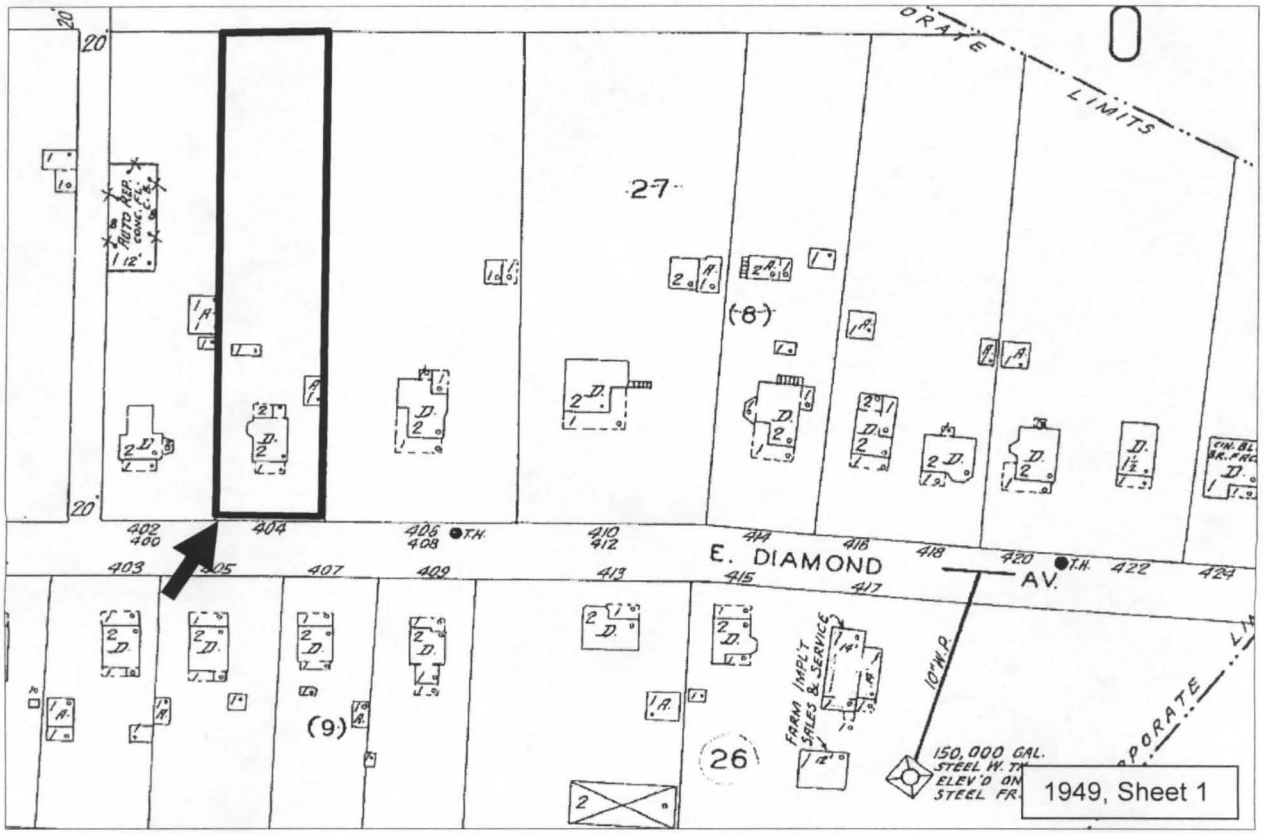
The Reinhart House; M: 21-253
402A East Diamond Avenue
Gaithersburg, MD 20877
Eastern Maryland/D.C. (DC, MD) Quadrangle [Gaithersburg]
USGS Topographic Map, 1979
EHT Traceries, Inc., 2010

M: 21-253
Reinhart House, site
402A (404) E. Diamond Avenue, Gaithersburg
Sanborn Maps

DEMOLISHED



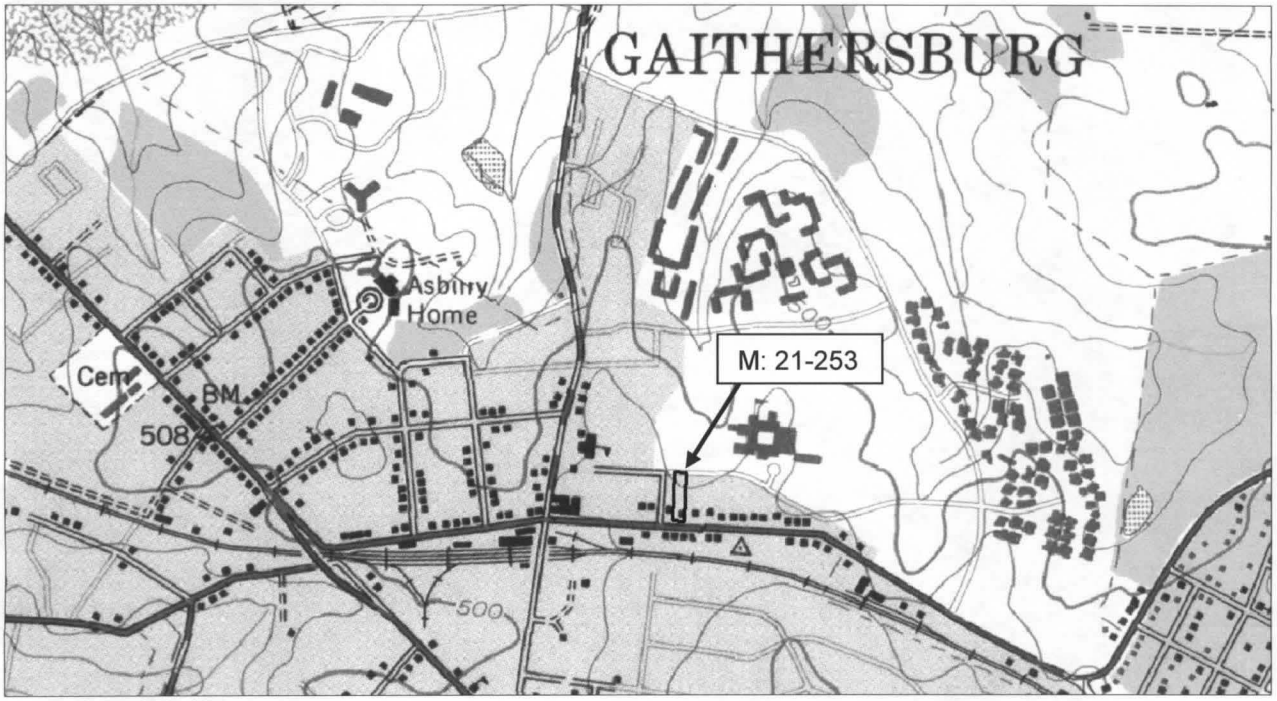
1930, Sheet 3



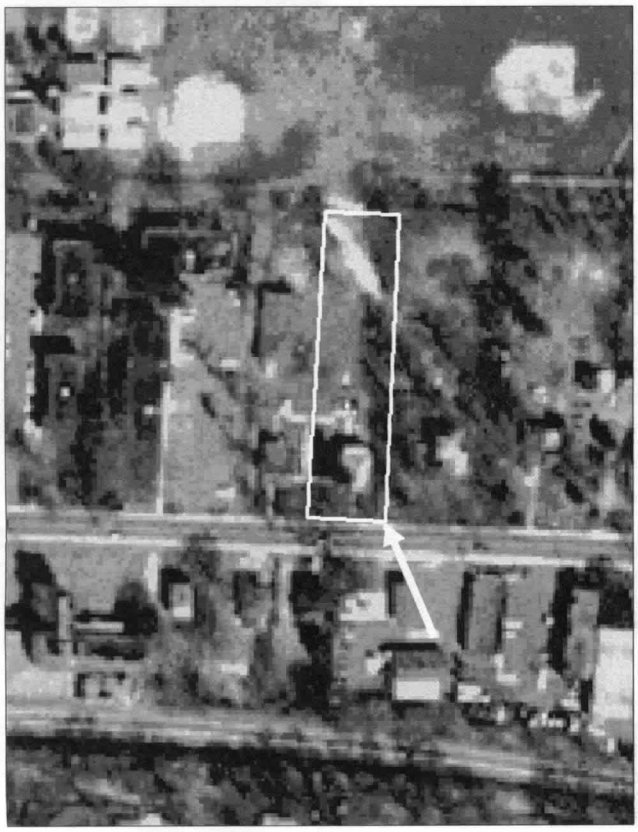
1949, Sheet 1

JKC 2/12/2015

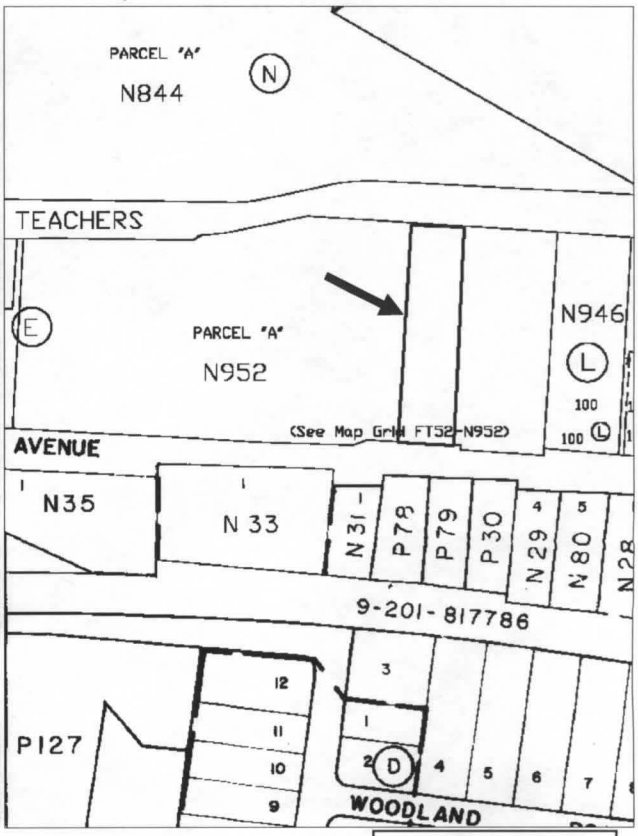
M: 21-253 DEMOLISHED
Reinhart House, site
402A (404) E. Diamond Avenue, Gaithersburg
Gaithersburg Quadrangle 1945, Photorevised 1979



1990s Aerial Photo



Tax Map FT562, N952, Parcel "A"



JKC 2/13/2015

M: 21-253

THE REINHART HOUSE

402 A EAST DIAMOND AVENUE, GAITHERSBURG

MONTGOMERY COUNTY, MD

EHT TRACERIES

1/5/2010 MD SHPO

MAIN FACADE, LOOKING NORTH

1/6

M:21-253

THE REINHART HOUSE

402 A EAST DIAMOND AVENUE, GAITHERSBURG

MONTGOMERY COUNTY, MD

EHT TRACERIES

1/5/2010 MD SHPO

MAIN AND WEST FACADES, LOOKING NW

2/6

M: 21-253

THE REINHART HOUSE

402 A EAST DIAMOND AVENUE, GAITHERSBURG

MONTGOMERY COUNTY, MD

ERIT TRACORIES

1/5/2016

MD SHPO

WEST FACADE, LOOKING EAST

3/6

M: 21-253

THE REINHART HOUSE

402A EAST DIAMOND AVENUE, GAITHERSBURG

MONTGOMERY COUNTY, MD

ERIC TRALLERIES

1/5/2010

MD SHPO

EAST AND REAR FACADES, LOOKING SW

4/6

M: 21-253

THE REINHART HOUSE

402 A EAST DIAMOND AVENUE, GAITHERSBURG

MONTGOMERY COUNTY, MD

EMT TRACERIES

1/5/2010

MD SHPO

REAR FACADE, LOOKING SE

5/6

M: 21-253

THE REINHART HOUSE

402 A EAST DIAMOND AVENUE, GAITHERSBURG

MONTGOMERY COUNTY, MD

EMT TRACERIES

1/5/2010

MD SHPO

MAIN AND EAST FACADES, LOOKING NW

v/b