

**MARYLAND HISTORICAL TRUST  
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes   
no

Property Name: The Ward House Inventory Number: M: 21-72  
 Address: 408 E. Diamond Avenue Historic district:  yes  no  
 City: Gaithersburg Zip Code: 20877 County: Montgomery  
 USGS Quadrangle(s): Gaithersburg  
 Property Owner: Archstone Westchester at Old Town LP Tax Account ID Number: 09-00832031  
 Tax Map Parcel Number(s): 998 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   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  no Listed:  yes  no

Site visit by MHT Staff  yes  no Name: \_\_\_\_\_ Date: \_\_\_\_\_

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

THE WARD HOUSE

STATEMENT OF SIGNIFICANCE

The Ward House located at 408 East Diamond Avenue was constructed by John C. Ward, a butcher in 1903 for his residence. The house was later owned and occupied by the Ridgely and Adams families. The Ward 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 Ward House, were constructed for Gaithersburg's middle-class merchants, professionals, shopkeepers, and laborers. Dating to the early twentieth century, the Ward House is an example of the types of houses that were constructed in Gaithersburg in the first decades of the twentieth century, but does not by itself represent this period in the town's development. Additionally, the Ward House is an example of the vernacular architecture common in Gaithersburg in the early twentieth century. Therefore, the Ward House is not recommended eligible for

**MARYLAND HISTORICAL TRUST REVIEW**

Eligibility recommended  Eligibility not recommended   
 Criteria:  A  B  C  D Considerations:  A  B  C  D  E  F  G

MHT Comments:

Jonathan Sager  
 Reviewer, Office of Preservation Services

4/20/10  
 Date

[Signature]  
 Reviewer, National Register Program

4/7/10  
 Date

2010 00744

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).

The Ward House: 408 East Diamond Avenue

<b>MARYLAND HISTORICAL TRUST REVIEW</b>													
Eligibility recommended _____				Eligibility not recommended _____									
<b>Criteria:</b>	___ A	___ B	___ C	___ D	<b>Considerations:</b>	___ A	___ B	___ C	___ D	___ E	___ F	___ G	
<b>MHT Comments:</b>													
_____							_____						
<b>Reviewer, Office of Preservation Services</b>							<b>Date</b>						
_____							_____						
<b>Reviewer, National Register Program</b>							<b>Date</b>						

The house located at 408 East Diamond Avenue was built by John C. Ward in 1903. John Ward and his wife, Annie L. Ward, purchased the one-acre lot from Mary Augusta Hutton in 1902 (8). The city of Gaithersburg issued the Wards a building permit on March 18, 1903 and notice of their commencement of construction was published in a local newspaper on May 1, 1903: "John Ward has broken ground for a new house and business in Gaithersburg" (9). The 1910 U.S. Census listed John Ward, age 35, as a butcher residing with his wife and nine-year-old son (10). In 1918, the Wards, who had relocated with his family to Washington, D.C., sold the house to William T. and Carrie Ridgely, who may have retained it as an investment property (11). In 1923, they sold the house to John and Matilda Ridgely, who were recorded in the 1930 U.S. Census as residing on East Diamond Avenue. John and Matilda Ridgely were listed in the census as 86-year-old retirees (12). In 1933, after John Ridgely's death, Matilda Ridgely conveyed the property to Bessie L. (Ridgely) Ray (13). In turn, Bessie Ray sold it James T. and Elizabeth Adams in 1939 (14). In 1991, Elizabeth Adams transferred the property to her son, James T. Adams, Jr. and his wife, Mary Jane Adams (15). The Adams sold the property to Archstone Westchester at Old Town LP in 2008 (15).

The Ward House has been condemned and 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 single dwelling is located on the north side of East Diamond Avenue on a grassy lot that slopes to the north. The house is set back approximately 60 feet from the brick sidewalk that fronts the property. The large lot is scattered with mature trees and shrubs. An asphalt paved driveway is located southwest of the house. It enters the property from the street and travels along the west side of the dwelling.

Dwelling:

This two-story single dwelling has an irregular L-shaped form and is a vernacular interpretation of the Queen Anne style. Constructed circa 1903, the house consists of a side-gabled main block with a front gable on the rear (north) elevation, and a front-gabled projecting wing on the façade (south elevation). The west side of the main block is two bays wide, while the east side is one bay wide. The projecting bay is three bays wide and one bay deep. The house sits on a solid stone foundation. The wood-frame dwelling was originally clad with weatherboard siding, which is visible under the aluminum siding that currently covers the building. The cross-gabled roof is covered with corrugated metal and has overhanging eaves, an ogee-molded cornice with returns, and a plain frieze. Delicate pierced vergeboard and ogee-molded raking boards ornament the upper gable ends of the dwelling. An interior chimney of stretcher-bond bricks is located on the eastern slope of the projecting bay. The stack has been replaced and the cap has been removed. A capped chimney pierces the western slope of the bay's roof. The main entry to the dwelling is located in the westernmost bay of the projecting bay. This opening and all first-story openings have been boarded with plywood. Window openings on the building hold 2/2, double-hung, wood sash with square-edge wood surrounds. The second story of the bay has three single window openings and a single opening in the upper gable end. The west side of the bay has no fenestration. The east side has a single window opening in the first and second stories. A one-story porch extends across the façade of the projecting bay and wraps around the west side of the bay. Covered by a half-hipped roof of standing-seam metal, the porch is edged by a balustrade of turned wood posts. Sawn, scrolled brackets ornament that turned wood posts that support the roof. The east elevation of the side-gabled main block has single openings on the first and second stories, as well as in the upper gable ends. The west elevation has two single openings in the first and second story and one single opening in the upper gable end. The rear elevation

<b>MARYLAND HISTORICAL TRUST REVIEW</b>	
Eligibility recommended _____	Eligibility not recommended _____
Criteria: <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D	Considerations: <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D <u>  </u> E <u>  </u> F <u>  </u> G
MHT Comments:	
_____	_____
Reviewer, Office of Preservation Services	Date
_____	_____
Reviewer, National Register Program	Date

has two single window openings in the second story.

Circa 1920, a one-story wraparound porch was constructed on the northeast corner of the dwelling. The porch sits on a concrete pier foundation. It is unclear whether the porch was originally open and later enclosed, or if it was constructed as an enclosed porch. The porch is clad with weatherboard siding and is capped by a half-hipped roof of corrugated metal. Bands of windows are located on the east (side) elevation and are boarded with plywood. A small single window opening and a single-leaf entry are located on the rear (north) elevation. Both are boarded with plywood. A small wood deck projects off the rear elevation and is reached by wood steps. The deck is in poor condition.

Circa 1950, a one-story, one-bay addition was constructed on the rear elevation of the dwelling. The addition is attached to the west elevation of the enclosed porch. The addition sits on a concrete pier foundation that has been infilled with wood panels. The addition has a shed roof of corrugated metal and is clad with weatherboard siding. There is no fenestration on the addition.

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 Ward House retains its original location at 408 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 1903. The Ward 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. aluminum siding and standing-seam metal roof), the replacements have maintain the sparse ornamentation that was integral to the form and style of the original construction. Additionally, even though many of the house's architectural features and exterior finishes are in a severely deteriorated condition, enough of these original elements remain intact to retain sufficient integrity of materials and workmanship that date from circa 1903. Although it is currently condemned, vacant, and no longer functions as a residence, the Ward 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 Ward House retains sufficient integrity of feeling and association.

ELIGIBILITY FOR THE NATIONAL REGISTER OF HISTORIC PLACES

The Ward 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 circa 1903 as a residence for the Ward family; it continued to serve as a residence until 2008. Although the Ward 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 Ward House is not associated with the lives of significant persons in our past (Criterion B). Its owners and occupants did not have a significant effect on local or national history. Finally, the Ward 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 Ward House is an example of a vernacular interpretation of the Queen Anne style constructed circa 1903. The Ward House is representative of the vernacular architecture common in Gaithersburg in the early twentieth century, a period in which the town experienced an expansion of its residential neighborhoods. Many houses from this period, including the Ward House, are modest, architecturally conservative buildings that were designed for middle-class households and are best understood in a larger context. The Ward House was not evaluated for its potential to yield historical information

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended \_\_\_\_\_ Eligibility not recommended \_\_\_\_\_  
Criteria: A B C D Considerations: A B C D E F G

MHT Comments:

Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

Date

(Criterion D).

FOOTNOTES

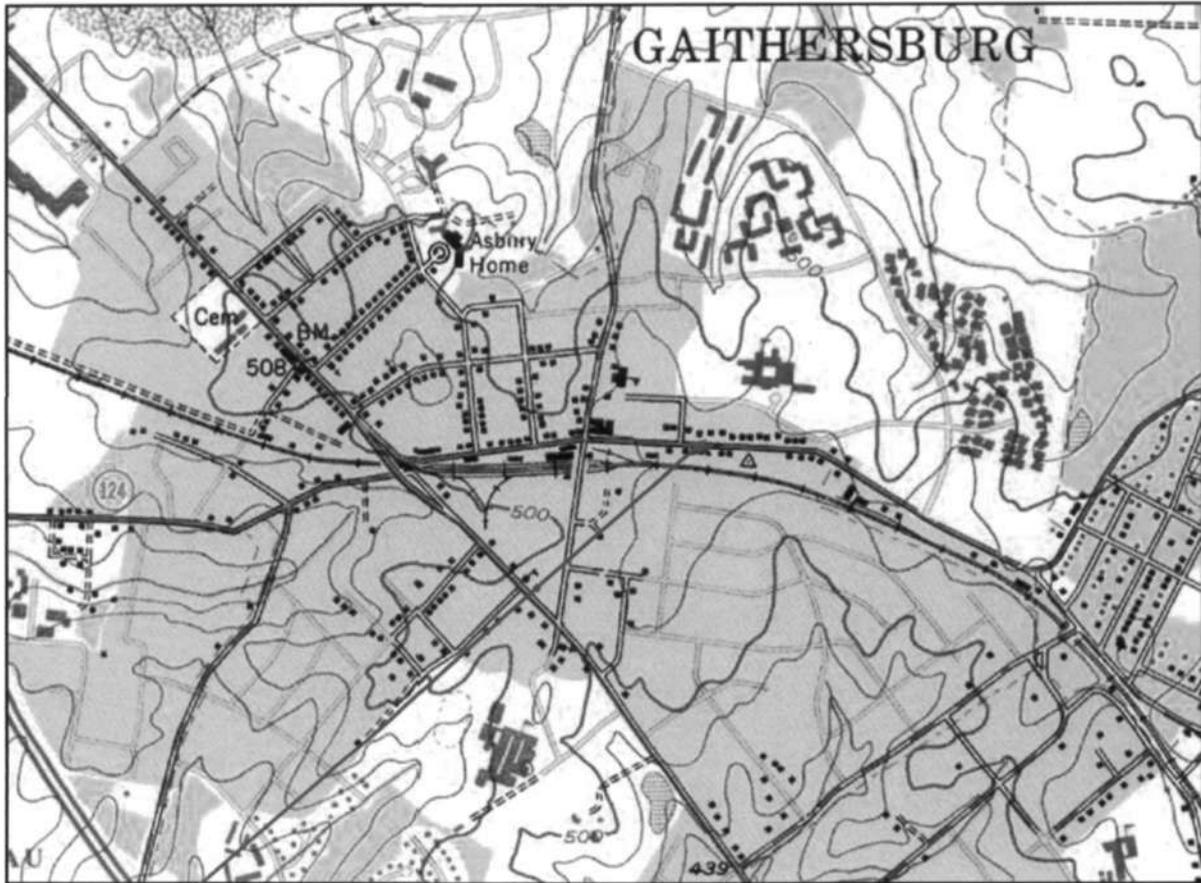
1. The City of Gaithersburg, Gaithersburg: A History of A City (Charleston, SC: Arcadia Publishing, 2002), 11-12, 31.
2. Richard K. MacMaster and Ray Eldon Hiebert, A Grateful Remembrance: The Story of Montgomery County, Maryland 1776-1976 (Rockville, MD: Montgomery County Historical Society, 1976), 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](http://www.gaithersburgmd.gov/Documents/masterplan/historic_pres_element_100107_adopt.pdf).
8. Montgomery County Land Records, Liber TD 24, Folio 247-248, 31 December 1902.
9. Anne W. Cissel, Abstracts of Buildings and Real Estate in Montgomery County from Newspapers 1885-1910 (Montgomery County Historical Society Library).
10. Ancestry.com. 1910 United States Federal Census [database online] (Provo, UT, Ancestry.com Operations, Inc., 2004), Gaithersburg, Montgomery County, Enumeration District 116, Sheet 1A.
11. Montgomery County Land Records, Liber PBR 270 Folio 394-395, 8 May 1918.
12. Montgomery County Land Records, Liber PBR 328 Folio 188-189; Ancestry.com. 1930 United States Federal Census [database online] (Provo, UT, Ancestry.com Operations, Inc., 2004), Gaithersburg, Montgomery County, Enumeration District 26, Sheet 1A.
13. Montgomery County Land Records, Folio CKW 562, Liber 246, 6 December 1933.
14. Montgomery County Land Records, Folio CKW 760, Liber 330, 18 December 1939; Gail Littlefield and Judy Christensen, The John Ward/Ridgely/Adams Home Maryland Inventory of Historic Properties Form (Gaithersburg, MD: ArcHistory, n.d.), 8.0-8.1.
15. Montgomery County Land Records, Liber BAS 9672, Folio 640-641, 15 March 1991.
16. Montgomery County Land Records, Liber LEK 35864, Folio 749, 24 July 2008.

<b>MARYLAND HISTORICAL TRUST REVIEW</b>													
Eligibility recommended _____				Eligibility not recommended _____									
<b>Criteria:</b>	__ A	__ B	__ C	__ D	<b>Considerations:</b>	__ A	__ B	__ C	__ D	__ E	__ F	__ G	
<b>MHT Comments:</b>													
_____							_____						
Reviewer, Office of Preservation Services							Date						
_____							_____						
Reviewer, National Register Program							Date						

RESOURCE SKETCH MAP  
THE WARD HOUSE M:21-72



Date <u>1/2010</u>	Not to Scale
I.D. # _____	Name/Address <u>403 East Diamond Avenue</u>



**The Ward House; M: 21-072**

408 East Diamond Avenue

Gaithersburg, MD 20877

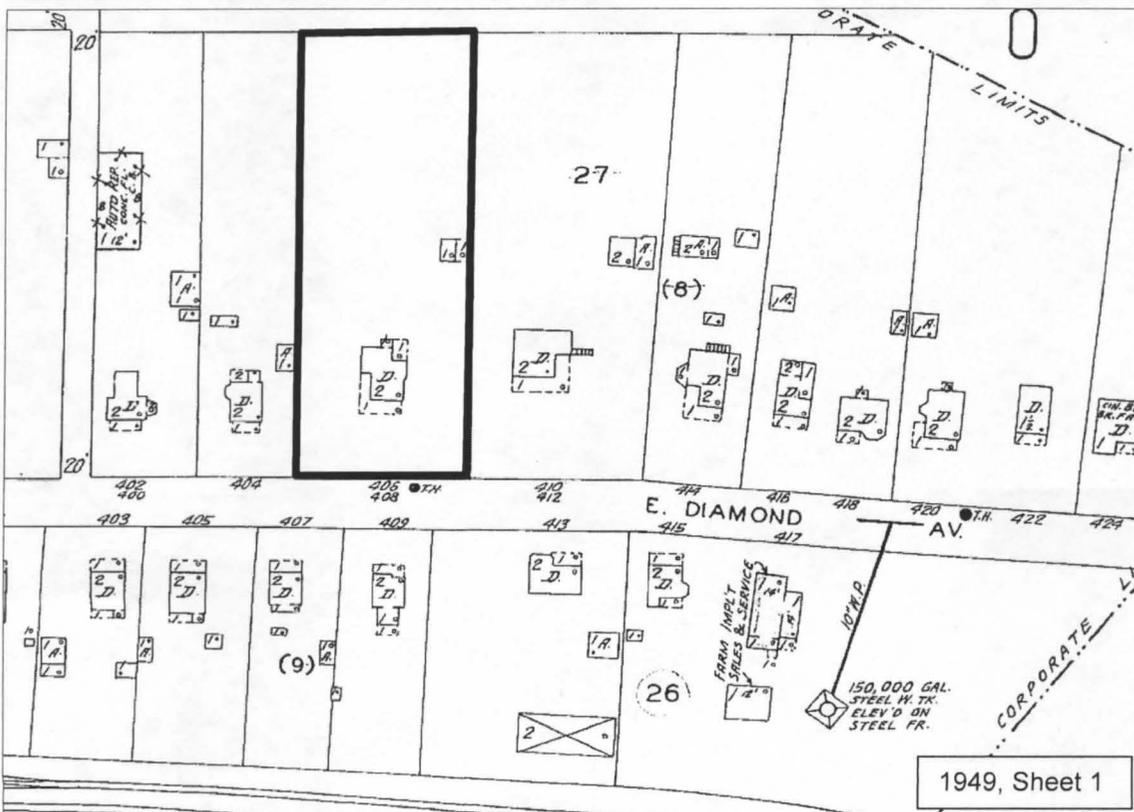
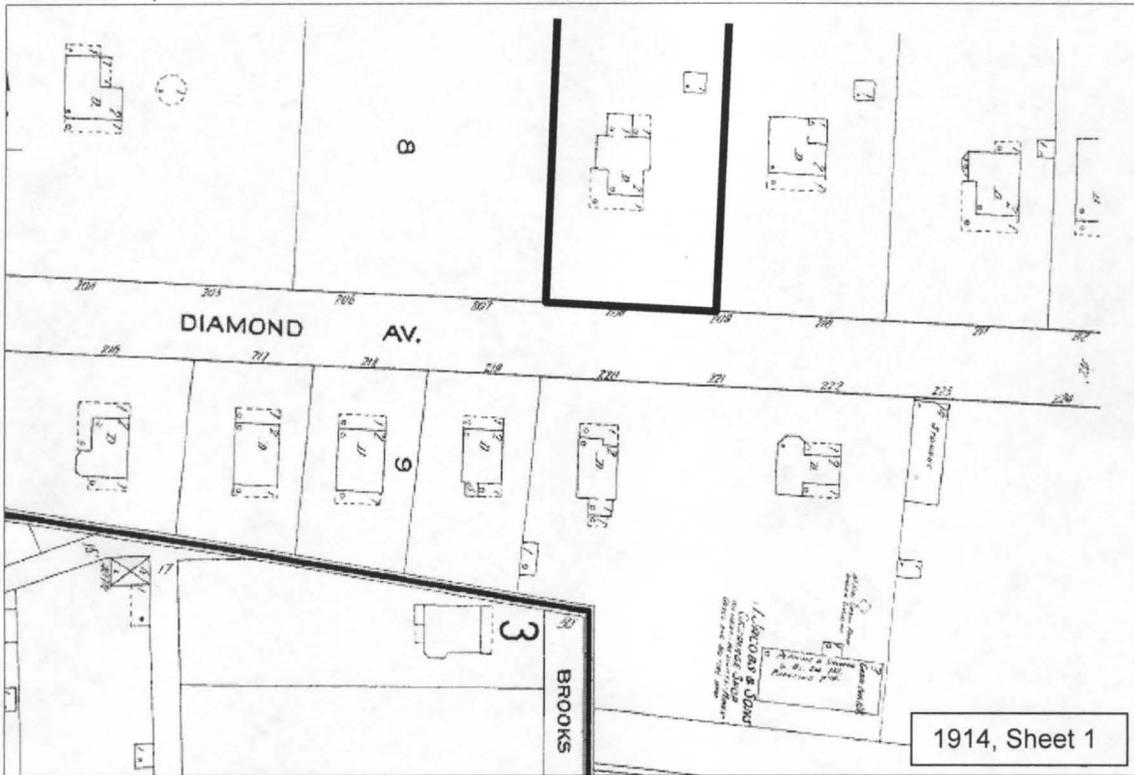
Eastern Maryland/D.C. (DC, MD) Quadrangle [Gaithersburg]

USGS Topographic Map, 1979

EHT Tracerics, Inc., 2010

M: 21-72  
Ward House, site  
408 E. Diamond Avenue, Gaithersburg  
Sanborn Maps

Demolished c. 2010



JKC 2/12/2015



M: 21-72

THE WARD HOUSE

408 EAST DIAMOND AVENUE, GAITHERSBURG  
MONTGOMERY COUNTY, MD

EXIT TRACERIES

1/5/2010

MD SHPD

MAIN FACADE, WALKING NORTH

1/6



M: 21-72

THE WARD HOUSE

408 EAST DIAMOND AVENUE, GAITHERSBURG

MONTGOMERY COUNTY, MD

ENT TRACERIES

1/5/2010

MD SHPD

MAIN AND EAST FACADES, LOOKING NW

2/6



M: 21-72

THE WARD HOUSE

408 EAST DIAMOND AVENUE, GAITHERSBURG

MONTGOMERY COUNTY, MD

EHT TRACERIES

1/5/2010

MD SHPO

EAST FACADE, LOOKING WEST

3/6



M: 21 - 72

THE WARD HOUSE

408 EAST DIAMOND AVENUE, GAITHERSBURG  
MONTGOMERY COUNTY, MD

ENT TRACERIES

1/5/2010

MD SHPO

REAR FACADE, LOOKING SOUTH

4/10



M:21-72

THE WARD HOUSE

408 EAST DIAMOND AVENUE, BRITHERSBURG

MONTGOMERY COUNTY, MD

ETH TRACERIES

1/5/2010

MD SHPD

REAR AND EAST FACADE, LOOKING SW

S/10



M: 21-72

THE WARD HOUSE

408 EAST DIAMOND AVENUE, GRITHERSBURG

MONTGOMERY COUNTY, MD

ERT TRACERIES

1/5/2010

MD SHPO

MAIN AND EAST FACADES, WORKING NW

6/6

GAITHERSBURG HISTORIC SITES SURVEY FIELD SHEET

ADDRESS 408 E. DIAMOND AVE.  
County: Montgomery  
Gaithersburg

MHT # M-21-72

LIBER 760, FOLIO 330

SURVEY # 078  
LOT -, BLOCK -

OWNER: J.T.Adams  
ADDRESS: 6900 Pickett Dr.  
CITY: Morningside, MD 32013

PRESENT USE: residence  
ORIGINAL USE: residence  
BUILDER: unknown

STYLE: Late Victorian

DATE BUILT: c.1900

PHYS. COND: excellent

GENERAL DESCRIPTION

STRUCTURAL SYSTEM:

FOUNDATION: rubble stone  
WALL STRUCTURE: Balloon  
WALL COVERING: aluminum siding

ROOF CONSTRUCTION:

ROOF STRUCTURE: Wood Truss  
ROOF COVERING: tin, corrugated  
ROOF STYLE: gable  
EAVES: boxed cornice  
CHIMNEYS: front

APPENDAGES:

ADDITIONS: -  
ELLS: -  
PORCHES: front wrap  
SUPPORTS: turned post  
OUTBUILDINGS: smokehouse

STORIES: 2 1/2

BAYS: 3

APPROX DIMENSION: 24 x 30

WINDOWS:

TYPE: d.h.s.  
LIGHTS: 2/2  
BAY WINDOWS: -  
SIDE BY SIDES: -  
GABLE TYPES: -

ENTRANCES:

LOCATION: 1st  
DESCRIPTION: one-light transom

THREAT: zoning

SURROUNDINGS: residential *buffer/comm.*

078

M: 21-72

DESCRIPTION: Porch wraps to left side of house and is supported by nine thick turned posts with millwork in all angles which extends to decorative frieze between posts. There are turned balusters with beaded top and bottom rails. One-light transom over door with plain surround. The fenestration is 2/2 d.h.s. windows with original storms in place. Gable has a return with boxed cornice, fascia, frieze. Very ornate millwork in gable end. This is an el-shaped house with a window in each bay.

Recorded by:  
K. Bowers/L. Bowers  
November 1981  
Historic Inventory Task Force