

Site: M: 26/10/49

314 West Montgomery Avenue

Built: 1887 Builder: Edwin West (presumed) Private

This 1887 cottage still displays the applied stick-work decorative detailing once common to Rockville's late 19th century vernacular buildings. It probably was constructed by Edwin M. West as a speculative venture in "R.T.Veirs' Addition to Rockville" with his sister Frances Green.

Maryland Historical Trust

State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic

and/or common 314 West Montgomery Avenue

2. Location

street & number 314 West Montgomery Avenue not for publicationcity, town Rockville vicinity of congressional district 8

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	Public Acquisition	Accessible	<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 type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input checked="" type="checkbox"/> other: multi-family

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

name Chestnut Lodge, Inc.

street & number 500 West Montgomery Avenue telephone no.: 424-8300

city, town Rockville state and zip code Maryland 20850

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Land Records liber 4893

street & number Montgomery Co. Courthouse folio 482

city, town Rockville state Maryland

6. Representation in Existing Historical Surveys

title National Register of Historic Places, 1974

date City of Rockville Historic District, 1974 federal state county local

depository for survey records City of Rockville

city, town Rockville state Maryland

7. Description

Survey No. 26/10/49

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

The subject house faces north on West Montgomery Avenue near the intersection of Wall Street and West Montgomery Avenue. While many trees and shrubs are on the lot, the eastern facade is most densely covered in shrubbery and trees. A graveled driveway is located at the west side of the lot, ending in an uncovered parking area.

This 2-and-1/2-story, gable-front-and-wing house is set on a coursed stone foundation and sheathed in asbestos shingle siding. The house has a rear, 2-story, hipped-roof addition at the southeastern corner that modifies the L-shaped house into a square. Asphalt shingles cover the cross-gable roof. There is a corbeled interior brick chimney located on the ridge of the rear gable and a brick end wall chimney on the west facade. The windows are mixed, with both one-over-one and two-over-two sash windows. Many of the windows have wooden louvered shutters on original hardware, and those in the original section have classical architrave surrounds. All corners of the house have vertical cornerboards.

This is a well-preserved example of a vernacular Victorian cottage reflecting the stick-style influence. The Victorian stylistic characteristics that make the house distinctive include the decorative stick-style patterns on the front gable eaves and those applied to the front porch.

The three-bay north (front) facade has single two-over-two sash windows on the second story and a longer one-over-one window in the first bay of the first story. The second bay on the first story has an exterior door with clear glass transom. A one-story open porch with asphalt-shingled, hipped roof projects from the wing and is flush with the gable front. It is supported by four decorative posts with trefoil-motif brackets. The gable front has paired one-over-one sash windows centered on each story. The gable pediment has slightly projecting eaves and decorative brackets. A stick-work motif decorates the pediment, and a floral detail is set in the central semi-circular attic vent.

The east facade has three bays. The first bay consists of single one-over-one sash windows with simple wooden frames and louvered shutters on each story of the rear addition. In the gable end of the original house's wing, in the second bay, are single one-over-one sash windows. A two-story tripartite hipped-roof bay projects from the gable end. The roof gable has stick-work similar to the front gable. Paired, one-over-one sash windows are in the center portion on both stories of the bay; narrow one-over-one sash windows are on either side of the bay on both stories. Projecting eaves with decorative brackets are visible below the roofline.

Continued on attachment 7.1

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Attachment 7.1

The south or rear facade has a rear gable at the southwestern corner separated from the hipped-roof rear addition at the southeastern corner by an interior wooden staircase. The former section contains a closed gable, with a screened porch supported by four square posts off the second story --the lower half wood vertical board siding, the upper half divided into four vertical screened panels. This porch extends over a cement patio and covers an exterior paneled wooden door with transom and screen door. A single one-over-one sash window is located to the right of the door. The rear addition has three, two-over-two sash windows with simple surrounds; a fourth, small six-over-six sash window is in the first story, first bay. These four windows have shutters typical of those found on the other facades.

The three-bay west facade has six windows in an even fenestration. These are all two-over-two sash windows that once had flanking louvered shutters. An exterior brick chimney rises between the first and second bays.

Interior

The house is divided into four apartments with a central hall and staircase. A turned spindle railing on the balustrade embellishes the staircase, with a cannon ball newel post defining the staircase's beginning and end. A decorative pendant drops from the staircase in the entry hall. Much of the interior has been partitioned and altered.

8. Significance

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 checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify) local history
		<input type="checkbox"/> invention		

Specific dates 1887 **Builder/Architect** Edwin West (presumed) builder

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

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

Significance

This 1887 cottage still displays the applied stick-work decorative detailing once common to Rockville's late 19th century vernacular buildings.

History and Support

In 1886 Aldie Duke Green purchased shares in the Mutual Building Association to finance the construction of a residence on his lot in the western section of town. 1/ The lot was purchased from the Williams family, although it was included the following year in the plat for "R.T. Veirs' Addition to Rockville" as Lot #2. 2/ The western half of the lot was sold to Mrs. Green's brother, builder/carpenter Edwin West. 3/

It is presumed that Mr. West constructed this subject house for his sister, although no documentation has been found. If he did so, it is one of his first houses in Rockville and a contrast to his later work in the Queen Anne style. The house is a two-story, cross gabled form with stick work trusses, "half-timbering", splayed and decorated vergeboard, pierced elliptical porch cornice, and other details once common on vernacular architecture. 4/ Some of this detailing has been retained, although the house was covered with asbestos shingling; its interior has been converted into four apartment units.

The sudden death from typhoid of Mr. Green, the 30-year old Deputy Clerk of the Court, forced Mrs. Green to sell the house to settle the estate. The house was sold at public auction in July, 1890 to Clara Owens for \$2,600. 5/ Mrs. Green financed construction of two more houses in conjunction with her brother in later years. Likewise, Mrs. Owens and her son invested in the West End development by purchasing lots in West End Park, and Lot #17 in Veirs' Addition.

Mrs. Owens sold 314 West Montgomery Avenue to her son-in-law Walter Hoy in 1912. From 1916 to 1930 Charles Lyddane owned the house and left it in his will to John Stone. Subsequent owners included members of the John Vinson Peter family. 6/
 Continued on attachment 8.1

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In 1942 it was purchased by Verna Vielt Kelly, wife of G. Lamar Kelly and daughter of a local businessman and Police Judge. 7/ At that time Mr. Kelly was serving in the U.S. Coast Guard after twelve years as a Rockville Town Councilman. He returned to Rockville and became Mayor from 1946 to 1952. 8/ Under Kelly's leadership Rockville would undergo its second building boom, occasioned by the post-war population explosion.

Before the house was sold to the Whalens in 1963, it was subdivided into four apartments. Since 1977 it has been owned by Chestnut Lodge, Inc., a private psychiatric hospital that utilizes the apartments as half-way housing for patients.

Footnotes:

1. Montgomery County Land Records JA4/55 (1886).
2. Though platted as Lot 2, the deeds for this property still refer to the 18th century land grants that were included in the Williams Land, e.g., "John's Last Shift", "Rocky Point Fortified" and "Exchange & New Exchange Enlarged".
3. The house West probably built at 318 West Montgomery Avenue on the western half of the lot once displayed similar ornamental detailing.
4. "Peerless Rockville", the Real Estate Brochure published by Henry Copp for his West End Park development (1890) has photographs of several of the Rockville houses with elaborate stick work and gable ornamentation. (See page 15.)
5. Montgomery County Judgment Record JA6/397 et seq.
6. Tax Assessments, Plats, and Land Records 534/81 (1932).
7. Land Records 894/377 (1942).
8. Washington Star, February 1971; Montgomery County Sentinel April 1961 and February 1971.

9. Major Bibliographical References

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Montgomery County Land, Tax, Equity, Will, and Plat Records;
Montgomery County Historical Society newspaper files; "Peerless
Rockville" brochure; Interview with Mrs. G. Rosenberger.

10. Geographical Data

Acreage of nominated property .33 acres

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

C	<input type="text"/>	<input type="text"/>	<input type="text"/>
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D	<input type="text"/>	<input type="text"/>	<input type="text"/>
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E	<input type="text"/>	<input type="text"/>	<input type="text"/>
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F	<input type="text"/>	<input type="text"/>	<input type="text"/>
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G	<input type="text"/>	<input type="text"/>	<input type="text"/>
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H	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Verbal boundary description and justification

East 70-1/2 feet of lot 2 of Veirs' Addition to Rockville as per Plat A6/7; fronting on West Montgomery Avenue.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Patricia D'Angelo / Anne W. Cissel / Dwayne Jones

organization Peerless Rockville date August, 1985

street & number P.O. Box 4262 telephone 762-0096

city or town Rockville state Maryland 20850

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

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

return to: Maryland Historical Trust
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Rockville SE facade
8-85