

Memo to file

December 30, 2003

From: Peter E. Kurtze
Administrator, Evaluation and Registration

Re: M: 28-54
Culver E. Hutchison Property

The property documented in the following MIHP form has not been formally evaluated for eligibility for listing in the National Register of Historic Places. The comments in the text are those of the preparer of the documentation. The State Historic Preservation Officer has neither concurred nor disagreed with those comments.

CAPSULE SUMMARY SHEET

Survey No.: M:28-54 (PACS 3.9) Construction Date: Circa 1935

Name: Culver E. Hutchison Property

Location: 55 Randolph Road, Colesville vicinity, Montgomery County

Private/Private Residence/Occupied/Fair/Restricted

Description:

The Culver E. Hutchison Property is a 1½-story, 3-bay Colonial Revival cottage located on the north side of Randolph Road in the Colesville vicinity of Montgomery County. Constructed circa 1935, the house has a 1-story enclosed shed porch on the north side. A frame garage is located to the northeast.

Significance:

Culver E. Hutchison was one of seven children of Frank A. Hutchison, a farmer in the Colesville area during the early and mid twentieth century. Culver E. Hutchison constructed his small Colonial Revival cottage on his father's land around 1935. In his will, dated 1941, Frank A. Hutchison directed that his son be allowed to buy the land on which the house stood. Other children were given the option of buying land on which to build, although Frank A. Hutchison requested that the acreage remain intact as long as unmarried children were living on the old farm. Culver E. Hutchison bought 0.32 hectares (0.797 acres) from his siblings in 1942. Two adjacent parcels acquired around the same time brought the total to 0.52 hectares (1.29 acres). The property is currently owned by Mary Lois Hutchison, representative for the estate of Culver E. Hutchison.

Maryland Historical Trust
 Maryland Inventory of Historic Properties Form
 Montgomery-Prince George's Short-term Congestion Relief

DOE ___yes ___no

1. Name: (indicate preferred name)

historic Culver E. Hutchison Property (preferred)

and/or common Mary L. Hutchison Property

2. Location:

street & number 55 Randolph Road ___ not for publication

city, town Colesville X 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"/> education	<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 checked="" 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"/> other:
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	
			<input type="checkbox"/> transportation	

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

name Mary L. Hutchison Property

street & number 55 Randolph Road telephone no.:

city, town Silver Spring state and zip code MD 20904-1209

5. Location of Legal Description

Land Records Office of Montgomery County liber 14629

street & number 50 Maryland Avenue folio 558

city, town Rockville state MD

6. Representation in Existing Historical Surveys

title

date ___ federal ___ state ___ county ___ local

depository for survey records

city, town state

7. Description

Survey No. M:28-54 (PACS 3.9)

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			

Resource Count: 2

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

The Culver E. Hutchison Property is a 1½-story, 3-bay Colonial Revival cottage located on the north side of Randolph Road in the Colesville vicinity of Montgomery County. Constructed circa 1935, the house has a 1-story enclosed shed porch on the north side. A frame garage is located to the northeast.

The house has a brick foundation and wide wood weatherboard on the exterior walls. The side-gable roof is covered in asphalt shingles and has a dentilated cornice on the south elevation. A brick chimney is located in the east gable end. The original 6/6 double-hung windows have paneled shutters on the first story.

On the south, or front elevation the main entry is located in the center bay. Fluted pilasters are located on either side of the paneled door. Above the entry is a simple, pedimented portico with a curved underside. The portico is supported on each side by two square wood posts. A single window is located on either side of the entry. Two gable dormers with 6/6 double-hung windows are symmetrically arranged on the second story.

On the west elevation, two windows of different sizes are asymmetrically arranged on the first story. Two more windows are symmetrically arranged on the second story. A modern, 2-light casement window is visible on the enclosed porch.

On the north elevation, the enclosed shed porch covers the first story. The porch has an off-center entry with four, 6-light, fixed-sash windows to the east and one 6-light, fixed-sash window to the west. Behind the porch, the first story has a center entry with a window on each side. A full-width shed dormer with a standing-seam metal roof is located on the second story. The dormer has three asymmetrically-arranged windows.

The brick chimney is located in the center of the east elevation. A window is located on each side of the chimney on both the first and second floors. Two 6-light, fixed-sash windows are located on the enclosed porch.

The house includes several elements of the Colonial Revival style, such as symmetry, a side-gable roof, a dentilated cornice, paneled shutters and a pedimented entry. Deterioration on the roof has revealed an earlier layer of asphalt shingles. The porch is an addition and is the only major alteration to the house.

A frame garage is located northeast of the house. The garage has a concrete block foundation, wood weatherboard walls and an asphalt shingle, front-gable roof. Gable dormers with two 6-light windows are located on the east and west slopes of the roof. The garage has two bays with sliding batten doors on the south elevation. A batten door leading to a loft is located above the garage bays. The garage also has a glass door on the west elevation and two 6-light windows on the east elevation.

The Culver E. Hutchison Property is located on the north side of Randolph Road west of the intersection of New Hampshire Avenue and Randolph Road. The house stands on a sloping, wooded

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Culver E. Hutchison Property

SURVEY NO.: M:28-54 (PACS 3.9)

ADDRESS: 55 Randolph Road, Colesville vicinity, Montgomery County

7. Description (Continued)

lot and has a small pool to the southwest. A shopping center is located to the east of the property, and a townhouse complex is located to the west. The property is located in a suburban area that experiences a large volume of traffic.

8. Significance

Survey No. M:28-54 (PACS 3.9)

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archaeology-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 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"/> communication	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates Circa 1935

Builder/Architect

check: Applicable Criteria: A B C D
and/or
Applicable Exceptions: 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.

Culver E. Hutchison was one of seven children of Frank A. Hutchison, a farmer in the Colesville area during the early and mid twentieth century. Culver E. Hutchison constructed his small Colonial Revival cottage on his father's land around 1935. In his will, dated 1941, Frank A. Hutchison directed that his son be allowed to buy the land on which the house stood. Other children were given the option of buying land on which to build, although Frank A. Hutchison requested that the acreage remain intact as long as unmarried children were living on the old farm. Culver E. Hutchison bought 0.32 hectares (0.797 acres) from his siblings in 1942. Two adjacent parcels acquired around the same time brought the total to 0.52 hectares (1.29 acres). The property is currently owned by Mary Lois Hutchison, representative for the estate of Culver E. Hutchison.

The Culver E. Hutchison Property is located in the Colesville Community. Colesville developed from a cross-roads community at the intersection of New Hampshire Avenue (Annapolis Road) and Randolph Road (Old Annapolis Road) in eastern Montgomery County. The first documented use of the name "Coalsville" was in 1804, in reference to an approximately 1 hectare (2.75 acre) parcel at the intersection of New Hampshire Avenue and Notley Road, just north of the intersection mentioned above. By 1837 the center of the community had shifted to the southern intersection, and in 1844, a network of private roads running west to east, were made public and became known as Randolph Road. In 1851, the town had a post office, a hotel, two stores and at least one tavern. In the twentieth century, Colesville is located in the growing suburban Silver Spring and Rockville region. Several of the areas farms have been developed into residential subdivisions and modern commercial businesses have moved into the area (Bayley 1986, 1-7 passim).

The Culver E. Hutchison Property is an example of a vernacular cottage employing elements of the Colonial Revival style. Between 1870 and 1940 the vernacular cottage style was typically built for Americans of modest means. They are characterized by simple ornamentation and mass-produced components, such as door frames, moldings, sash and window units, and porch decoration. The development of post-Civil War machinery capable of producing large amounts of standardized housing elements, such as those found in cottages, contributed greatly to the development of the modern American housing industry. Designs for vernacular cottages were obtained from popular magazines, such as House Beautiful, or carpenter's and builder's journals, such as American Builder. A variety of front-gable, side-gable, cross-gable and hipped roof frame cottages were developed in the early to mid-twentieth century. Front-gable and hipped roof cottages are primarily 1 to 1½-stories tall, 3-bays wide and several rooms deep. Side-gable and cross-gable

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Culver E. Hutchison Property

SURVEY NO.: M:28-54 (PACS 3.9)

ADDRESS: 55 Randolph Road, Colesville vicinity, Montgomery County

8. Significance (Continued)

structures are usually 2 to 2½-stories tall, are typically 2 to 3-bays in width and vary from one to three rooms deep. They usually include a porch covered with a shed roof. Porches are supported by posts often containing machine-produced Victorian ornamentation. Some cottages feature ornamentation drawn from Craftsman style or Colonial Revival architecture (Gottfried and Jennings 1988, viii-xv).

National Register Evaluation:

Constructed circa 1935, the Culver E. Hutchison Property is not eligible for the National Register of Historic Places. The property is not eligible under Criterion A, as research conducted indicates no association with any historic events or trends significant in the development of national, state, or local history. Historic research indicates that the property has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. It is not eligible under Criterion C, as it is a common type lacking architectural significance. Vernacular cottages exist in large numbers throughout the project area, and this particular example is not outstanding. Aside from the dentilated cornice and pedimented entry, the building has little architectural detail, and the details that do exist are not of a high quality. Also, the addition of the rear porch has compromised the integrity of the building. Finally, the property has no known potential to yield important information, and therefore, is not eligible under Criterion D.

MARYLAND HISTORICAL TRUST

Eligibility recommended _____ Eligibility Not

Recommended _____

Comments

Reviewer, OPS: _____ Date: _____

Reviewer, NR Program: _____ Date: _____

9. Major Bibliographical References Survey No. M:28-54 (PACS 3.9)

See Attached

10. Geographical Data

Acreage of nominated property _____
Quadrangle name Kensington, MD Quadrangle scale 1:24,000

Verbal boundary description and justification

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

state code county code

state code county code

11. Form Prepared By

name/title Julie Darsie

organization P.A.C. Spero & Company

date May 1998

street & number 40 W. Chesapeake Avenue, Suite 412

telephone (410) 296-1635

city or town Baltimore

state Maryland

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
DHCP/DHCD
100 Community Place
Crownsville, MD 21032-2023
(410) 514-7600

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Culver E. Hutchison Property

SURVEY NO.: M:28-54 (PACS 3.9)

ADDRESS: 55 Randolph Road, Colesville vicinity, Montgomery County

9. Major Bibliographical References (Continued)

- Bayley, Ned D. 1986. A Brief History of Colesville. Vertical Files. P.A.C. Spero & Co.
- Boyd, T.H.S. 1968. The History of Montgomery County, Maryland, From its Earliest Settlement in 1650 to 1879. Baltimore: Regional Publishing Company.
- Brugger, Robert A. 1988. Maryland, A Middle Temperament 1634-1980. Baltimore and London: Johns Hopkins University Press.
- Coleman, Margaret Marshall. 1984. Montgomery County: A Pictorial History. Rev. 1990. Norfolk and Virginia Beach: The Donning Company Publishers.
- Farquhar, Roger Brooke. 1962. Old Homes and History of Montgomery County, Maryland. Washington: Judd and Detweiler, Inc.
- Gottfried, Herbert and Jan Jennings. 1988. American Vernacular Design, 1870-1940. Ames, Iowa: Iowa State University Press.
- Liebert, Ray Eldon, and Richard K. MacMaster. 1976. A Grateful Remembrance: the Story of Montgomery County, Maryland. Rockville, Maryland: Montgomery County Government and the Montgomery County Historical Society.
- Hopkins, G.M. [1879] 1975. Atlas of 15 Miles Around Washington including the County of Montgomery, Maryland. Reprint. Rockville, Maryland: Montgomery County Historical Society.
- Land Records of Montgomery County, Maryland.
- Martenet, Simon J. [1865] 1975. Martenet and Bond's Map of Montgomery County, Maryland. Reprint. Rockville, Maryland: Montgomery County Historical Society.
- Tindall, George Brown. 1984. America: A Narrative History. 2 vols. New York: W.W. Norton & Company, Inc.
- Will Records of Montgomery County, Maryland

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM

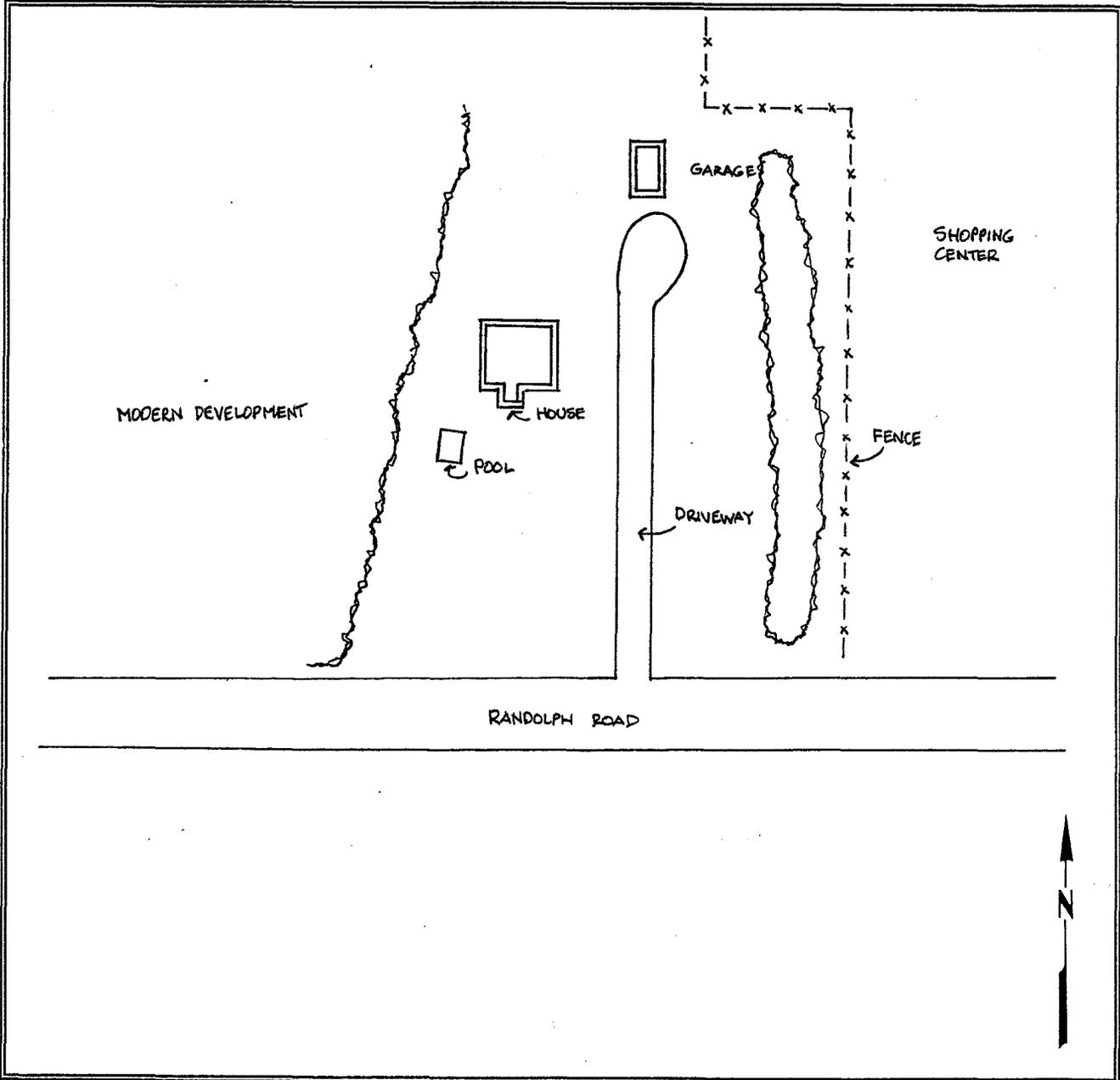
RESOURCE NAME: Culver E. Hutchison Property

SURVEY NO.: M:28-54 (PACS 3.9)

ADDRESS: 55 Randolph Road, Colesville vicinity, Montgomery County

10. Geographical Data (Continued)

Resource Sketch Map:



CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Culver E. Hutchison Property

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Maryland Comprehensive Historic Preservation Plan Data Sheet

Historic Context:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization:

Piedmont

Chronological/Developmental Period Theme (s):

Modern Period A.D. 1930-Present

Prehistoric/Historic Period Theme(s):

Architecture

RESOURCE TYPE:

Category (see Section 3 of survey form):

Building

Historic Environment (urban, suburban, village, or rural):

Suburban

Historic Function(s) and Use(s):

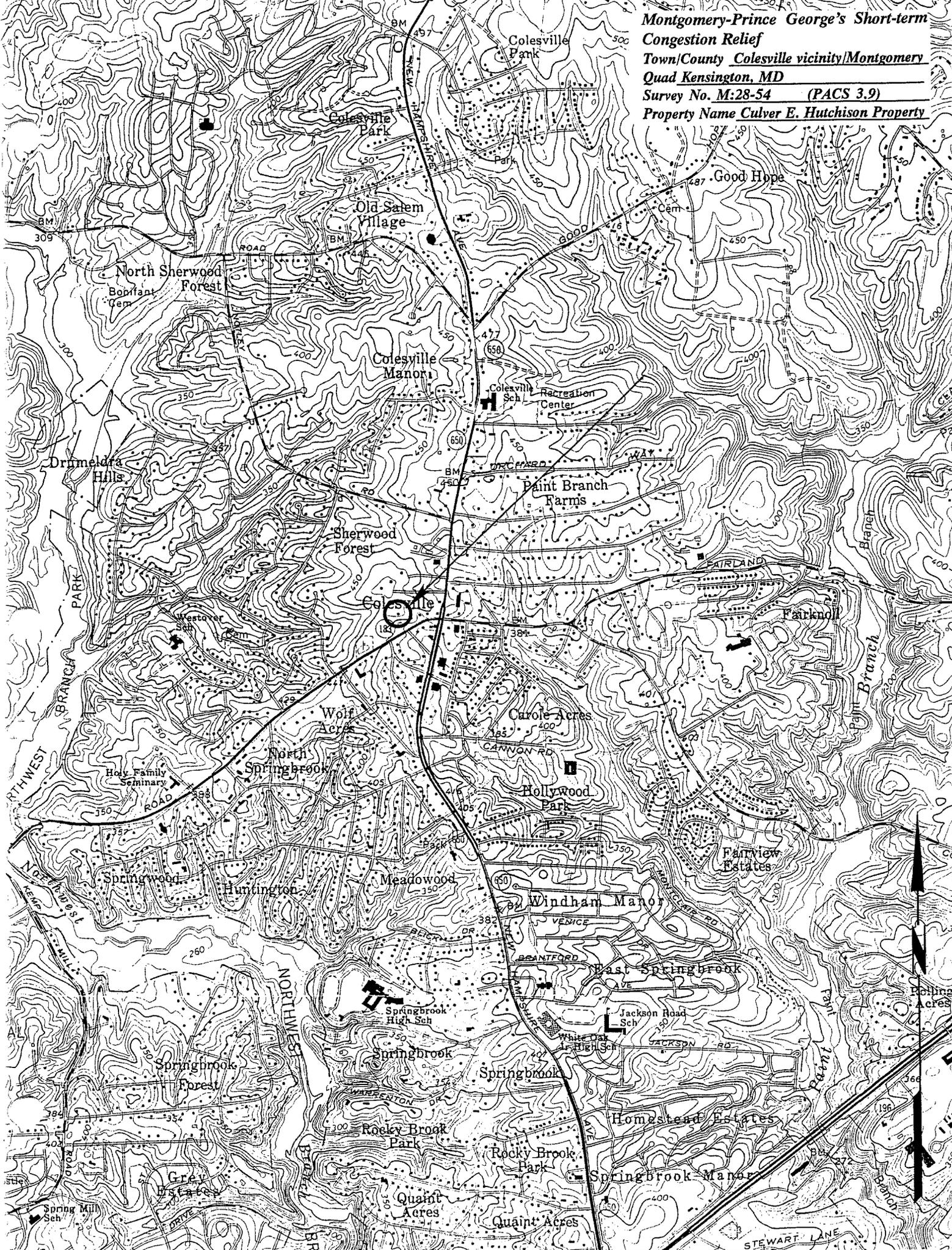
Private Residence

Known Design Source (write none if unknown):

None

Preparer
P.A.C. Spero & Company
May 1998

Montgomery-Prince George's Short-term
Congestion Relief
Town/County Colesville vicinity/Montgomery
Quad Kensington, MD
Survey No. M:28-54 (PACS 3.9)
Property Name Culver E. Hutchison Property





- 1 M. 28 51
- 2 Culver E. Hutchison Property
- 3 Montgomery Co. Md
- 4 Julie Davis
- 5 5/98
- 6 Md. SHPO
- 7 Front / South elevation
- 8 1 of 10



1 M: 28-54

2 Culver E. Hutchison Property

3 Montgomery Co. Md

4 Julie Darsce

5 5/98

6 MD SHPO

7 SW corner

SEE PAGE

8 27-10



- 1 M:28-54
- 2 Culver & Hutchison Property
- 3 Montgomery Co Md
- 4 Julie Dawson
- 5 5/98
- 6 Md. SHPO
- 7 W elevation
- 8 3 of 10



1 M: 28-54

2 Culver & Hatchson Property

3 Montgomery Co, Md

4 Julie Dasse

5 5/98

6 Md. SHPO

7 NW corner

8 4 of 10



1 M:28-54

2 Calver E. Hutchison Property

3 Montgomery Co Md

4 Julie Darsel

5 5/98

6 Md. SHPO

7 N. elevation

8 5 of 10



1 M. 28-54

2 Calver & Hutchinson Property

3 Montgomery Co. Md

4 Julie Darsie

5 5/98

6 Md. SHPO

7 NE corner

8 6 of 10



- 1 M 28-54
- 2 Culver & Hutchison Property
- 3 Montgomery A Md
- 4 Julie Darsie
- 5 5/98
- 6 Md SHPC
- 7 E elevation
- 8 70710



1 m: 28 54

2 Culver & Hutchinson Property

3 Montgomery Co, Md

4 Julie Davis

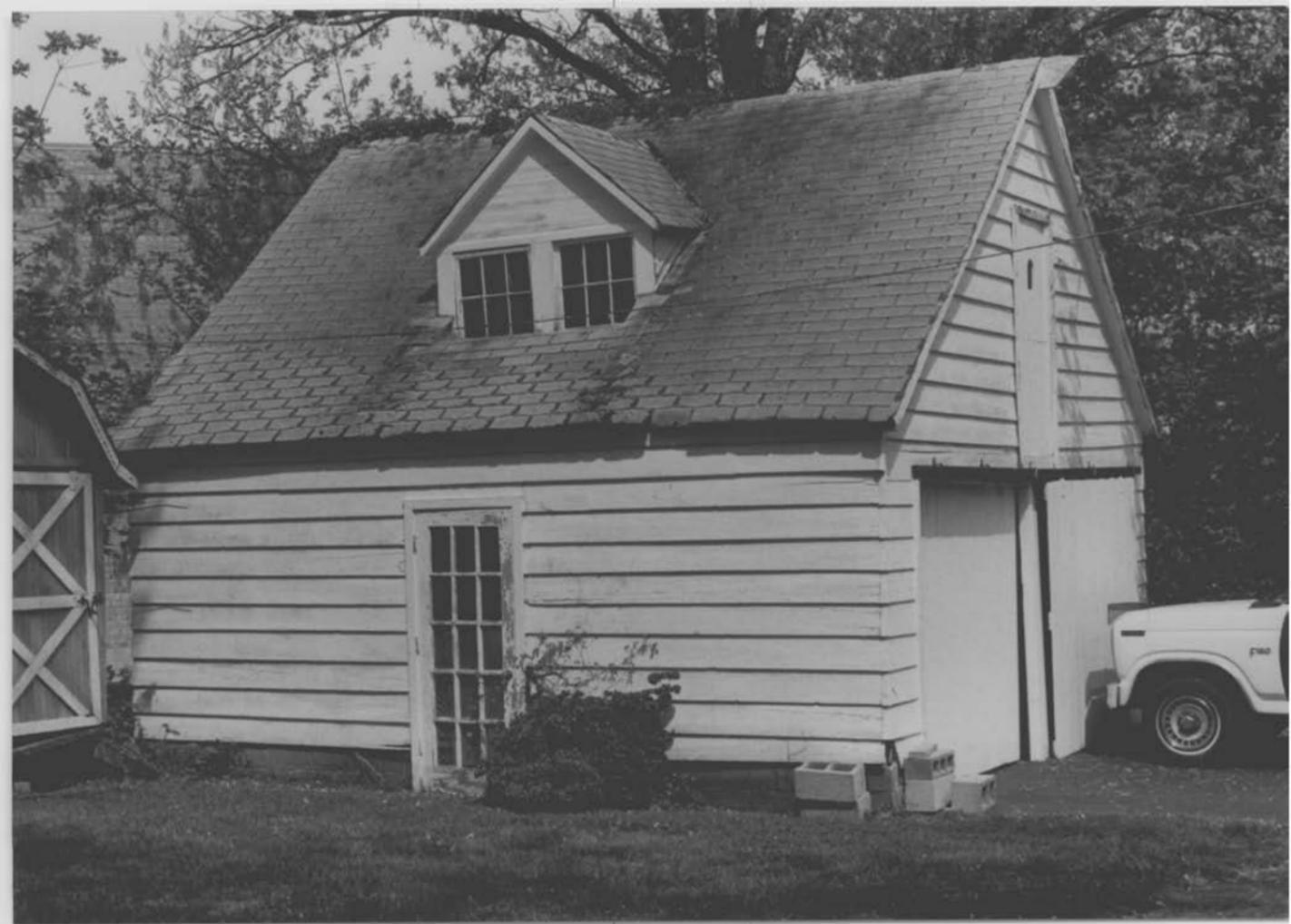
5 6/98

6 Md. State

7 SE corner

8 8 of 10

SEARCHED INDEXED



1 m. 28-54

2 Culver & Hutchinson Property

3 Montgomery Co. Md

4 Julie Darsie

5 5/98

6 Md. EHPD

7 garage

8 9 of 10

2019 2020



1 M-28-54

2 Culver E. Hutchison Property

3 Montgomery Co. Md

4 Julie Darsie

5 5/98

6 Md SHPO

7 Garage

8 10 17 10

SEARCHED SERIALIZED