

CAPSULE SUMMARY SHEET

Survey No.: M:31-22 (PACS 3.19) Construction Date: Circa 1920

Name: Leo and Ada Graeves Property

Location: 12133 Georgia Avenue, Wheaton vicinity, Montgomery County

Private/Residence/Occupied/Fair/Yes:restricted

Description:

The Leo and Ada Graeves Property is a 2½-story, 4-bay Four-square on the east side of Georgia Avenue in the Wheaton vicinity, Montgomery County. Constructed circa 1920, the building is square in plan with a 1-story hipped roof porch on the front elevation and an enclosed rear porch. The structure is of wood-frame construction with a parged concrete block foundation, wood clapboard siding, and an asphalt shingle-covered hipped roof. The house has hipped roof dormers on the front, north and south elevations. The windows are wood 6/1 double-hung. An interior brick chimney is located on the rear roof slope. The house has a full-width porch on the front elevation. The porch is supported by four Doric columns.

Significance:

Leo and Ada Graeves purchased 3.3 hectares (8.12 acres) of land from Charles and Clara Nesbitt in 1919. Circa 1920, the Graeves constructed a house on the land. During their ownership, the Graeves subdivided and sold parts of their land. For example, in 1923, they sold a 1 hectare (2.4 acre) lot on Georgia Avenue, immediately south of their house, to Bernard Atwood. Atwood constructed a 1-story vernacular cottage on the lot in 1928 (M:31-21). The trustee of the Graeves estate sold the house and .4 hectares (1 acre) to William and Willie Smith in 1940. Helen and John Maddox bought the property in 1943, then sold it to Henry and Alvina Morton in 1946. That same year, the property was sold to Wendell and Jessie Davis. In 1959, the property was purchased by Theodore and Elizabeth Swift. The Lutheran Church of St. Andrew, the current owner, bought the property in 1987 and use the land for parking. The property remains .4 hectares (1 acre) in size.

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 Leo and Ada Graeves Property (preferred)

and/or common Lutheran Church of St. Andrew Property

2. Location:street & number 12133 Georgia Avenue N/A not for publicationcity, town Wheaton X vicinity of congressional district

state Maryland county Montgomery

3. Classification:

Category	Ownership	Status	Present Use	
<u> </u> district	<u> </u> public	<u>X</u> occupied	<u> </u> agriculture	<u> </u> museum
<u>X</u> building(s)	<u>X</u> private	<u> </u> unoccupied	<u> </u> commercial	<u> </u> park
<u> </u> structure	<u> </u> both	<u> </u> work in progress	<u> </u> education	<u>X</u> private residence
<u> </u> site	Public Acquisition	Accessible	<u> </u> entertainment	<u> </u> religious
<u> </u> object	<u> </u> in process	<u>X</u> yes: restricted	<u> </u> government	<u> </u> scientific
	<u> </u> being considered	<u> </u> yes: unrestricted	<u> </u> industrial	<u> </u> other:
	<u>X</u> not applicable	<u> </u> no	<u> </u> military	
			<u> </u> transportation	

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

name Lutheran Church of St. Andrew

street & number 12247 Georgia Avenue telephone no.:

city, town Silver Spring state and zip code MD 20902

5. Location of Legal Description

Land Records Office of Montgomery County liber 3601

street & number Montgomery County Judicial Center folio 448

city, town Rockville state Maryland

6. Representation in Existing Historical Surveys

title

date ___federal ___state ___county ___local

depository for survey records

city, town state

7. Description

Survey No. M:31-22 (PACS 3.19)

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: 1

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

The Leo and Ada Graeves Property is a 2½-story, 4-bay Four-square on the east side of Georgia Avenue in the Wheaton vicinity, Montgomery County. Constructed circa 1920, the building is square in plan with a 1-story hipped roof porch on the front elevation and an enclosed rear porch.

The structure is of wood-frame construction with a parged concrete block foundation, wood clapboard siding, and an asphalt shingle-covered hipped roof. The house has hipped roof dormers on the front, north and south elevations. The windows are wood 6/1 double-hung. An interior brick chimney is located on the rear roof slope. The house has a full-width porch on the front elevation. The porch is supported by four Doric columns.

The west, or front facade has three double-hung windows and an entrance within the porch. The main entrance is a solid wood door flanked by 3-light side-lights. The second story has three 6/1 double-hung windows. The window opening in the hipped roof dormer has been enclosed with plywood and an air conditioning unit.

The north elevation has two windows in the basement level, a 3-light awning window and a boarded-over window. The first story has three 6/1 double-hung windows, while a single 6/1 double-hung window is located at the transition between the first and second stories. The second story has two 6/1 double-hung windows and the attic level has a 1/1 double-hung window in the hipped roof dormer.

The rear elevation has a metal bulkhead door at the basement level. A single 6/1 double-hung window is on the first story and the second story has two 6/1 double-hung windows. The enclosed rear porch has a shed roof and is supported by brick piers. The space between the piers is infilled with brick. The addition has a solid wood door, a 6/1 double-hung window and a window opening boarded-over with plywood.

The first story of the south elevation has a 15-light door and two 6/1 double-hung windows. The second story has three 6/1 double-hung windows and the attic level has a 1/1 double-hung window in a hipped roof dormer.

There are no outbuildings on the property. The property is located on the east side of Georgia Avenue with a circa 1960 apartment complex to the north and east, and a residential property to the south. The house is owned by the Lutheran Church of St. Andrew and the yard has been paved for a parking lot.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Leo and Ada Graeves Property

SURVEY NO.: M:31-22 (PACS 3.19)

ADDRESS: 12133 Georgia Avenue, Wheaton vicinity, Montgomery County

8. Significance (Continued)

population brought traffic congestion to the busy intersections of Wheaton. Beginning in the 1950s, numerous widening and repaving campaigns altered and enlarged the road network in the Wheaton region. Today, there are few reminders of Wheaton's nineteenth century crossroads history (Sentinel, 29 September 1955).

The house on the Leo and Ada Graeves Property is a wood-frame Four-square constructed circa 1920. The Four-square house was popular in both suburban and rural areas of America from the late 1890s into the 1920s. Four-square dwellings are usually 2 to 2 1/2-stories tall with a simple square or rectangular plan, low-pitched, hipped roof, and a front entrance, usually off-centered, which served as the focal point of the facade. They also commonly featured dormers on all planes of the roof and a wide 1-story front porch. Inside are usually four roughly equal-sized rooms on each floor, with a side stairway. Exterior wall surfaces were generally clad in clapboards or wood shingles. In vernacular examples, the Four-square often featured hipped dormers, a 1-story, full-width front porch, and double-hung sash windows.

National Register Evaluation:

Constructed circa 1920, the Leo and Ada Graeves 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 a ubiquitous building type which lacks individual significance. The architectural integrity of the building has been compromised by the enclosure of the rear porch and boarding-over of the dormer on the front elevation. The setting of the property has been altered by the paving of the rear yard for parking. Finally, the structure has no known potential to yield important information, and therefore, is not eligible under Criterion D.

MARYLAND HISTORICAL TRUST	
Eligibility recommended _____	Eligibility Not Recommended <u>XX</u>
Comments _____	

Reviewer, OPS: <u>[Signature]</u>	Date: <u>11/16/98</u>
Reviewer, NR Program: <u>[Signature]</u>	Date: <u>12/7/99</u>

[Handwritten signature]

9. Major Bibliographical References Survey No. M:31-22(PACS 3.19)

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 Tim Tamburrino

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 purposed 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: Leo and Ada Graeves Property

SURVEY NO.: M:31-22 (PACS 3.19)

ADDRESS: 12133 Georgia Avenue, Wheaton vicinity, Montgomery County

9. Major Bibliographical References (Continued)

- 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.
- Hiebert, 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.

ADDENDUM

RESOURCE NAME: Leo and Ada Graeves Property

SURVEY NO.: M: 31-22

LOCATION: 12133 Georgia Avenue, Wheaton vicinity, Montgomery County

SURVEYOR: Kelly Steele

SURVEY DATE: September 21, 1999

7. Description

A subsequent site visit determined that the Leo and Ada Graeves Property burned down. Only a pile of charred lumber and ash remain.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

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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):

Industrial/Urban Dominance A.D. 1870-1930

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):

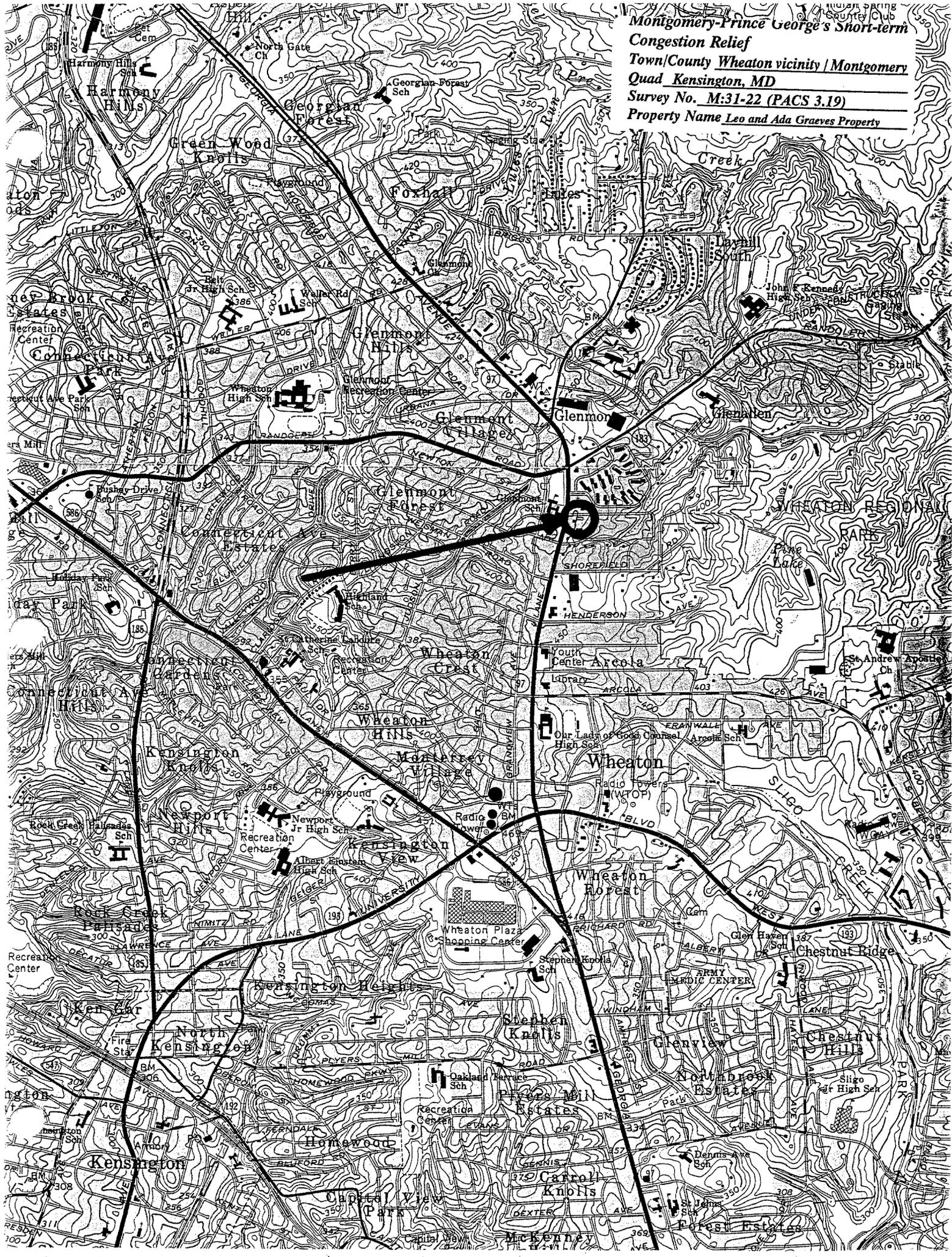
Private residence

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 Wheaton vicinity / Montgomery
Quad Kensington, MD
Survey No. M:31-22 (PACS 3.19)
Property Name Leo and Ada Graeves Property





M-31-22

LEO + ADA GRAEVES PROPERTY

MONTGOMERY CO., MD

TIM TAMBURRINO

4-98

THE DATE 4/4/98

MARYLAND SHPO

FRONT ELEVATION

1/8



M-31-22

LEO + ADA GRAEVES PROPERTY

MONTGOMERY CO., MD

TIM TAMBURRINO

4-98

SEE SITE 44412

MARYLAND SHPO

NORTHWEST CORNER

2/8



M-31-22

LEO + ADA GRAEVES PROPERTY

MONTGOMERY Co., MD

TIM TAMBURRINO

4-98

MARYLAND SHPO

NORTH ELEVATION

3/8



M-31-22

LEO + ADA GRAEVES PROPERTY
MONTGOMERY CO., MD

TIM TAMBURRINO

4-98

SECT 1 44 N 1 2
MARYLAND SHPO

NORTHEAST CORNER

4/7



M-31-22

LEO + ADA GRAEVES PROPERTY

MONTGOMERY Co., MD

TIM TAMBURRINO

4-98

06 0271 4 4 4 22

MARYLAND SHPO

EAST (REAR) ELEVATION

5/8



M-31-22

LEO + ADA GRAEVES PROPERTY

MONTGOMERY CO., MD

TIM TAMBURRINO

4-98-680271 44412

MARYLAND SUPD

SOUTHEAST CORNER

6/8



M-31-22

LEO + ADA GRAEVES PROPERTY
MONTGOMERY Co., MD

TIM TAMBUCCINO
4-98

8970271 N N N 22

MARYLAND SHPO

SOUTH ELEVATION
7/8



M-31-22

LEC + ADA GRAEVES PROPERTY
MONTGOMERY Co., MD

TIM TAMBURRINO

4-98

3970271 N44W

MARYLAND SHPO

SOUTHWEST CORNER

8/8