

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ☐
no ☒

Property Name: Mary A. Hutton House Inventory Number: M: 21-218
Address: 109 S. Summit Avenue Historic district: ☐ yes ☒ no
City: Gaithersburg Zip Code: 20877 County: Montgomery
USGS Quadrangle(s): Gaithersburg
Property Owner: Ines D. Reed Tax Account ID Number: 09-00820443
Tax Map Parcel Number(s): P339 Tax Map Number: FT51
Project: MD 355 Bus Rapid Transit Improvements Project Agency: Montgomery County Dept. of Transportation
Agency Prepared By: VHB
Preparer's Name: Erin Leatherbee Date Prepared: 7/31/2018
Documentation is presented in: Maryland Inventory of Historic Places (MIHP) Form
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 Listed: ☐ yes
Site visit by MHT Staff ☐ yes ☒ no Name: _____ Date: _____

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

Introduction:

The Mary A. Hutton House, constructed circa 1874, is located on the east side of S. Summit Avenue, approximately 150 feet north of the intersection with S. Frederick Avenue (also known as MD 355) in Gaithersburg, Montgomery County, Maryland. The house sits towards the front of a roughly 0.7-acre rectangular lot, set back from the road approximately 70 feet (State Department of Assessments and Taxation [SDAT] 2018). The house is located adjacent to a mid-twentieth century residential neighborhood to the east and single-family lots on the north and south. A Roman Catholic church complex is located across S. Summit Avenue to the west.

The Mary A. Hutton House sits on a lawn with the primary elevation facing west toward S. Summit Avenue. An asphalt parking area dominates the front of the property and connects to S. Summit Avenue via two asphalt driveways, one each on the north and south sides of the parking area. Small shrubs separate the property from the brick sidewalk along S. Summit Avenue and adorn the parking area. Landscaping at the front of the house features foundation shrubs, a brick walkway, and wood and metal benches. A row of evergreen trees lines the northern boundary of the property next to the house, while mature deciduous trees create a

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MHT Comments:

Reviewer, Office of Preservation Services

Reviewer, National Register Program

9/17/18
Date

9/20/18
Date

201804304

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Mary A. Hutton House

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backdrop in the rear yard. A very large deciduous tree sits between the house and the property to the south. Wood fencing was visible behind the house, enclosing the rear yard. Aerial photographs show a large rear deck and swimming pool in the back yard. The property is currently owned by Ines D. Reed. According to tax records and field observations, the property is used as both a residence and a business (SDAT 2018).

Architectural Description:

The Mary A. Hutton House, located at 109 S. Summit Avenue, is a two-story, three bay I-house with a two-story rear wing and one-story addition. The house was constructed around 1874, according to tax records (SDAT 2018). The house sits on a concrete foundation and is covered with a side-gable roof covered in asphalt shingles. An exterior concrete block chimney that is likely a replacement extends through the roof on the north side of the house and a secondary interior brick chimney pierces the roof of the rear wing. The house is clad in replacement vinyl drop siding on all elevations.

The front (west) elevation of the house features a prominent one-story enclosed porch with shed roof. A full-width, one-story open front porch is documented in a 1949 Sanborn Fire Insurance Map, indicating that the original porch has since been enclosed (Sanborn Map Company 1949). The primary entrance to the house is recessed into the center of this enclosed porch and consists of a six-panel replacement wood door flanked by five-light side lights and covered with a metal security door. On each side of the entrance on the first floor are vinyl tripartite picture windows. Similar but smaller tripartite vinyl windows are located on the north and south sides of the enclosed porch. On the second story, fenestration consists of a small, three-light fixed wood window centered above the door, flanked by three-light metal awning windows with wood shutters.

The north elevation was largely obscured from view by vegetation, but narrow, one-over-one sash wood windows in single and double configurations were visible on the original portion of the house. Fenestration on the south elevation includes one-over-one wood sash windows in single and double configurations. The two-story rear wing extends two rooms deep on the north side of the house and one room deep on the south side. A secondary entrance was partially visible under a non-original shed roof awning on the north side of the wing, though the door was not visible from the right-of-way. A small wood porch with post and railing leads from the driveway to the secondary entrance. On the south side of the house, a one-story shed-roof addition extends off the back of the rear wing. This building footprint is evident in a 1949 Sanborn Fire Insurance Map (Sanborn Map Company 1949). A one-story addition with a side-gabled roof extends from the south elevation, set back from the front elevation of the house. This addition was likely added in the 1950s; the 1949 Sanborn Fire Insurance Map documents a detached garage south of the dwelling, which was likely removed when the addition was added (Sanborn Map Company 1949). Aerial photographs indicate that the addition was in place by 1957 (NETR 1957). A review of current and historic aerial photographs indicate that the roofline of this addition was altered to its current side-gable form sometime after 1970, around the same time the asphalt parking lot was constructed, indicating the alteration may have been related to opening a business on the property (NETR 1970 and Montgomery County 2018). This addition is clad in the same vinyl drop siding as the main house. The door to this addition is located on the front elevation, accessed via a set of poured concrete steps with metal railing. Two vinyl tripartite windows fenestrate the front elevation, each consisting of a one-light fixed window flanked by narrow three-light awning windows. A secondary entrance to the addition protrudes from the south elevation under a side-gabled roof, but was obscured from view from the right-of-way by vegetation.

Historic Context:

Today, the Mary A. Hutton House sits on a parcel of land approximately 0.7 acre in size, though it was historically part of a 682-acre tract of land called Deer Park, which was surveyed in 1720 for Archibald Edmonston (Boyd 1879: 38). Deer Park was one of many land grants established in the seventeenth and eighteenth centuries in Montgomery County. During its early years as a small

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Date_____
Reviewer, National Register Program_____
Date

agricultural settlement, Gaithersburg consisted of a few clusters of homes and businesses along the road now known as S. Frederick Avenue. Historically known as "The Great Road West," Frederick Avenue connected the District of Columbia and lands west to the Allegheny Mountains.

By the mid-1800s, Deer Park had been divided into many parcels and, in 1860, an approximately 230-acre parcel of land was conveyed to Francis C. Clopper from Newland Irish and Sarah, his wife. After the death of Francis C. Clopper, the land was partitioned by his surviving heirs, Douglas Clopper and Mary Augusta Hutton (Clopper). In 1870, Douglass Clopper conveyed to Mary A. Hutton and her husband, William R. Hutton, four parcels of land (Montgomery County Deed Book [MCDB] EBP7:89). Following the arrival of the Baltimore and Ohio Railroad, which came to the area in 1873, the small settlement developed into a railroad-centered commercial node as farmers and merchants could ship and receive produce and goods to distant areas (Beck 1994: 286). The Mary A. Hutton House was constructed shortly after the arrival of the railroad, on land owned by the Huttons, located about 0.22 mile from the original railroad station. The town was incorporated and officially named Gaithersburg in 1878 and was noted as "rapidly improving" by 1879 (Boyd 1879: 129). The railroad depot in Gaithersburg brought with it a large community of summer residents escaping the heat of Washington, DC and year-round residents commuting into the city. The railroad also allowed local agricultural businesses to prosper because local farmers were able to ship produce and goods more easily to the city (Beck 1994: 286).

As development in Gaithersburg spread, Mary A. and William R. Hutton subdivided their land and sold parcels throughout the late 1800s, including three adjacent parcels: a 0.69-acre parcel conveyed to Mary C. Hill in 1884 (MCDB EBP 34:119), a 0.35-acre parcel conveyed to William H. Talbott in 1899 (MCDB TD12:218), and a 0.17-acre parcel conveyed to Talbott in 1903 (MCDB 176:436). The 0.69-acre parcel was eventually sold through a series of conveyances to Talbott from Alexander P. and Mary C. Hill in 1891 (MCDB JA4:352, JA29:316). Talbott, a local lawyer, resided with his family on those three parcels that comprised his 1.2-acre property until 1918 (U.S. Census 1900; MCDB 274:299).

Gaithersburg continued to grow in population and development in the early twentieth century, particularly through the advent and increasing popularity of the automobile. Development in the Gaithersburg area during this period was designed to accommodate the influx of middle-class families, drawn by the commercial growth and ease of commuting into Washington, D.C. Eventually, the trend of residential development in the suburbs of Washington, D.C. led to a shift away from the area's agricultural origins. Prior to 1920, the majority of residents in Montgomery County were employed in agricultural fields; by the 1940s, the Federal government was the largest employer of county residents (KCI 1999: B-40). During this time, Zadoc M. Cooke, a local farmer, sold his 380-acre farm and purchased the above-mentioned 1.2-acre parcel of residential land on Summit Avenue from William H. and Bertha C. H. Talbott in 1918 (MCBD 274:299).

The Cookes continued to reside on the property through the early twentieth century. In 1938, a subdivision of Deer Park was platted that depicts the 1.2-acre parcel of land owned by Zadoc M. Cooke (Montgomery County Plat Books [MCPB] 1152). In 1944, after the death of Zadoc his widow, Sarah Maude Cooke, conveyed the property to her daughter, Alverda G. Cooke, though Sarah "retained a life estate unto herself in and to her lands and premises" and continued to reside on the property (MCDB 940:204). In 1948, the property was subdivided once again when Sarah M. and Alverda G. Cooke conveyed the southern portion of the property, including the Mary A. Hutton House, to Samuel S. and Leatha M. Neide, leaving the remaining 0.5-acre northern parcel to the Cookes (MCDB 1140:187).

The construction of I-270 in the early 1950s and the relocation of the Atomic Energy Commission (later the U.S. Department of Energy) to Montgomery County preceded a period of rapid suburban growth in the county (KCI 1999: B-9, B-40-41). Automobile-focused neighborhoods and commercial areas grew increasingly popular during this time (KCI 1999: D-42 & D-44). Suburban development in the area around the Mary A. Hutton House boomed during the 1950s, notably through a planned neighborhood to

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the east known as Deer Park as well as commercial growth along S. Frederick Avenue. This growth is particularly evident in historic aerial photographs, which show substantial growth between 1957 and 1970 (NETN 1957, 1963, and 1970). In 1973, the Mary A. Hutton house was conveyed to Augusta W. Bowling by Leatha M. Neide, after the death of her husband, Samuel S. Neide (MCDB 4470:122). In 1987, the property was conveyed to Charles E. and Ines C. Reed and, in 1989, Charles E. conveyed the property to Ines C. Reed, who continues to own the property today (MCDB 8029:308, 9118:46). Currently, the main portion of the house is used as a residence and the south addition is used as a commercial property. Overall, the area in the immediate vicinity of the Mary A. Hutton House has rapidly grown since the mid-nineteenth century and the setting has changed from a rural farming village near a new train depot to a highly developed suburban area of mixed residential and commercial use.

Evaluation:

The Mary A. Hutton House is an I-house constructed during the Industrial/Urban Dominance Period of suburbanization (1870-1930) in Montgomery County, which is a common building form constructed in the eastern United States during the pre- and post-railroad period (KCI 1999 and McAlester 2013: 142). In order to be considered eligible for listing in the National Register of Historic Places (NRHP) under Criterion A, a building must not only be associated with important events or trends, it "must clearly be important within the associated context... and it must retain historic integrity" (Shrimpton et al 1990: 12). Though the resource fits into the overall suburbanization trend in early Gaithersburg during the time the railroad was brought to the area, the Mary A. Hutton House is not associated with the trend in an otherwise important way. The property on which the house was built was originally much larger and was part of a rural development. Through several subdivisions of the property and development in adjacent parcels, the property's integrity of setting and feeling has been diminished in a manner that limits its ability to convey its association with the early development of Gaithersburg near the new train depot as outlined in Suburbanization Historic Context and Survey Methodology (KCI 1999: D-22). Additionally, the alterations to the house including the enclosed front porch, the addition of vinyl siding, and the installation of replacement windows and doors have resulted in a diminished integrity of materials, design, and workmanship, which further limits the building's ability to convey its association. Therefore, the Mary A. Hutton House is recommended not eligible for the NRHP under Criterion A.

To qualify for eligibility under Criterion B, a property must be associated with an individual "whose activities are demonstrably important within a local, State, or national historic context" and the property must be associated with that individual's productive life (Shrimpton et al 1990: 14-15). Although previous owners and residents of the Mary A. Hutton House and its property were of families residing in Gaithersburg for many generations, it has no association with an individual who is considered significant within the historic context. Therefore, the resource is recommended not eligible under Criterion B.

To be considered eligible for listing under Criterion C, the resource must "retain the characteristics of its style, type, period or method of construction and convey its role in architectural history." (KCI 1999: D-22). The Mary A. Hutton House is a two-story I-house that was constructed around 1874, which is a common building form for the late-nineteenth century in the eastern United States. Though the house retains enough of its original form to remain identifiable as an I-house, it has been substantially modified since its construction. The front porch has been enclosed, its original siding has been replaced with vinyl, many of the windows and the doors have been replaced, and an addition has been added (and later modified) to the south elevation. These alterations have resulted in a diminished integrity as outlined in Suburbanization Historic Context and Survey Methodology (KCI 1999: D-22, D-25). Additionally, the house does not represent the work of a master or possess high artistic value. Therefore, the resource is recommended not eligible for the NRHP under Criterion C. As an architectural resource, it was not evaluated under Criterion D.

In sum, the Mary A. Hutton House at 109 S. Summit Avenue is recommended not eligible for listing in the NRHP.

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Reviewer, National Register Program

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Mary A. Hutton House

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MARYLAND HISTORICAL TRUST REVIEW

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MHT Comments:

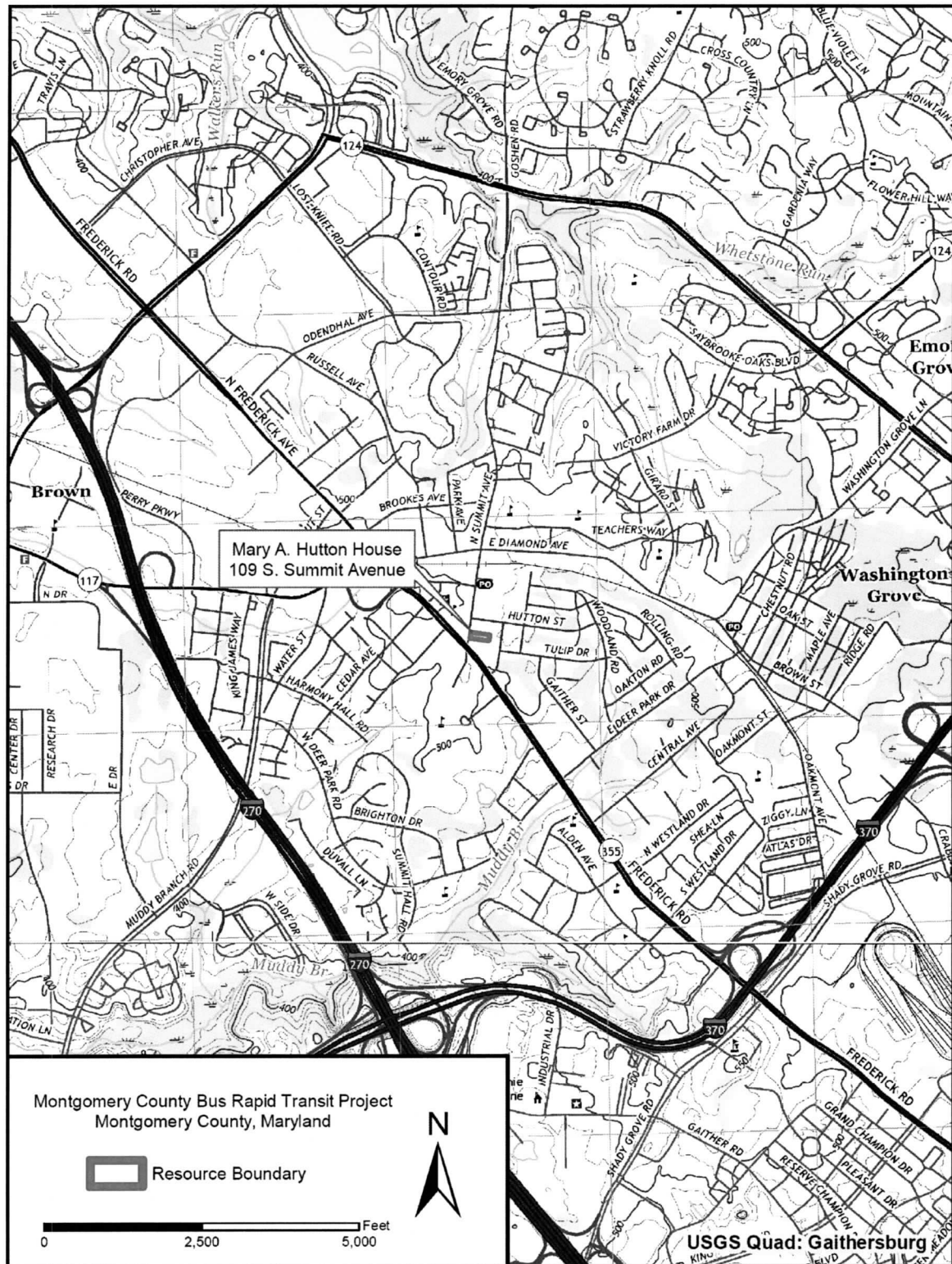
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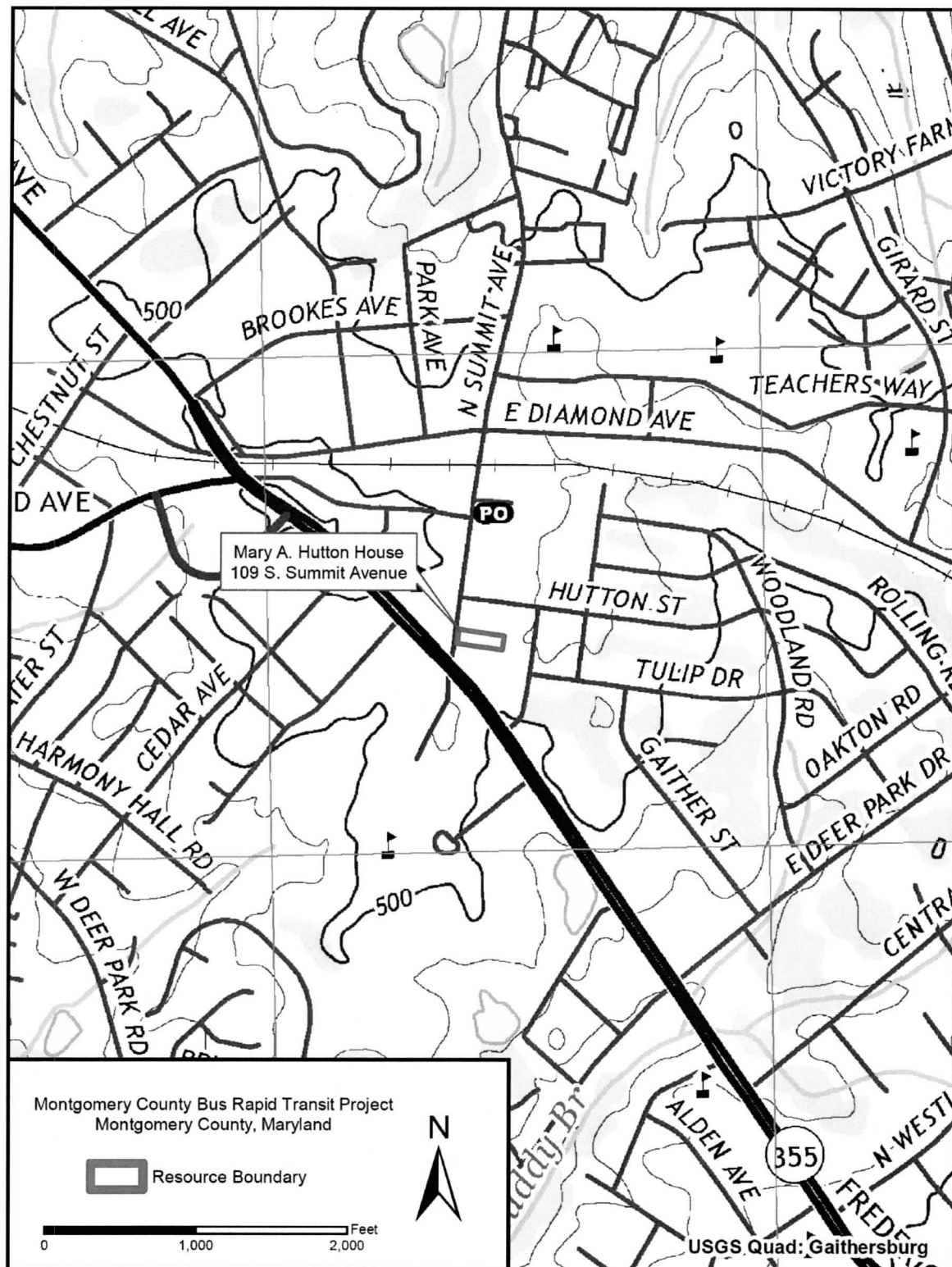
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Mary A. Hutton House (M: 21-218)
Gaithersburg, Montgomery County, Maryland



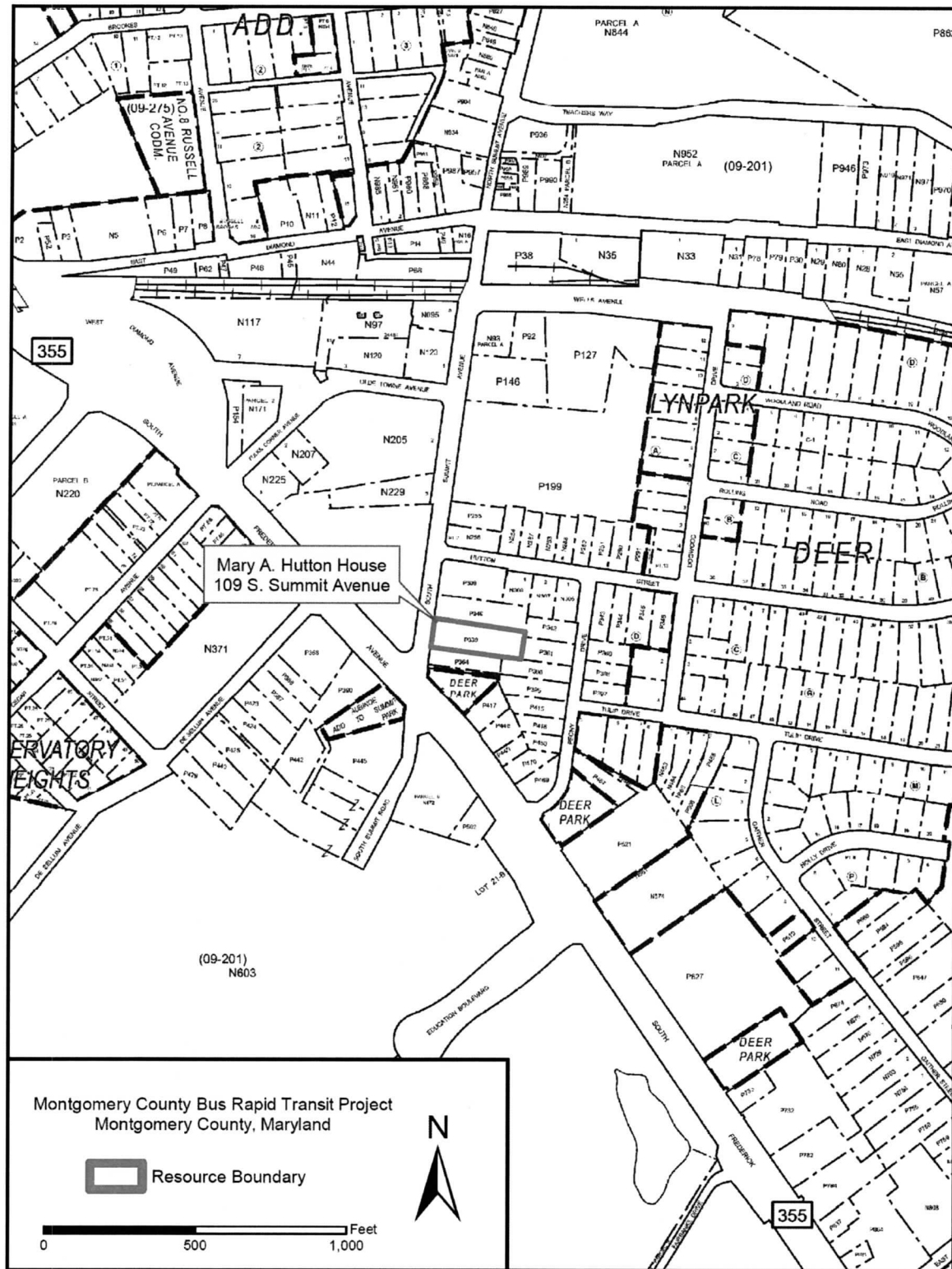
Location of the Mary A. Hutton House on 7.5-Minute Gaithersburg, Maryland,
United States Geological Survey Topographic Map (USGS 2016)

Mary A. Hutton House (M: 21-218)
Gaithersburg, Montgomery County, Maryland



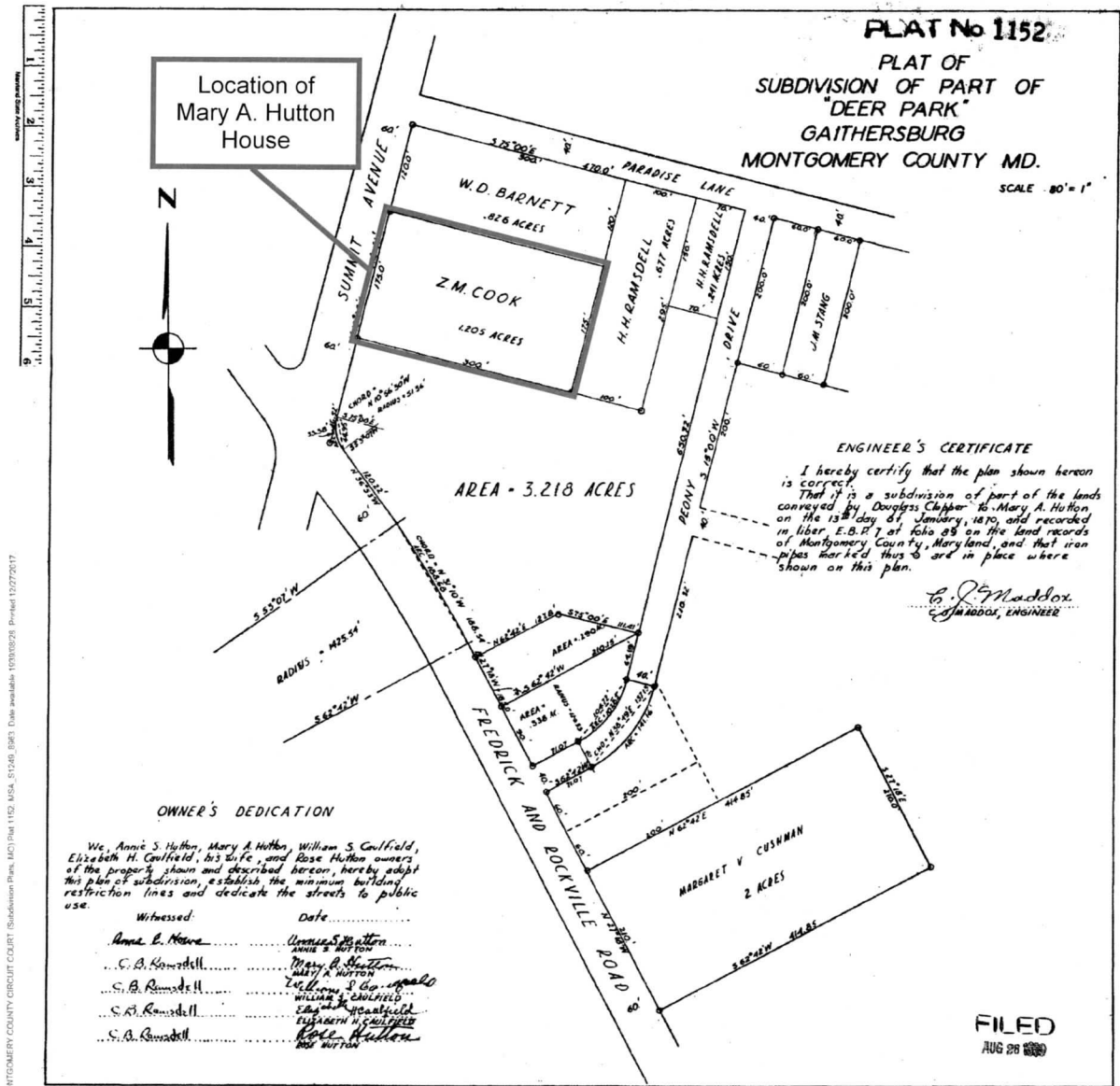
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United States Geological Survey Topographic Map (USGS 2016)

Mary A. Hutton House (M: 21-218)
Gaithersburg, Montgomery County, Maryland



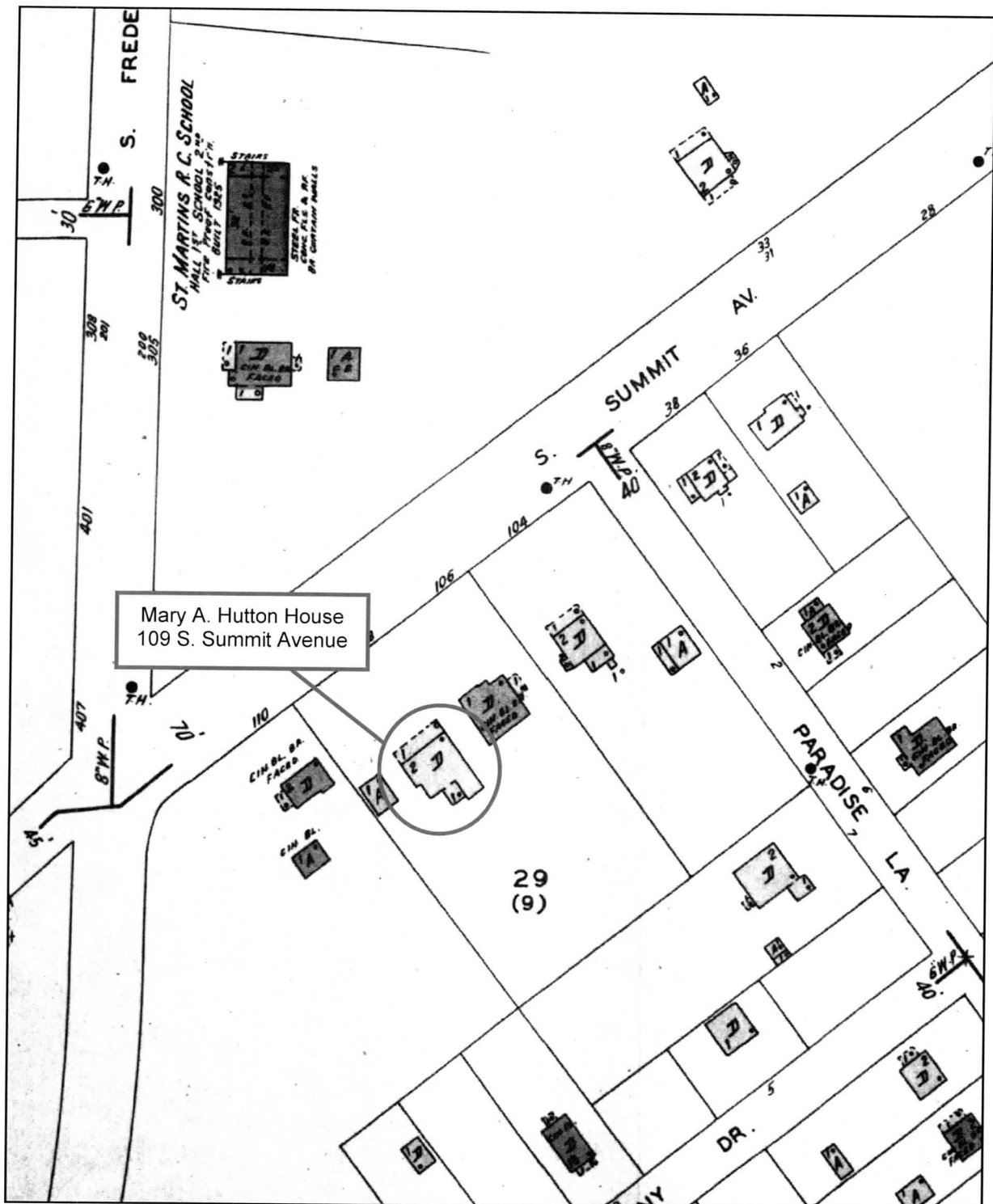
Location of the Mary A. Hutton House on Montgomery County Tax Map
(Maryland Department of Planning, Planning Data and Analysis 2013)

Mary A. Hutton House (M: 21-218)
Gaithersburg, Montgomery County, Maryland



1939 Plat of Subdivision of Part of "Deer Park" (MCPB 1152)

Mary A. Hutton House (M: 21-218)
Gaithersburg, Montgomery County, Maryland



1949 Fire Insurance Map (Sanborn Map Company 1949)

Mary A. Hutton House (M: 21-218)
Gaithersburg, Montgomery County, Maryland

TIFF Image File Name	Description	Date Taken	Ink	Paper	Brand, Make & Dye Type of DVD
M; 21-218_2018-03-15_01.tif	Front elevation	3/15/2018	Canon Chromalife100 CLI-271 Inks	Cannon Photo Paper Plus Glossy II	Verbatim UltraLife 4.7GB 8x Gold Archival Grade DVD-R
M; 21-218_2018-01-25_02.tif	Front elevation and south addition	1/25/2018	Canon Chromalife100 CLI-271 Inks	Cannon Photo Paper Plus Glossy II	Verbatim UltraLife 4.7GB 8x Gold Archival Grade DVD-R
M; 21-218_2018-01-25_03.tif	Northwest oblique	1/25/2018	Canon Chromalife100 CLI-271 Inks	Cannon Photo Paper Plus Glossy II	Verbatim UltraLife 4.7GB 8x Gold Archival Grade DVD-R
M; 21-218_2018-01-25_04.tif	Southwest oblique	1/25/2018	Canon Chromalife100 CLI-271 Inks	Cannon Photo Paper Plus Glossy II	Verbatim UltraLife 4.7GB 8x Gold Archival Grade DVD-R
M; 21-218_2018-03-15_05.tif	Front elevation of south addition	3/15/2018	Canon Chromalife100 CLI-271 Inks	Cannon Photo Paper Plus Glossy II	Verbatim UltraLife 4.7GB 8x Gold Archival Grade DVD-R
M; 21-218_2018-03-15_06.tif	Detail of south addition	3/15/2018	Canon Chromalife100 CLI-271 Inks	Cannon Photo Paper Plus Glossy II	Verbatim UltraLife 4.7GB 8x Gold Archival Grade DVD-R
M; 21-218_2018-01-25_07.tif	Northwest oblique and adjacent properties from S. Summit Avenue	1/25/2018	Canon Chromalife100 CLI-271 Inks	Cannon Photo Paper Plus Glossy II	Verbatim UltraLife 4.7GB 8x Gold Archival Grade DVD-R



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Mary A. Hinton + 2021

Mary A. Hinton + 2021

George R. R. R.

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M: 21-218

Mary A. Hutton 2nd

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1/25/2018

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M: 21-218

Mary H. L. Horse

Montgomery County, MD

Enr. Contr. Services

1/25/2018

ML SHPC

Northwest Bridge

355





11:21-11:28

Mary A. Hutton House

Montgomery County, MD

George Rex St.

1/15/2008

MD SHPO

Front elevation of c. 1920-1930

1, 2, 3





11:2 - 11:8

James F. Hutton House

Montgomery County, MD

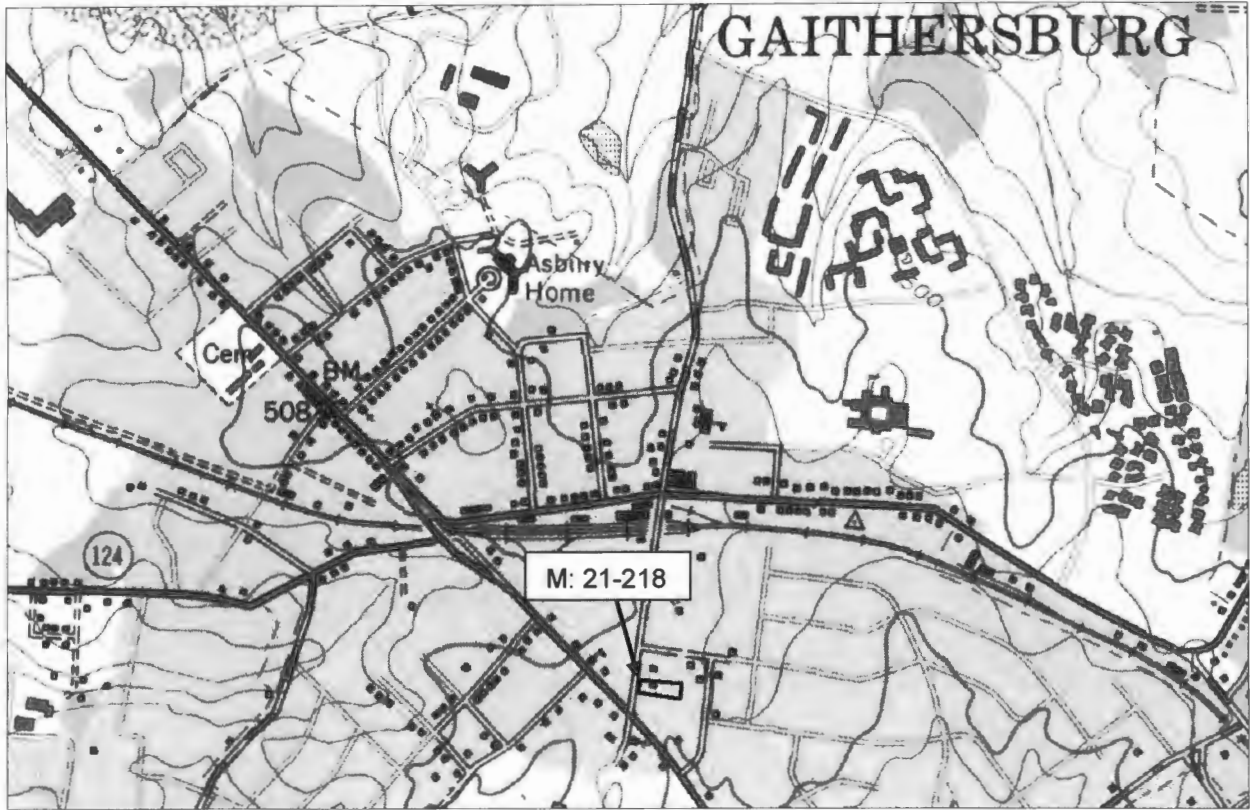
11:2 - 11:8

11:2 - 11:8

SHPC

11:2 - 11:8
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M: 21-218
109 Summit Avenue, Gaithersburg
Gaithersburg quadrangle 1945, Photorevised 1979



Tax Map FT561, Parcel P339



JKC 2/12/2015