

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ☐
no ☒

Property Name: Clagett House Inventory Number: M: 21-272
Address: 111 S. Summit Avenue Historic district: ☐ yes ☒ no
City: Gaithersburg Zip Code: 20877 County: Montgomery
USGS Quadrangle(s): Gaithersburg
Property Owner: 111 S. Summit Avenue LLC Tax Account ID Number: 09-00832851
Tax Map Parcel Number(s): P364 Tax Map Number: FT561
Project: MD 355 Bus Rapid Transit Improvements Project Agency: Montgomery County Dept. of Transportation
Agency Prepared By: VHB
Preparer's Name: George Rounds Date Prepared: 7/31/2018
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 Listed: ☐ yes
Site visit by MHT Staff ☐ yes ☒ no Name: _____ Date: _____

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

Introduction/Location:

The Clagett House, at 111 S. Summit Avenue, is located on the east side of S. Summit Avenue approximately 80 feet north of the intersection with S. Frederick Avenue (also known as MD 355) in Gaithersburg, Montgomery County, Maryland. The property is located in a suburban setting featuring a mid-20th century church and early- to mid-20th century residential development, of which many dwellings have been altered and converted to commercial use. Three parcels comprise the property, totaling 0.39 acre; two of these parcels were acquired shortly after the house's construction (State Department of Assessments and Taxation [SDAT] 2018).

The Clagett House is situated on a lawn and is set back approximately 50 feet from the roadway on a rectangular lot with foundation shrubbery and a planter framed by modern pavers; a large deciduous tree is located in the rear yard on the north side of the lot, and numerous additional trees dot the rear yard, largely obscuring the view of properties to the south and southeast. An asphalt driveway provides access to the property from S. Summit Avenue and extends along the south side of the property to the original two-car garage; an asphalt and gravel parking area has been created on a portion of the lawn. A poured concrete walkway provides access to the front entrance from S. Summit Avenue; the sidewalk features decorative brick pavers. The rear yard is

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MHT Comments:

Jim Talamo
Reviewer, Office of Preservation Services

Blanton
Reviewer, National Register Program

9/17/18
Date

9/20/18
Date

partially enclosed by a chain link fence along the south property line.

Architectural Description:

The Clagett House is a mid-20th century Colonial Revival house; tax records indicate it was constructed in 1947 (SDAT 2018). The house is two-and-a-half stories in height with a balanced, symmetrical façade and two-room deep floorplan. A side-gabled asphalt shingle roof covers the building, which also features a gabled rear project that is partially visible from the public right-of-way. Brick veneer with header string courses clad the building exterior, which extends down to the foundation level.

The front elevation includes symmetrical, three-bay fenestration, with original double-hung six-over-six wood windows set in the second-floor window openings. The first floor features a center entryway with an original decorative surround featuring fluted pilasters and a broken scroll pediment with dentil accents. A replacement metal door with panels and a single rectangular light is set within the entrance and opens onto a poured concrete stoop with a brick foundation. Rectangular-shaped, single-light metal replacement windows are set within the openings on either side of the entrance. Soldier course brick lintels are located over the first-floor windows, and original wood shutters flank the front elevation windows.

The north side elevation includes original six-over-six double-hung wood windows on the first and second floor openings; an original six-light wood pivotal sash window is set within the upper half-story window opening. The south side elevation includes an original exterior brick chimney and six-over-six double hung windows in the second story openings. A shed roof porch extends from the south side elevation. The brick foundation of the porch and a 1949 Sanborn Fire Insurance Map indicate that the porch is an original feature of the house and has been enclosed with modern materials (Sanborn Map Company 1949). Hardiplank siding has been installed as exterior cladding, and six-over-six metal windows have been installed on the elevations. A modern single-light, two-panel metal door opens from the interior of the enclosed porch onto a set of poured concrete steps.

An original single-story, two-car garage that also appears in a 1949 Sanborn Fire Insurance Map remains on the south side of the property (Sanborn Map Company 1949). The brick-clad structure features a front-gabled asphalt shingle roof and a continuous brick foundation. Original wood clapboard clads the gable, and replacement metal panel roll-up doors have been installed in the garage openings. No fenestration could be observed from the public right-of-way.

Historic Context:

The Clagett House sits on an approximately 0.5-acre lot, though it was historically part of a 682-acre tract of land called "Deer Park." Deer Park was surveyed in 1720 for Archibald Edmonston (Boyd 1879: 38) and was one of many land grants conveyed in the seventeenth and eighteenth centuries in Montgomery County. At the time, the small agricultural settlement which would become Gaithersburg consisted of a few clusters of homes and businesses along the road now known as Frederick Avenue. Historically known as "The Great Road West," Frederick Avenue connected the District of Columbia and lands west to the Allegheny Mountains. Although the chain of conveyance is unclear from deed research, the land on which the Clagett House would be constructed had been subdivided into a 229.5-acre tract owned by Richard Holmes and conveyed to Newland Irish on February 10, 1855 (Montgomery County Deed Book [MCDB] JGH4:132). Irish, a farmer living in Newstead, New York, owned the property for six years before selling to Francis C. Clopper, a farmer, on February 13, 1861 (MCDB JGH8:317, U.S. Census 1860). Following Francis Clopper's death, the property became one of several parcels inherited by his children, Douglas Clopper and Mary Augusta Hutton. On January 13, 1870, Douglas conveyed his ownership to Mary Hutton (MCDB EBP7:89).

With the arrival of the B&O, 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). Agricultural diversification also occurred as

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perishable items such as dairy products and fruit could now be transported more efficiently (Soderburg 2009). Railroads increasingly improved the efficiency of commercial and agricultural operations, and lands surrounding cities became accessible not only to summer residents seeking to escape the heat of Washington, D.C., but also to permanent residents seeking "the pleasures as well as the advantages of a home in the country" (Kelly 2011: 36, 40). Real estate brokers and land developers began designing planned residential neighborhoods in Gaithersburg and other towns outside of Washington, D.C. According to a Washington Post article, "The development along the Metropolitan Branch within the past few years has been phenomenal. Nearly all the land between here [Rockville] and Gaithersburg has been bought up either by syndicates or wealthy individuals, and quite a number of the newly acquired properties have been platted for sale in building lots" (Washington Post via Beck 1994: 285). In 1878, the town was incorporated, and according to the 1879 History of Montgomery County Maryland, the town possessed a town hall, public school, and a population of 200 persons, including farmers, blacksmiths, merchants, a physician, a shoemaker, and two churches (Boyd 1879: 129).

Gaithersburg continued to develop as a suburban residential enclave throughout the late 19th century, and, during the 20th century, the advent and increasing popularity of automobile transportation shaped suburban development patterns as areas between and beyond suburban rail axes became open to residential development. Deed research indicates that Mary Augusta Hutton sold individual lots from the 229.5-acre Deer Park tract beginning in 1877 through 1914, prior to conveying the remainder of the property comprising approximately 160 acres to her son, Francis C. Hutton and daughter Mary A. Hutton (MCDB JLB246:97 and Littlefield 2001: 4). These parcels included a right-of-way for the Metropolitan Branch of the Baltimore and Ohio Railroad (MCDB EPB 17:150).

The Great Depression and World War II slowed overall residential development during the 1930s and 1940s. However, the return of war veterans seeking housing and the ensuing housing shortage created demand for efficient and affordable housing (KCI 1999: B-9, D-20). 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, most 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). Following Francis C. Hutton's death, the exact date of which is unclear, ownership of the property reverted to his surviving sisters, Mary A. Hutton, Rose Hutton, and Elizabeth H. Caulfield on June 7, 1932, and Mary immediately conveyed a 2/3 interest in the property to her sisters (MCDB CKW538:382). On August 28, 1939, the Huttons and Caulfields filed a plat of subdivision for four parcels (Montgomery County Plat Book 18:1152).

On January 26, 1946, Wilson and Laura H. Clagett purchased the 0.32-acre lot that was parceled out from the 3.218-acre tract shown on the 1939 plat (MCDB 1030:42-43). The Clagetts likely built the house that currently stands on the property as tax records provided a 1947 construction date (SDAT 2018). The Clagetts subsequently purchased a 453-square foot (0.01 acre) tract in April 1952 and a 1192 square foot tract (0.027 acre) acquired on September 23, 1952 (MCDB 1653:199, 1653:209). These tracts were likely purchased for the construction of the existing driveway and comprise the current composition of the parcel.

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). The Clagett House was constructed during the Modern Period of suburbanization, as outlined in Suburbanization Historic Context and Survey Methodology and just before the drastic increase in development in Gaithersburg. Wilson Clagett died in 1971, and Laura Clagett retained ownership throughout the end of the twentieth century, placing the property in the Clagett Living Trust on April 8, 1999 (MCDB 17070:69). Rodney and Tammy Durst acquired ownership from the Clagett Living Trust on May 30, 2001. The Dursts maintained ownership until 2017, when 111 Summit LLC bought the property at public sale on April 12 following default of a refinance loan (MCDB 54694:64). The property remains owned by 111 Summit LLC and appears to be used as a residence.

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Evaluation:

The Clagett House is a Colonial Revival house constructed during the Modern Period of suburbanization in Montgomery County, as outlined in Maryland's Suburbanization Historic Context and Survey Methodology, and which is a common form constructed during this period of growth (KCI 1999). 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). Although the house fits into the overall suburbanization trend in Gaithersburg, the Clagett House is not significantly associated as part of a pattern of development or planned neighborhood in a significant way. Maryland's Suburbanization Historic Context and Survey Methodology specifies that to be eligible under Criterion A, residential properties must "possess a strong association with suburban development and residential architectural trends," they must "demonstrate and represent a direct relationship with residential development in the Washington, D.C. region" and, finally, they "should retain integrity of location, design, setting, materials, feeling and association" (KCI 1999: D-22). Several alterations, including the installation of metal replacement windows, the application of modern materials, including metal windows and Hardiplank siding to the enclosed porch, and removal of the original door and its replacement with a modern metal door have diminished the building's integrity of design, material, and workmanship, which limits the resource's ability to convey its association as outlined in Suburbanization Historic Context and Survey Methodology (KCI 1999: D-22). While the resource was constructed during a period of larger growth trends within Gaithersburg, that in and of itself does not merit eligibility; there is no evidence that the property's development played a direct role in the suburbanization of the Washington, D.C. region. Therefore, the Clagett 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 Clagett House and its property were of families residing in Gaithersburg for many generations, it has no association with an individual whose specific contributions to the area considered significant within the historic context. Therefore, the resource is recommended not eligible under Criterion B.

The Clagett House is a two-story Colonial Revival house that was constructed around 1947 in a style that is common to the area and era in which it was built. Though the overall form and massing remains largely intact, the removal of the original front door and front windows and the installation of modern replacements as well as the application of Hardiplank siding and metal windows to the enclosed porch have resulted in a diminished integrity as outlined in Suburbanization Historic Context and Survey Methodology (KCI 1999: D-22-23). 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 Clagett House at 111 S. Summit Avenue is recommended not eligible for listing in the NRHP.

Sources:

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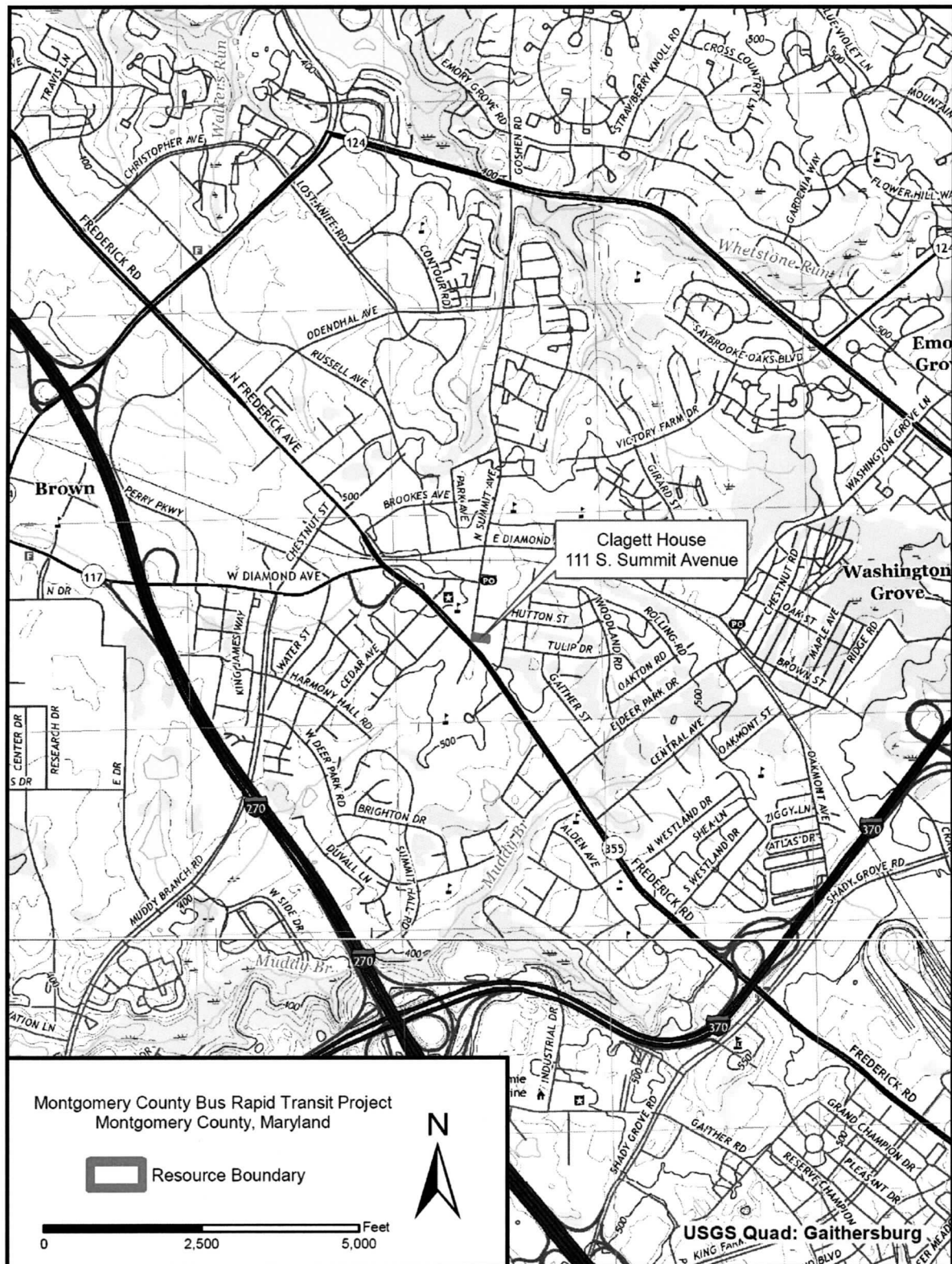
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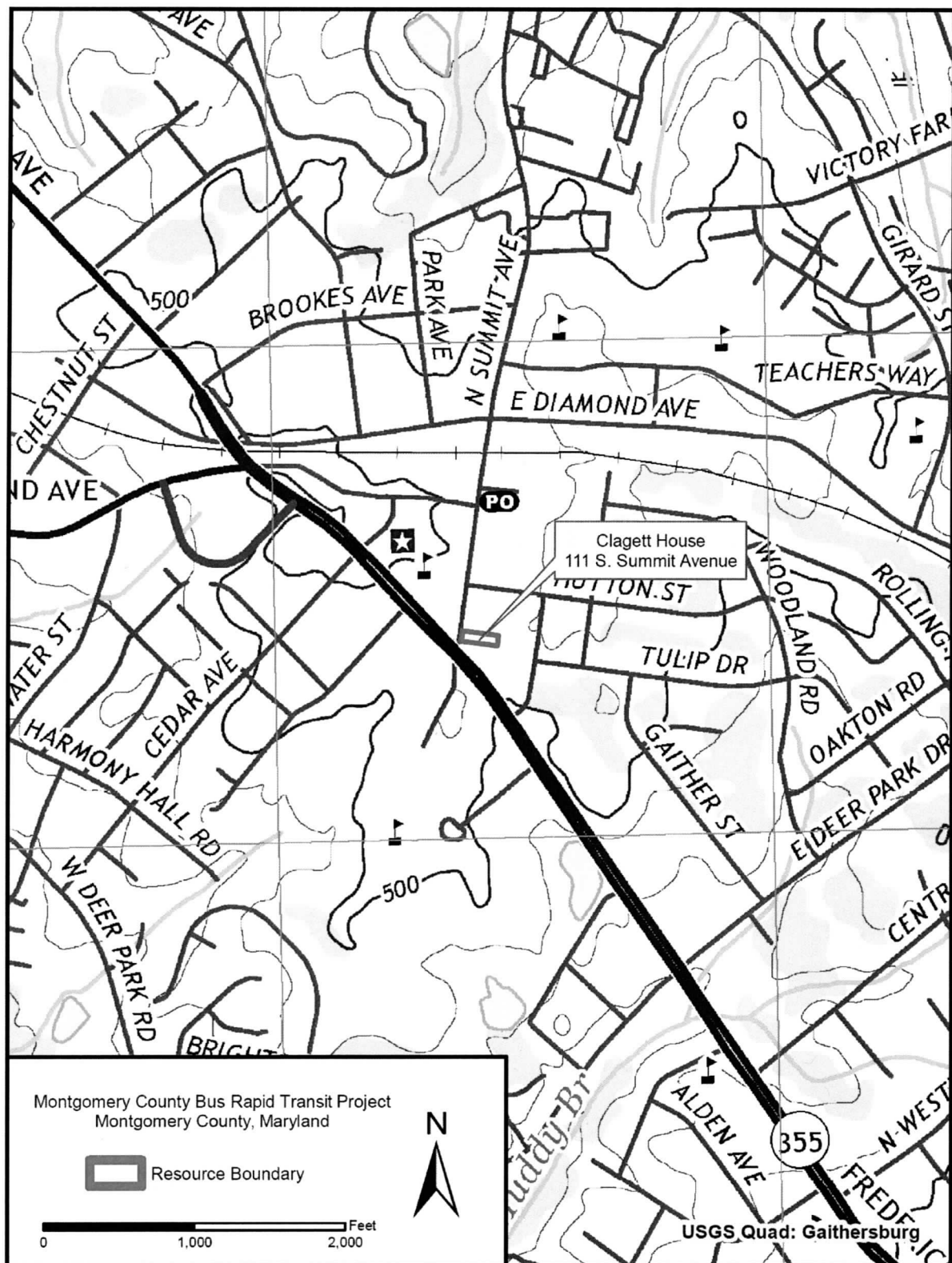
Date

Clagett House (M: 21-272)
Gaithersburg, Montgomery County, Maryland



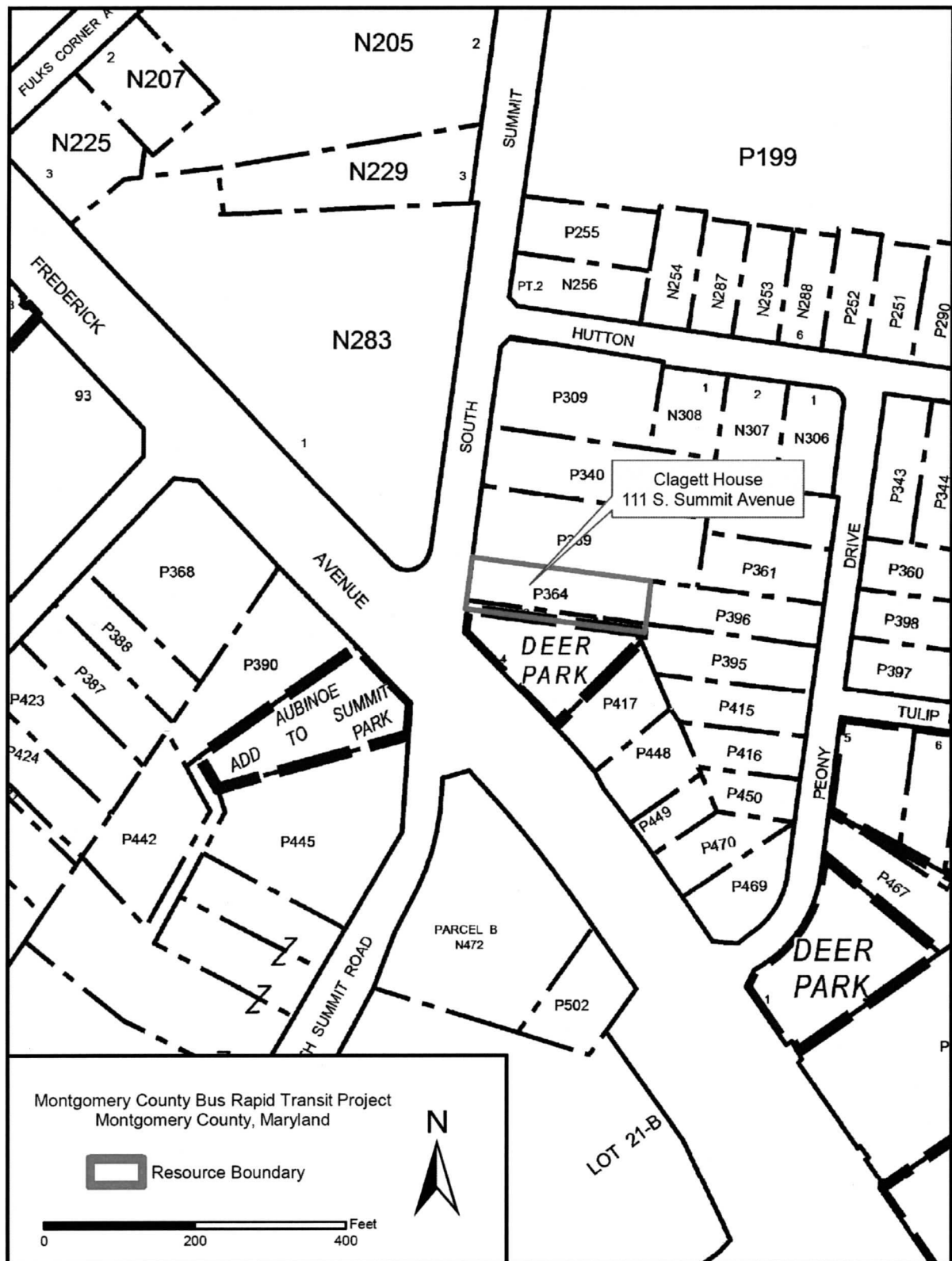
Location of Clagett House on 7.5-Minute Gaithersburg, Maryland,
United States Geological Survey Topographic Map (USGS 2016)

Clagett House (M: 21-272)
Gaithersburg, Montgomery County, Maryland



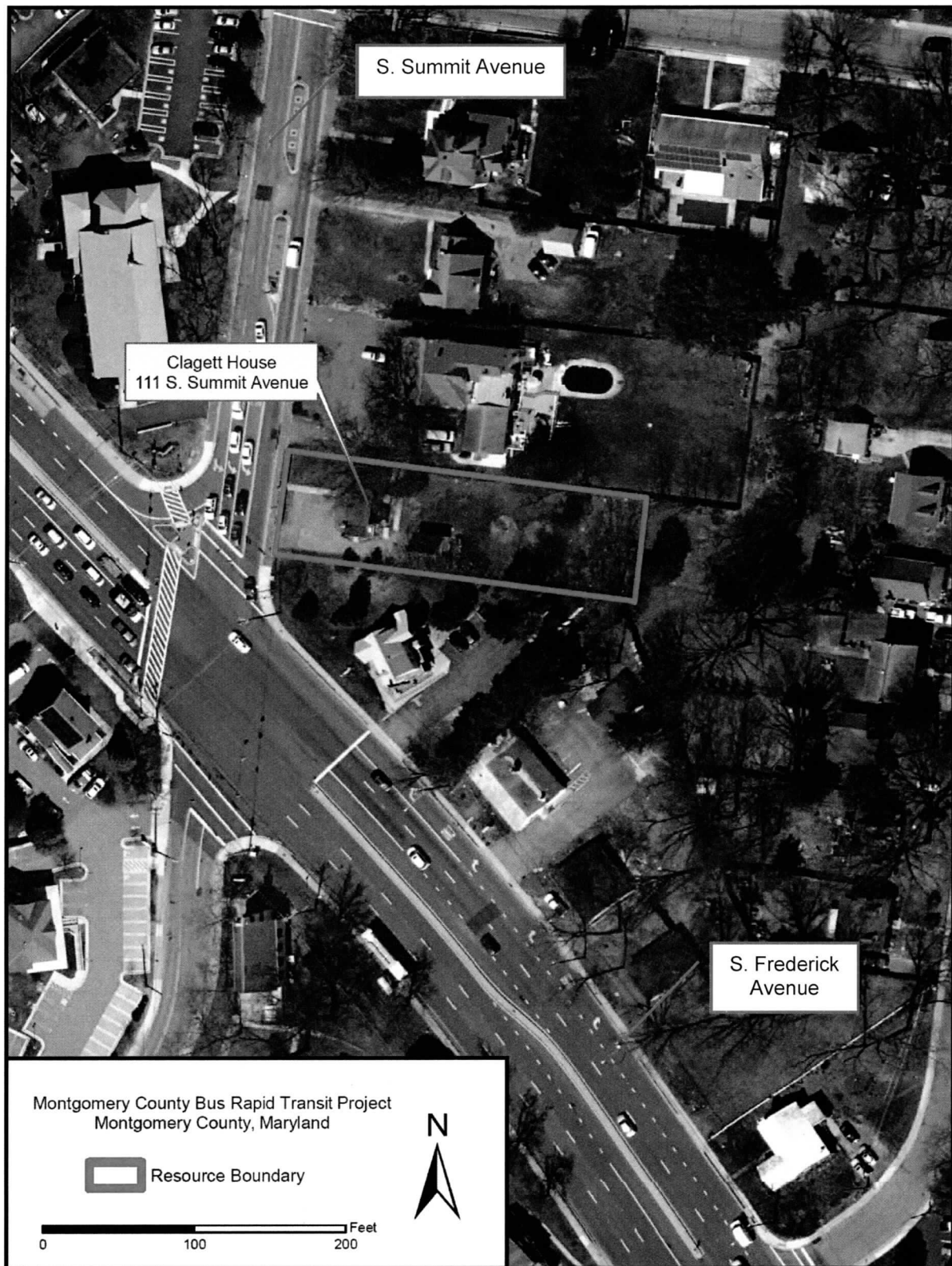
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Clagett House (M: 21-272)
Gaithersburg, Montgomery County, Maryland



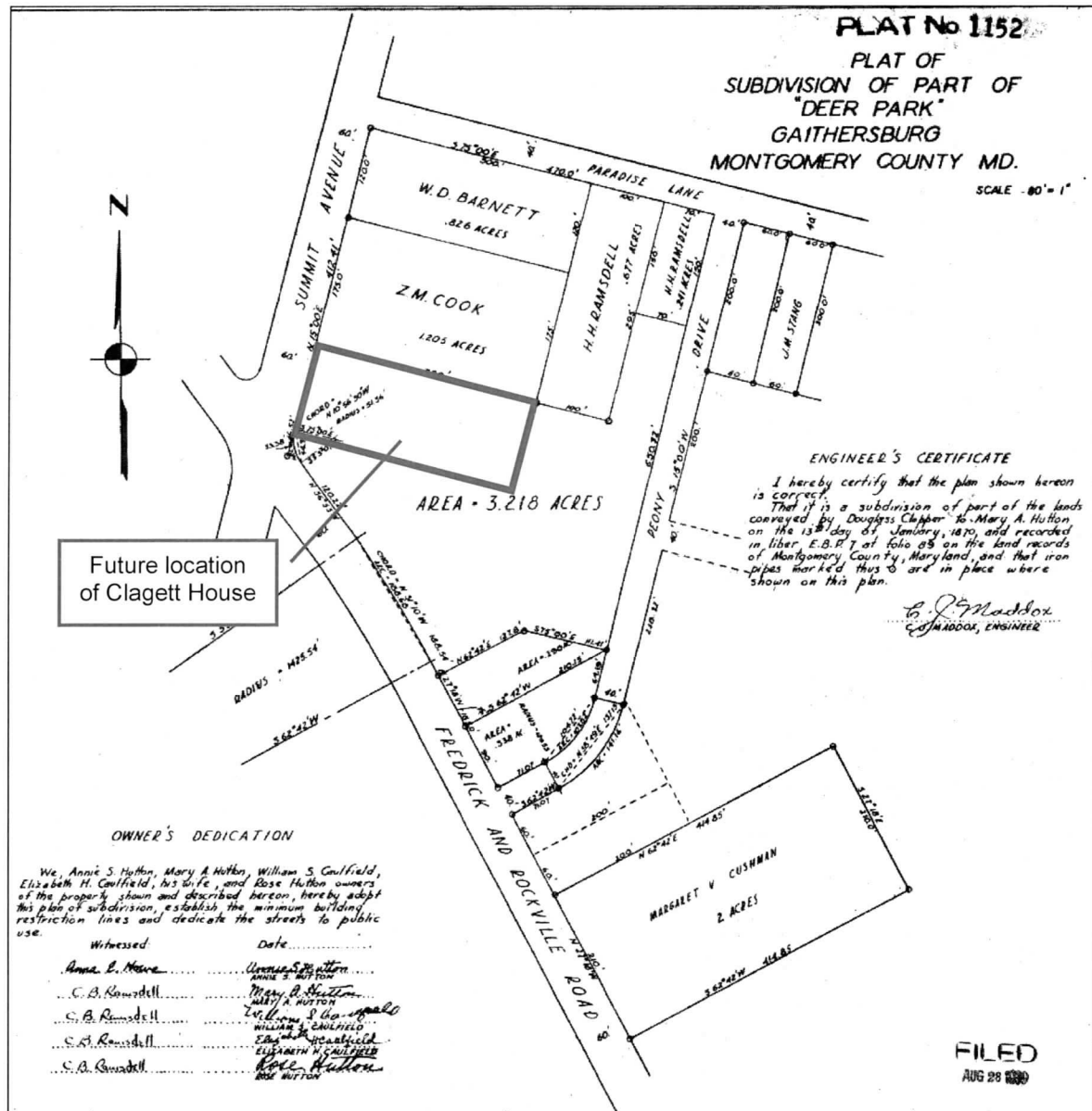
Location of Clagett House on Montgomery County Tax Map
(Maryland Department of Planning, Planning Data and Analysis 2013)

Clagett House (M: 21-272)
Gaithersburg, Montgomery County, Maryland



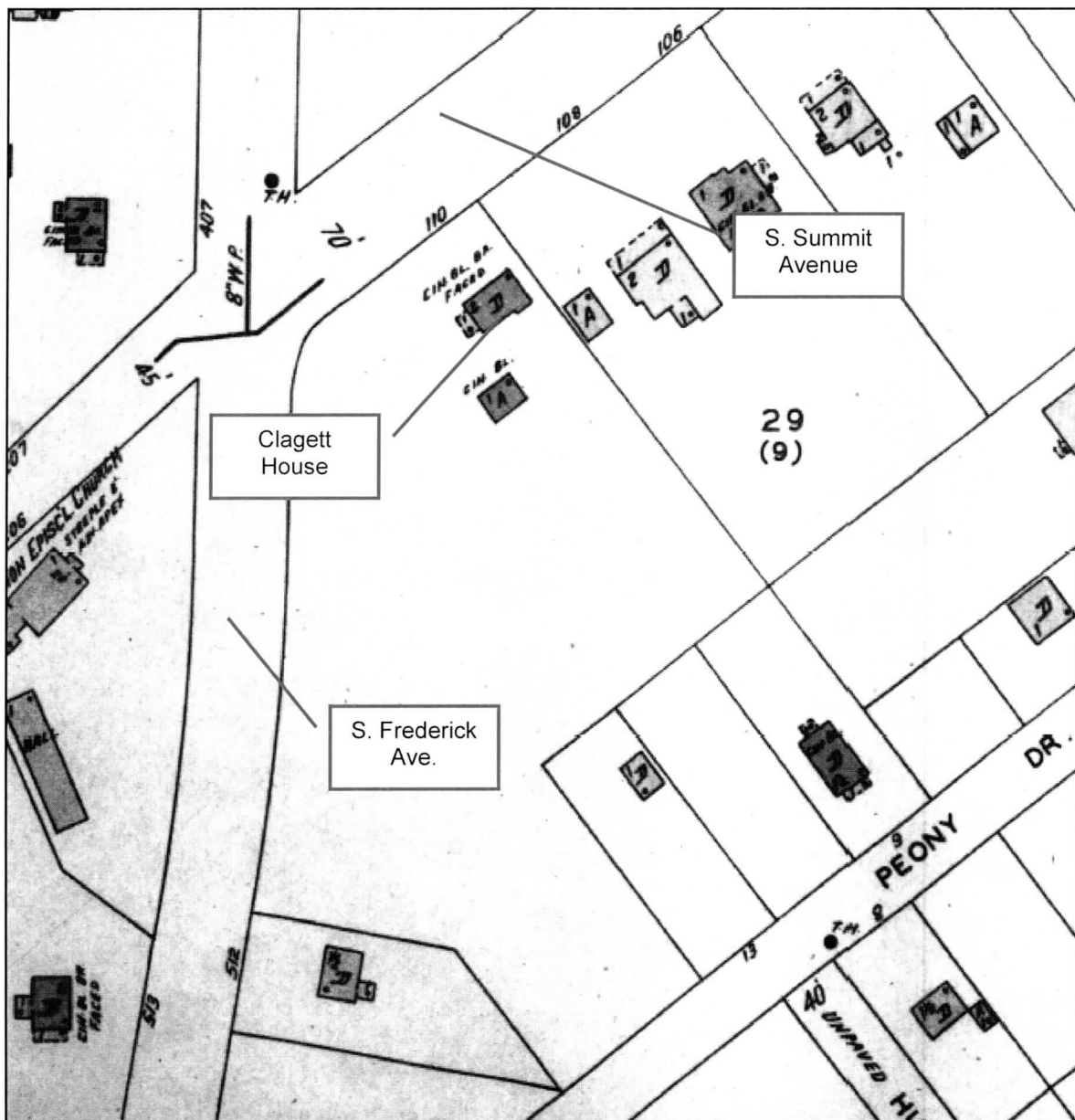
Location of Clagett House on 2017 Aerial Image
(Maryland Department of Planning, Planning Data, and Analysis)

Clagett House (M: 21-272)
Gaithersburg, Montgomery County, Maryland



1939 Plat of Subdivision of Part of "Deer Park" (MCPB 18:1152)

Clagett House (M: 21-272)
Gaithersburg, Montgomery County, Maryland



1949 Sanborn Fire Insurance Map depiction of View of Clagett House (Sanborn Map Company 1949)

Clagett House (M: 21-272)
Gaithersburg, Montgomery County, Maryland

TIFF Image File Name	Description	Date Taken	Ink	Paper	Brand, Make & Dye Type of DVD
M; 21-272_2018-01-25_01.tif	Front elevation view	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; 21-272_2018-01-25_02.tif	Front entrance detail view	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; 21-272_2018-01-25_03.tif	Oblique view of north side elevation	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; 21-272_2018-01-25_04.tif	Oblique view of front and south side elevations	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; 21-272_2018-01-25_05.tif	View of south side porch enclosure and detached garage	1/25/2018	Canon Chromalife100 CLI-271 Inks	Cannon Photo Paper Plus Glossy II	Verbatim UltraLife 4.7GB 8x Gold Archival Grade DVD-R











