

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ☐
no ☒

Property Name: Cooke House Inventory Number: M: 21-270
Address: 107 S. Summit Avenue Historic district: ☐ yes ☒ no
City: Gaithersburg Zip Code: 20877 County: Montgomery
USGS Quadrangle(s): Gaithersburg
Property Owner: William K. Trunnell, Jr. and Mary Teresa Romeo Trunnell Tax Account ID Number: 09-00818473
Tax Map Parcel Number(s): P340 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: 7/2/2018
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 Cooke House is located on the east side of S. Summit Avenue, approximately 250 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 0.5-acre rectangular lot, set back from the road approximately 90 feet (State Department of Assessments and Taxation [SDAT] 2018). The house is located at the edge of a mid-twentieth century residential neighborhood and is adjacent to single-family lots on the north, east, and south. A Roman Catholic church complex is located across S. Summit Avenue to the west.

The Cook House sits on a lawn with the primary elevation facing west toward S. Summit Avenue. The property is accessed via an asphalt driveway that runs along the northern edge of the property boundary. Foundation shrubbery adorns the front of the dwelling, and a row of evergreen trees along the southern property boundary partially screens the house from the adjacent property. Mature trees provide a backdrop at the rear of the property. A wooden fence marks the property boundaries on the north, east, and south. A brick sidewalk separates the property from S. Summit Avenue along the western boundary. The property is currently owned by William K. Trunnell, Jr. and Mary Teresa Romeo Trunnell. According to tax records, the owners do not reside at this

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ☐ Eligibility not recommended ☒
Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

MHT Comments:


Reviewer, Office of Preservation Services


Reviewer, National Register Program

9/17/18
Date

9/20/18
Date

201803881

address, so the dwelling is likely used as a rental property (SDAT 2018).

Architectural Description:

The Cooke House, located at 107 S. Summit Avenue, is a circa 1948 1.5-story minimal traditional house with a gable-and-wing roof covered in asphalt shingles. The wing protrudes a few feet from the front (west) elevation, providing the building with a truncated L-shaped footprint. The house sits on a continuous brick foundation and is clad in running bond brick veneer. The primary entrance is located in the center of the house and also extends from the primary façade, slightly recessed from the wing. The entrance consists of a four-panel wood door under a corrugated metal awning that is likely original to the house. The door appears to be original to the house, though a non-original metal kick-plate and secondary lock have been added. The entrance is accessed via a set of concrete steps with wrought iron railings on the porch landing. The roof slope changes slightly above the entrance, giving the appearance of a shed roof extension at this location. A concrete sidewalk extends across the front elevation from the steps to the driveway. Fenestration on the primary façade is simple, consisting of a pair of one-over-one replacement vinyl sash windows to the right of the front door and a single one-over-one replacement vinyl sash window set within the gable front. The windows sit on brick sills and are flanked by replacement vinyl shutters with a faux wood grain finish. An original round, nine-light wood window remains at the attic level in the tympanum of the gable front.

On the north elevation, an exterior brick chimney is set within the front slope of the roof. An integral porch extends from the north elevation with a side-gabled roof. A Fire Insurance Map created by the Sanborn Map Company in 1949 depicts the Cooke House with an open frame porch on the north elevation (Sanborn Map Company 1949); therefore, it appears that the original porch has been enclosed with wainscoting and screening that wraps around three sides. Wood siding clads the gable end. Behind the porch, visible fenestration on the north elevation includes replacement single and paired one-over-one sash windows. The south elevation was only partially visible from the right of way due to vegetation. A secondary entrance is located on this elevation; though the door was not visible, a modern metal storm door has been installed. The elevation is fenestrated by three single window openings on the first floor, and a pair of windows on the upper half-story. The windows sit on brick sills and appear to be replacement vinyl although the exact configuration could not be determined. The rear elevation was not visible from the right of way.

A detached garage is located at the end of the asphalt driveway, just east of the house. The garage is not depicted on the 1949 Fire Insurance Map, though it is visible in a 1963 historic aerial photograph, indicating it was constructed sometime after the house itself was built (Sanborn Map Company 1949 and Nationwide Environmental Title Research, LLC [NETR] 1963). It is a front-gable structure clad with wood drop siding; a garage opening with chamfered corners features a pair of wood slat doors. No additions or other outbuildings were observed from the right of way.

Historic Context:

Today, the Cooke House sits on a parcel of land approximately 0.5 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 conveyed in the seventeenth and eighteenth centuries in Montgomery County. During its early years as a small agricultural settlement, 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. With 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 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

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____

Eligibility not recommended _____

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

MHT Comments:

Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

Date

agricultural businesses to prosper because local farmers were able to ship produce and goods more easily to the city (Beck 1994: 286).

As Gaithersburg continued to grow, the land on which the Cooke House would eventually be built was conveyed to William H. Talbott via three conveyances: the first in 1891 from Alexander P. and Mary C. Hill, the second in 1899 from Mary Augusta and William Rich Hutton, and the third in 1903 from Mary Augusta Hutton (Montgomery County Deed Books [MCDB] JA29:316, TD12:228, 176:436). According to these deeds, the land totaled approximately 1.2 acres. Talbott, a local lawyer, resided on the property with his family, likely in an extant house that was constructed around 1874 (recorded in the Maryland Inventory of Historic Places as M: 21-218) (U.S. Census 1900; MCDB 274:299; SDAT 2018).

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, DC. 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 (MCDB 274:299). 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).

The Cookes continued to reside on the property through the early twentieth century. A 1938 plat of subdivision of part of Deer Park identifies 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, Sarah M. and Alverda G. Cooke subdivided the 1.2-acre property, retaining the parcel on which the Cooke House would be constructed. The southern portion of the property, which included the circa 1874 house (MIHP Number M: 21-218), was sold to Samuel S. and Leatha M. Neide, leaving the remaining 0.5-acre northern parcel to the Cookes (MCDB 1140:187). The Cooke House was constructed the same year the property was subdivided, as indicated by tax records, suggesting that it was likely constructed as a residence for Sarah M. Cooke (SDAT 2018).

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 Cooke 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. The area in the immediate vicinity of the Cooke House has rapidly grown since the mid-twentieth century, including the development of a mid-twentieth century planned neighborhood just to the east of the Cooke House. Alverda G. Cooke retained ownership of the property after Sarah M. died in 1961, but eventually sold the property by virtue of a Power of Attorney to W. K. Trunnell, Jr. in 1981 (Ancestry.com and MCDB 5784:773). The deed indicates that Trunnell, Jr. was residing on the property during the time of conveyance. In 1995, W. K. Trunnell, Jr.'s wife, Mary T., was added to the deed and they both retain ownership today.

Evaluation:

The Cooke House is a minimal traditional house constructed during the Modern Period of suburbanization in Montgomery County, which is a common form constructed during this period of growth for the city. In order to be considered eligible for listing in the

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____

Eligibility not recommended _____

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

MHT Comments:

Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

Date

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 Cooke House is not 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). The replacement windows, enclosed porch, and alterations to the front door have resulted in a diminished integrity of materials, design, and workmanship, which limits the building'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 Cooke 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 Cooke 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.

The Cooke House is a one-and-a-half-story minimal traditional, single-family house that was constructed around 1948 in a style that is common to the area and era in which it was built. Though the overall form and massing has not been altered, the majority of the windows have been replaced and the front door has been modified. These alterations have resulted in a diminished integrity as outlined in Suburbanization Historic Context and Survey Methodology. 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 Cooke House at 107 S. Summit Avenue is recommended not eligible for listing in the NRHP.

References:

Ancestry.com

2012 U.S., Find A Grave Index, 1600s-Current. Electronic database, <https://search.ancestry.com/search/db.aspx?dbid=60525>, accessed June 2018.

Beck, Jo.

1994 Train Stations and Suburban Development Along the Old Baltimore and Ohio Railroad. *The Montgomery County Story* 37(1): 285-295.

Boyd, T. H. S.

1879 The History of Montgomery County, Maryland From Its Earliest Settlement in 1650 to 1879. W. K. Boyle & Son, Printers. Electronic document, <https://archive.org/details/historyofmontgom00boy>, accessed June 13, 2018.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____

Eligibility not recommended _____

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

MHT Comments:

Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

Date

NR-ELIGIBILITY REVIEW FORM

M: 21-270

Cooke House

Page 5

City of Gaithersburg

2018 City History. Electronic document, <http://www.gaithersburgmd.gov/about-gaithersburg/profile-and-history/city-history>, accessed March 6, 2018.

Curtis, Shaun

n.d. Gaithersburg Then & Now. Electronic document, <http://www.gaithersburghistory.com/old-homes.html>, accessed May 24, 2018.

KCI Technologies, Inc.

1999 Suburbanization Historic Context and Survey Methodology, I-495/I-95 Capital Beltway Corridor Study, Montgomery and Prince George's Counties, Maryland. KCI Technologies, Inc., Hunt Valley, Maryland. Electronic document, <http://marylandroads.com/Index.aspx?PageID=214>, accessed March 2018.

Maryland Department of Planning, Planning Data and Analysis

2013 MdProperty View. Electronic database,

<http://planning.maryland.gov/Pages/OurProducts/PropertyMapProducts/MDPropertyViewProducts.aspx>, accessed April 2018.

Maryland iMAP

2017 Maryland's Mapping & GIS Data Portal, Electronic Database, <http://imap.maryland.gov/Pages/default.aspx>, accessed April 2018.

Maryland State Department of Assessments & Taxation (SDAT)

2018 Montgomery County Real Property Data Records, misc. years. Electronic Document,

<http://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>, accessed March 6, 2018.

McAlester, Virginia Savage

2013 Field Guide to American Houses. Alfred A. Knopf, New York.

Montgomery County

2018 Montgomery County Map, Esri:

<http://mcgov-gis.maps.arcgis.com/apps/webappviewer/index.html?id=4aa66ff533e948d89493ea3bd1e01c99>, accessed April 4, 2018.

Montgomery County Deed Books (MCDB)

n.d. Montgomery County Land Record Indices, misc. years. Archives of Maryland Online.

Electronic database, https://mdlandrec.net/main/dsp_search.cfm?cid=MO, Accessed January-April 2018.

Montgomery County Plat Books (MCPB)

n.d. Montgomery County Land Survey, Subdivision, and Condominium Plats, misc. years. Archives of Maryland Online.

Electronic Database, <http://plats.net/pages/plats.aspx?cid=MO>, Accessed January-April 2018.

Nationwide Environmental Title Research, LLC (NETR)

1957 Historic Aerial Mosaic, Montgomery County, Maryland. Electronic document, <https://www.historicaerials.com/viewer>, accessed May 24, 2018.1963 Historic Aerial Mosaic, Montgomery County, Maryland. Electronic document, <https://www.historicaerials.com/viewer>,**MARYLAND HISTORICAL TRUST REVIEW**

Eligibility recommended _____

Eligibility not recommended _____

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

MHT Comments:

Reviewer, Office of Preservation Services_____
Date_____
Reviewer, National Register Program_____
Date

NR-ELIGIBILITY REVIEW FORM

M: 21-270

Cooke House

Page 6

accessed May 24, 2018.

1970 Historic Aerial Mosaic, Montgomery County, Maryland. Electronic document, <https://www.historicaerials.com/viewer>, accessed May 24, 2018.

Riggs, John Beverley

1939 The Riggs Family of Maryland: A Genealogical and Historical Record, Including a Study of Several Families in England. Lord Baltimore Press: Baltimore, MD. Electronic document, <https://search.ancestry.com/search/db.aspx?dbid=22627>, accessed June 2018.

Sanborn Map Company

1949 Fire Insurance Maps of Maryland Towns and Cities. Gaithersburg, Montgomery County, Maryland, June 1949, Sheet 3. Electronic document, http://mdhistory.msa.maryland.gov/msa_sc2907/scm/html/msa_scm2863-0494.html, accessed June 2018.

Shrimpton, Rebecca H. (editor), Patrick W. Andrus, and National Register of Historic Places staff

1990 How to Apply the National Register Criteria for Evaluation, Preservation Brief No. 15. Revised 1997. Technical Preservation Services, National Park Service, Washington, D.C. Electronic document, <http://www.nps.gov/nr/publications/bulletins/nrb15/index.htm>, accessed June 2018.

United States Federal Population Census (U.S. Census)

1870 Ninth Census of the United States, 1870. Washington, D.C. National Archives and Records Administration, Electronic document, <https://search.ancestry.com/search/db.aspx?dbid=7163>, accessed June 2018.

1910 Thirteenth Census of the United States, 1910. Washington, D.C. National Archives and Records Administration, Electronic document, <https://search.ancestry.com/search/db.aspx?dbid=7884>, accessed June 2018.

1940 Sixteenth Census of the United States, 1940. Washington, D.C. National Archives and Records Administration, Electronic document, <https://search.ancestry.com/search/db.aspx?dbid=2442>, accessed May 2018.

United States Geological Survey (USGS)

2016 Gaithersburg, Maryland, Quadrangle Map. 7.5 Minute Series. U.S. Geological Survey, Washington, D.C.

Washington Post, The

1919 Montgomery Farm Brings \$38,000. The Washington Post. March 8: 3. Washington, D.C.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____

Eligibility not recommended _____

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

MHT Comments:

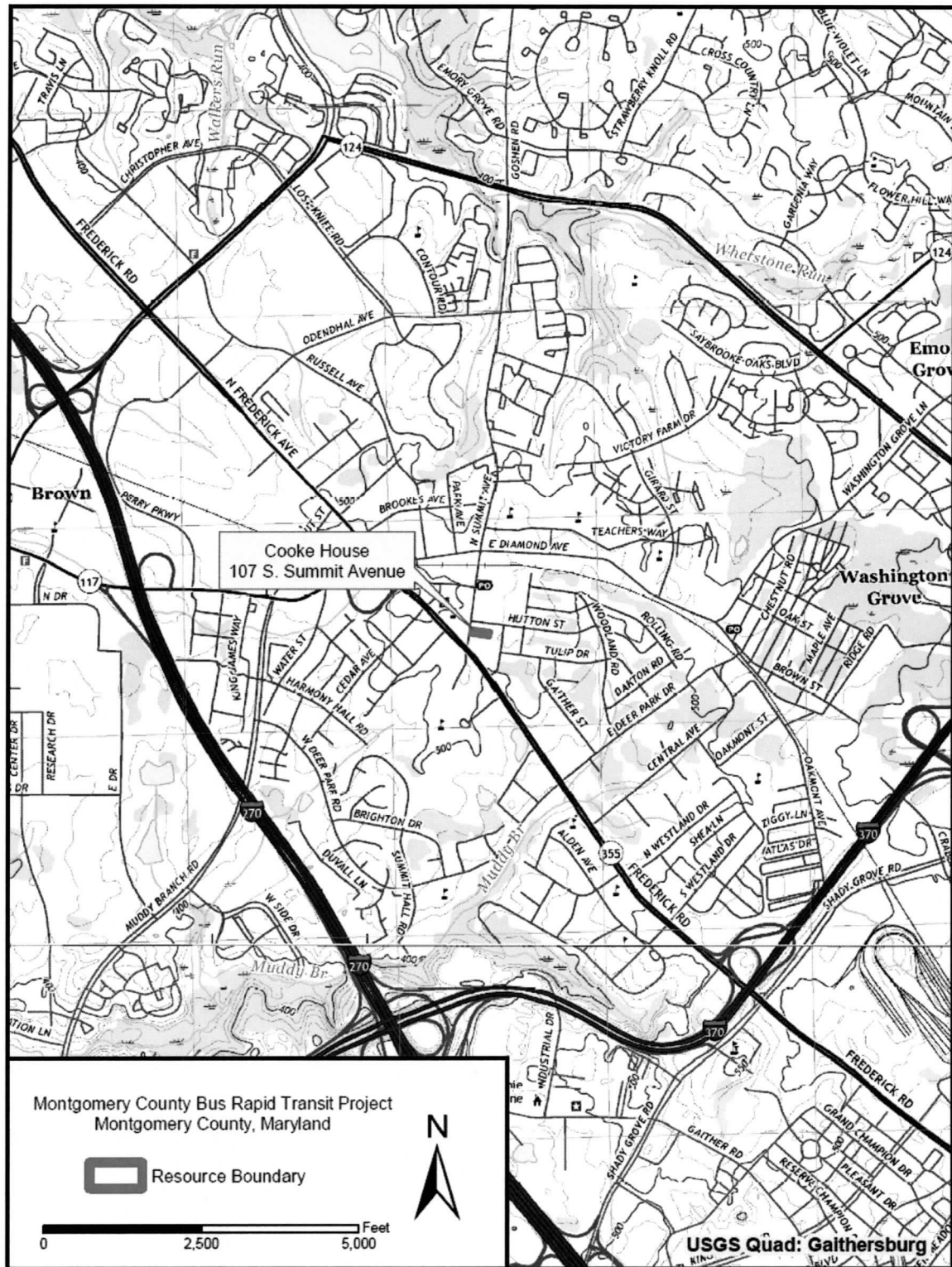
Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

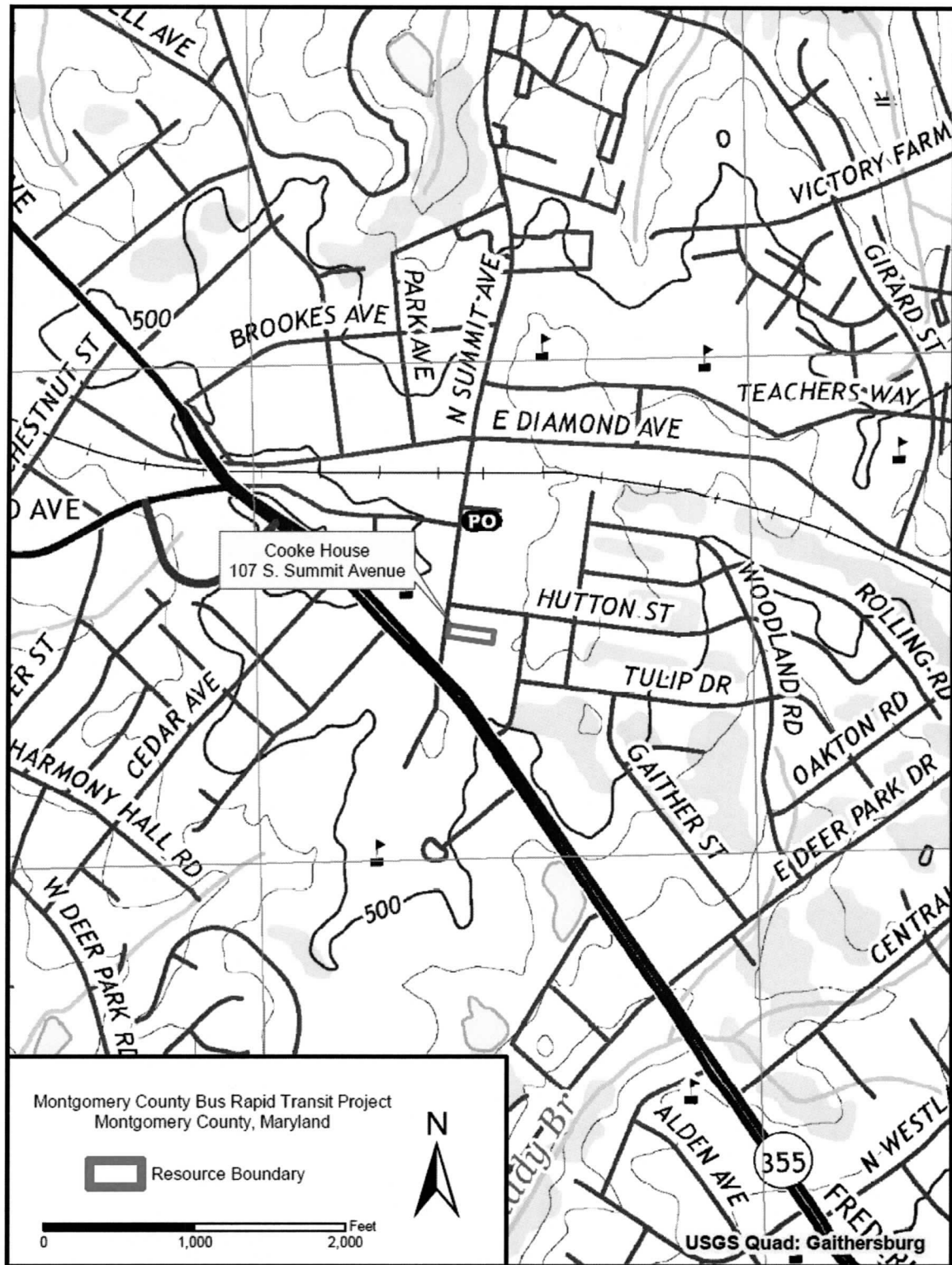
Date

Cooke House (M: 21-270)
Gaithersburg, Montgomery County, Maryland



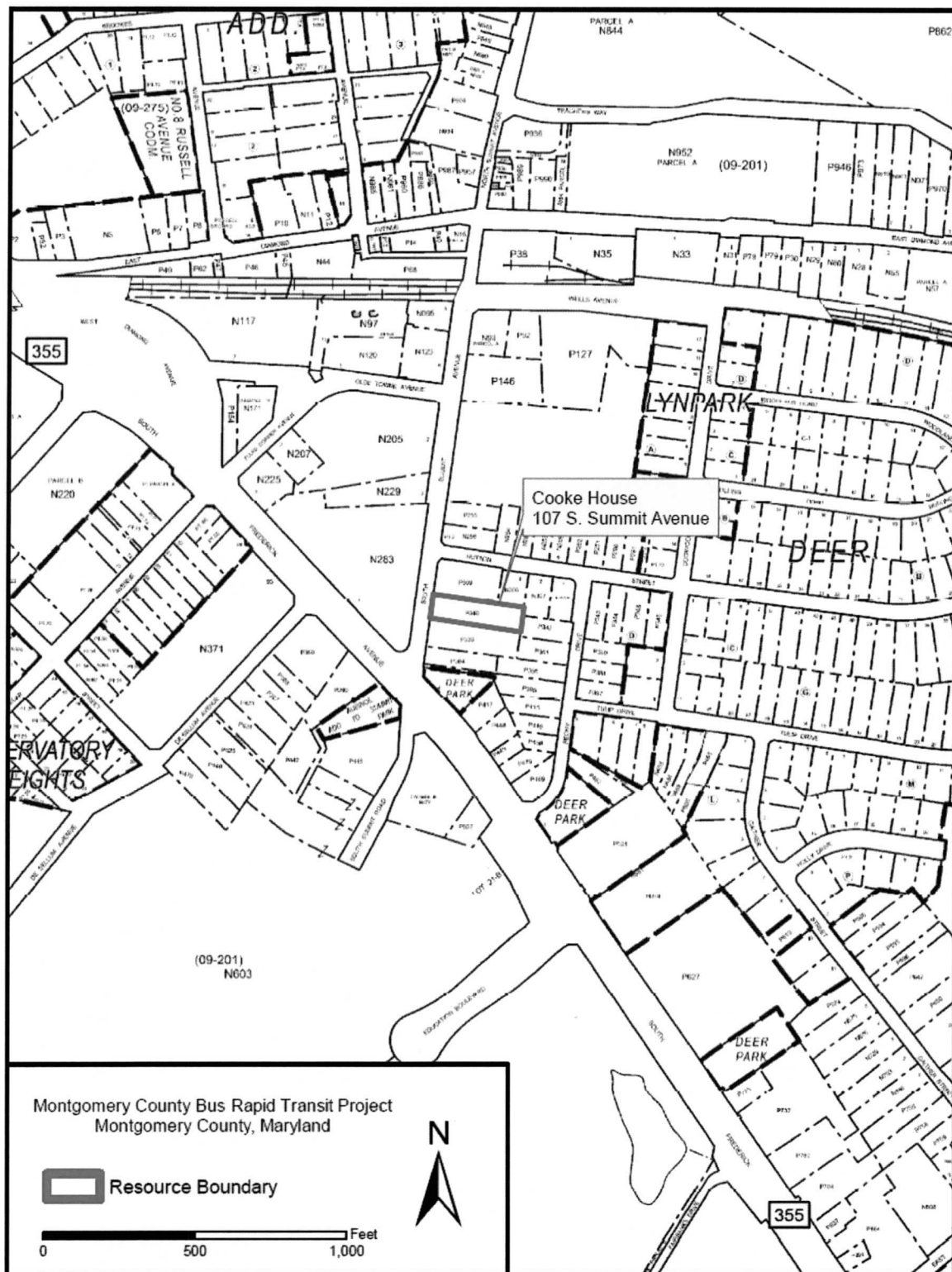
Location of the Cooke House on 7.5-Minute Gaithersburg, Maryland,
United States Geological Survey Topographic Map (USGS 2016)

Cooke House (M: 21-270)
Gaithersburg, Montgomery County, Maryland



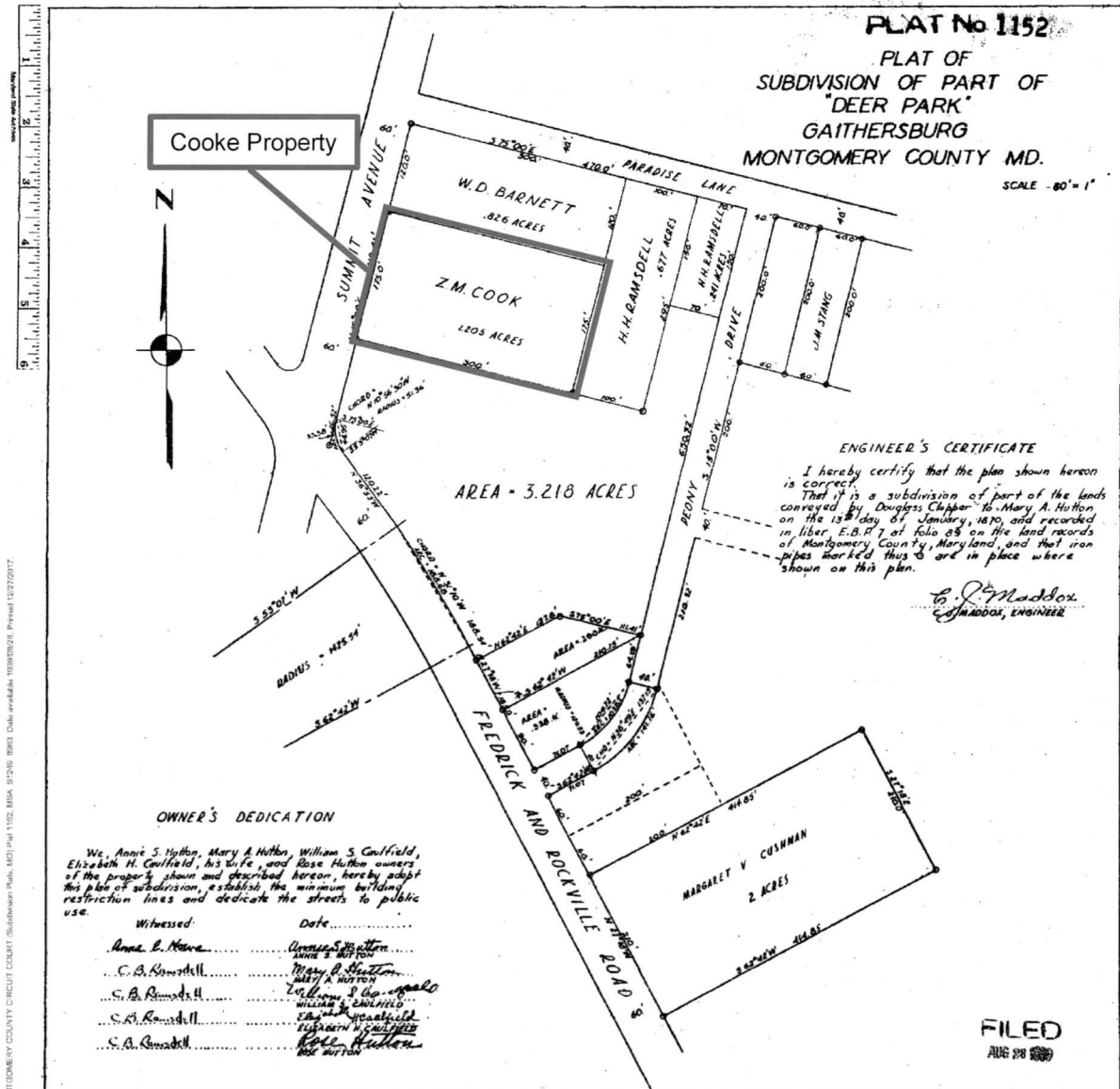
Location of the Cooke House on 7.5-Minute Gaithersburg, Maryland,
United States Geological Survey Topographic Map (USGS 2016)

Cooke House (M: 21-270)
Gaithersburg, Montgomery County, Maryland



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

Cooke House (M: 21-270)
Gaithersburg, Montgomery County, Maryland



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

Gaithersburg, Montgomery County, Maryland



1949 Fire Insurance Map (Sanborn Map Company 1949)

Cooke House (M: 21-270)
Gaithersburg, Montgomery County, Maryland

TIFF Image File Name	Description	Date Taken	Ink	Paper	Brand, Make & Dye Type of DVD
M; 21-270_2018-03-15_01.tif	Front and north elevations	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; 21-270_2018-03-15_02.tif	Front and south elevations	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; 21-270_2018-01-25_03.tif	Enclosed porch on north 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; 21-270_2018-01-25_04.tif	Detail of primary entrance on front 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; 21-270_2018-01-25_05.tif	Detail of original window on gable	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; 21-270_2018-01-25_06.tif	Detached garage front 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













