Survey No. M:21-172

Maryland Historical Trust
State Historic Sites Inventory Form

MARYLAND INVENTORY OF HISTORIC PROPERTIES

Magi No.

DOE __yes __no

1. Name (indicate preferred name)

historic: The Cole/Ward House

and/or common: 114 Meem Avenue

2. Location

street & number: 114 Meem Avenue ___ not for publication

city, town: Gaithersburg ___ vicinity of congressional district: 9th

state: Maryland county: Montgomery

3. Classification

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

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

name: John N. and Annie E. Ward

street & number: 114 Meem Avenue telephone no.:

city, town: Gaithersburg state and zip code: MD, 20877

5. Location of Legal Description

courthouse, registry of deeds, etc.: ~~Montgomery County Courthouse~~ liber: 1610/494

street & number: ~~50 Courthouse Square~~ folio:

city, town: ~~Rockville~~ state: ~~Maryland~~

6. Representation in Existing Historical Surveys

title: MNCP&P Atlas of Historic Sites M:21-2 "Old Gaithersburg"

date: 1976 ___ federal ___ state ✓ county ___ local

depository for survey records:

city, town: state:

7. Description

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Condition		Check one	Check one
X excellent	___ deteriorated	___ unaltered	X original site
___ good	___ ruins	X altered	___ moved date of move _____
___ fair	___ unexposed		

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

This nearly unaltered 1937-38 one-story front-gabled bungalow faces southwest on a rectangular .41 acre lot with a 20 foot setback from Meem Avenue. Meem is a dead end suburban residential street of eclectic architectural styles and periods ranging from a 1910 foursquare across the street to nearby 1950's Cape Cod and 1960 ramblers. The house and lot is shaded by three very large white oak trees and is largely lawn with mature shrubs. A 1-1/2 lane asphalt driveway west of the house leads to a one-bay front gabled garage. The garage is clad with German style wood siding with solid double vertical board garage. There are no windows in the garage. The house is accessed by a concrete walkway from the street to the house.

The 3-bay by 3-bay subject is a nearly unaltered example of an small, compact affordable bungalow residence popular from 1910 to 1950. It closely resembles Sears and Roebuck's mail order house 3318, "The Crafton" which was sold in several floor plans and porch styles from 1932 to 1939. Advertised as a "attractive low-cost American-type bungalow... where four, five or six rooms are needed at a minimum cost. No "gingerbread" - just attractive livable space". It was priced from $916 to $1,399 and featured cedar shingles or wide siding on the exterior, wide eaves with exposed rafter tails, 6/6 #windows and a full width front porch with a 6-light wood front door. The window arrangement is the same as the 114 Meem Avenue house. (See attachment 7.1)

114 Meem has similar details. It has a beveled block foundation with a water table course at ground line and two rectangular basement sashes in each long facade. The near full-width front porch has a shallow-hipped roof supported by four tapered square posts with plain stick and rail balustrade, and the floor framing is laid on brick piers connected by lattice panels. It is accessed by three central wooden steps flanked by wrought iron railings. The central interior chimney is painted brick with a terra cotta flue. The exterior claddings are is asphalt shingles on the roof and wide aluminum siding. The windows are 6/1 with ornamental shutters, solid wood panels with three applied beveled squares painted in a contrasting color. The wide eaves are enclosed.

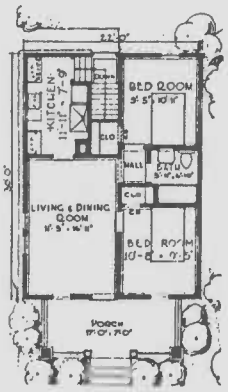
Facade descriptions:

The symmetrical 3-bay south (front) facade has a central door with a window on each side and a smaller attic 1/1 window over the door. The west facade has a full-length 6/1 window on each end and a smaller central 6/1 window. The east facade has a pair of 6/1 windows in the two front bays and a smaller 6/1 window in the third bay.

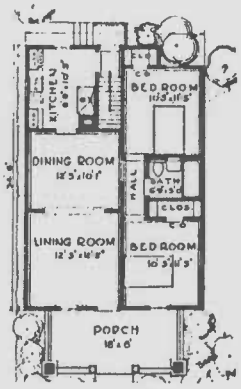
Stevenson, Katherine Cole, and Jandl, H. Ward, Houses by Mail, National Trust for Historic Preservation, 1986, Washington, D.C. "The Crafton", Page 81.

THE CRAFTON

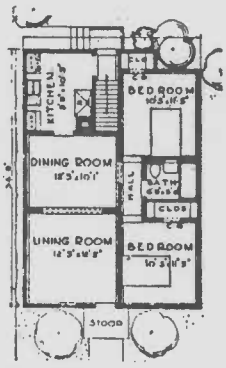
We counted the number of home builders who have been made happy by building one of these attractive low-cost American-type bungalows. When over a thousand vote these plans their choice, there can be only one answer—they meet the requirements where four, five or six rooms are needed at a minimum cost. No "gingerbread"—just attractive, livable space.



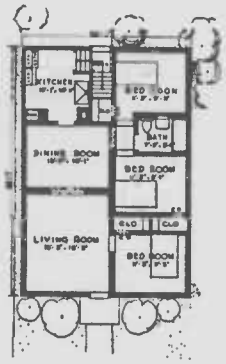
No. 3318A



No. 3318C



No. 3318E



No. 3318F

Details and features: Four, five or six rooms and one bath. Full-width front porch; exposed roof rafter tails; glazed front door. Five floor plans.

Years and catalog numbers: 1932 (3318A, 3318C, 3318D); 1933 (3318A, 3318C, 3318D); *1934* (3318A, 3318C, 3318D, 3318X); *1935* (3318, 3318E, 3318F); 1937 (3318A, 3318C, 3318D, 3318X); 1939 (3318A, 3318C, 3318D)

Price: $916 to $1,399

8. Significance

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Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
1500–1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	X architecture	___ education	___ military	___ social/ humanitarian
___ 1700–1799	___ art	___ engineering	___ music	___ theater
___ 1800–1899	___ commerce	___ exploration/settlement	___ philosophy	___ transportation
X 1900–	___ communications	___ industry	___ politics/government	X other (specify) local history
		___ invention		

Specific dates 1937 **Builder/Architect**

check: Applicable Criteria: __A __B ✓C __D
and/or
Applicable Exception: __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.

STATEMENT OF SIGNIFICANCE

This compact house is one of the first residences to be built in Meem's Addition after the death of the last original family owner, Albert Meem.

MARYLAND HISTORICAL RESOURCES MANAGEMENT PLAN DATA

Geographic Organization: III.) Piedmont, Montgomery County, Town/City of Gaithersburg
Chronological/Developmental Period(s): L) Modern Period 1930-Present
Historic Period Themes: 2) Architecture/ Landscape Architecture, Community Planning
Resource Type: Building/domestic, single dwelling, residence
Category: Building
Historic Environment: Suburban
Historic Function and Use: Domestic/single dwelling, frame detached residence
Known Design Source: None

HISTORY AND SUPPORT

Meem's Addition is part of 200 acres purchased by Martha A. Meem from Mary J. Bibb at $5.00 per acre in 1862, 1/ which she began selling in parcels shortly after her husband's death in 1865. 2/

After the death of Martha Meem on November 12, 1895, the land along Chestnut, Meem, and Diamond Avenues was subdivided into 30 half-acre lots adding a short unnamed street (now Floral Drive) and two alleys as "Meem's Addition to Gaithersburg". 3/ Many land transfers subsequently occurred between her children to clear titles and divide the estate. Lots 24 and 25 were held by bachelor son Albert Meem until his death in August, 1934.

Continued on Attachment 8.1

Significance/History (continued)
114 Meem Avenue

His heirs, Marie S. Meem et al, were foreclosed upon by the First National Bank of Gaithersburg who held a mortgage on the lot and lots 24 and 25 were sold at public auction on October 10, 1936 on the courthouse steps in Rockville to Conda L. Fletcher for $97.50. 4/

Although no advertisement or property description appears in the local newspaper, The Montgomery County Sentinel, the sale price of the two lots indicates that no buildings were present in 1936. Mr. Fletcher sold lot 24 to Isaac and Mildred Cole in September of 1937. 5/

The Coles built the house on the property shortly thereafter, as recalled in an 1990 interview with Daniel Robertson, son of William Robertson across the street at 115 Meem. 6/ In 1951, widow Mildred Cole sold the property to John N. Ward and his wife Annie E. Ward.7/ In July, 1995, the house is a rental property but still belongs to the Ward family. 8/

Footnotes:

1. Montgomery County Land Record JGH9/228 and The Montgomery County tax assessment for 1863 which lists George Meem with 200 acres at $5.00 per acre with no improvements.
2. See "Meem's Addition to Gaithersburg", Judy Christensen, 1990, for the City of Gaithersburg.
3. Montgomery County Plat 3/133 (1896, recorded 1910).
4. Land Record 648/413 (1936). Kenneth Lyddane, Stedman Prescott and John E. Oxley, Trustees, to Conda L. Fletcher. Equity# 7859 (L/f 78/56), First National Bank of Gaithersburg, Plaintiff, vs. Marie S. Meem, et. al, Sale R.E., Albert F. Meem estate.
5. Land Record 679/74 (1937).
6. Interview with Daniel Robertson whose family built 115 Meem Avenue in 1910. Judy Christensen, May 1990.
7. Land Record 1610/494 (1951).
8. Tom Smyth, tenant of 114 Meem.

9. Major Bibliographical References

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Montgomery County Land, Plat, Equity, and Assessment records. Gaithersburg: The Heart of Montgomery County, 1978, City of Gaithersburg, MD. Interview with Daniel Robertson, May 1990.

10. Geographical Data

Acreage of nominated property .41 acres

Quadrangle name _____ **Quadrangle scale** _____

UTM **References** do NOT complete UTM references

	Zone	Easting	Northing		Zone	Easting	Northing
A				B			
C				D			
E				F			
G				H			

Verbal boundary description and justification

Lot 24, Meem's Addition to Gaithersburg.

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	ArcHistory, Judy Christensen		
organization	For the City of Gaithersburg	**date**	July 1995
street & number	6 Walker Avenue	**telephone**	(301) 926-2650
city or town	Gaithersburg	**state**	Maryland

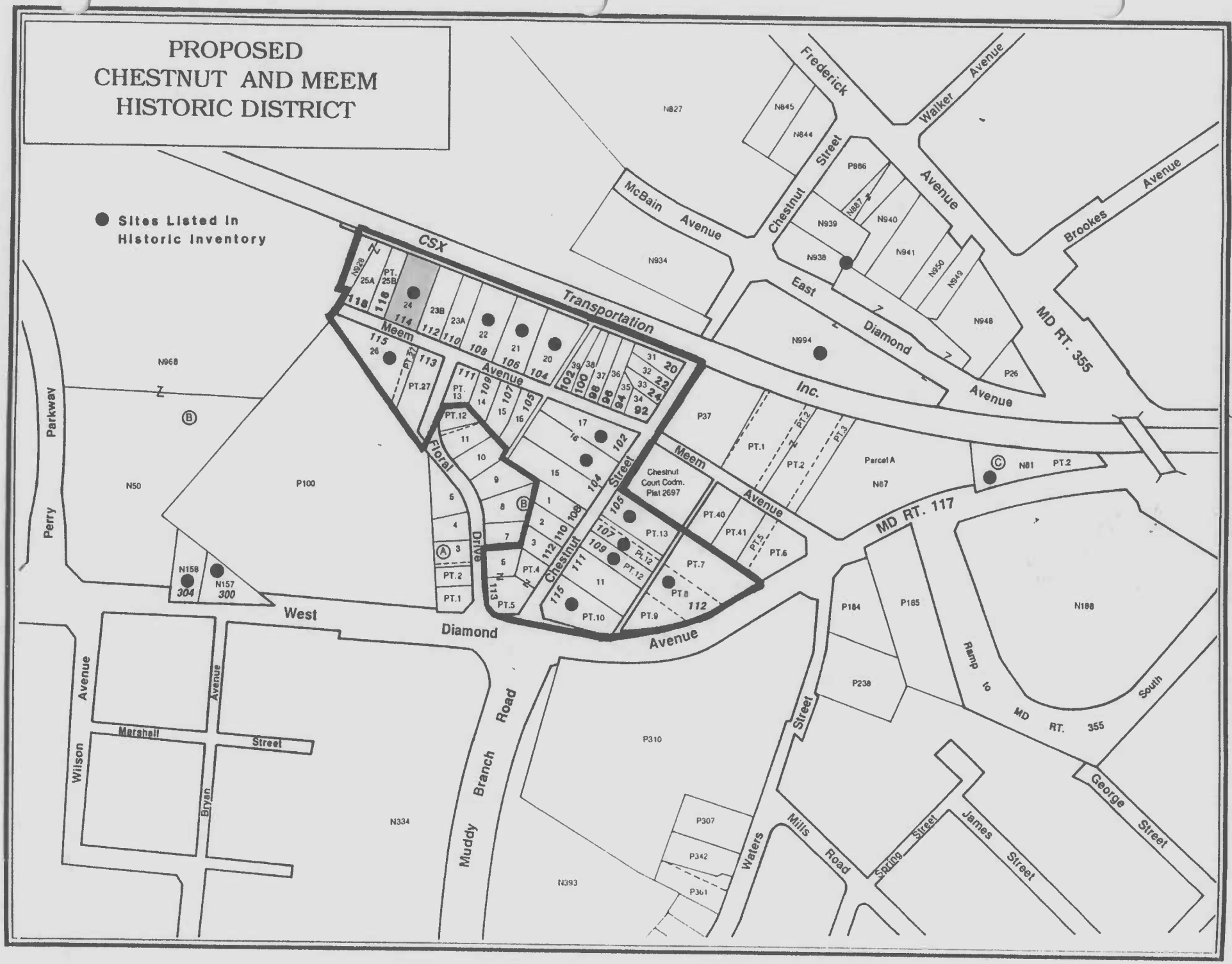
The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

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
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST
DHCP/DHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
301-514-7600

PROPOSED CHESTNUT AND MEEM HISTORIC DISTRICT



114 Meem Avenue Survey No. M-21-172 Section 2.1