

Maryland Historical Trust
Maryland Inventory of Historic Properties Form
Intercounty Connector Project

DOE yes no**1. Name:** (indicate preferred name)

historic Grover C. Watkins Property

and/or common Oakmont/DMR Partnership Property

2. Location:

street & number 16830 Oakmont Avenue

 not for publication

city, town Washington Grove

 vicinity of

congressional district

state

Maryland

county

Montgomery

3. Classification:**Category** district building(s) structure site object**Ownership** public private both**Public Acquisition** in process being considered not applicable**Status** occupied unoccupied work in progress**Accessible** yes: restricted yes: unrestricted no**Present Use** agriculture commercial education entertainment government industrial military transportation museum park private residence religious scientific other:**4. Owner of Property:** (give names and mailing addresses of all owners)

name Oakmont/DMR Partnership

street & number 16830 Oakmont Avenue

telephone no.:

city, town Gaithersburg

state and zip code MD 20877

5. Location of Legal Description

Land Records Office of Montgomery County

liber 5861

street & number Montgomery County Judicial Center

folio 556

city, town Rockville

state MD

6. Representation in Existing Historical Surveys

title

date

 federal state county local

depository for survey records

city, town

state

7. Description

Survey No. M:21-180(PACS A11.12)

Condition		Check one	Check one	
<input checked="" 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 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 Grover C. Watkins Property is a 2½-story, 4-bay Four-square on the west side of Oakmont Avenue in the Washington Grove vicinity, Montgomery County. Constructed circa 1930, the building has a partially enclosed front porch, and 1-story additions to the north side and rear elevations. The building is currently used as an auto repair shop with the large rear addition containing garage bays.

The structure has a hipped roof covered by asphalt shingles, with a central brick chimney. The building is of wood-frame construction with vinyl siding, and it has a molded concrete block foundation. The windows are primarily wood 3/1 double-hung with some replacement vinyl 6/6 and 1/1 double-hung. The house has three hipped roof dormers and a partially enclosed porch on the front elevation. The porch has a hipped roof with a wood balustrade. The south end of the porch is enclosed with vinyl siding and has a pair of 3/1 double-hung wood windows. The open north end of the porch is supported by a square wood post. The porch has a wood floor supported by molded concrete block piers.

The east, or front facade has an entrance located within the open section of the front porch. The entry is a wood door with three-lights. The second story has a replacement 6/6 double-hung window and a wood 3/1 double-hung window. The attic level has two vinyl sliding windows in the dormer. The front elevation of the 1-story, north addition has two vinyl 1/1 double-hung windows.

The south elevation has two pairs of 3/1 double-hung windows on the first story. The second story has three 3/1 double-hung windows, while the attic level has two sliding windows in the dormer.

The rear elevation has two phases of additions. The first addition is a 2-story wood-frame addition with a shed roof. This addition has no fenestration. The second addition is 1-story and constructed of brick. The south elevation of this addition faces a parking area and has eleven large garage bays with metal overhead doors and six entries with metal doors. The rear elevation of the main block is mostly obscured by the additions. The first story has an entryway with a wood stoop, while the second story has a 3/1 double-hung window.

The first story of the north elevation is covered by the 1-story addition. The first story of the addition is a concrete block wall with no openings. The addition has a low-pitched roof and a wood balustrade. The second story has two 3/1 double-hung windows, while the attic level has two vinyl sliding windows.

There are no outbuildings associated with this property.

The property is located on the west side of Oakmont Avenue, with commercial property to the north, south and east, and forested land to the west. The property is accessed from Oakmont Avenue by a paved parking lot on the south side of the house. The parking lot extends the entire length of the lot and is divided by a wire fence which runs parallel with the plane of the rear elevation. The property's setting has been altered by the commercial development of its parcel and of the adjacent parcels.

8. Significance

Survey No. M:21-180(PACS A11.12)

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archaeology-prehistoric	<input type="checkbox"/> Community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communication	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates	circa 1930	Builder/Architect
check:	Applicable Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D and/or	
	Applicable Exceptions: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G	
	Level of Significance: <input type="checkbox"/> national <input type="checkbox"/> state <input type="checkbox"/> local	

Prepare both a summary paragraph of significance and a general statement of history and support.

The Grover C. Watkins Property was situated on 4,356 square meters (46,894 square feet) of land Mr. Watkins purchased in 1928. The parcel associated with the premises currently retains this size. A house was constructed on the land circa 1930. The property was sold a number of times until the current owners, the Oakmont/DMR Partnership, acquired it in 1982. The Grover C. Watkins Property, constructed circa 1930, does not appear on Martenet and Bond's 1865 Map of Montgomery County or Hopkins' 1879 Atlas of Montgomery County.

The Grover C. Watkins Property is located in the Washington Grove vicinity. Washington Grove was established as a nineteenth century religious settlement. Its founders were the clergy of the principal Methodist congregations of Washington, D.C. and the presiding elder of the Washington district. Washington Grove served as a summer camp meeting ground, beginning in 1873, and excursion trains from Washington brought worshippers to the camp meetings. By 1902, the community was evolving from a place of Christian culture and wholesome entertainment, to a summer community for affluent Methodists from Washington, D.C. who built summer cottages at the Grove.

Development of the area surrounding Washington Grove began to intensify as Montgomery County experienced suburban growth from the early twentieth century to the present. While the nucleus of Washington Grove has been well protected by its residents, the outlying area has developed into a densely populated suburban community with two interstate highways and a subway station in the vicinity.

The Four-square house, such as the structure on the Grover C. Watkins Property, was popular in both suburban and rural areas of America from the late 1890s into the 1920s. American Four-square dwellings are usually two to two-and-a-half-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 one-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 single-story, full-width front porch, and double-hung sash windows.

The development of the Four-square house was part of a stylistic movement known as "Rectilinear" which represented a reaction against the ornate Queen Anne style of the late 1880s. It was part of the same movement which produced the Colonial Revival style which returned to the symmetry of Georgian and Federal designs, and the Prairie School which stressed horizontal lines and intersecting, perpendicular planes. Four-square homes contain features of both the Colonial

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM

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ADDRESS: 16830 Oakmont Avenue, Washington Grove vicinity, Montgomery County

8. Significance (Continued)

Revival and Prairie styles but the style developed independently from them (Wells 1987, 51). Like Colonial Revival houses, Four-square homes emphasize geometric forms, and like Prairie houses they have low-pitched roofs and windows that feature multi-light panels. Yet the Four-square houses also differ from these other styles in significant ways. Unlike Colonial Revival houses, Four-squares do not contain historical features such as Palladian windows, fanlights, and ornamented bracketing. They also often have off-center entrances. Designers of Four-squares also rejected the Prairie School emphasis on horizontal lines and irregular forms.

From the architectural avant-garde, the Four-square form moved to popular builder's magazines, beginning in 1895 when they began publishing drawings of such houses. Companies such as Montgomery Ward and Sears Roebuck included Four-Square variations among the designs for which they offered complete, pre-cut materials shipped ready for assembly (Wells 1987, 53).

NATIONAL REGISTER EVALUATION:

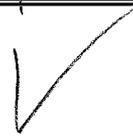
The Grover C. Watkins Property is a Four-square constructed circa 1930. The property is not eligible under Criterion A, as research conducted indicates no association with any historic events or trends significant in the development of national, state or local history. Historic research indicates that the property has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. The property is not eligible under Criterion C, as it is an undistinctive example of a common building type. In addition, the structure's architectural integrity has been compromised through the construction of insensitive additions and the conversion of the property to a commercial use. Finally, the property has no known potential to yield important information, and therefore, does not meet Criterion D.

MARYLAND HISTORICAL TRUST

Eligibility recommended _____ Eligibility Not Recommended X

Comments: _____

Reviewer, OPS: Andrew Lewis Date: 01/02/02
Reviewer, NR Program: [Signature] Date: 3/11/02



9. Major Bibliographical References Survey No. M:21-180(PACSA11.12)

See Continuation Sheet

10. Geographical Data

Acreage of nominated property _____
Quadrangle name Gaithersburg, 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
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11. Form Prepared By

name/title Caroline Hall/Tim Tamburrino

organization P.A.C. Spero & Company

date October 1996

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 purposes 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: Grover C. Watkins Property

SURVEY NO.: M:21-180 (PACS A11.12)

ADDRESS: 16830 Oakmont Avenue, Washington Grove vicinity, Montgomery County

9. Major Bibliographical References (Continued)

- Boyd, T.H.S. The History of Montgomery County, Maryland, From its Earliest Settlement in 1650 to 1879. Baltimore: Regional Publishing Company, 1968.
- Brugger, Robert A. Maryland, A Middle Temperament 1634-1980. Baltimore and London: Johns Hopkins University Press, 1988.
- Coleman, Margaret Marshall. Montgomery County: A Pictorial History. Norfolk and Virginia Beach: The Donning Company Publishers, 1984, rev. 1990.
- Farquhar, Roger Brooke. Old Homes and History of Montgomery County, Maryland. Washington: Judd and Detweiler, Inc., 1962.
- Hiebert, Ray Eldon, and Richard K. MacMaster. A Grateful Remembrance: the Story of Montgomery County, Maryland. Rockville, Maryland: Montgomery County Government and the Montgomery County Historical Society, 1976.
- Hopkins, G.M. Atlas of 15 Miles Around Washington including County of Montgomery, Maryland. Philadelphia: G.M. Hopkins, 1879; reprint, Rockville, Maryland: Montgomery County Historical Society, 1975.
- Land Records of Montgomery County, Maryland.
- Martenet, Simon J. Martenet and Bond's Map of Montgomery County, Maryland. Baltimore, Maryland: Simon J. Martenet, 1865; reprint, Rockville, Maryland: Montgomery County Historical Society.
- Tindall, George Brown. America: A Narrative History. 2 vols. New York: W.W. Norton & Company, Inc., 1984.
- Town of Washington Grove Planning Commission. National Register of Historic Places Inventory-Nomination Form: Town of Washington Grove. 1978.
- Wells, Camille, ed. Perspectives in Vernacular Architecture, Columbia, Missouri: University of Missouri Press, 1986.
- Wells, Camille, ed. Perspectives in Vernacular Architecture, II, Columbia, Missouri: University of Missouri, 1987.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Grover C. Watkins Property

SURVEY NO.: M:21-180 (PACS A11.12)

ADDRESS: 16830 Oakmont Avenue, Washington Grove vicinity, Montgomery County

Maryland Comprehensive Historic Preservation Plan Data Sheet

Historic Context:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization: Piedmont

Chronological/Developmental Period Theme (s):

11. Industrial/Urban Dominance A.D. 1870-1930

Prehistoric/Historic Period Theme(s):

2. 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):

Dwelling

Known Design Source (write none if unknown):

None

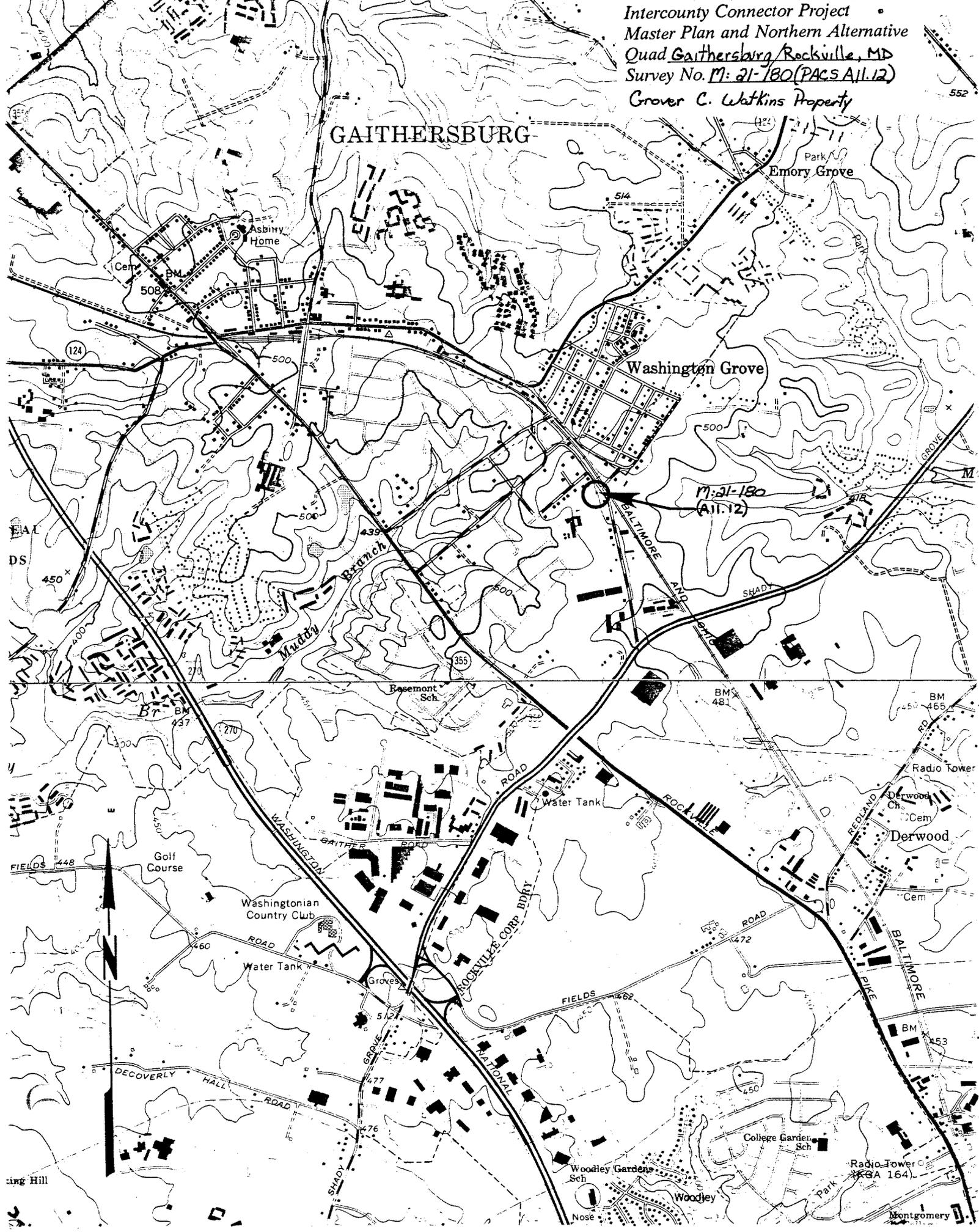
Preparer:

P.A.C. Spero & Company

October 1996

Intercounty Connector Project
Master Plan and Northern Alternative
Quad Gaithersburg/Rockville, MD
Survey No. M: 21-180 (PACS A11.12)
Grover C. Watkins Property

552



GAITHERSBURG

Emory Grove

Washington Grove

M: 21-180
(A11.12)

Rosemont Sch

Radio Tower

Derwood

Washingtonian Country Club

Woodley Gardens Sch

Radio Tower
KGA 164

Montgomery



D. M. 21-180

2) Erwin C Watkins Property

3) Montgomery County, MD

4) Two Tracts in 0

5) October 1976

6) PA. C. Gail & Company, Tucson, MD 21224

7) 16830 Oakmont Avenue, southeast corner
view NW

8) 1 of 3



- 1) N: 21-18C
- 2) Genl. C. Watkins Property
- 3) Montgomery County, MD
- 4) Tom Tomlinson
- 5) October 1992
- 6) P.A.C. Group & Company, Towson, MD 21204
- 7) 16830 Calverton Avenue, South elevation
view N
- 8) 2 of 3



Daily
Authorized Personnel
Beyond
This Point

Daily
Authorized Personnel
Beyond
This Point

1) M: 21-180

2) Greer C. Watkins Property

3) Montgomery County, MD

4) Tim Timberland

5) October 1996

6) PAC Spore & Company, Towson, MD 21204

7) 16830 Oakmont Avenue, rear addition
South elevation
view NW

8) 3 of 3