

Site M:26/10/34

Yearley/Conway House

26 Wall Street

Built: 1892

Private

Carpenter/builder Albert Warthen purchased the south half of lot 16 in Mrs. Veirs Addition in 1892 and constructed this frame, cross-gabled cottage. It features a two-story bay, part rectangular and part semi-octagonal, with canopy brackets (known locally as a Rockville Bay). The house was occupied by the Yearley family from 1904 to 1961. The front porch has been removed and the house enclosed by asbestos shingle siding. The Edward J. Conway family has owned it for over twenty years.

Maryland Historical Trust State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic Yearley house
and/or common Conway house

2. Location

street & number 26 Wall Street not for publication
city, town Rockville vicinity of _____ congressional district 8
state Maryland county Montgomery

3. Classification

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

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

name Edward J. and Catherine Conway
street & number 26 Wall Street telephone no.: 762-5579
city, town Rockville state and zip code Maryland 20850

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Land Records liber 2920
street & number Montgomery County Courthouse folio 636
city, town Rockville state Maryland

6. Representation in Existing Historical Surveys

title National Register - West Montgomery Ave. Historic District - 1974
M-NCPPC - 1976
date Locally designated historic district - 1974 federal state county local
depository for survey records City of Rockville
city, town Rockville state Maryland 20850

7. Description

Survey No. M:26/10/34

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" 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		

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

This three-bay by two-bay 2½ story frame vernacular Victorian faces west-northwest onto Wall Street at the corner of Potomac Street. While its basic shape is rectangular, the juxtaposition of the cross-gabled blocks gives the house an irregular appearance. The fieldstone foundation has been parged with cement on the northwest (front) facade, the wood siding has been sheathed in asbestos shingle, and the cross gabled roofs are covered with asphalt shingle.

The three-bay northwest (front) facade has a roughly central, slightly protruding entryway; the small shed-roofed porch has decorative brackets, cement floor and steps. To the right of the entry is a gable-ended block which projects about 15" from the other two bays; the attic window is square.

The Potomac Street facade repeats the L-shaped, cross-gabled c.15" projection; here the projection is a gable-ended, three-sided, 2½ story bay, with two narrow windows on the second level and a single window flanked by mitred corners and side windows on the first level. This is the same bay found in many structures elsewhere in the historic district. There is a metal bulkhead directly below.

The northeast facade has a one-bay gable end with windows on three levels, a one-bay two-story shed-roofed addition (which almost obscures the now-interior gable end) and a shed-roofed porch which faces to the rear of the house.

The rear (southeast) facade was altered in the early 1970s when a 1½ story gable-roofed appendage was elongated to provide a larger kitchen-eating area. The porch on the Potomac Street side was partially enclosed, and the decorative brackets were retained. The southeast porch was screened.

Windows throughout the house (with the exception of the attics) are one-over-one double-hung sash, and are flanked by louvered shutters. There is an interior brick chimney near the intersection where the roofs flare slightly into a hipped configuration. The lot is narrow and deep, with considerable frontage on Potomac Street.

The attached photographs show the front of the house in 1917, and the rear a few years later. Removal of the front porch, secondary chimney, dormer, picket fence and carriage block have been the major changes, and of course, the street has since been paved.

8. Significance

Survey No. M: 26/10/34

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-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 checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1892 **Builder/Architect** Alfred C. Warthen

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.

This vernacular Victorian is significant as a representative of Rockville's building "boom" (1880-1900), following the opening of the Metropolitan Branch of the B & O Railroad.

By the mid-1870s, Richard M. Williams owned the land out of which Wall and Potomac Streets were carved. After his death, his widow, Rose, and four children filed a suit in Equity Court to sell his real estate because it was not "susceptible of Partition" and "the greater part of which is now wholly unproductive". In 1882, Trustees were appointed by the Court to sell the land, which they sold to Rebecca Thomas Biays Veirs.¹ It was agreed that Rebecca Veirs could sell portions of the property even before the total price s paid to the Williams trustees.²

The Metropolitan Branch of the B & O Railroad began operating in 1873, opening the sleepy courthouse town of Rockville up for commuters to Washington and for summer visitors to several hotels. Construction had just begun on the new brick "Woodlawn Hotel" to the west of town, and speculators were busy carving farmland into quarter-acre town lots for the newcomers.

Rebecca T. Veirs did not waste any time in dividing her 11 acres, 2 roods and 35 perches which she had purchased for \$2500. She recorded "R.T. Veirs' Addition to Rockville"³ and sold lots to Beverly Bond, Aldie Green, Ella Laird, Flodoardo Howard, Edwin West and Stephen Lyddane. The lots varied in size but a 1/3 acre lot sold for about \$300.

In 1887 Rebecca Veirs sold Lots 16 and 17 (totaling one acre) to Robert B. Higgins.⁴ His parents were farmers and shopkeepers in Rockville, and Robert was a Captain in the Navy. The price of \$500 indicates that there were no buildings on the property.

In 1892, Robert Higgins' brother Frank, who lived at 304 Great Falls Road and who had power of attorney because Robert was often away, sold 9920 square feet of the property to Alfred C. Warthen for \$400. This was described as parts of tracts called "Exchange and New Exchange Enlarged", "Two Brothers", "Race Ground" and "John's Last Shift", the "southern half of lot 16 in Mrs. R. T. Veirs' Addition to Rockville". The deed noted that the property runs to a stone at the "corner of Wall Street and a new street lately opened from said Wall street to the Great Falls road".⁵ Alfred Warthen was a builder from the new town of Kensington, and it appears that he constructed the house. The house appears in the Assessment Records under Warthen's name at a value of \$1200, household -urniture and the lot being valued at an additional \$200 each.⁶ (continued)

Statement of Significance -- 26 Wall Street (Yearley House), Rockville, MD
(continued)

The 1900 Census lists Warthen as a carpenter/builder, aged 38, with five children (aged 11, 8, 7, 4 and 1); no wife is indicated. In 1901 Warthen married Emma Warfield of Rockville, and the Sentinel announced that the couple would live in Kensington. The Warthens sold 26 Wall Street to Melissa J. Yearley in 1904.⁷

Melissa Yearley lived in the house until her death in 1928. (Apparently, her husband Solomon lived in Baltimore.) In order to establish a value for the property, an "Appraisalment of Real Estate" was made; the building was valued at \$5000 and described as "Two Story, shingle roof, Frame Dwelling, containing eight rooms, pantry and bath and additions thereto". Solomon Yearley gave his interest in 26 Wall Street to his six daughters -- Elizabeth Malinda Waters, Anne Yearley, Mary Louise Yearley, Mary Yearley Donovan, Irene Yearley Christopher and Melissa Jane Yearley Pollard. The other daughters sold their interests to Anne and Mary Louise (Minnie), both of whom were unmarried.⁸ Another 504 square feet of land was added in 1940.⁹

Minnie Yearley sold her lifelong home at 26 Wall Street to Mr. and Mrs. Edward J. Conway in 1961.

FOOTNOTES:

1. Montgomery County Judgement Records, EBP 17/271 et seq. (1882).
2. Ibid., JA 1/305 (1886); JA 6/6-9 (1887).
3. Montgomery County Land Records, Plat A6 and A7.
4. Ibid., JA 6/55 and 56.
5. Ibid., JA 31/350
6. Montgomery County Tax Records, 1892.
7. Montgomery County Land Records, 180/127.
8. Ibid., PBR 458/283 (1928); PBR 462/81 (1928); PBR 482/229 (1929); PBR 518/338 (1931).
9. Ibid., CKW 780/209.

9. Major Bibliographical References

Survey No. M: 26/10/34

Montgomery County Land, Equity and Assessment Records
U.S. Census Records
Montgomery County Sentinel

10. Geographical Data

Acreeage of nominated property 10,424 square feet

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

C	<input type="text"/>	<input type="text"/>	<input type="text"/>
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D	<input type="text"/>	<input type="text"/>	<input type="text"/>
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E	<input type="text"/>	<input type="text"/>	<input type="text"/>
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F	<input type="text"/>	<input type="text"/>	<input type="text"/>
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G	<input type="text"/>	<input type="text"/>	<input type="text"/>
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H	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Eileen McGuckian

organization Peerless Rockville date September 1984

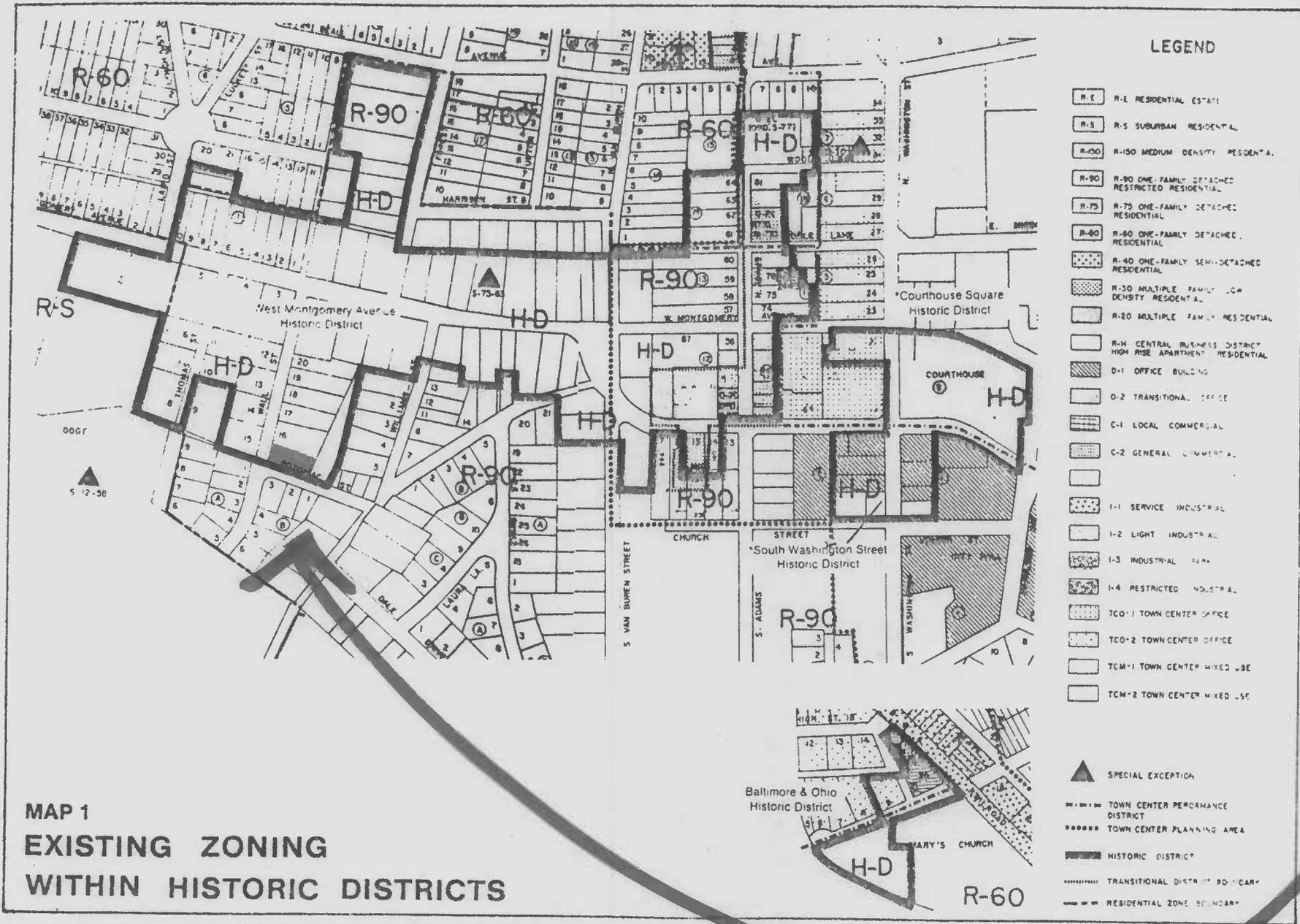
street & number P.O. Box 4262 telephone 762-0096

city or town Rockville state Maryland 20850

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.

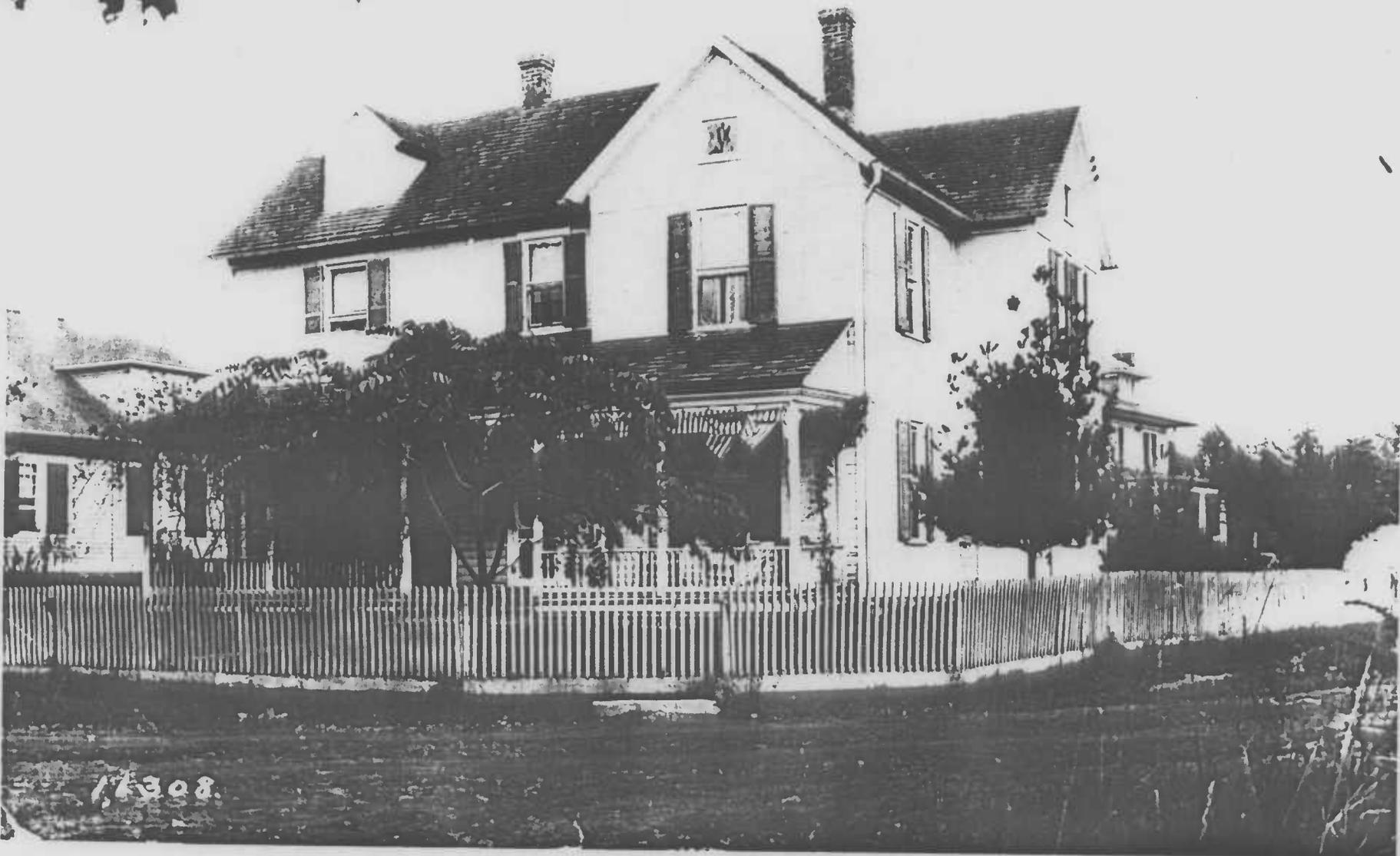
The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438



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 Yearley/Conway House
 26 Wall Street
 Rockville

*Note: For discussion and planning purposes South Washington Street and the Courthouse Square district are considered independent Historic Districts even though they are shown on the existing zoning map as one district.



M: 26/10/34
26 Wall Street
Photo 1917
Courtesy of Charles Brewer

M: 26/10/34
26 Wall Street
c. 1915
Courtesy of Charles Brewer





101P-9

RICHARD H. ANDREWS
1608 Farragut Avenue
Rockville, Maryland 20851

M: 26/10/34
YEARLEY / CONWAY HOUSE
26 Wall St.

WEST / SOUTHWEST ELEVATION
AUGUST, 1984