

Site: M: 26/10/54

Veirs / England / Ward Villa

409 West Montgomery Avenue

Built: 1890

Private

The Veirs / England / Ward Villa is the finest remaining example of Italianate architecture in the City of Rockville. It was constructed in 1890 in the newly subdivided "West End Park" for Charles Veirs, and since 1920 has been owned by the England / Ward family. It retains its integrity by having few alterations.

# Maryland Historical Trust State Historic Sites Inventory Form

Survey No. M:26/10/54

Magi No. 1650702604

DOE  yes  no

## 1. Name (indicate preferred name)

historic Veirs / England Villa

and/or common England / Ward Villa

## 2. Location

street & number 409 West Montgomery Avenue \_\_\_ not for publication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 <span style="margin-left: 50px;"><input type="checkbox"/> museum</span>
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <span style="margin-left: 50px;"><input type="checkbox"/> park</span>
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <span style="margin-left: 50px;"><input checked="" type="checkbox"/> private residence</span>
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment <span style="margin-left: 50px;"><input type="checkbox"/> religious</span>
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government <span style="margin-left: 50px;"><input type="checkbox"/> scientific</span>
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <span style="margin-left: 50px;"><input type="checkbox"/> transportation</span>
	<input checked="" type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military <span style="margin-left: 50px;"><input type="checkbox"/> other:</span>

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

name Churchill E. Ward

street & number 18725 Detroit Avenue, #501 telephone no.:

city, town Lakewood state and zip code Ohio 44107

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery Co. Land Records 5467

liber

street & number Montgomery Co. Courthouse 824

folio

city, town Rockville state Maryland

## 6. Representation in Existing Historical Surveys

title National Register of Historic Places 1974

date City of Rockville Historic District 1974  federal  state  county  local

depository for survey records City of Rockville

city, town Rockville state Maryland

# 7. Description

Survey No. 26/10/54

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<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.

The Veirs/England villa faces south on West Montgomery Avenue. This long, narrow lot runs from West Montgomery to a rear alley. The alley provides access to a rear parking area and two outbuildings. Towering hardwood trees and random evergreens are clustered on the east and west property lines; shrubbery and running vines are planted near the house and its outbuildings. A brick walk, steps, and flanking piers are located near West Montgomery leading to the house.

This is an L-shaped, 2-1/2-story Italianate house with one-story rear additions. The front and side gables are clipped to form a jerkinhead roof shape. A square tower rises inside the ell with a pinnacle roof that flares down to meet the roofline. Most of the house sits on a stone foundation, except for the front bay that has a brick foundation and the rear additions that have cement foundations. The original frame siding is now covered in a smooth stucco. The roof of the house has wooden shingles, the additions and porch seamed tin. The windows are either two-over-two or one-over-one with wooden louvered shutters on original hardware.

Although constructed in 1890, the house reflects earlier stylistic influences similar to the work of A.J. Downing and Calvert Vaux. The L-shape with tower recalls the fashionable Italianate villas, while the prominent stylistic features seem more like Gothic Revival details. The result is an eclectic house that retains much of its original architectural work and thus its charm.

The south (front) facade features a jerkinheaded gable front at the southwest corner. A one-story flat-roofed tripartite bay with single one-over-one windows projects on the first story. Directly above the bay, a two-over-two window is centrally placed. The vergeboards are decorated with jig-sawn lace-like details that drop to a round pendant on each gable eave. A decorative starburst pattern attic grill highlights the gable above the center window. Flush with the jerkinhead front is a tower. This has a one-over-one window in its center and paired two-light windows near its roofline. A two-over-two window faces the east on the tower as well as a diamond-shaped window near the roofline on the east side. At the southeastern corner a one-story porch wraps around to the east facade and visually provides a horizontal balance to the strong vertical thrust of the facade. The porch has turned columns with decorative brackets that are similar in design to the vergeboards. Most of the porch is enclosed with screen, save the portion directly in front of glass and wood paneled exterior door with transom near the inside of the ell. Wooden steps with iron railing lead to the front door. A two-over-two window is located above the front door on the second story.

M: 26/10/54  
Veirs / England Villa  
Attachment 7.1

The two-bay west facade has an even fenestration of two-over-two windows on each story. A narrow brick exterior chimney rises between the windows. Below the first bay is a cellar door.

The north (rear) facade has four bays on the second story and an asymmetrical arrangement on the first story. The original first story facade is obscured under a number of additions that now are combined under one long shed roof covered in seamed tin. Two rear exterior doors, several three-over-one windows, and another side exterior door opening to a side cement porch complete the first story. The second story has three two-over-two windows and a small six-over-six window in the gable end. The rear gable is unadorned.

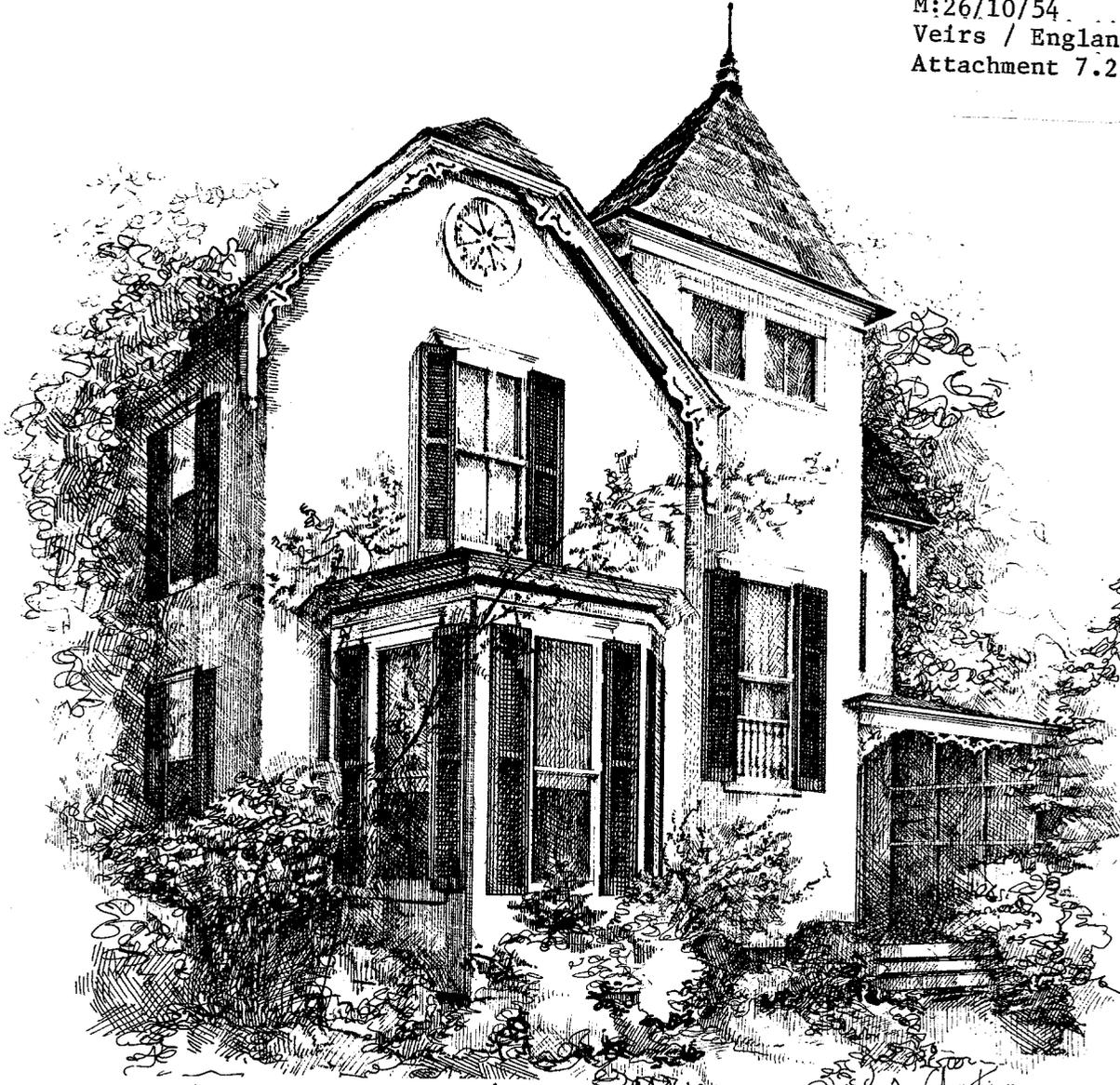
The east facade is two bays wide. At the southeastern corner the porch wraps around covering another exterior door. This meets a small cement patio that connects to the rear additions that have another exterior door on this side. Two-over-two windows are on the second story in each bay; a single, elongated two-over-two window is in the second bay, first story. A small six-light window is located in the area connecting the original house to the rear additions. Decorative vergeboards, eaves, and attic grill, similar to the front, appear on the jerkinhead side gable.

#### Outbuildings

A gable-roofed shed is located approximately ten feet from the rear of the house. Another gable-roofed outbuilding, that appears to have once been used as a garage or carriage house, is at the rear of the property. These outbuildings are in fair condition.

Veirs / England Villa from 1985 Peerless Rockville Calendar  
Drawing by Colleen King

M:26/10/54  
Veirs / England Villa  
Attachment 7.2



409 West Montgomery Avenue

# 8. Significance

Survey No. <sup>M</sup> 26/10/54

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/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify) local history

Specific dates      1890      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.

### Significance

The England / Ward villa at 409 West Montgomery Avenue is significant as the finest remaining example of Italianate architecture in the City of Rockville. It retains its integrity by having few alterations, and has remained in the same family for almost seventy years.

### History and Support

Henry N. Copp took advantage of the interest of Washingtonians in land along the new Metropolitan Branch of the Baltimore and Ohio Railroad by subdividing "West End Park" in 1890. Lots sold briskly, some purchased by individuals wishing to build homes and others by speculators.

One such local speculator was Rebecca Veirs, a wealthy widow who invested heavily in the development of Rockville's West End. Charles Veirs, Trustee for his mother Rebecca, purchased Lots 3,4,5,6, and 7 in Section 1 and Lots 1 and 2 in Section 2 of "West End Park" on March 4, 1890; he paid \$1750, or an average of \$250 per lot. 1/ Two weeks later, Rebecca Veirs recorded a mortgage for \$2000 to Edward Talbott, 2/ presumably to raise funds to construct this house. The house plan resembles Andrew Jackson Downing's "Villa in Italianate Style" (No. XXII, Architecture of County Houses, 1850) and several of Calvert Vaux' plans in his 1864 stylebook Villas and Cottages (especially No. 13). By the following year Rebecca Veirs was assessed for a structure worth \$1650 on this property. 3/

Rebecca Veirs lived at 100 West Montgomery Avenue, but her son Charles may have lived at 409 West Montgomery Avenue. 4/ In 1899 - 1900, Rebecca lost five houses on twelve lots to foreclosure. She put most of them up for sale, retaining only her boarding house at 205 West Montgomery Avenue. The Italianate house at 409 West Montgomery was advertised as sitting on 52,652 square feet of land,

...adjoining the handsome residence of Charles Jones, Esq....in the residence section of said town...in a grove of native forest trees....

Continued on attachment 8.1

...said lots are improved by a modern and attractive cottage containing ten rooms and necessary outbuildings. The Town of Rockville is lighted by electric lights and has a magnificent supply of water from an artesian well. The cost of the conveniences are very moderate and the opportunity is here offered for the acquisition of an unusually desirable house, in an intelligent and progressive community. There is frequent and convenient access to Washington City by the trains of the Metropolitan Branch of the Baltimore and Ohio Railroad and a projected electric railroad promises a still more convenient and speedy access to the National Capital. 5/

Mrs. Veirs' son James purchased the house for \$2250 at the mortgage sale on May 9, 1899, but his brother Charles was substituted.

In 1909, Charles sold part of the property to Rosa McDonald, on which she built 405 West Montgomery Avenue.

In 1920, Charles and Caledonia England purchased the house from Charles Veirs. 6/ They moved in with their daughter Mary, who has lived there ever since. Charles England carried the mail, with Caledonia often substituting for him.

Soon after the Englands moved in, they made several changes for the purpose of heat conservation. They applied stucco over the exterior weatherboards, then removed the Latrobe stoves and installed a duplex pipeless furnace. They dug out the cellar, totally redid the kitchen (including walls), and added a large room, closet, bath and kitchen on the first floor for Mary and her family.

In 1950, Mr. and Mrs. England deeded the property to Mary and her son Churchill E. Ward, reserving a life estate for themselves. 7/ The property is now solely in Mr. Ward's name.

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Footnotes:

1. Montgomery County Land Records JA17/256.
2. Ibid, JA16/500.
3. Montgomery County Tax Assessments, 1891.
4. Interview with Lucille Conklin, 1985.
5. Montgomery County Judgment Records, TD2/403 (Equity 1461).
6. Land Records, op. cit., 300/130 (Aug. 13, 1920).
7. Ibid., 1378/51 (May 9, 1950).





RICHARD H. ANDREWS  
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ROCKVILLE, MD 20851

m. 26/10/54  
VEirs/England/Ward  
Villa  
409 W. Montgomery  
Ave.  
Rockville  
So. Facade  
6/85

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