CAPSULE SUMMARY SHEET

Survey No.: M:31-22 (PACS 3.19) **Construction Date:** Circa 1920

Name: Leo and Ada Graeves Property

Location: 12133 Georgia Avenue, Wheaton vicinity, Montgomery County

Private/Residence/Occupied/Fair/Yes:restricted

Description:

The Leo and Ada Graeves Property is a 2½-story, 4-bay Four-square on the east side of Georgia Avenue in the Wheaton vicinity, Montgomery County. Constructed circa 1920, the building is square in plan with a 1-story hipped roof porch on the front elevation and an enclosed rear porch. The structure is of wood-frame construction with a parged concrete block foundation, wood clapboard siding, and an asphalt shingle-covered hipped roof. The house has hipped roof dormers on the front, north and south elevations. The windows are wood 6/1 double-hung. An interior brick chimney is located on the rear roof slope. The house has a full-width porch on the front elevation. The porch is supported by four Doric columns.

Significance:

Leo and Ada Graeves purchased 3.3 hectares (8.12 acres) of land from Charles and Clara Nesbitt in 1919. Circa 1920, the Graeves constructed a house on the land. During their ownership, the Graeves subdivided and sold parts of their land. For example, in 1923, they sold a 1 hectare (2.4 acre) lot on Georgia Avenue, immediately south of their house, to Bernard Atwood. Atwood constructed a 1-story vernacular cottage on the lot in 1928 (M:31-21). The trustee of the Graeves estate sold the house and .4 hectares (1 acre) to William and Willie Smith in 1940. Helen and John Maddox bought the property in 1943, then sold it to Henry and Alvina Morton in 1946. That same year, the property was sold to Wendell and Jessie Davis. In 1959, the property was purchased by Theodore and Elizabeth Swift. The Lutheran Church of St. Andrew, the current owner, bought the property in 1987 and use the land for parking. The property remains .4 hectares (1 acre) in size.

Preparer
P.A.C. Spero & Company
May 1998

Maryland Historical Trust
Maryland Inventory of Historic Properties Form
Montgomery-Prince George's Short-term Congestion Relief

DOE ___yes ___no

1. Name: (indicate preferred name)

historic Leo and Ada Graeves Property (preferred)

and/or common Lutheran Church of St. Andrew Property

2. Location:

street & number 12133 Georgia Avenue N/A not for publication

city, town Wheaton _X_ vicinity of congressional district

state Maryland county Montgomery

3. Classification:

Category	Ownership	Status	Present Use	
___district	___public	_X_occupied	___agriculture	___museum
_X_building(s)	_X_private	___unoccupied	___commercial	___park
___structure	___both	___work in progress	___education	_X_private residence
___site	**Public Acquisition**	**Accessible**	___entertainment	___religious
___object	___in process	_X_yes: restricted	___government	___scientific
	___being considered	___yes: unrestricted	___industrial	___other:
	_X_not applicable	___no	___military	
			___transportation	

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

name Lutheran Church of St. Andrew

street & number 12247 Georgia Avenue telephone no.:

city,town Silver Spring state and zip code MD 20902

5. Location of Legal Description

Land Records Office of Montgomery County liber 3601

street & number Montgomery County Judicial Center folio 448

city,town Rockville state Maryland

6. Representation in Existing Historical Surveys

title

date ___federal ___state ___county ___local

depository for survey records

city,town state

7. Description

Survey No. M:31-22 (PACS 3.19)

Condition		Check one	Check one	
___excellent	___deteriorated	___unaltered	_X_original site	
___good	___ruins	_X_altered	___moved	date of move _____
_X_fair	___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 Leo and Ada Graeves Property is a 2½-story, 4-bay Four-square on the east side of Georgia Avenue in the Wheaton vicinity, Montgomery County. Constructed circa 1920, the building is square in plan with a 1-story hipped roof porch on the front elevation and an enclosed rear porch.

The structure is of wood-frame construction with a parged concrete block foundation, wood clapboard siding, and an asphalt shingle-covered hipped roof. The house has hipped roof dormers on the front, north and south elevations. The windows are wood 6/1 double-hung. An interior brick chimney is located on the rear roof slope. The house has a full-width porch on the front elevation. The porch is supported by four Doric columns.

The west, or front facade has three double-hung windows and an entrance within the porch. The main entrance is a solid wood door flanked by 3-light side-lights. The second story has three 6/1 double-hung windows. The window opening in the hipped roof dormer has been enclosed with plywood and an air conditioning unit.

The north elevation has two windows in the basement level, a 3-light awning window and a boarded-over window. The first story has three 6/1 double-hung windows, while a single 6/1 double-hung window is located at the transition between the first and second stories. The second story has two 6/1 double-hung windows and the attic level has a 1/1 double-hung window in the hipped roof dormer.

The rear elevation has a metal bulkhead door at the basement level. A single 6/1 double-hung window is on the first story and the second story has two 6/1 double-hung windows. The enclosed rear porch has a shed roof and is supported by brick piers. The space between the piers is infilled with brick. The addition has a solid wood door, a 6/1 double-hung window and a window opening boarded-over with plywood.

The first story of the south elevation has a 15-light door and two 6/1 double-hung windows. The second story has three 6/1 double-hung windows and the attic level has a 1/1 double-hung window in a hipped roof dormer.

There are no outbuildings on the property. The property is located on the east side of Georgia Avenue with a circa 1960 apartment complex to the north and east, and a residential property to the south. The house is owned by the Lutheran Church of St. Andrew and the yard has been paved for a parking lot.

8. Significance

Survey No. M:31-22 (PACS 3.19)

Period	Areas of Significance—Check and justify below				
_prehistoric	__archaeology-prehistoric	__Community planning	__landscape architecture	__religion	
__1400-1499	__archeology-historic	__conservation	__law	__science	
__1500-1599	__agriculture	__economics	__literature	__sculpture	
__1600-1699	__architecture	__education	__military	__social/ humanitarian	
__1700-1799	__art	__engineering	__music		
__1800-1899	__commerce	__exploration/settlement	__philosophy	__theater	
X 1900-	__communication	__industry	__politics/government	__transportation	
		__invention	__other (specify)		

Specific dates Circa 1920 **Builder/Architect** Unknown

check: Applicable Criteria: ___A___B___C___D
and/or
Applicable Exceptions: ___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.

Leo and Ada Graeves purchased 3.3 hectares (8.12 acres) of land from Charles and Clara Nesbitt in 1919. Circa 1920, the Graeves constructed a house on the land. During their ownership, the Graeves subdivided and sold parts of their land. For example, in 1923, they sold a 1 hectare (2.4 acre) lot on Georgia Avenue, immediately south of their house, to Bernard Atwood. Atwood constructed a 1-story vernacular cottage on the lot in 1928 (M:31-21). The trustee of the Graeves estate sold the house and .4 hectares (1 acre) to William and Willie Smith in 1940. Helen and John Maddox bought the property in 1943, then sold it to Henry and Alvina Morton in 1946. That same year, the property was sold to Wendell and Jessie Davis. In 1959, the property was purchased by Theodore and Elizabeth Swift. The Lutheran Church of St. Andrew, the current owner, bought the property in 1987 and use the land for parking. The property remains .4 hectares (1 acre) in size.

The Leo and Ada Graeves Property is located in the Wheaton vicinity. The area known as Wheaton developed from a small mid-nineteenth century cross-roads settlement at the intersection of Georgia Avenue and Old Bladensburg Road (vicinity of Georgia Avenue and University Boulevard). At that time, a tavern had been in operation at that intersection since the 1700s. In the mid-nineteenth century the tavern was operated by Richard Mitchell, and the area was called Mitchell's Crossroads. After the Civil War, George Plyer, postmaster of Mitchell's Crossroads, officially changed the named of his post office to Wheaton, in honor of Civil War hero General Frank Wheaton. General Wheaton was a Rhode Island soldier who successfully defended the City of Washington from southern forces by defeating General Jubal Early at Fort Stevens. Commercial growth and residential development was sporadic until the twentieth century. The first modern commercial development began in the 1920s, with Dr. Atchison's stores and gas station at the intersection of Georgia Avenue and Old Bladensburg Road. Another gas station, an Amoco station, was built at the intersection of Georgia Avenue and Viers Mill Road in 1940. The northern section of Wheaton was known as High Steps, reported after a local store which was located on the second floor of a building.

A residential boom in Wheaton began in 1948 with the construction of Viers Mill Village (M:31-23), a low-cost housing project. Between 1949 and 1950, Glenmont Village was constructed at the intersection of Georgia Avenue and Randolph Road. The area known as High Steps is now known as Glenmont. With housing construction experiencing tremendous growth, commercial establishments and public services followed to support the new residents. In 1954, The Wheaton Junior-Senior High School opened and the $20 million Wheaton Plaza was constructed in 1955. Increased

8. Significance (Continued)

population brought traffic congestion to the busy intersections of Wheaton. Beginning in the 1950s, numerous widening and repaving campaigns altered and enlarged the road network in the Wheaton region. Today, there are few reminders of Wheaton's nineteenth century crossroads history (Sentinel, 29 September 1955).

The house on the Leo and Ada Graeves Property is a wood-frame Four-square constructed circa 1920. The Four-square house was popular in both suburban and rural areas of America from the late 1890s into the 1920s. Four-square dwellings are usually 2 to 2½-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 1-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 1-story, full-width front porch, and double-hung sash windows.

National Register Evaluation:

Constructed circa 1920, the Leo and Ada Graeves Property is not eligible for the National Register of Historic Places. 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. It is not eligible under Criterion C, as it a ubiquitous building type which lacks individual significance. The architectural integrity of the building has been compromised by the enclosure of the rear porch and boarding-over of the dormer on the front elevation. The setting of the property has been altered by the paving of the rear yard for parking. Finally, the structure has no known potential to yield important information, and therefore, is not eligible under Criterion D.

MARYLAND HISTORICAL TRUST

Eligibility recommended _____ Eligibility Not Recommended XX

Comments

Reviewer, OPS: _____ Date: 12/16/98

Reviewer, NR Program: _____ Date: 12/7/98

9. Major Bibliographical References Survey No. M:31-22(PACS 3.19)

See Attached

10. Geographical Data

Acreage of nominated property _____
Quadrangle name Kensington, 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

11. Form Prepared By

name/title	Tim Tamburrino		
organization	P.A.C. Spero & Company	date	May 1998
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 purposed 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

9. Major Bibliographical References (Continued)

Boyd, T.H.S. 1968. The History of Montgomery County, Maryland, From its Earliest Settlement in 1650 to 1879. Baltimore: Regional Publishing Company.

Brugger, Robert A. 1988. Maryland, A Middle Temperament 1634-1980. Baltimore and London: Johns Hopkins University Press.

Coleman, Margaret Marshall. 1984. Montgomery County: A Pictorial History. Rev. 1990. Norfolk and Virginia Beach: The Donning Company Publishers.

Farquhar, Roger Brooke. 1962. Old Homes and History of Montgomery County, Maryland. Washington: Judd and Detweiller, Inc.

Hiebert, Ray Eldon, and Richard K. MacMaster. 1976. A Grateful Remembrance: the Story of Montgomery County, Maryland. Rockville, Maryland: Montgomery County Government and the Montgomery County Historical Society.

Hopkins, G.M. [1879] 1975. Atlas of 15 Miles Around Washington including the County of Montgomery, Maryland. Reprint. Rockville, Maryland: Montgomery County Historical Society.

Land Records of Montgomery County, Maryland.

Martenet, Simon J. [1865] 1975. Martenet and Bond's Map of Montgomery County, Maryland. Reprint. Rockville, Maryland: Montgomery County Historical Society.

Tindall, George Brown. 1984. America: A Narrative History. 2 vols. New York: W.W. Norton & Company, Inc.

ADDENDUM

RESOURCE NAME: Leo and Ada Graeves Property
SURVEY NO.: M: 31-22
LOCATION: 12133 Georgia Avenue, Wheaton vicinity, Montgomery County
SURVEYOR: Kelly Steele
SURVEY DATE: September 21, 1999

7. Description

A subsequent site visit determined that the Leo and Ada Graeves Property burned down. Only a pile of charred lumber and ash remain.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM
RESOURCE NAME: Leo and Ada Graeves Property
SURVEY NO.: M:31-22 (PACS 3.19)
ADDRESS: 12133 Georgia Avenue, Wheaton 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):

Industrial/Urban Dominance A.D. 1870-1930

Prehistoric/Historic Period Theme(s):

Architecture

RESOURCE TYPE:

Category (see Section 3 of survey form):

Building

Historic Environment (urban, suburban, village, or rural):

Suburban

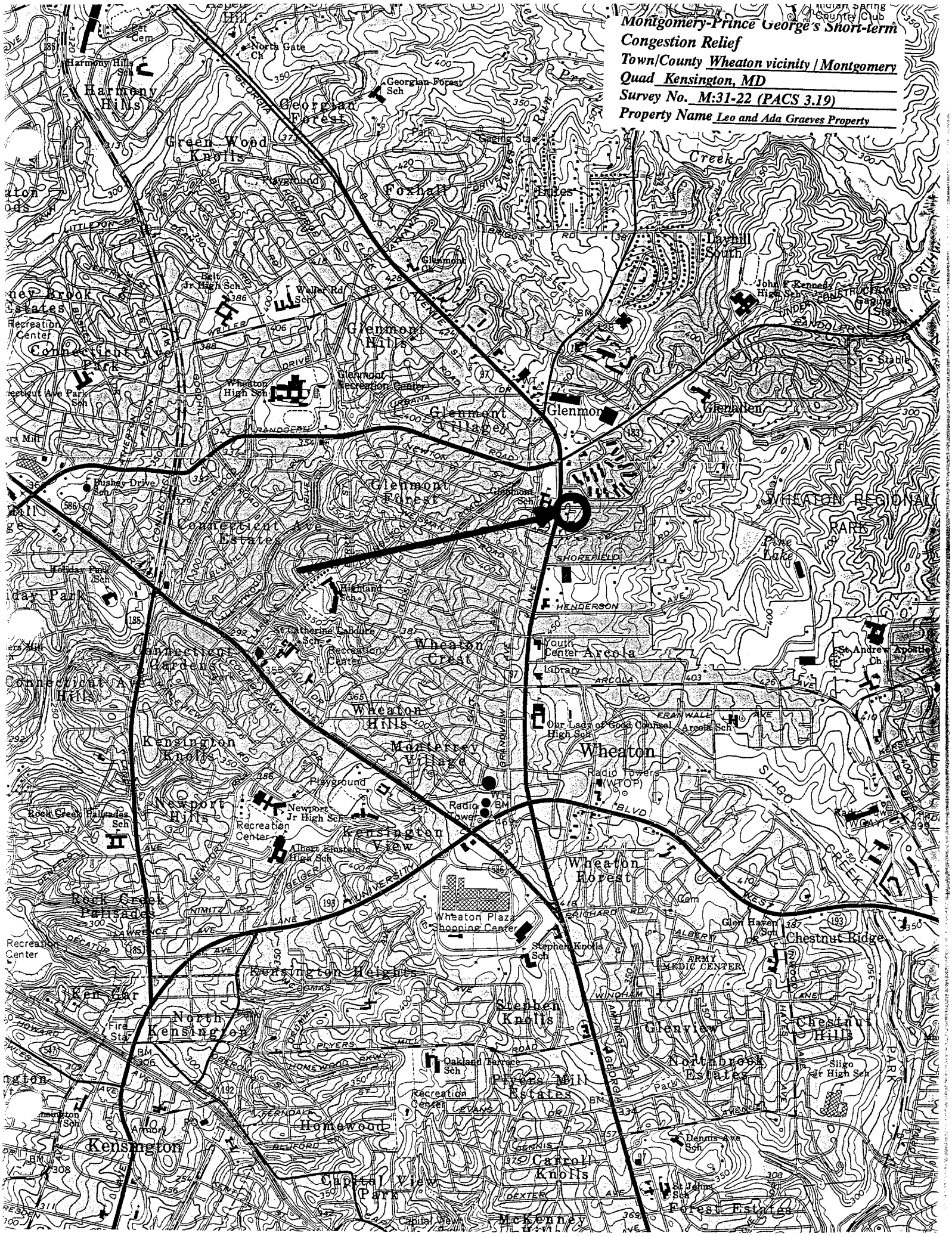
Historic Function(s) and Use(s):

Private residence

Known Design Source (write none if unknown):

None

Preparer
P.A.C. Spero & Company
May 1998


Montgomery-Prince George's Short-term Congestion Relief
Town/County Wheaton vicinity / Montgomery
Quad Kensington, MD
Survey No. M:31-22 (PACS 3.19)
Property Name Leo and Ada Graeves Property

M-31-22
LEO & ADA GRAEVES PROPERTY
MONTGOMERY CO., MD
TIM TAMBURRINO
4-98
MARYLAND SHPO
FRONT ELEVATION
1/8

M-31-22
LEO + ADA GRAEVES PROPERTY
MONTGOMERY CO., MD
TIM TAMBURRINO
4-98
MARYLAND SHPO
NORTHWEST CORNER
2/8

M-31-22
LEO + ADA GRAEVES PROPERTY
MONTGOMERY CO., MD
TIM TAMBURRINO
4-98
MARYLAND SHPO
NORTH ELEVATION
3/8

M-31-22
LEO + ADA GRAEVES PROPERTY
MONTGOMERY CO., MD
TIM TAMBURRINO
4-98
MARYLAND 5410
NORTHEAST CORNER
4/7

M-31-22
LEO + ADA GRAEVES PROPERTY
MONTGOMERY Co., MD
TIM TAMBURRINO
4-98
MARYLAND SHPO
EAST (REAR) ELEVATION
5/8

M-31-22
LEO + ADA GRAEVES PROPERTY
MONTGOMERY CO., MD
TIM TAMBURRINO
4-98
MARYLAND SHPO
SOUTHEAST CORNER
6/8

M-31-22

LEO + ADA GRAEVES PROPERTY

MONTGOMERY CO., MD

TIM TAMBURRINO

4-98

MARYLAND SHPO

SOUTH ELEVATION

7/8

M-31-22

LEC+ ADA GRAEVES PROPERTY

MONTGOMERY CO., MD

TIM TAMBURRINO

4-98

MARYLAND SHPO

SOUTHWEST CORNER

8/8