

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Survey No.: M 35/115

Magi No.

DOE Yes No

1. Name (indicate preferred name)

Historic Gravatt House

And/or common

2. Location

Street and number 4105 Leland Street () Not for publication

City, town Chevy Chase () Vicinity of () Congressional District

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"/> Agricultural	<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 checked="" 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 type="checkbox"/> No	<input type="checkbox"/> Military	<input type="checkbox"/> Other:

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

Name Daniel and B. C. Fendrick

Street and number 4105 Leland Street Telephone

City, Town Chevy Chase State and Zip 20815

5. Location of Legal Description

Courthouse, registry of deeds, etc. Montgomery County Courthouse Tax Map / Parcel HN 42 Lot 9, Block 8

Street and number 50 Maryland Ave Liber / Folio 03702/0668

City, Town Rockville State Maryland

6. Primary Location of Additional Data

Individually Listed in the National Register
 Contributing Resource in a National Register District
 Contributing Resource in a Local Historic District
 Determined Eligible for the National Register
 Recorded by HABS/HAER
 HSR or research report at MHT
 Other:

7. Description

Condition

excellent deteriorated
 good ruins
 fair unexposed

Check One:

unaltered
 altered

Check One:

original site
 moved - date of move: _____

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

Description

The Gravatt House is a three bay, two-and-a-half story Colonial Revival building sited on a large lot on Leland Street that is surrounded by mature plantings and trees. The main massing of the house is flanked by single-story wings. The principal elevation of the house faces Leland Street and is obscured by a row of tall bushes.

The house has a side-gable roof that is accented by two gabled dormers with round-headed windows with tracery detailing. The roof and dormers are covered in composite asphalt shingles.

The second story has six-over-six sash type windows with operable shutters. The first floor has French doors with transoms and decorative, full-length shutters. The entry is a multi-light door that is slightly recessed under a gabled portico supported by Tuscan columns.

The flat-roofed, single-story side wings are embellished with a trellis-like pattern, giving them the look of garden features rather than interior spaces. Round-arch windows imitate an arched gateway into the trellis from the front of the building, while multi-light windows on the sides of the wings continue the trellised look.

8 Significance

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

Specific Dates	c1917	Builder / Architect	Geare, Reginald
Check:	Applicable Criteria: (XX) A () B (XX) C () D and / or	Applicable Exception: () A () B () C () D () E () F () G	Level of Significance: () national () state (XX) local

Historical Context:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization: Piedmont

Chronological / Development Period(s): Industrial/Urban Dominance (1870-1930)
Modern Period (1930-present)

Prehistoric / Historic Period Theme(s): Architecture and Community Planning

Resources Type:

Category: Building

Historic Environment: Urban

Historic Function(s) and Use(s): DOMESTIC/Single Dwelling

Known Design Source: Geare, Reginald

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

See attached Continuation Sheet.

9. Major Bibliographical References

See attached Continuation Sheets.

10. Geographical DataAcreage of nominated property 21,656 square feet

Quadrangle Name _____ Quadrangle Scale _____

Verbal Boundary description and justification

Lot 9, Block 8. The lot has been directly related to this house since its construction in c1917.

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

state	Code	County	Code
state	Code	County	Code

11. Form Prepared Byname/title Brian Michael Lione, Preservation Plannerorganization Maryland-National Capital Park and Planning Commission Date 24 November 1999street and number 8787 Georgia Avenue Telephone (301) 563-3400city or town Silver Spring State Maryland

The Maryland Inventory of Historic Properties 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 and infringement of individual property rights.

Return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

Continuation Sheet

Section: 8 Page: 1

Statement of Significance

The Gravatt House is significant as a representation of a grand development vision held by Fannie Barrett, the pioneering female developer of Chevy Chase Park. It is also significant for its architectural integrity and for its connection to architect Reginald Geare, a well-known commercial and residential architect of the period.

Barrett purchased a 120-acre tract in April 1909 and platted "Chevy Chase Park" in September 1910.¹ Though a small subdivision encompassing only eight blocks, Chevy Chase Park was ambitious, offering public amenities and substantial, well-designed model houses in an attractive park-like setting.

Like the well-known Chevy Chase Land Company, Barrett built model houses to encourage potential buyers. Her first houses (c1914) were modest builder-type bungalows while later houses (1916-1918) were grand architect-designed showpieces. 4105 Leland Street is a prime example of the second phase of Barrett's development, especially due to its direct connection to Geare. The house is one of a number in the neighborhood that can be directly attributed to Geare, a noted DC architect and Barrett's designer for several homes. Geare was a well established Washington practitioner, among whose works included homes in Kalorama (1913-1914) and who later became best known for his theater designs (1917-1922).² Geare designed five houses in this block, all built c1917. They are located at 4101, 4103, 4106, 4108, and 4110 Leland.

Leland Street was a logical location for Barrett to locate these substantial houses. It was the only paved interior street in the vicinity (in the boundaries of what is now the Town of Chevy Chase). Newly constructed by 1915 and maintained by the county, Leland Street was an important east-west thoroughfare connecting Wisconsin and Connecticut Avenues.

The Colonial Revival style represents a marked design shift for Geare. Previous examples of his work, including his Kalorama and theater designs, show a deep-rooted interest in classical and Renaissance forms. Geare re-worked the traditional Georgian and Adam roots of the Colonial Revival style and included as few classical embellishments. Overall, the Colonial Revival style was most popular in this country from the late nineteenth century until the middle of the twentieth century, and had many forms and subtypes.³ The Gravatt House represents a form of the side-gabled subtype that was most popular from c1900 until the 1940s. The house contains many of the hallmarks of the subtype, such as a front door accented with a classical portico, adjacent window pairs, and double-hung, multi-pane glazed windows.

Geare owned the property for a short time in 1917 and built the house. 4105 Leland Street was then sold to the Blackistone family, and soon thereafter to Frances E. Gravatt. The Gravatt House was passed through the family, first to son G. Filippo Gravatt in 1927 and then to T. F. Gravatt in 1931.⁴ In 1920 Filippo Gravatt was listed as a pathologist for the Department of Agriculture.⁵

¹ Tax Assessment Record, Election District 7, Volume 39 (1910-1918), Maryland State Archives, Annapolis, Maryland.

² Kalorama information taken from "Kalorama Triangle Historic District Nomination," written by Traceries, 1984. Theater information taken from "Architect Dies," *Washington Post*, 21 August, 1927.

³ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Knopf, 1997), 320-341.

⁴ Ownership sequence derived from Tax Assessment Record, Election District 7, Volume 52 pages 157, 170, et al., and Deed Book 274, page 216. Tax record in the Maryland State Archives, Annapolis, Maryland. Deed book in the Montgomery County Courthouse, Rockville, Maryland.

⁵ R. L. Polk, *R. L. Polk's Washington Suburban Directory* (Washington, D.C., 1931).

Continuation Sheet

Sections: 8,9 Pages: 2,1

Statement of Significance, continued:

As platted, many of the lots in Chevy Chase Park were a substantial 100 feet wide. Most all of the properties were subdivided soon after purchase, yet the lots in general remain generous in size, providing gracious settings for the houses. The Gravatt House is a three bay, two-and-a-half story Colonial Revival building sited on a large lot. The Colonial Revival style reflects a shift in design for Geare from his other classically inspired houses of the same period. The house maintains solid architectural integrity that is best illustrated by the gable shape that is prominent in the roof line and reflected in both the pediment dormers with tracery window detailing and the gabled portico over the main entrance.

Bibliographic References**Primary Sources:**

Census, U. S. 1910 and 1920.

Directories:

Boyd, *Washington City Directory*, 1900, 1905, 1912, 1913.

Caldwell, S. D. *Directory of Bethesda District* (Bethesda, Md), 1911 and 1915.

Nelson, Justus C. *Nelson's Suburban Directory* (Washington, D.C.), 1912-1913.

Polk, R. L. *Polk's Washington Suburban Directory*(Washington, D.C.) 1931.

City Records, Montgomery County Courthouse, Rockville, Maryland.

Fisher, Thos. J. *Chevy Chase for Homes*. Washington, D.C.: Thos. J. Fisher & C., 1916.

Land Records, Montgomery County Courthouse, Rockville, Maryland. Deeds and Plats.

Maps:

Caldwell, S.D. *Map of Bethesda District*, 1915

Deets and Maddox. *Real Estate Atlas*, 1917.

Fava Naeff. *Real Estate Map of the Metropolitan Branch of the B&O Railroad*, 1890.

Hopkins, G.M. *Northern Virginia and Bethesda*, 1894.

Klingé. *Real Estate Atlas*, 1931 and 1941.

Maryland Geological Survey Map. Bethesda & Vicinity, 1910.

Sanborn Fire Insurance Maps. 1916, 1927, 1927-1959.

Proctor, John Clagett. *Washington, Past and Present: A History*. Including Biographical Sketches of Prominent Citizens. New York: Lewis Publishing Company, 1930.

Prominent Personages of the Nation's Capital. Washington, D.C.: The Washington Times Co, 1924.

Tax Assessment Record, Election District 7, Volume 52. Maryland State Archives, Anapolis, Maryland.

Who's Who in the Nation's Capital. Washington: W.W. Publishing Company. 1923-24.

Continuation Sheet**Biographic References, continued****Secondary Sources:**

- "Architect Dies." *Washington Post*. 21 August, 1927.
- The American Institute of Architects, *A Centennial History of the Washington Chapter, 1887-1987*. Washington, D.C.: The Washington Architectural Foundation Press.
- Cavicchi, Clare Lise. *Preliminary (Draft) Amendment to the Approved and Adopted Master Plan for Historic Preservation in Montgomery County, Maryland: Town of Chevy Chase Historic Resources*. The Maryland-National Capital Park and Planning Commission, 1999.
- George, Mary Roselle. "Developer Influence in the Suburbanization of Washington, D.C.: Francis G. Newlands and Chevy Chase." M.A. Thesis, University of Maryland, 1989.
- Gowans, Alan. *The Comfortable House: North American Suburban Architecture, 1890-1930*. Cambridge, Mass: MIT Press, 1986.
- Hiebert, Ray Eldon, and Richard K. MacMaster. *A Grateful Remembrance: The Story of Montgomery County, Maryland*. Rockville, MD: Montgomery County Government and Montgomery County Historical Society, 1976.
- Lampl, Elizabeth Jo. and Kimberly Prothro Williams. *Chevy Chase: A Home Suburb for the Nation's Capital*, Crownsville, MD: Maryland Historical Trust Press, 1998.
- Linehan, John. Editor. *The Town of Chevy Chase: Past and Present*, Montgomery County, MD: The Town of Chevy Chase, 1990.
- McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Knopf, 1997.
- Offutt, William. *Bethesda: A Social History of the Area Through World War II*. Bethesda, MD: The Innovation Game, 1995.
- Smith, Kathryn Schneider. Editor. *Washington at Home: An Illustrated History of Neighborhoods in the Nation's Capital*. Northridge, California: Windsor Publications, Inc., 1988
- Traceries. "Kalorama Triangle Historic District Nomination." 1984.
- Wright, Gwen; William B. Bushong; and Clare Lise Cavicchi; "Chevy Chase, Maryland, Survey District: Survey Report: Phase Two," Montgomery County Historic Preservation Commission, June 1997.