Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Survey No.: M 35/117

Magi No.

DOE __ Yes __ No

1. Name (indicate preferred name)

Historic E. Burton Corning House

And/or common

2. Location

Street and number 4115 Leland Street ( ) Not for publication

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

State Maryland County Montgomery

3. Classification

Category	Ownership	Status	Present Use	
__ District	__ Public	X Occupied	__ Agricultural	__ Museum
X Building(s)	X Private	__ Unoccupied	__ Commercial	__ Park
__ Structure	__ Both	__ Work in Progress	__ Educational	X Private Residence
__ Site	**Public Acquisition**	**Accessible**	__ Entertainment	__ Religious
__ Object	__ In process	X Yes: restricted	__ Government	__ Scientific
	__ Being considered	__ Yes: unrestricted	__ Industrial	__ Transportation
	X Not applicable	__ No	__ Military	__ Other:

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

Name James E. and L. M. Boland

Street and number 4115 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 P5, Block 8

Street and number 50 Maryland Avenue Liber / Folio 08303/0658

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		Check One:	Check One:
X excellent	__ deteriorated	__ unaltered	X original site
__ good	__ ruins	X altered	__ moved - date of move:_____
__ fair	__ unexposed		

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

Description

The Corning House is a three bay, two-and-a-half story Colonial Revival building with a side-gable roof. The house is sited on a large lot with a high density of mature plantings and trees. The main elevation of the house faces Leland Street.

The clapboarded building has a small porch on the western elevation that is topped by a balustrade and a polygonal bay window on the east side. The second story slightly overhangs the first, and has turned dropped pendants at the corners of the building and at either side of the entry.

The second story has four six-over-six sash windows with decorative shutters. The first floor has two sets of tripled windows that form a faux tripartite look. The set is made up of one six-over-six sash window flanked by a pair of smaller four-over-four sash windows. These window sets also have ornamental shutters. The main entry is a four-panel door that also uses the four-over-four sash windows as sidelights.

The side porch is supported by square piers and features decorative trellis work. A balustrade tops the porch and omposed of square balusters with plain square corner posts.

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8. Significance

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__ prehistoric	__ archaeology-prehistoric	__conservation	__ landscape architecture	__ religion
__ 1400-1499	__ archaeology-historic	__economics	__ law	__ science
__ 1500-1599	__ agriculture	__education	__ literature	__ sculpture
__ 1600-1699	X architecture	__engineering	__ military	__ social/humanitarian
__ 1700-1799	__ art	__exploration / settlement	__ music	__ theater
__ 1800-1899	__ commerce	__ industry	__ philosophy	__ transportation
X 1900-	__ communications	__ invention	__ politics / government	__ other (specify):
	__ community planning			

Specific Dates c1927-1931 **Builder / Architect** Arthur Heaton

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: Arthur Heaton

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

See attached Continuation Sheet.

tement of Significance

The E. Burton Corning House is a Colonial Revival style building that 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 Arthur Heaton, a well-known commercial and residential architect of the period.

Fannie 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. 4115 Leland Street is a prime example of the second phase of Barrett's development, especially due to its direct connection to Heaton. 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. 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 Corning House is the earliest documented house design by Arthur Heaton in the Town of Chevy Chase and is highly reflective of his residential Colonial Revival design of the 1920s and 1930s. Heaton was an influential shington architect who designed major projects and outstanding residences and apartments, including the National Geographic Building and the Park and Shop shopping center on Connecticut Avenue. His local residential work includes several houses in Chevy Chase Village, most of which were built in the 1910s.[2]

The Colonial Revival style was most popular in the United States from the late nineteenth century until the middle of the twentieth century, and had many forms and subtypes. The Corning House is a prime example of the Second-Story Overhang subtype, popular from c1920 until the 1950s. Second-Story Overhang subtypes are relatively rare until the 1930s., making the Corning House a unique find. Heaton's design of the house recalls Post-medieval English design precedents, obvious in the overhang, turned drop pendants, and a lack of roof-wall junction ornamentation.[3]

The Corning House is designed on a more modest scale than Heaton's Chevy Chase Village houses yet exhibits a high level of architectural detail, such as porch trellis work, and a polygonal bay window. The residence has additional historical significance in that it was designed for Heaton's partner, Edward Burton Corning, who himself was a successful regional architect. Corning designed prominent buildings throughout the region, some of which are now historically significant, including the Massachusetts Avenue Parking Shops and the WTOP Transmitter Building. In the more immediate area, he designed the Chevy Chase Baptist Church and the Woman's Club of Chevy Chase.[4]

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

[2] Based on files in the *Arthur B. Heaton Archive* in the Library of Congress "Prints and Photographs Division, Architecture, Design, and Engineering Collection," "Arthur B. Heaton Dies; Designed Buildings In Capital 53 Years," *The Evening Star*, 7 December 1951, and *Who's Who in the Nation's Capital*, 1932.

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

[4] Historic Preservation Review Board Application Form, Historic Landmark, "Massachusetts Avenue Parking Shops," 1988.

9. Major Bibliographical References

See attached Continuation Sheets.

10. Geographical Data

Acreage of nominated property 13,935 square feet
Quadrangle Name _____ Quadrangle Scale _____

Verbal Boundary description and justification

Lot P5, Block 8. The lot has been directly related to this house since its construction.

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 Brian Michael Lione, Preservation Planner

organization Maryland-National Capital Park and Planning Commission Date 24 November 1999

street and number 8787 Georgia Avenue Telephone (301) 563-3400

city 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

liographic References

Primary Sources:

Census, U. S. 1910 and 1920.

Directories:

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Nelson, Justus C. *Nelson's Suburban Directory* (Washington, D.C.), 1912-1913.
Polk, R. L. Polk's *Washington Suburban Directory*(Washington, D.C.) 1927-1928.

Equity 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.
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Maryland Geological Survey Map. Bethesda & Vicinity, 1910.
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Proctor, John Clagett. *Washington, Past and Present: A History.* Including Biographical Sketches of Prominent Citizens. New York: Lewis Publishing Company, 1930.

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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.

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Offutt, William. *Bethesda: A Social History of the Area Through World War II.* Bethesda, Md: The Innovation Game, 1995.

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