

Evolution

Maps

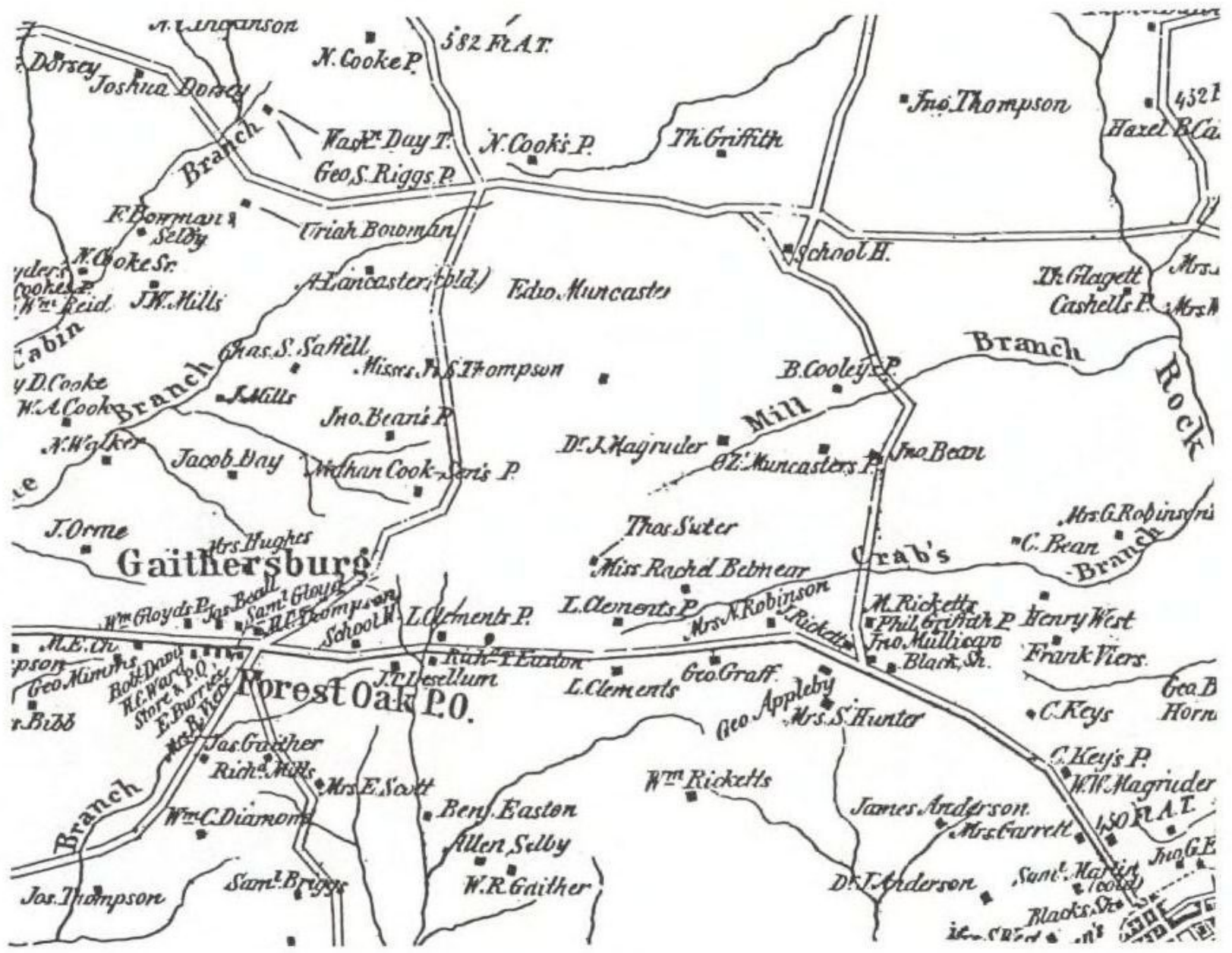
Voting rights

People

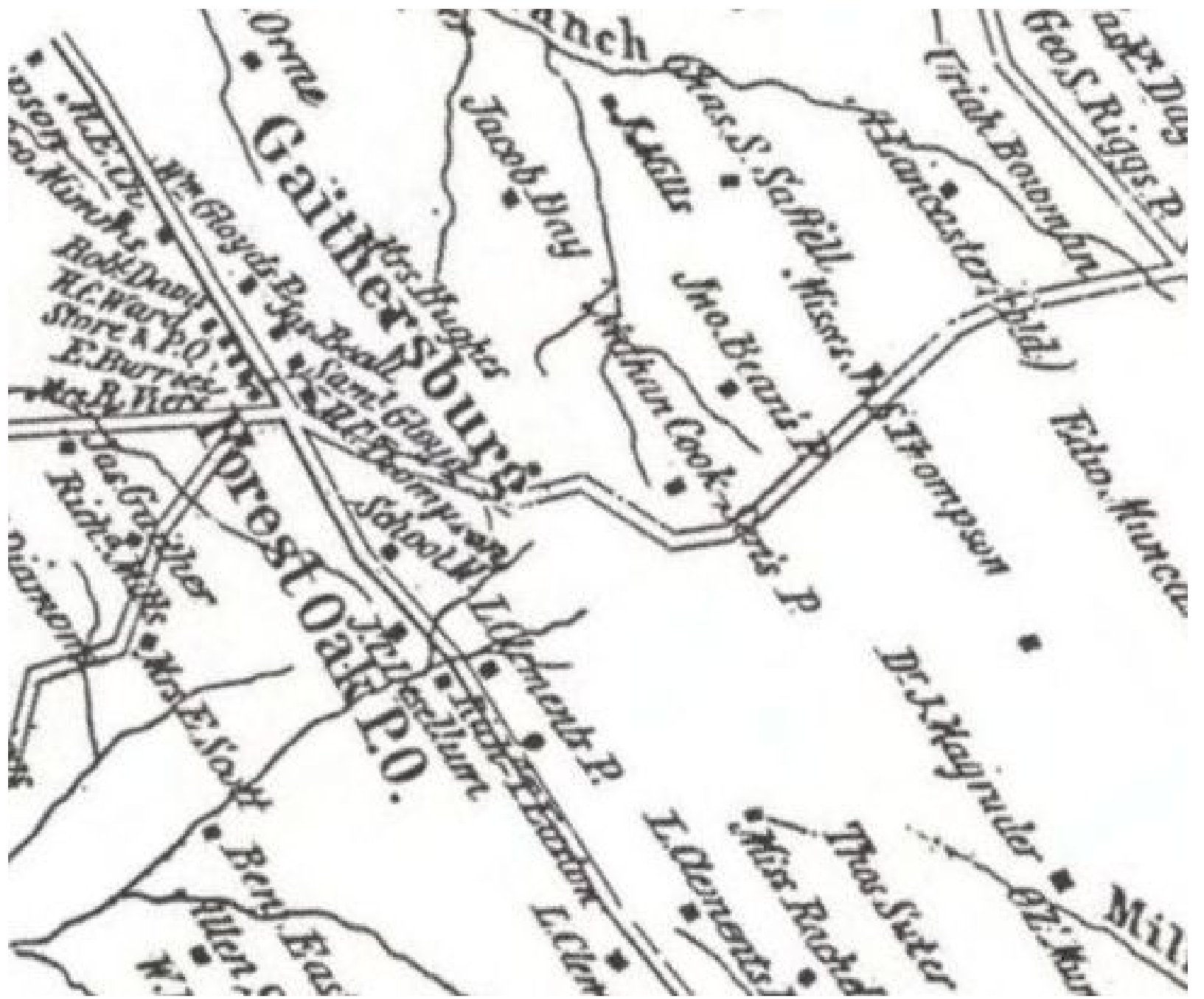
Grove maps, 1873-1977

Gaithersburg c.1860

- This is the Gaithersburg area before the arrival of the B&O. Rte 355 is running west to east. The Laytonsville Road is southwest to northeast. Nathan Cook Senior's farm is to the right of Gaithersburg where the road takes a sharp turn to the north. The Grove is under the *en* of Senior.



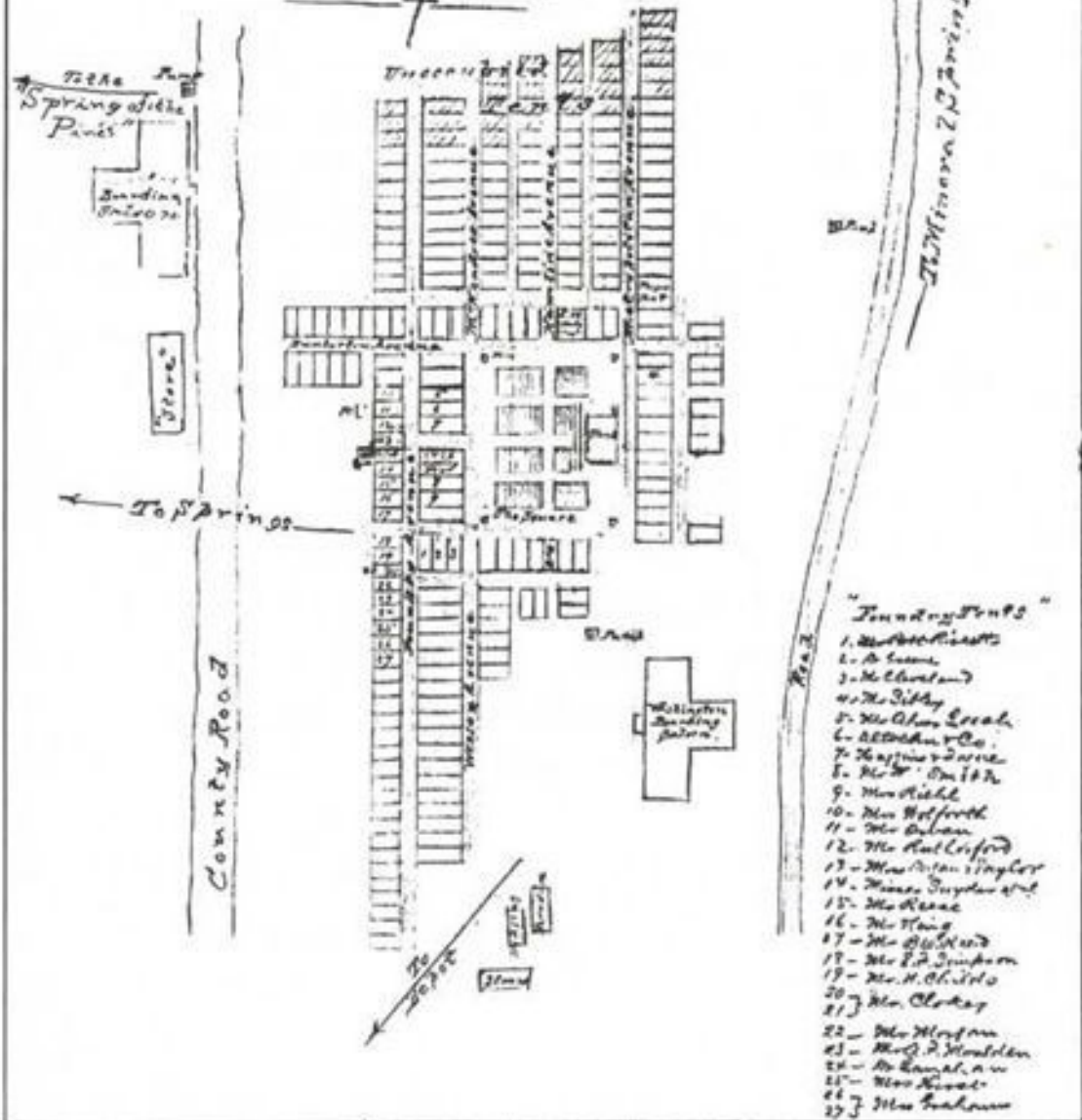
Re-oriented with North up.



First Camp Meeting

- Note that the Circle was a square for the first camp. The speaker's platform is on the right with benches to the left. The names of 27 stockholders with their tent sites is listed on lower-right. The 'County Road' still runs through the camp at that point. There were two 'Boarding Saloons,' one for men and one for women. The word saloon does not imply the serving of alcohol!

WASHINGTON GROVE
Camp Meeting 1873

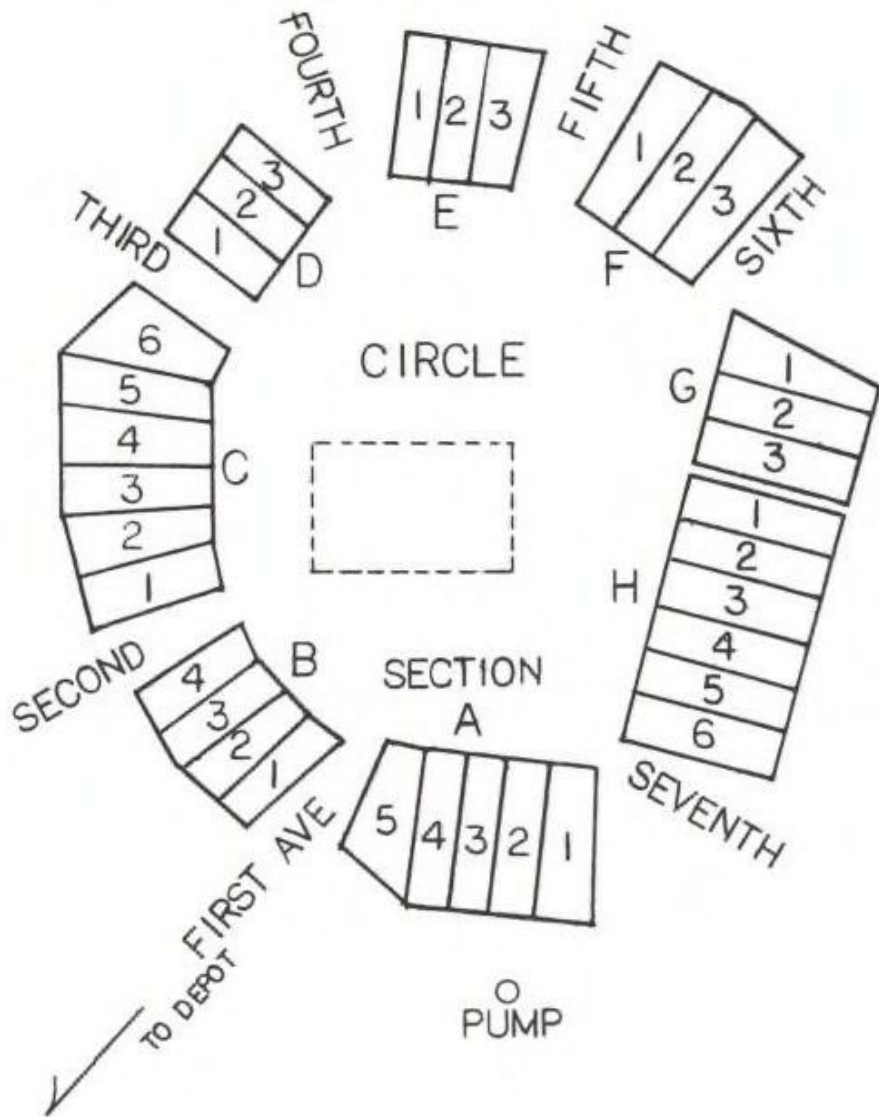


"Twenty Seven"

1. Mr. A. Smith
2. A. Lane
3. Mr. Cleveland
4. Mr. Sibley
5. Mr. John Cook
6. Atwood & Co.
7. Messrs. Davis
8. Mr. J. Smith
9. Mr. Field
10. Mr. Wolford
11. Mr. Gahan
12. Mr. Paul Crisford
13. Mr. John Taylor
14. Messrs. Snyder & Co.
15. Mr. Reese
16. Mr. King
17. Mr. G. H. Smith
18. Mr. E. P. Simpson
19. Mr. H. Childs
20. Mr. Clotey
21. Mr. Clotey
22. Mr. Morgan
23. Mr. J. H. Houlton
24. Mr. Samuel A. W.
25. Mrs. Wood
26. Mr. Graham
27. Mr. Graham

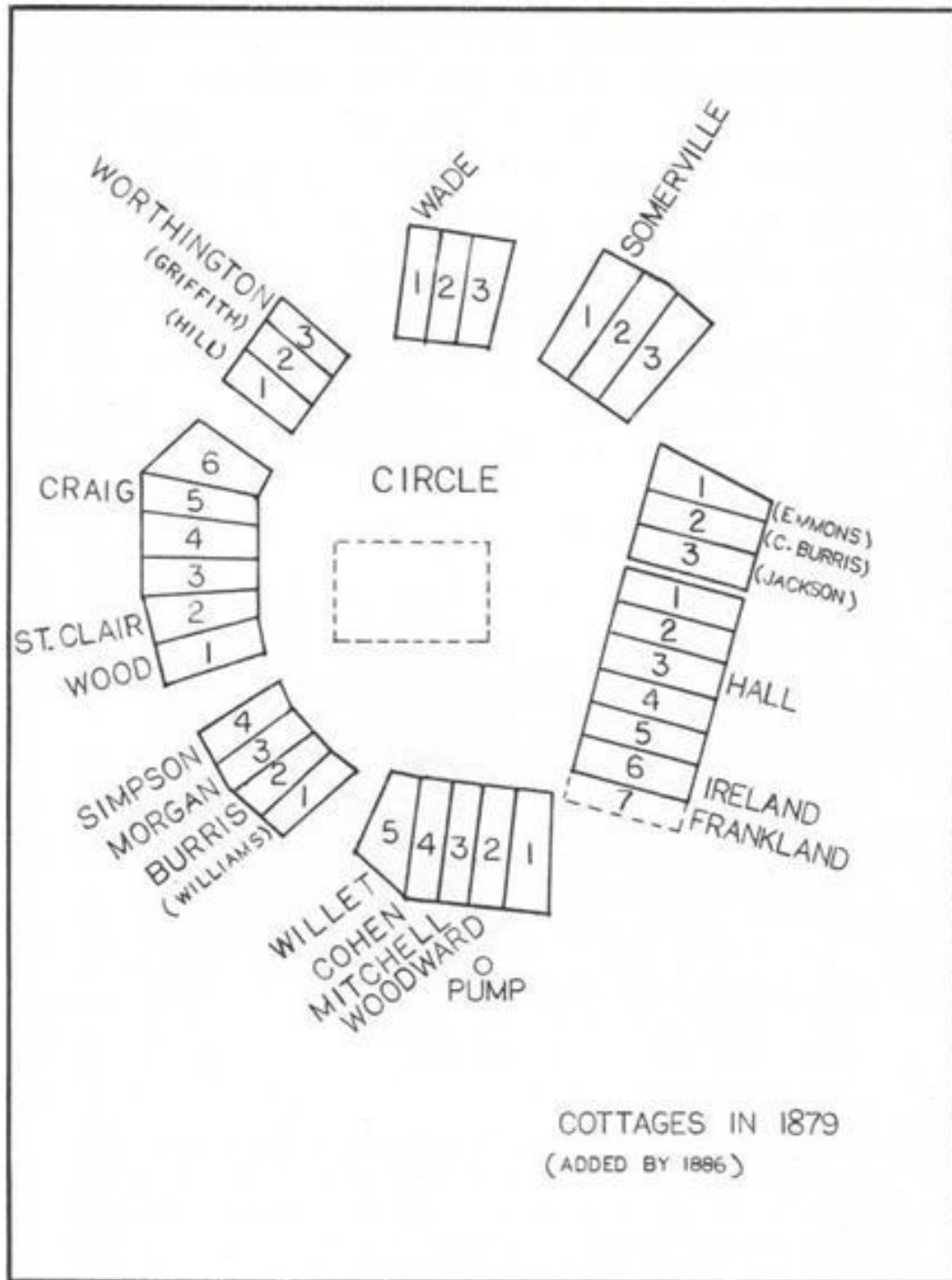
Now it's a Circle.

- By the second camp the layout of the tents near the speaker's platform had become a circle with seven avenues radiating out from it. First Avenue intersected with Broadway (which would become Grove Avenue), the promenade to the depot .



Tents become cottages.

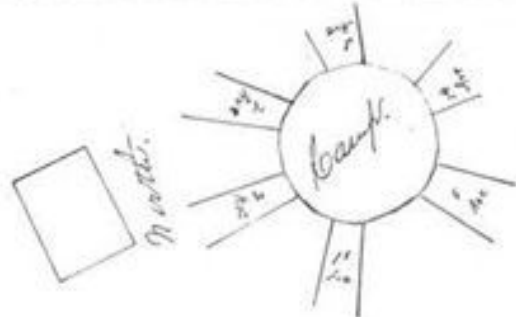
- By 1879 there were a number of cottages on the tent sites. They ranged from 13'x20' to 13'x40' with very little space between. By 1886, six more had been added.



COTTAGES IN 1879
(ADDED BY 1886)

Large cottages on Broadway.

- By 1886 many stockholders had located their lots on what had become Grove Avenue and several houses were under construction or completed. The Moulton lot had a large house which would become Major Walker's. The Cohen house, never completed, would become the first house my parents would own. Center Street was not contemplated.



West

East

Cohen	15
Cohen	17
Rove	18
Moulton	19
Moulton	20
Burns	21
Burris	22
Wood	23
Woodward	24

Frankland
Rice Smith
Smith
Shannon

Cross Avenue

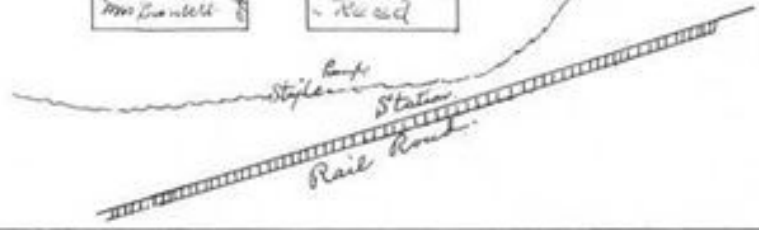
Summerlin
Spicer
McGinnis
Spencer
Stewart
Appelton
Wiley

Cross Avenue

Burdett
Simpson
Rogan
Emery
Hinkle
Lee
Hill
Bry
Thyler
Chapman
McCartell

Woodward
Oriskany
Wright
Brown
Shannon
Loward
Wiley
Stacy
Dietrich
Hill
St. Pierre
Johnson
Jackson
Summerlin
Reed
Reed

June



The Lang Subdivision.

- Also in 1886 the first professional survey and subdivision plat was completed by J.E.Lang. It was exceedingly ambitious and quite impractical, but it gave the Trustee's something to show to prospective stock purchasers. Note the swath running from section C through section G. Too wet to ever build on. Very few lots were planned to the west of Grove Avenue, and no Center Street existed.

MAP & PLAN OF THE
— SUBDIVISION OF PART OF —
WASHINGTON GROVE.

MONTGOMERY CO, MARYLAND.

Prepared from Surveys for
THE WASHINGTON GROVE CAMP-MEETING
ASSOCIATION.

BY J. C. LANG, 1896.



PLAN
OF THE
TABERNACLE
DIVISION.



Printed and Published by

The Maddox Plan.

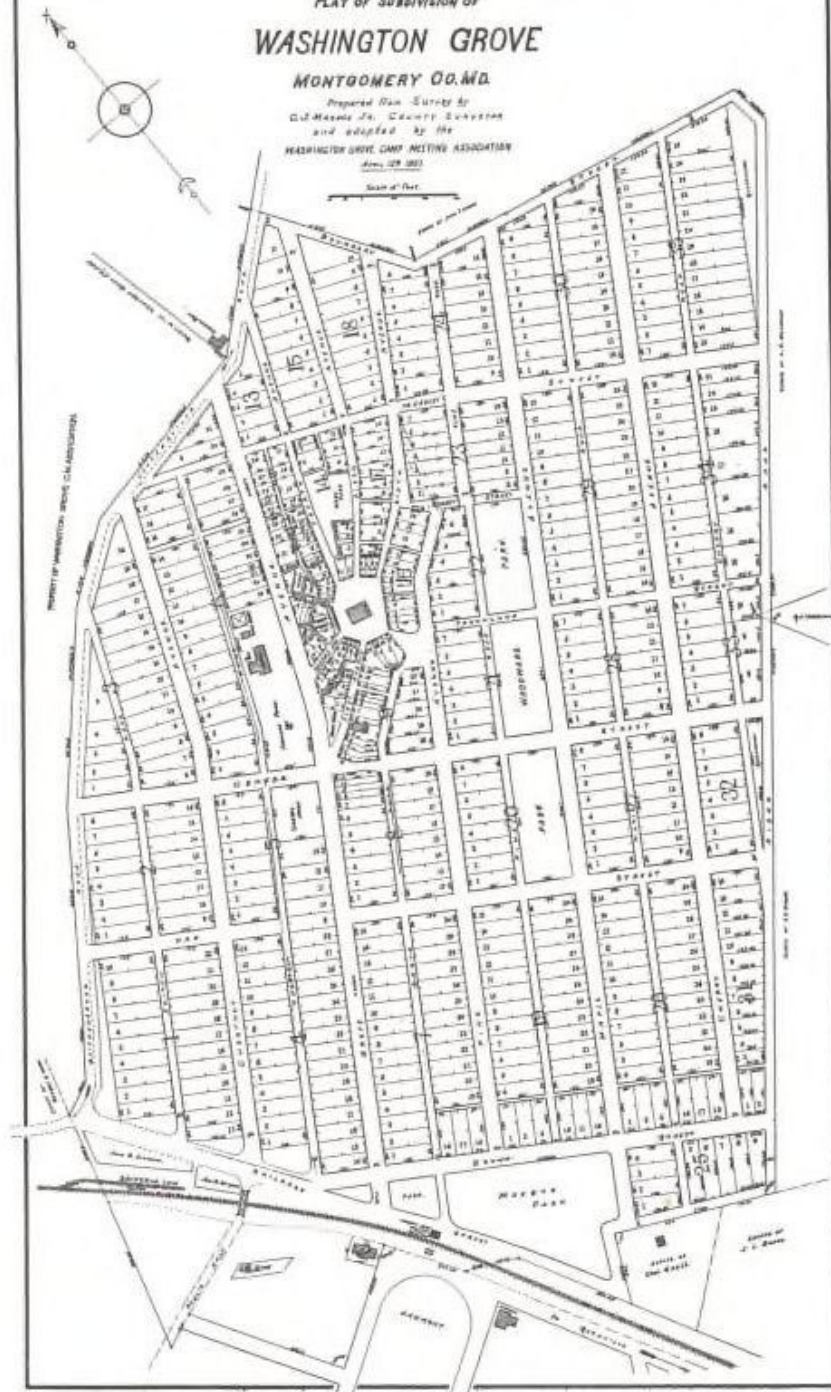
- In 1897 a more sensible subdivision plat was made by C.J Maddox, the county surveyor. It, too, was overly ambitious, showing the entire East Woods divided into 50'x150' lots, and the Sorgenfrei farm along the Laytonsville Road wiped out in favor of yet more building lots. Center Street was finally punched through.

PLAN OF SUBDIVISION OF
WASHINGTON GROVE

MONTGOMERY CO., MD.

Prepared from Survey by
G. J. Mason, Jr., County Surveyor
and adopted by the
WASHINGTON GROVE CAMP MEETING ASSOCIATION
June 12th 1903

Scale of Feet



Parcels bought and sold.

- This drawing summarizes the changes made to the Grove's holdings over the years. Three acres along Laytonsville Road were purchased in 1878, and odd triangles of land added in 1886 and 1888. The 'old farm' and plots of 4 and 16 acres were sold in '89 and '90. An acre across from the commercial corner was sold in 1901, and the odd bits across the tracks were sold in 1903.

3 ACRES
BOUGHT 1878

3 (4?) ACRES
SOLD 1889

1 ACRE
SOLD 1901

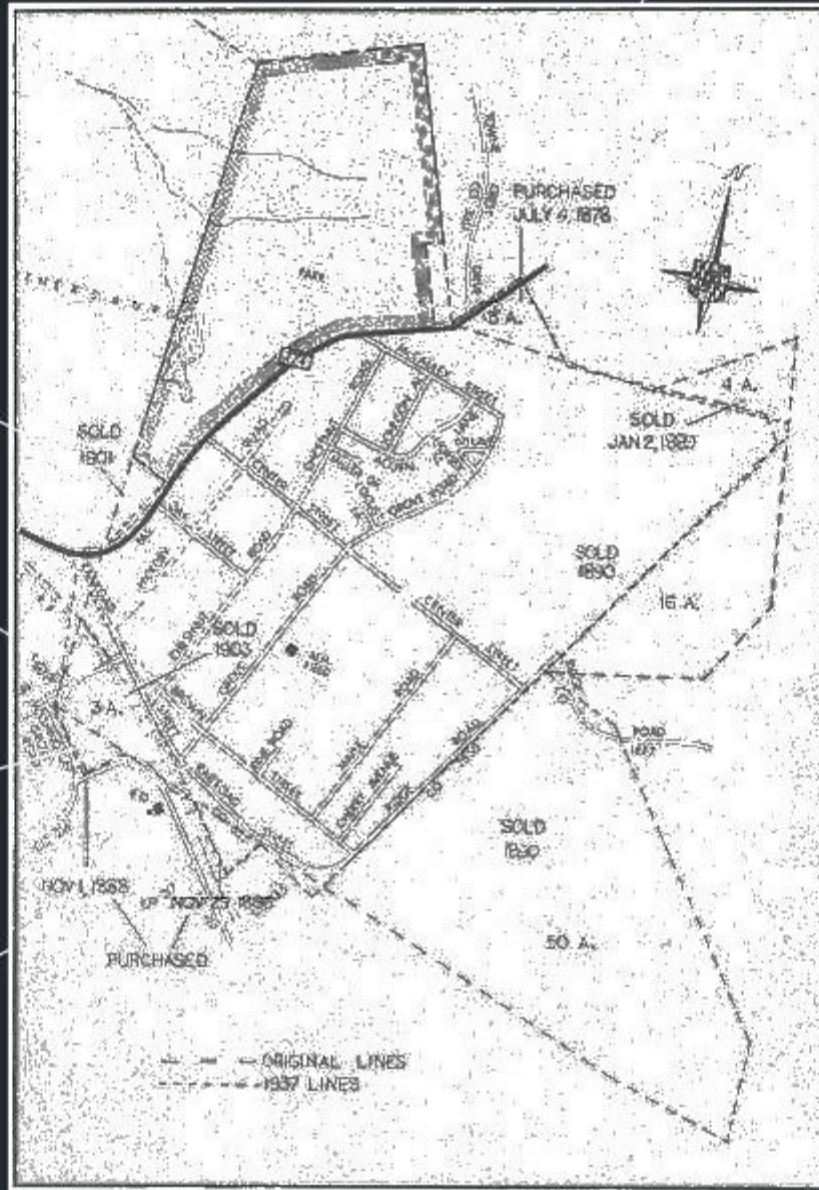
3 ACRES
SOLD 1903

~1 ACRES
BOUGHT 1888

SUTER TRIANGLE
BOUGHT 1886

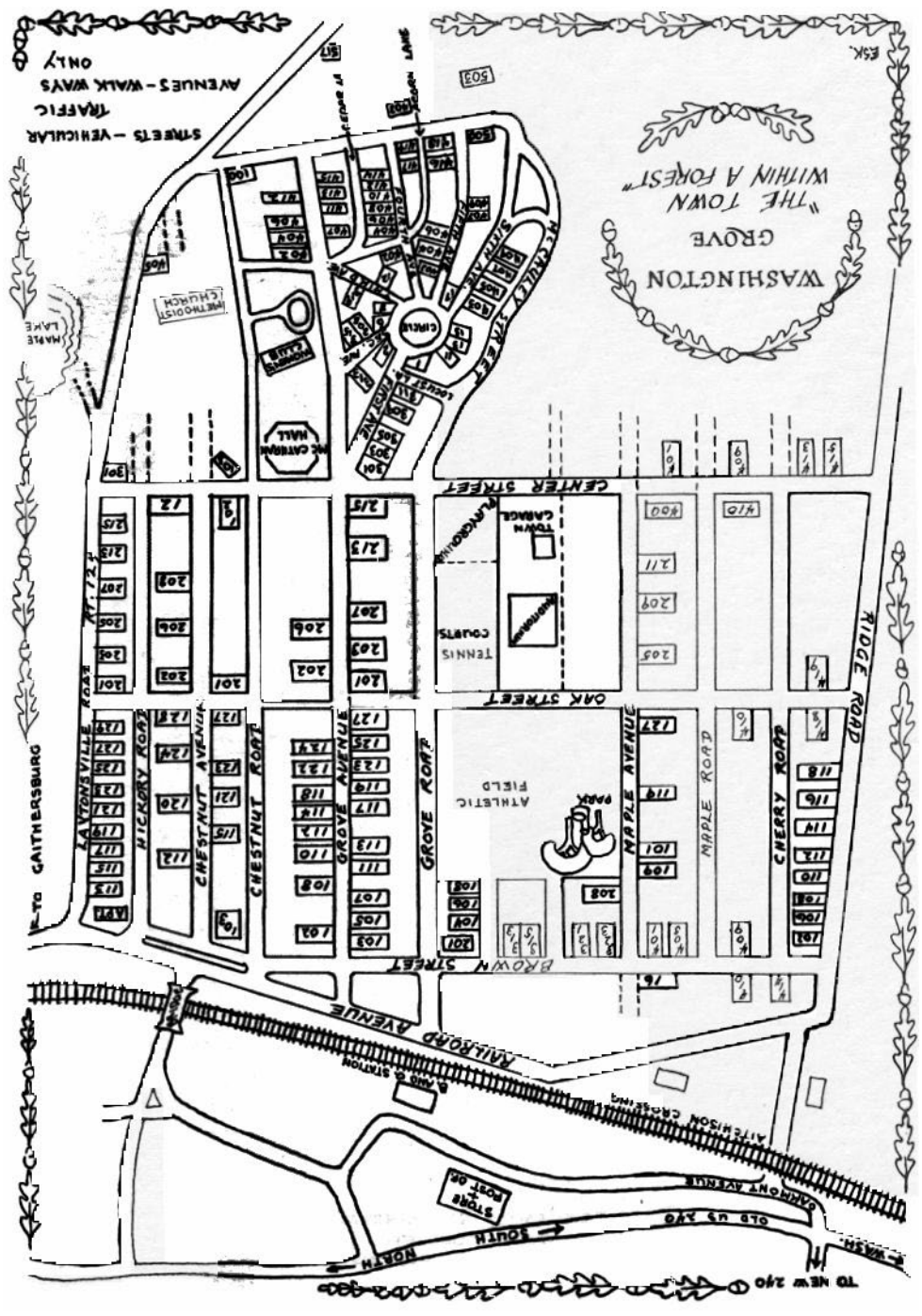
50 ACRES
SOLD 1890

16 ACRES
SOLD 1890



1927 to mid 1950s.

- ▣ This drawing was originally done in 1927 by James McCathran. The version shown (inverted, to maintain similar orientation to the other maps in this presentation) was updated by the Woman's Club in the mid 50s.



WASHINGTON GROVE
 "THE TOWN WITHIN A FOREST"

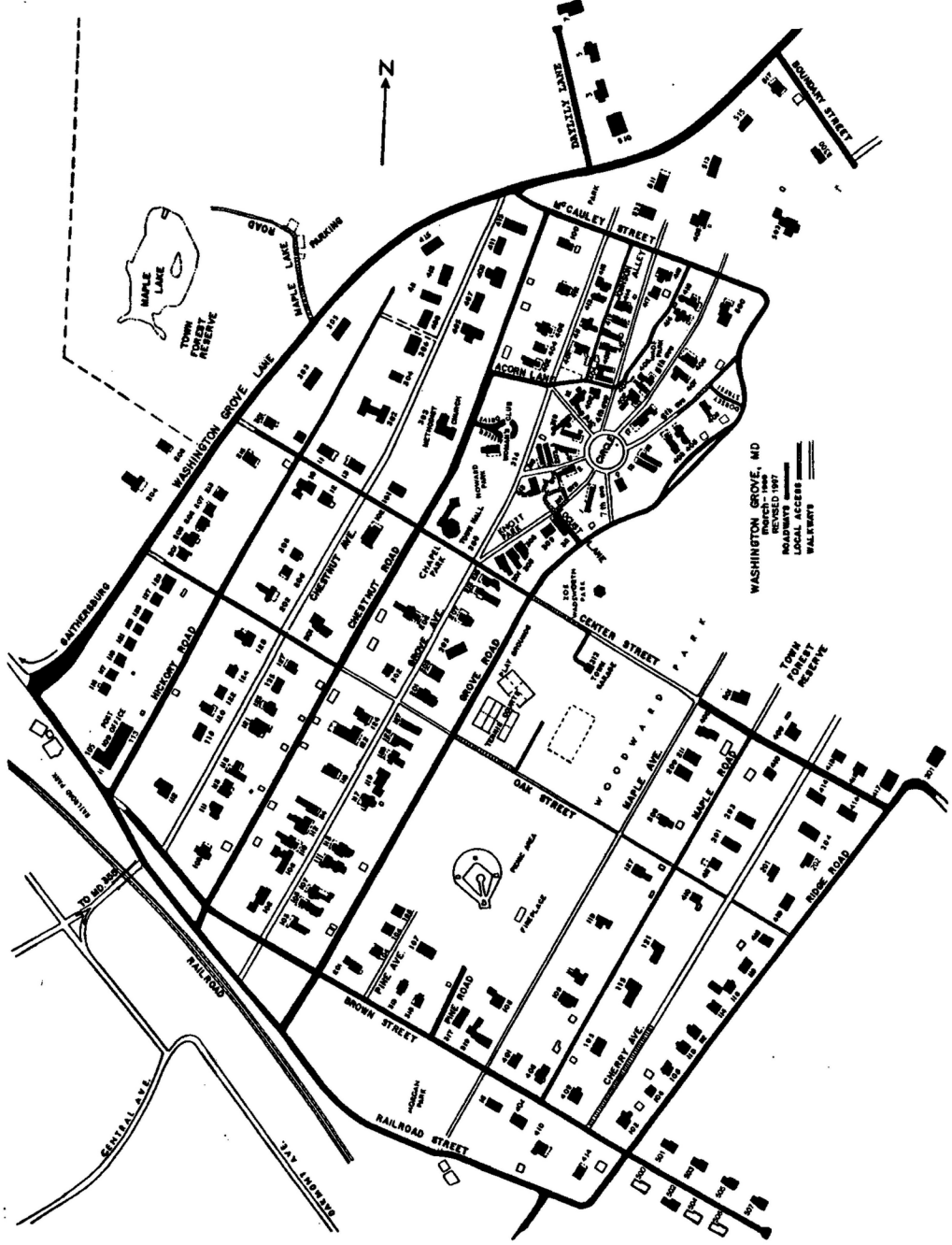
STREETS - VEHICULAR TRAFFIC
 AVENUES - WALK WAYS ONLY

R-TO CAITHERSBURG

TO NEW 240

Grove Directory centerfold.

- ▣ This drawing was originally done by G.W.U. students, possibly under the direction of George Pughe. It graced the Grove Directory put out every few years by the Woman's Club. It was updated as new houses were built or annexed into the Grove.



WASHINGTON GROVE, MD
 REVISED 1967
 LOCAL ACCESS
 WALKWAYS

Voting rights.

One Share, One Vote

- In most of the United States voting was restricted to male citizens who owned land.
- Under the Association's charter, however, it was one share, one vote. If a woman owned a share she could vote it. If a foreigner owned a share he could vote it.
- The charter allowed a total of 1000 shares to be sold.

Voting Restrictions

- By 1888 there were a number of shareholders who were delinquent in paying their assessments (taxes). This could be because they couldn't or didn't want to, or because they had simply lost interest. The Trustees voted to deny delinquent shareholders the vote at the annual meeting.

Voting without shares

- In 1889, J.T.Mitchell, a founder, was allowed to vote at the annual meeting in spite of the fact that he had sold his shares.

Site restrictions

- Prior to 1889 shareholders were restricted in the number of sites they could claim with their available shares. That restriction was eliminated by the annual meeting of 1889. Major Walker would take advantage of this easing of the restriction.

One share, or one shareholder?

- In 1892 the question was raised as to whether it was to be one share, one vote, or one shareholder, one vote.
- Dr. Ritter sued, and the issue was decided in court: One Share, One Vote.

Are proxy votes allowed?

- The next issue on voting was whether a shareholder could vote by proxy. It was determined that since Maryland law allowed voting by proxy, then so must the Association.
- There could also be no limits placed on the number of shares and proxies a given shareholder could vote.

Large shareholders a threat?

- Major Walker became a trustee, then ascended to the presidency in 1910. There was fear that his holdings--20% and growing--was a threat to the egalitarian intent of the Association.

Threshold of control

- The nominal control of a corporation requires a 51% majority of the stock. In practical terms the threshold of control is much lower.
- In 1912 Major Walker had 275 of the 374 shares present and voting. His son Robert was elected as a trustee.

Stock buyback scheme

- There being 1000 total authorized shares there was a ceiling on the possibility of control.
- Major Walker proposed a buy-back and re-purchase scheme that would allow more total shares to be issued.
- A committee rejected this proposal and the Major resigned.

Control still an issue

- Major Walker was still buying shares and control remained a simmering issue.
- In 1914 the trustees began refusing to transfer additional shares as he purchased them, stalling the accumulation.
- Robert Walker continued as a trustee.

35% and counting

- By 1918 the Major controlled 35% of the outstanding shares. Due to shrinkage of the total shares voting, control was still possible.
- Recognizing this the trustees then took the extraordinary step of allowing stockholders who had sold their shares to continue voting them.

The Loeffler Resolution

- Former Association secretary C.A.Loeffler attempted to resolve this crisis with a resolution that no stockholder could vote more than 20% of the total shares. Though on shaky legal ground, the resolution passed easily and was quietly accepted by Major Walker.
- President Williamson enjoyed another four years without voter squabbles.

Contentious election

- By the annual meeting of 1922 Williamson was too ill to attend. Contending slates of candidates were offered for the trustee positions and voting was orderly but agreement was difficult to reach. In the end Williamson allies won the position and offered Roy McCathran for president. With that, the presidency was for the first time in the hands of a year-round resident.

A final challenge

- In 1926 the restrictions on transferring shares to the Walkers was still in effect. It would be tested. Robert Walker presented a certificate for transfer to himself. The trustees raised condition after condition, but as they were met they still refused the transfer.
- Robert was prepared to sue.

Resolution--and Reorganization

- In January 1927 the trustees acceded to Robert Walker's legal argument and transferred the two shares to him.
- Recognizing that something had to change they also voted to establish the first Committee on Reorganization.
- At the annual 1927 meeting the entire population of the Grove was represented, but still only shareholders were allowed to vote.

Nail in the coffin

- The first and second committees on reorganizaion had failed. Then Prescott opinion of 1933 put the final nail in the coffin of the Association. Because of the complex ownership of shares, lots, deeds it became impossible to enforce collection of assessments.
- The trustees appointed a third committee to work out a transition.

Voting for all (almost)

- Plan No. 3 for the transition had previously been rejected, but in the end it was the basis for incorporation.
- The Grove was to become a municipality with a mayor and council, and any property owner over 21 could vote. On May 29 of 1937 the shareholders voted the Association out of existence.
- On July 10 an organizational meeting was held. Any property owner, or tenant of 5 years, could then vote. And did.