

Memo to file

December 30, 2003

From: Peter E. Kurtze  
Administrator, Evaluation and Registration

Re: M: 23-137  
Frank J. Downey Property

The property documented in the following MIHP form has not been formally evaluated for eligibility for listing in the National Register of Historic Places. The comments in the text are those of the preparer of the documentation. The State Historic Preservation Officer has neither concurred nor disagreed with those comments.

## CAPSULE SUMMARY SHEET

Survey No.: M:23-137 (PACS 9.7) Construction Date: 1933  
Name: Frank J. Downey Property  
Location: 17111 Old Baltimore Road, Olney vicinity, Montgomery County

Private/Residence/Occupied/Good/Yes:restricted

### Description:

The Frank J. Downey Property is a 2-story, 3-bay Colonial Revival-style house on the south side of Old Baltimore Road in the Olney vicinity, Montgomery County. Constructed in 1933, the building is a L-shaped in plan consisting of a main side-gable section and rear ell. It is of wood-frame construction with brick veneer, and it has a parged foundation. The structure has an asphalt shingle roof and two brick chimneys. The first chimney is a semi-exterior structure on the east gable end of the main block, while the second is located on the rear slope of the side-gable roof. The windows are wood double-hung with vinyl shutters. The house has a small entry porch on the front elevation and a porch with balcony on the east elevation. The entry porch has a compass-headed roof with belcast eaves. The porch roof is covered with metal and supported by pairs of wood posts and two engaged posts. The porch has a brick floor.

### Significance:

The lot upon which Frank J. Downey constructed his house was once part of a larger tract of land which extended along both sides of Georgia Avenue and was used for agricultural purposes. Ward and Cora Savage bought 28.3 hectares (69.89 acres) of land from William E. Dill in 1921. Ward and Cora Savage began subdividing the land into small residential lots along Georgia Avenue and Old Baltimore Road in the late 1920s. Frank J. Downey bought a .48 hectare (1.192 acre) lot from Ward and Cora Savage in 1933. According to Montgomery County tax records, the house was constructed on the property that same year. The property was sold in 1957, after the death of Frank J. Downey in 1954. According to the deed, Downey had resided at the property since May 27, 1933. J. Leonard and Jeanette Godshalk owned the property until 1978, when it was sold to Lynda Joy Odom and Rosalva Rosas. Rosalva Rosas, the current owner, became the sole owner of the property in 1985. The property retains its size of .48 hectares (1.192 acres).

**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 Frank J. Downey Property (preferred)  
 and/or common Rosas Property

**2. Location:**

street & number 17111 Old Baltimore Road N/A not for publication  
 city, town Olney  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"/> agriculture	<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"/> education	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<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"/> other:
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	
			<input type="checkbox"/> transportation	

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

name Rosalva Rosas  
 street & number 17111 Old Baltimore Road telephone no.:  
 city,town Olney state and zip code MD 20832

**5. Location of Legal Description**

Land Records Office of Montgomery County liber 6870  
 street & number Montgomery County Judicial Center folio 255  
 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:23-137 (PACS 9.7)

Condition		Check one	Check one	
<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			

Resource Count: 2

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

The Frank J. Downey Property is a 2-story, 3-bay Colonial Revival-style house on the south side of Old Baltimore Road in the Olney vicinity, Montgomery County. Constructed in 1933, the building is L-shaped in plan consisting of a main side-gable section and rear ell. It is of wood-frame construction with brick veneer, and it has a parged foundation. The structure has an asphalt shingle roof and two brick chimneys. The first chimney is a semi-exterior structure on the east gable end of the main block, while the second is located on the rear slope of the side-gable roof. The windows are wood double-hung with vinyl shutters. The house has a small entry porch on the front elevation and a porch with balcony on the east elevation. The entry porch has a compass-headed roof with belcast eaves. The porch roof is covered with metal and supported by pairs of wood posts and two engaged posts. The porch has a brick floor.

The north, or front facade has a central entrance. The doorway is a 6-panel wood door below a decorative wood sunburst panel. The basement level has two wood 3-light awning windows. Two 6/6 double-hung windows are located on the first story, while the second story has three 6/6 double-hung windows vertically aligned over the first story openings. The closed cornice has wood dentil molding.

The east elevation has a 1-story porch and semi-exterior chimney centered on the elevation. The porch has a brick floor, clusters of slender wood posts and a wood balustrade. Within the porch are a 15-light wood door and 6/6 double-hung window. The second story has a 2-light wood panel door and 6/6 double-hung window. The gable end has two quarter-circle windows flanking the chimney. The east elevation of the rear ell has a 6/6 double-hung window on the first story and a pair of jalousie windows on the second story.

The rear elevation has a wood deck located at the intersection of the main block and rear ell. The first story of the main block has an 8/8 double-hung window and a 4/4 double-hung window, while the second story has two 6/6 double-hung windows. The rear elevation of the rear ell has a wood 3-light awning window on the basement level, 6/6 double-hung window on the first story and a pair of jalousie windows on the second story.

The west elevation has a wood 3-light window on the basement level. Two 6/6 double-hung windows are located on both the first and second stories. The west elevation of the rear ell has a 15-light wood door and 4/4 double-hung window on the first story. The second story has a pair of jalousie windows.

There is one outbuilding associated with this property. A garage, constructed in 1933, is located south of the house. It is of wood-frame construction, with an asphalt shingle side-gable roof, vinyl siding and a concrete block foundation. The front, or east elevation has a wood overhead garage door, a 3-light wood panel door and a 6/6 double-hung window. The west elevation has two 6/6 double-hung windows, while the north and south elevations each have one 6/6 double-hung window.

The property is located on the south side of Old Baltimore Road, with residential property on the north, south and east, and a wooded lot to the west. There are single-family houses of similar age located to the south and east. North of the property is a modern residential development.

## 8. Significance

Survey No. M:23-137 (PACS 9.7)

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archaeology-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 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 type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communication	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention	<input type="checkbox"/> other (specify)	

Specific dates 1933

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.

The lot upon which Frank J. Downey constructed his house was once part of a larger tract of land which extended along both sides of Georgia Avenue and was used for agricultural purposes. Ward and Cora Savage bought 28.3 hectares (69.89 acres) of land from William E. Dill in 1921. Ward and Cora Savage began subdividing the land into small residential lots along Georgia Avenue and Old Baltimore Road in the late 1920s. Frank J. Downey bought a .48 hectare (1.192 acre) lot from Ward and Cora Savage in 1933. According to Montgomery County tax records, the house was constructed on the property that same year. The property was sold in 1957, after the death of Frank J. Downey in 1954. According to the deed, Downey had resided at the property since May 27, 1933. J. Leonard and Jeanette Godshalk owned the property until 1978, when it was sold to Lynda Joy Odom and Rosalva Rosas. Rosalva Rosas, the current owner, became the sole owner of the property in 1985. The property retains its size of .48 hectares (1.192 acres).

The Frank J. Downey Property is located in the vicinity of Olney. The settlement of Olney began before 1800 as a cross-roads village at the intersection of Brookeville/Washington Pike Road (now Georgia Avenue - MD 97) and Sandy Spring/Mechanicsville Road (now Olney-Sandy Spring Road - MD 108). The initial name for the area was Fair Hill, however it soon became known as Mechanicsville, for the large number of craftsman and artisans who settled at the cross-roads. Olney became the official name of the community in 1851. Olney's importance throughout the nineteenth century derived from its ability to provide goods and services to travelers and the surrounding agricultural region. In 1865, Martenet and Bond's Map of Montgomery County, Maryland shows several businesses, a seminary, schoolhouse and Episcopal Church. Most of the structures were destroyed by fire or demolished for road construction during the twentieth century. Two structures which remain of the historic village of Olney are the St. John's Episcopal Church (1842) and the Olney House (1841) (Maryland Historical Trust Worksheet-Nomination Form: Olney Historic District).

The house on the property was constructed in the Colonial Revival-style. Popular in the years from 1880 to 1955, the Colonial Revival style resulted from a rebirth of interest in the colonial English and Dutch houses of the eastern seaboard coincident with the Philadelphia Centennial. Stylistic details in Colonial Revival dwellings were drawn predominantly from Georgian and Federal styles; secondary influences included Dutch Colonial and English Postmedieval types. Late nineteenth century examples of Colonial Revival were often asymmetrical and exhibited a combination of Queen Anne features, such as turrets and wide porches, and Colonial features such

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Frank J. Downey Property

SURVEY NO.: M:23-137 (PACS 9.7)

ADDRESS: 17111 Old Baltimore Road, Olney vicinity, Montgomery County

8. Significance (Continued)

as Palladian windows and Adamesque swags or urns. Examples built from 1915 to 1935 reflected colonial precedents more closely, while those built after World War II simplified the style, with details which only suggested rather than duplicated the original examples. Various sub-styles, such as the Dutch Colonial Revival, were popular during the early to mid-twentieth century.

Colonial Revival houses are usually strictly rectangular in plan with few projections and have symmetrical facades. They range from one to three stories with hipped, side-gable, cross-gable, or gambrel roofs. Clapboard is the most popular sheathing material, although brick is not uncommon. After World War II, colonial homes frequently featured a brick-sided first story with an overhanging wood-sided second story. In more elaborate homes, a hipped roof is often topped with a flat deck and balustrade or a cupola. Pedimented doorways and fanlights are common. Some pediments evolved into porticos with slender columns. The typical form of the windows is rectangular with double-hung sash. Palladian windows are common on more sophisticated dwellings. The addition of side porches, terraces and sunrooms are modern features common to Colonial Revival homes (McAlester 1984, 321-6).

National Register Evaluation:

Constructed in 1933, the Frank J. Downey 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 is a ubiquitous building type which lacks architectural significance. The property is common of mid-twentieth century suburban residences that integrated simplified elements of popular styles into basic building configurations. The house is not a significant example of a mid-twentieth century Colonial Revival design. Finally, preliminary studies conducted for this project indicate the need for further assessment of the archaeological potential of this property. Therefore, no evaluation under Criterion D is being conducted at this time.

MARYLAND HISTORICAL TRUST

Eligibility recommended \_\_\_\_\_ Eligibility Not Recommended \_\_\_\_\_

Comments

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Reviewer, OPS: \_\_\_\_\_ Date: \_\_\_\_\_

Reviewer, NR Program: \_\_\_\_\_ Date: \_\_\_\_\_

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## 9. Major Bibliographical References Survey No. M:23-137(PACS 9.7)

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See Attached

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## 10. Geographical Data

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Acreage of nominated property \_\_\_\_\_  
Quadrangle name Sandy Spring Quadrangle scale 1:24,000

Verbal boundary description and justification

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

state                    code    county    code

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state                    code    county    code

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## 11. Form Prepared By

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name/title    Tim Tamburrino

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organization    P.A.C. Spero & Company

date    May 1998

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street & number    40 W. Chesapeake Avenue, Suite 412

telephone    (410) 296-1635

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city or town    Baltimore

state    Maryland

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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 purposes 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

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Frank J. Downey Property

SURVEY NO.: M:23-137 (PACS 9.7)

ADDRESS: 17111 Old Baltimore Road, Olney vicinity, Montgomery County

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## 9. Major Bibliographical References (Continued)

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- 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 Detweiler, 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.
- Opkins, 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.
- Maryland Historical Trust Worksheet - Nomination Form for the National Register of Historic Places, National Park Service. Olney Historic District, Capsule Summary (M:23-98).
- McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf.
- Tindall, George Brown. 1984. America: A Narrative History. 2 vols. New York: W.W. Norton & Company, Inc.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

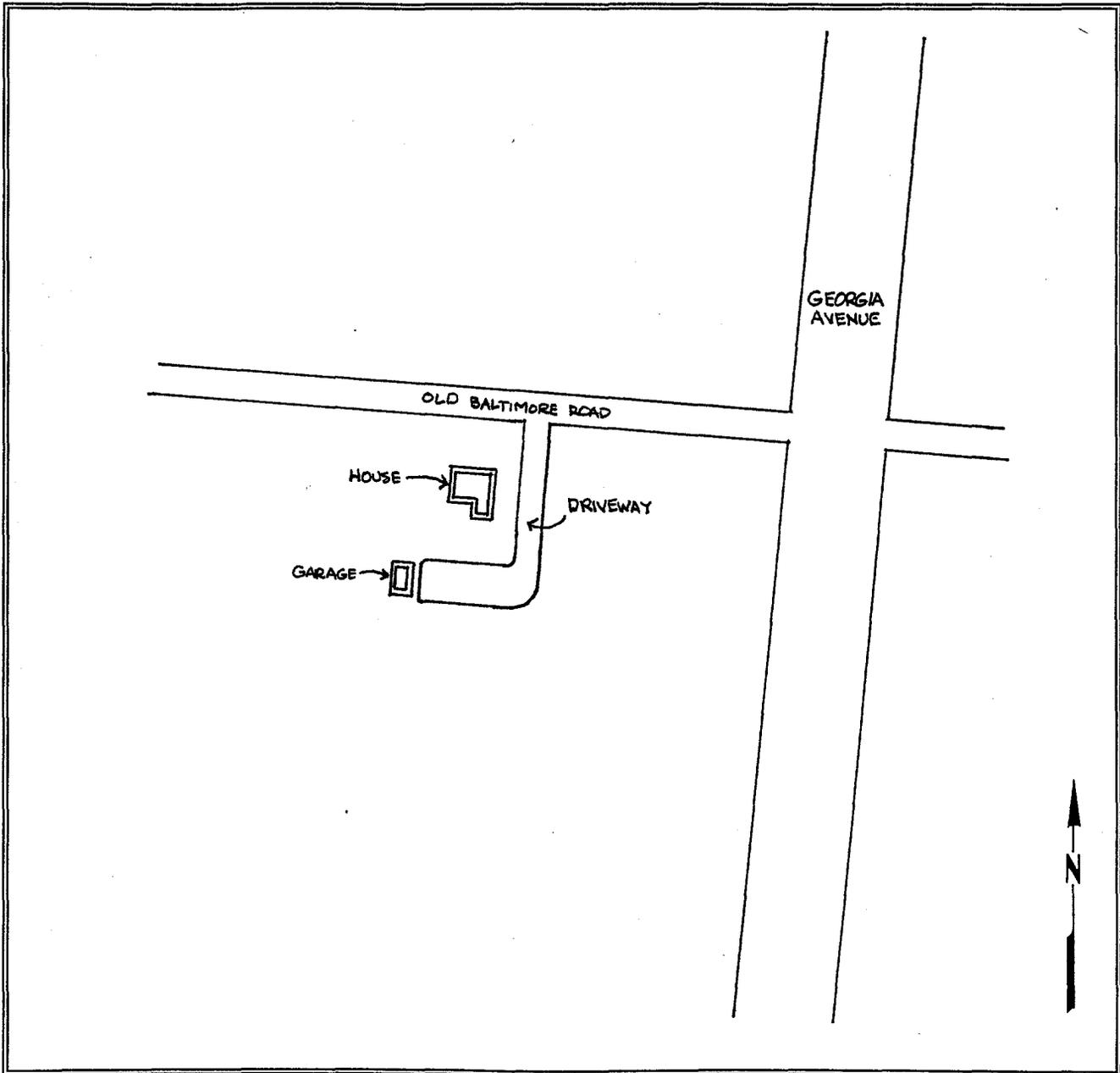
RESOURCE NAME: Frank J. Downey Property

SURVEY NO.: M:23-137 (PACS 9.7)

ADDRESS: 17111 Old Baltimore Road, Olney vicinity, Montgomery County

10. Geographical Data (Continued)

Resource Sketch Map:



CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Frank J. Downey Property

SURVEY NO.: M:23-137 (PACS 9.7)

ADDRESS: 17111 Old Baltimore Road, Olney 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):

Modern Period A.D. 1930-Present

Prehistoric/Historic Period Theme(s):

Architecture

RESOURCE TYPE:

Category (see Section 3 of survey form):

Building(s)

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

Suburban

Historic Function(s) and Use(s):

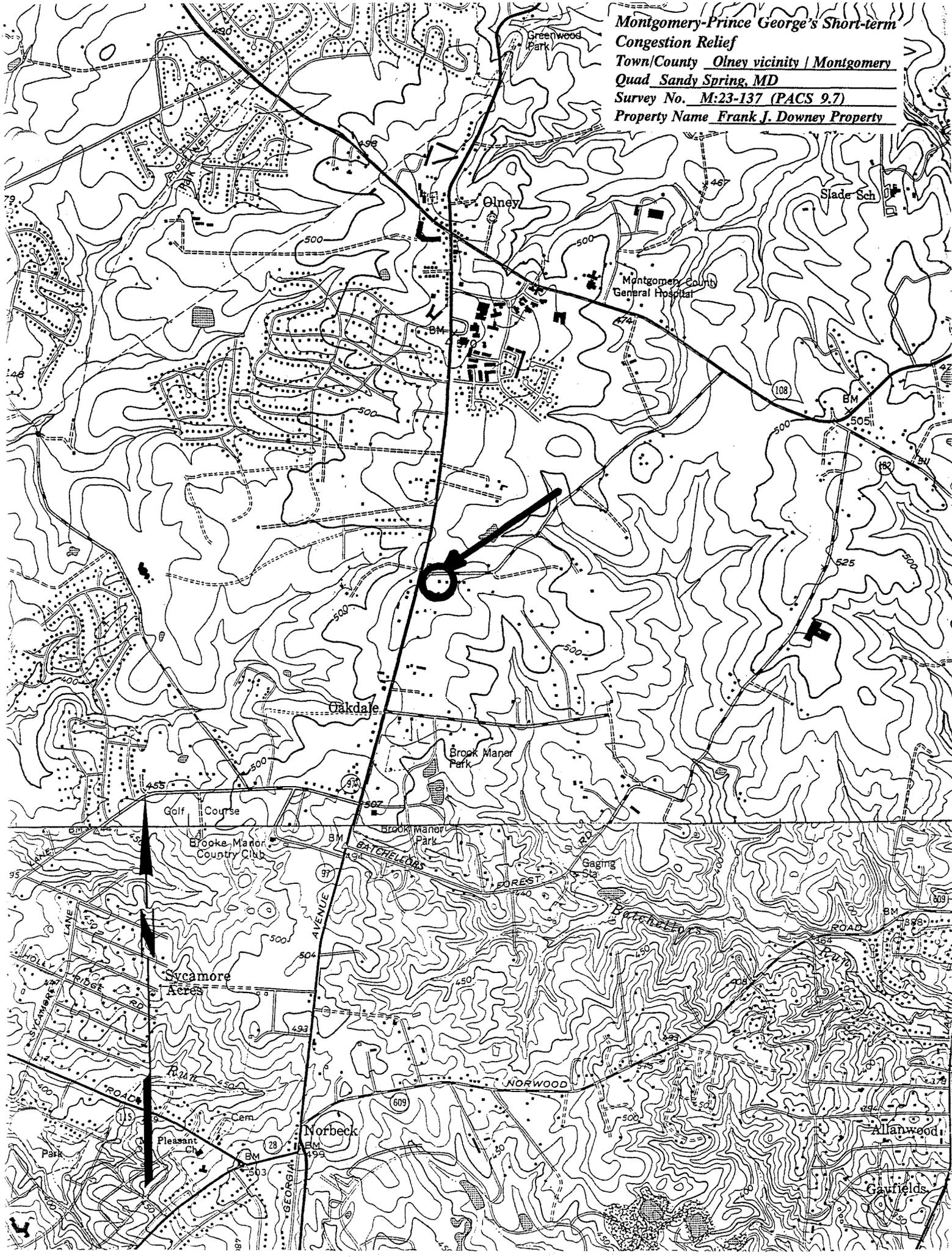
Private Residence

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 Olney vicinity | Montgomery  
Quad Sandy Spring, MD  
Survey No. M:23-137 (PACS 9.7)  
Property Name Frank J. Downey Property





M-23-137

FRANK J. DOWNEY PROPERTY  
MONTGOMERY CO., MD

TIM TAMBURRINO

4-98

MARYLAND SHPO

FRONT ELEVATION

1/8



M-23-137

FRANK J. DOWNEY PROPERTY  
MONTGOMERY CO., MD

TIM TAMBURRINO

4-98

MARYLAND SHPO

NORTHEAST CORNER

2/8



M-23-137

FRANK J. DOWNEY PROPERTY

MONTGOMERY Co., MD

TIM TAMBURRINO

4-98

MARYLAND SHPO

EAST ELEVATION

3/8



M-23-137

FRANK J. DOWNNEY PROPERTY  
MONTGOMERY CO., MD

TIM TAMBURRINO

4-98

MARYLAND SHPO

SOUTHEAST CORNER

4/8



M-23-137

FRANK J. DOWNEY PROPERTY

MONTGOMERY Co., MD

TIM TAMBURINO

4-98

MARYLAND SHPO

REAR ELEVATION

5/8



M-23-137

FRANK J. DOWNEY PROPERTY

MONTGOMERY Co., MD

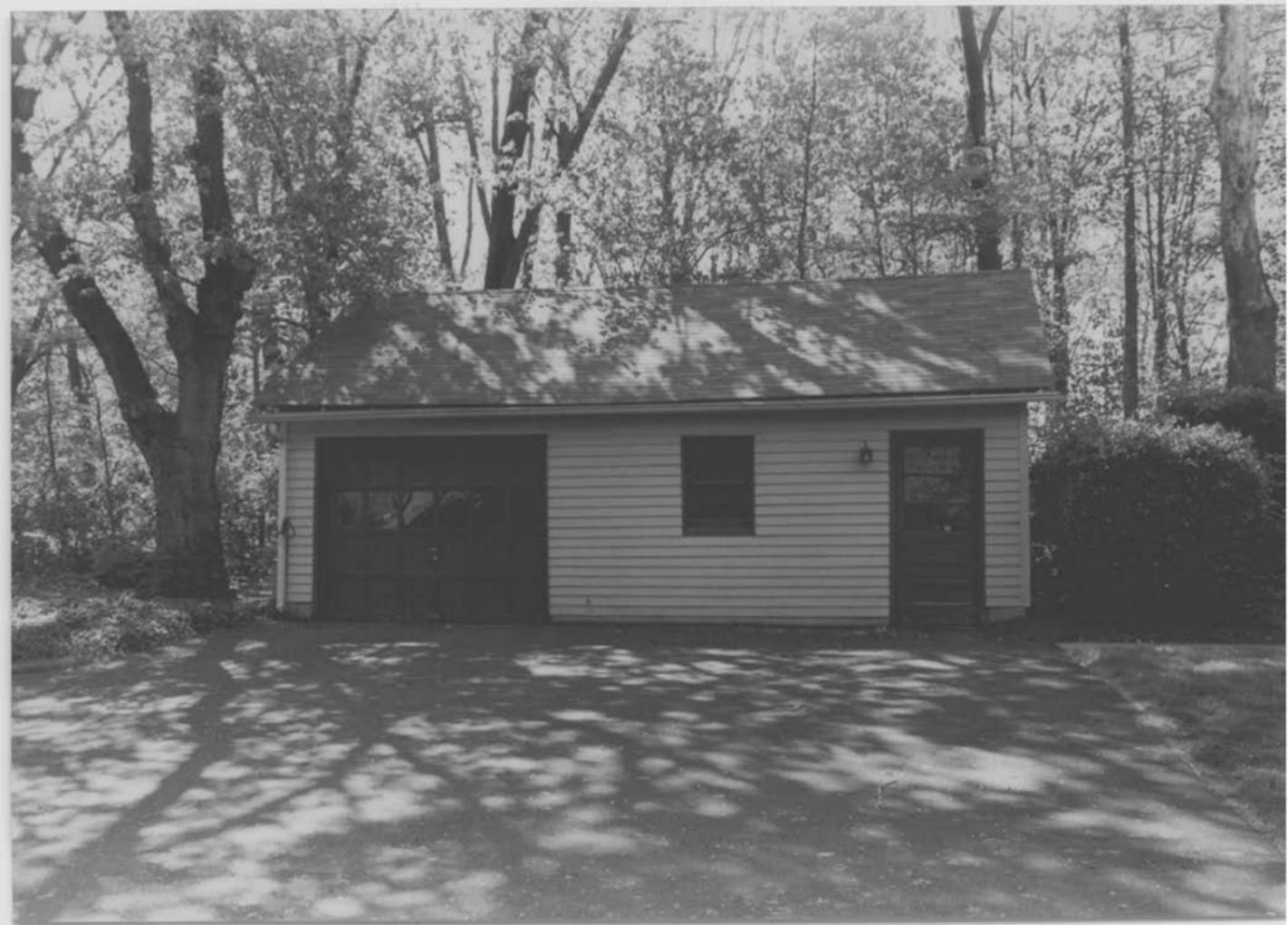
TIM TAMBURRINO

4-98 009 0071 N.H. 4-1-2

MARYLAND SHPO

NORTHWEST CORNER

6/8



M-23-137

FRANK J. DOVINEY PROPERTY

MONTGOMERY Co., MD

TIM TANBURRINO

H-98

MARYLAND SHPD

GARAGE, VIEW FROM WEST

9/8



M-23-137

FRANK J. DOWNEY PROPERTY

MONTGOMERY CO., MD

TIM TAMBURRINO

4-98

MARYLAND SUPD

GARAGE, VIEW FROM NORTHWEST

8/8