Maryland Historical Trust
Maryland Inventory of Historic Properties Form
Intercounty Connector Project

DOE ___yes ___no

1. Name: (indicate preferred name)

historic Edgar Roby Property

and/or common Petree Property

2. Location:

street & number 13420 Old Columbia Pike ___ not for publication

city, town Silver Spring _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 Ben & Marcella Petree

street & number 13420 Old Columbia Pike telephone no.:

city,town Silver Spring state and zip code MD

5. Location of Legal Description

Land Records Office of Montgomery County liber 4800

street & number Montgomery County Judicial Center folio 22

city,town Rockville state MD

6. Representation in Existing Historical Surveys

title

date ___federal ___state ___county ___local

depository for survey records

city,town state

7. Description

Survey No. M:34-15 (PACS E6.17)

Condition		Check one	Check one	
___excellent	___deteriorated	___unaltered	_x_original site	
___good	___ruins	_x_altered	___moved	date of move _____
_x_fair	___unexposed			

Resource Count: 4

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

The Edgar Roby Property is a 1½-story, 3-bay bungalow on the west side of the Old Columbia Pike in the Silver Spring vicinity, Montgomery County. Constructed circa 1920, the building is a traditional bungalow form with a full-width integral porch on the front facade. The porch has wood columns, a wood railing and wood lattice skirting. The structure has a side-gable, metal roof with a large shed dormer. It is of wood frame construction with wood siding on the first story and wood shingles above, and it has a concrete foundation. The windows are double-hung wood sash.

The east, or front facade has a wood door located off-center on the elevation. The fenestration pattern is asymmetrical, with three, 1/1 double-hung windows on the first story. There are four, 6-light casement windows in the shed dormer. Typical elements of the bungalow style, including an integral porch and shed dormer are evident in this elevation.

The south elevation has a large 2-story addition and a projecting bay with a shed roof. The fenestration pattern is irregular, with two 3-light fixed sash windows on the basement level and one, paired 1/1 double-hung window on the first story, in the projecting bay. There is one 1/1 double-hung window and a vent with wood louvers in the gable end.

The east elevation of the 2-story addition has a covered entry with wood posts. The fenestration pattern is symmetrical with two 1/1 double-hung windows. The second story has eight screened openings.

The south elevation of the 2-story addition has four 1/1, double-hung windows on the first story. The second story has two screened openings.

The west, or rear elevation has a 1-story shed roof, enclosed porch. The fenestration pattern is irregular, with one 3-light fixed sash window on the basement level and two 1/1 double-hung windows on the first story. There is one, paired 1/1 double-hung window in a small, shed roof dormer.

The west elevation of the 2-story addition has one 1/1, double-hung window on the first story. The second story has eight screened openings.

The north elevation has a symmetrical fenestration pattern with two 3-light, fixed sash windows on the basement level and two 1/1 double-hung windows on the first story. There are two, paired 1/1 double-hung windows and a vent with wood louvers in the gable end.

There are three outbuildings associated with this property. The first outbuilding is a shed with a front-gable roof covered with asphalt shingles. Constructed circa 1920, it is of wood frame construction and is located northwest of the house.

7. Description (Continued)

The second outbuilding is a modern garage with a low-pitched gable roof. Constructed circa 1980, it is of wood frame construction. The structure is west of the house and south of the shed.

The third outbuilding is a 2-story garage with a side gable roof, covered with asphalt shingles. Constructed circa 1920, it is of wood frame construction and is located west of the house and modern garage and southwest of the shed.

The property is located on the west side of the Old Columbia Pike with residential property to the north and commercial property to the south.

8. Significance

Survey No. M:34-15 (PACS E6.17)

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	__theater
__1800-1899	__commerce	__exploration/settlement	__philosophy	__transportation
x 1900-	__communication	__industry	__politics/government	__other (specify)
		__invention		

Specific dates circa 1920 **Builder/Architect**

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 Edgar Roby Property was originally part of the land farmed by the Marlow family. These agricultural lands began to be subdivided in 1899 when Benjamin Marlow sold an 18.21 ha (45 acre) parcel to Edgar Roby. During the ownership of Edgar Roby, who was a building contractor and served as a cabinet maker for the Federal government, the house and outbuildings currently on the property were constructed. Further subdivision occurred in 1953, when the property was sold to Robert Vanderlip with 1.01 hectares (2.5 acres) of land. Since that time, the property has been reduced to approximately .40 hectares (1 acre).

The Edgar Roby Property is located immediately north of the historic crossroads of Fairland. Fairland is located on land originally patented to Archibald Edmonston in 1720 as "Deer Park" in what was then Prince George's County. "Deer Park" was a land grant of 276 hectares (682 acres) between the Paint Branch and Little Paint Branch, and from approximately Randolph Road to Briggs Chaney Road (Boyd 1879: 38).

During the early settlement period, both Prince George's and Montgomery counties had an agriculture-based economy. Directly or indirectly, every resident earned his livelihood from the land and its yield. When Prince George's County was formed in the late seventeenth century, colonists had already begun to clear native forests for fields. Tobacco was the region's principal cash crop, and the economy revolved around its production.

By the 1870s the "Gilded Age" (1870-1895) of materialism was beginning. It was during this period of massive land speculation and radical changes in the traditional methods of transportation that the phenomenon known as suburbanization was born. Beginning in the 1880s, the economy of Montgomery and Prince George's counties began to shift away from agriculture, becoming increasingly more dependent upon the federal government and the jobs it provided (M-NCPPC 1993:25). The combined influences of an expanding capital city, speculative developers, and easier, more convenient modes of transportation stimulated suburban growth in both Montgomery and Prince George's counties. However, Fairland was far enough away from the District of Columbia to remain a small and rural community. In the decades after the Civil War, Fairland had a population of about 50 people, an Episcopal church, a schoolhouse, and a store.

The "motor car", first manufactured for sale in 1895, prompted expansive economic and social changes after the turn of the century. The automobile and an improved system of roads offered further opportunity for suburban expansion; new communities appeared, in some cases quite distant from railroad and streetcar lines. Although Fairland remained a small community until after the Second World War, development occurred along the Columbia Pike.

8. Significance (Continued)

The bungalow became the dominant style of middle and working class housing in the period between 1900 and 1920. It was a style spread primarily by plans sold in popular catalogues, rather than by architects. Bungalows such as the Edgar Roby Property, are typically one-and-a-half-story structures, with low, horizontal lines and an integral porch on the front of the house. They are also characterized by a series of broad gables that form contiguous and receding planes. Gables often are bracketed and have wide projecting eaves. Roofs are gently pitched and often have either gable or shallow shed dormers. Windows are either sash or casement with many lights or single panes of glass. Bungalows are also notable for their earth-tone stains and use of natural materials such as stones, shingling, or stucco. The bungalow form frequently features Craftsman-style detailing, such as exposed rafter tails, wood brackets under eave overhangs, three-over-one double-hung sash windows, and wide wood frames around doors and windows. There are numerous variations to the bungalow style such as the Colonial, Swiss, and Spanish. Bungalows were enormously popular in the early years of the twentieth century because they were inexpensive to design and build. Their emergence coincided with the rise in the number of working and middle class Americans who could afford to purchase a house (Klein 1985, 44).

National Register Evaluation:

The Edgar Roby Property, constructed circa 1920, is not eligible for the National Register of Historic Places. The property does not meet Criterion A or B, as it has no known association with significant persons or events. It is not eligible under Criterion C, due to a loss of integrity through the construction of a large addition on the south side. The scale and massing of the addition is incompatible with that of the house, and it obscures the entire south elevation. Finally, the property is not eligible under Criterion D, as there is no known potential to yield important information.

MARYLAND HISTORICAL TRUST

Eligibility recommended_____ Eligibility Not Recommended XX

Comments

Reviewer, OPS: [signature] Date: 8/25/98

Reviewer, NR Program: BK Date: 8/27/98

9. Major Bibliographical References Survey No.M:34-15(PACS E6.17)

See Attached

10. Geographical Data

Acreage of nominated property _____
Quadrangle name Beltsville 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 Caroline Hall

organization P.A.C. Spero & Company date October 1996

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

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

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

Daniels, Lee A. "Burtonsville: A town of the past trapped between the future." Washington Post. no date.

Dixon-Williams, Gail. "Originally Burtons, this suburb has come a long way from 1800's." Burtonsville Gazette, 14 September 1994: A-4.

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

Geraci, Ron, Vicki Walker, and Linda Donnary. Old Building Survey of the Burtonsville Area. Burtonsville, Maryland: Burtonsville Bicentennial Committee, 1976.

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Hopkins, G.M. Atlas of 15 Miles Around Washington including County of Montgomery, Maryland. Philadelphia: G.M. Hopkins, 1879; reprint, Rockville, Maryland: Montgomery County Historical Society, 1975.

Klein, Marilyn W. and David P. Fogle. Clues to American Architecture. Washington D.C. and Philadelphia: Starrhill Press, 1986.

Land Records of Montgomery County, Maryland.

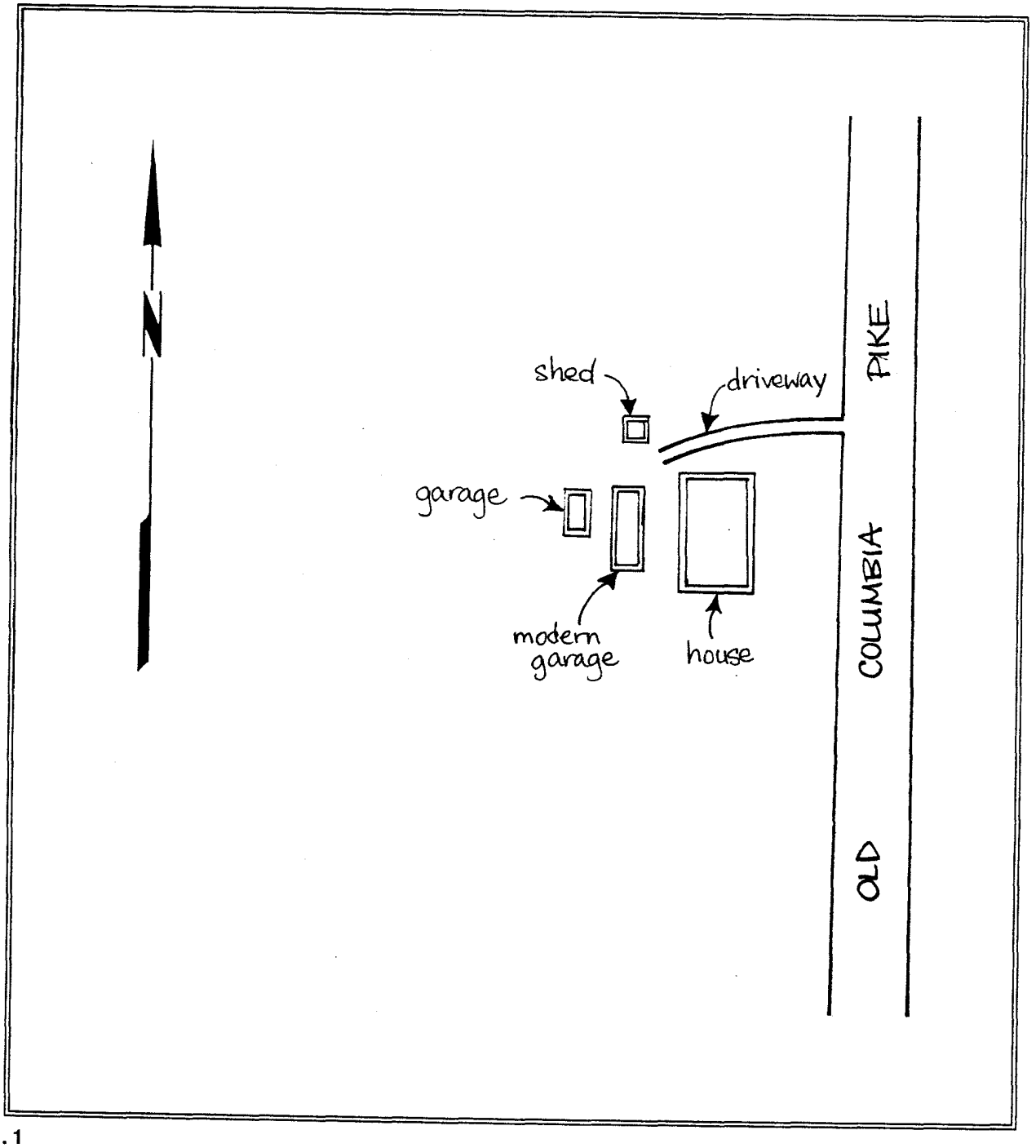
Martenet, Simon J. Martenet and Bond's Map of Montgomery County, Maryland. Baltimore, Maryland: Simon J. Martenet, 1865; reprint, Rockville, Maryland: Montgomery County Historical Society.

Maryland-National Capital Park and Planning Commission. Landmarks of Prince George's County. Baltimore: The Johns Hopkins University Press, 1993.

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

10. Geographical Data (Continued)

Resource Sketch Map



Maryland Comprehensive Historic Preservation Plan Data Sheet

Historic Context:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization: Piedmont

Chronological/Developmental Period Theme (s):

11. Industrial/Urban Dominance A.D. 1870-1930

Prehistoric/Historic Period Theme(s):

2. Architecture

RESOURCE TYPE:

Category (see Section 3 of survey form):

Building

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

Suburban

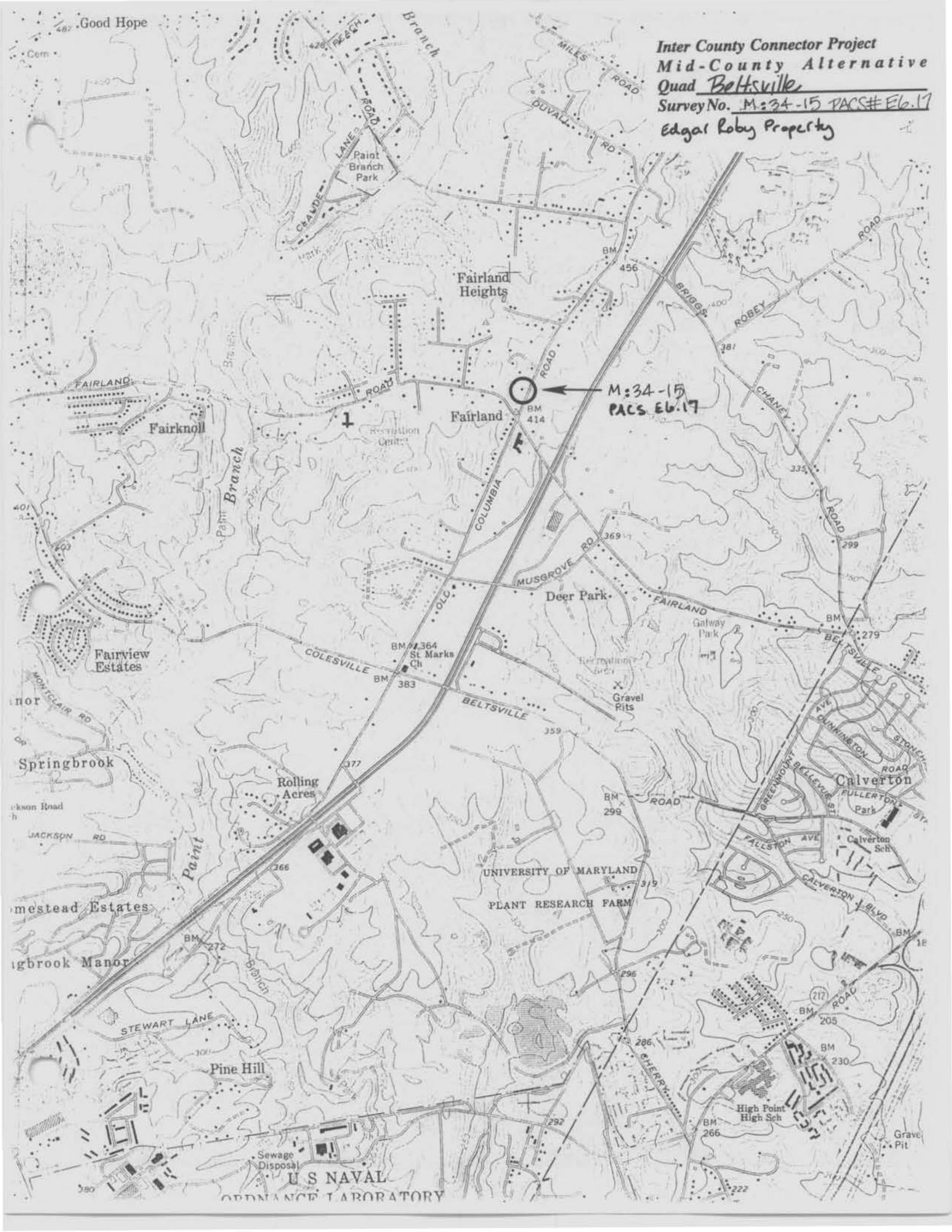
Historic Function(s) and Use(s):

Dwelling

Known Design Source (write none if unknown):

None

Preparer:
P.A.C. Spero & Company
October 1996


Inter County Connector Project
Mid-County Alternative
Quad Beltsville
Survey No. M:34-15 PACS# E6.17
Edgar Roby Property
M:34-15
PACS E6.17
Good Hope
Cem
Paint Branch Park
CLAUDE LANE
PEACH ROAD
MILES ROAD
DUVALL RD
Fairland Heights
BRIGGS ROBEY ROAD
CHANEY ROAD
FAIRLAND ROAD
Fairland
Fairknoll
Paint Branch
COLUMBIA ROAD
MUSGROVE RD
Deer Park
Galway Park
Fairview Estates
COLESVILLE
St Marks Ch
BELTSVILLE
Gravel Pits
Springbrook
Rolling Acres
JACKSON RD
UNIVERSITY OF MARYLAND
PLANT RESEARCH FARM
Calverton
FULLERTON Park
Calverton Sch
CALVERTON BLVD
STEWART LANE
Pine Hill
CHERRY
High Point High Sch
Sewage Disposal
U S NAVAL
ORDNANCE LABORATORY

1 M. 34.15

2 Edgar Roby Property

3 Montgomery County

4 Caroline Hall

5 February 1996

6 PAC Spero and Company, Towson MD 21204

7 13420 Old Columbia Pike, north elevation

8 1 of 7

1 M:34-15
2 Edgar Roby Property
3 Montgomery County
4 Caroline Hall
5 February 1996
6 PAC Spero and Company. Towson MD 21204
7 13420 Old Columbia Pike, east elevation
8 2 of 7

1 M. 34-15

2 Edgar Roby Property

3 Montgomery County

4 Caroline Hall

5 February 1996

6 PAC Spero and Company. Towson MD 21204

7 13420 Old Columbia Pike, south elevation

8 3 of 7

1 M:34-15

2 Edgar Roby Property

3 Montgomery County

4 Caroline Hall

5 February 1996

6 PAC Spero and Company, Towson MD 21204

7 13420 Old Columbia Pike, west elevation

8 4 of 7

1 M-34-15

2 Edgar Roby Property

3 Montgomery County

4 Caroline Hall

5 February 1996

6 PAC Spero and Company, Towson MD 21204

7 13420 Old Columbia Pike, shed

8 5 of 7

1 M 34-15

2 Edgar Roby Property

3 Montgomery County

4 Caroline Hall

5 February 1996

6 PAC Spero and Company, Towson MD 21204

7 13420 Old Columbia Pike, modern garage

8 6 of 7

1 M: 34-15

2 Edgar Roby Property

3 Montgomery County

4 Caroline Hall

5 February 1996

6 PAC Spero and Company, Towson MD 21204

7 13420 Old Columbia Pike, garage

8 7 of 7