Survey No. M:34-23 (PACS E6.3)

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

DOE ___yes ___no

1. Name: (indicate preferred name)

historic John Norton House

and/or common Stephen Rogcewicz House

2. Location:

street & number 13808 Old Columbia Pike ___ not for publication

city, town Fairland _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	___yes: restricted	___government	___scientific
	___being considered	___yes: unrestricted	___industrial	___other:
	_x_not applicable	_x_no	___military	
			___transportation	

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

name Stephen J. and M.A. Rogcewicz

street & number 13808 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 4595

street & number 50 Maryland Avenue folio 78

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

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Condition		Check one	Check one	
_x_excellent	___deteriorated	___unaltered	_x_original site	
__good	___ruins	_x_altered	___moved	date of move _____
__fair	___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 John Norton House is a 2½-story Four-square house on the west side of Old Columbia Pike in the Fairland area, Montgomery County. Constructed in 1929, the building has a 1-story wrap-around porch on the east and south sides, and a 1-story addition to the west side. An extension to the addition is currently under construction.

The structure has an asphalt shingle, pyramidal roof with a hipped-roof dormer on each elevation except the northwest, and there is an interior brick chimney located near the center of the northwest wall. The house is of wood-frame construction with aluminum siding, and it has a parged concrete block foundation. The windows are 6/1 double-hung wood unless noted otherwise. The 1-story porch has an asphalt shingle, hipped-roof supported by beveled wood columns, a wood floor, and a concrete block foundation.

The east, or front elevation has a typical Four-square facade. The entry is a wood door located slightly off-center. The fenestration pattern is symmetrical, with a pair of windows on both the first and second stories. There are two 1/1 double-hung aluminum windows in the dormer.

The north elevation has a 1-story, hipped-roof, projecting bay with a triple window, located in the first bay. The fenestration pattern is symmetrical, with one 3-light window at the basement level, one pair of windows on the first story, one window at an intermediate level, and two windows on the second story. There are two 1/1 double-hung aluminum windows in the dormer. A wood basement door with 4-lights is located below grade near the center of the elevation. This door is accessed by concrete steps.

The west, or rear elevation is partially concealed by a 1-story hipped-roof addition that is currently being renovated. The wood frame addition has two 6/1 windows and aluminum siding; the center of the addition has been removed and new construction is in progress. The second story of the Four-square is visible and contains two windows.

The south elevation has a wood door located in the first bay, opening onto the wrap-around porch. The fenestration pattern is symmetrical, with three windows, two of which are paired, on the first story, and three windows on the second story. There is also a 12-light wood door with a small entry porch located in the 1-story hipped-roof addition. The entry porch roof is supported by turned posts and the door is accessed by steps from grade.

There is one outbuilding associated with this property. A 1-story office with two asphalt shingle, hipped-roof sections connected by a hyphen is located west of the house. Constructed in 1989, it is of wood-frame construction with a concrete block foundation.

The property is located on the west side of Old Columbia Pike in the Fairland area. There is a residence to the south, a commercial establishment to the north, and woods to the west. The property slopes down from the road to the northwest. The property's setting is a small crossroads area that has become a major shopping area and travel route.

8. Significance

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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	x_architecture	__education	__military	__social/ humanitarian
__1700-1799	__art	__engineering	__music	
__1800-1899	__commerce	__exploration/settlement	__philosophy	__theater
x_1900-	__communication	__industry	__politics/government	__transportation
		__invention		__other (specify)

Specific dates 1929 **Builder/Architect**

check: Applicable Criteria: ___A ___B _x_C ___D
and/or
Applicable Exceptions: ___A ___B ___C ___D ___E ___F ___G

Level of Significance: ___national ___state _x_local

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

The location of the John Norton House in the Fairland area, is shown on the 1879 Hopkins atlas as farmland. The earliest reference for the property is an 1892 deed which documents that George Beale conveyed approximately 12.55 hectares (31 acres) of land to Margaret Quilter. Margaret Quilter's son Thomas acquired the land and sold it to John and Mary Norton in May 1911. According to the present owner, the existing house was built in 1929, during the Norton ownership, after the original house burned. In October 1932, John W. Norton conveyed 5.93 hectares (14.65 acres) of the land to Joseph and Marguerite Edwards. The dwelling is identical in design to the George M. Edwards Farmstead at 2141 Briggs Chaney Road (M:28-44), also constructed in 1929 and located approximately .40 kilometer (.25 mile) northwest of the Norton House. These two structures were likely constructed by the same builder. In addition, the two structures were both owned by the Edwards family in the early twentieth century.

The Edwards' subsequently conveyed 4.28 hectares (10.58 acres) of the land to Clarence and Louise Edwards in November 1943. Between 1943 and 1955, part of this land was acquired by Herman and Nellie Henningson. The Henningson's conveyed 0.69 hectares (1.7 acres) of land to Theodore and Mildred Langway in July 1955. In November 1974, the Langway heirs conveyed 0.45 hectares (1.12 acres) of land to Stephen and Mary Rogcewicz. Mr. and Mrs. Rogcewicz are the current owners.

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 grant of 276 hectares (682 acres) of land 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,

8. Significance (Continued)

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. The historic crossroads of Fairland has been replaced by modern development. The area of the intersection of Old Columbia Pike and Briggs Chaney Road has also been developed as a shopping center.

The John Norton House is a Four-square house. The Four-square house was popular in both suburban and rural areas of the United States from the late 1890s into the 1920s. American Four-square dwellings are usually two to two-and-a-half-stories tall with a simple square or rectangular plan, low-pitched, hipped roof, and a front entrance which served as the focal point of the facade. They also commonly featured front and side dormers and a wide one-story front porch. Inside are usually four roughly equal-sized rooms on each floor, with a side stairway. Exterior wall surfaces were generally clad in clapboards or wood shingles. In vernacular examples, the Four-square often featured hipped dormers, a single-story, full-width front porch, and double-hung sash windows.

The development of the Four-square house was part of a stylistic movement known as "Rectilinear" which represented a reaction against the ornate Queen Anne style of the late 1880s. It was part of the same movement which produced the Colonial Revival style which returned to the symmetry of Georgian and Federal designs, and the Prairie School which stressed horizontal lines and intersecting, perpendicular planes. Four-square homes contain some features of both the Colonial Revival and Prairie styles but the style developed independently from them (Wells 1987, 51). Like Colonial Revival houses, Four-square homes emphasize geometric forms, and like Prairie houses they have low-pitched roofs and windows that feature multi-light panels. Yet the Four-square houses also differ from these other styles in significant ways. Unlike Colonial Revival houses, for example, Four-squares do not contain historical features such as Palladian windows, fanlights, and ornamented bracketing. They also often have off-center entrances. Designers of Four-squares also rejected the Prairie School emphasis on horizontal lines and irregular forms.

From the architectural avant-garde, the Four-square form moved to popular builder's magazines, beginning in 1895 when they began publishing drawings of such houses. Companies such as Montgomery Ward and Sears Roebuck included Four-square variations among the designs for which they offered complete, pre-cut materials shipped ready for assembly (Wells 1987, 53).

8. Significance (Continued)

NATIONAL REGISTER EVALUATION:

The John Norton House, constructed in 1929, is eligible for the National Register of Historic Places under Criterion C, as a representative example of an early twentieth century Four-square house. The house has not been significantly altered and it generally retains its original form and massing. In addition, the house retains the character defining features of a Four-square such as a pyramidal roof, symmetrical fenestration pattern, original double-hung windows, and hipped-roof dormers. The period of significance for the property extends from 1929 to 1947. 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. Finally, it has no known potential to yield important information, and therefore, does not meet Criterion D.

MARYLAND HISTORICAL TRUST

Eligibility recommended X Eligibility Not Recommended _____

Comments: Criterion C

Exceptionally well preserved example of a common bldg type.

Reviewer, OPS: E. Hannold/K. Williams Date: 11/25/1996

Reviewer, NR Program: [illegible] Date: 3/4/02

9. Major Bibliographical References Survey No. M:34-23(PACS E6.3)

See Continuation Sheet

10. Geographical Data

Acreage of nominated property 0.45 hectares (1.12 acres)
Quadrangle name Beltsville Quadrangle scale 1: 24,000

Verbal boundary description and justification

See Continuation Sheet

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/Ryan P. McKay

organization P.A.C. Spero & Company date December 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; reprint, Clarksburg: n.p.,1879.

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

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

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

Gottfried, Herbert and Jan Jennings. American Vernacular Design, 1870-1940. Ames, Iowa: Iowa State University Press, 1988.

Hiebert, Ray Eldon, and Richard K. MacMaster. A Grateful Remembrance: the Story of Montgomery County, Maryland. Rockville, Maryland: Montgomery County Government and the Montgomery County Historical Society, 1976.

opkins, 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.

Land Records of Montgomery County, Maryland.

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

Wells, Camille, ed. Perspectives in Vernacular Architecture, II. Columbia, Missouri: University of Missouri, 1987.

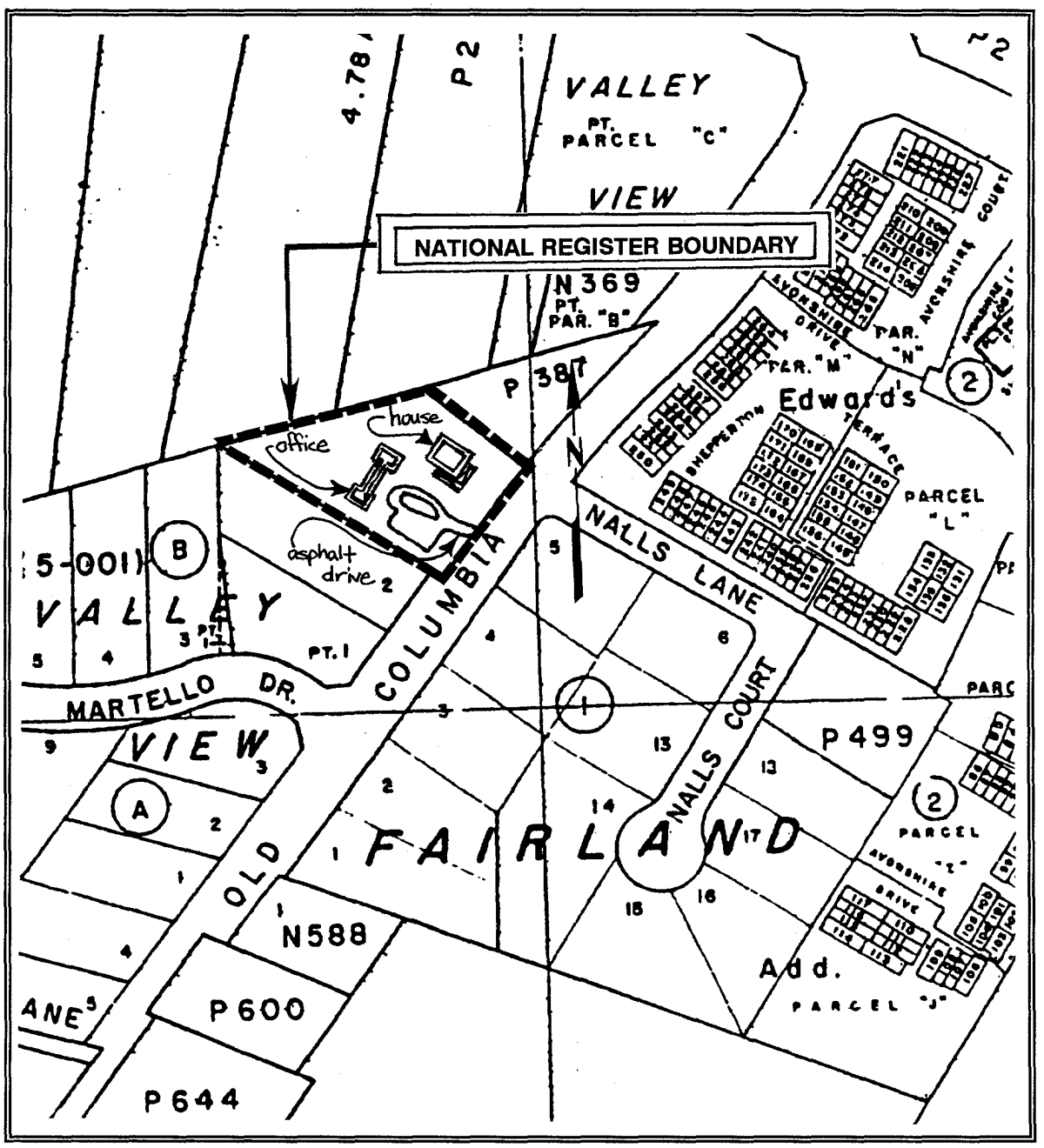
10. Geographical Data (Continued)

Verbal boundary description and justification:

The National Register boundary of the John Norton House follows the current property lines of 13808 Old Columbia Pike (Tax Map KR342, Parcel P425). This 0.45 hectare (1.12 acre) parcel is bounded on the three sides by adjacent tax parcels and on the east by Old Columbia Pike. The boundary includes one structure which contributes to the property's significance, the main house. In addition, one non-contributing structure, an office constructed in 1989, is located within the proposed boundary. According to the Land Records of Montgomery County, the property historically contained approximately 12.55 hectares (31 acres) in 1892, which was eventually reduced to 0.69 hectares (1.7 acres) by 1955. The parcel was reduced to its current size in 1974.

10. Geographical Data

Resource Sketch Map and National Register Boundary Map:



Maryland Comprehensive Historic Preservation Plan Data Sheet

Historic Context:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization:

Piedmont

Chronological/Developmental Period Theme (s):

Industrial/Urban Dominance A.D. 1870-1930

Prehistoric/Historic Period Theme(s):

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):

Private Residence

Known Design Source (write none if unknown):

None

reparer:
P.A.C. Spero & Company
December 1996

Intercounty Connector Project
Upgrade Existing Roads Alternative
Quad Beltsville
Survey No. M:34-23 (PACS E6.3)
Property Name John Norton House

1 M:34-22

2 John Norris House

3 Montgomery County

4 Ryan McKay

5 June 1996

6 PAC Spaw and Company 40 W. Chesapeake Ave, Suite 412 Towson MD 21204

7 southeast elevation, 13808 Old Columbia Pike

8 1 of 5

1 M:34-23

2 John Norton House

3 Montgomery County

4 Ryan McKay

5 June 1996

6 PAC Spero and Co. 40 W. Chesapeake Ave. Suite 412 Towson MD 21204

7 northeast & southeast elevations, 13808 Old Columbia Pike

8 2 of 5

1 M:34-23

2 John Norton House

3 Montgomery County

4 Ryan McKay

5 June 1996

6 PAC Spec. Co. 40 W. Chesapeake Ave. Suite 412 Towson MD 21204

7 northwest elevation, 13808 Old Columbia Pike

8 1 of 5

1 M: ~~34~~-26

2 Colo. Norton House

3 Montgomery County

4 Ryan McKay

5 June 1996

6 PAC Spew and Company, 40 W. Chesapeake Ave.
Suite 412 Towson MD 21204

7 southeast elevation, 13808 Old Columbia Pike

8 4 of 5

1 N: 34-23

2 John Horton House

3 Montgomery County

4 Ryan McKay

5 June 1996

6 PAC Spero and Company, 40 W. Chesapeake Ave.
Suite 412 Towson MD 21204

7 office, 13808 Old Columbia Pike

8 5 of 5