Survey No. M:34-12 (PACS E6.11)

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

DOE ___yes ___no

1. Name: (indicate preferred name)

historic Joseph Edwards Property

and/or common Diaz House

2. Location:

street & number 13607 Old Columbia Pike ___ not for publication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	___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 addressed of all owners)

name Leo Diaz

street & number 13607 Old Columbia Pike telephone no.:

city,town Silver Spring state and zip code Maryland 20904

5. Location of Legal Description

Land Records of Montgomery County liber 12852

street & number Montgomery County Judicial Center folio 641

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 Joseph Edwards Property is a 2-story, 3-bay side gable cottage on the west side of old Columbia Pike in the Fairland area of Silver Spring, Montgomery County. The house was constructed in 1929.

The structure has a side gable, asphalt shingled roof, with a centered brick chimney. It is of wood frame construction with vinyl siding and it has a stuccoed concrete masonry foundation. The windows are double-hung aluminum sash with simple surrounds. The house has a 1-story shed roof porch on the east elevation. The porch has a wood lattice skirt, brick piers with battered wood columns, turned balusters, and a stone veneer floor, with stone veneer steps.

The east, or front facade has a full width porch. The basement level has no windows. The first story entrance is a panelled wood door with one light located in the south bay. The fenestration pattern is symmetrical, with one paired 1/1, double-hung window on the first story. The second story has three 1/1, double-hung windows.

The south elevation has an exposed basement. The fenestration pattern is irregular, with one, fixed sash window on the basement level and two 1/1, double-hung aluminum windows with simple surrounds on the first story. The second story has two 1/1, double-hung aluminum windows and a vent in the gable peak. Alterations to the elevation include a stuccoed concrete masonry wall projecting from the facade.

The west, or rear, elevation has a 1-story, shed roof addition at the south and center bay. The fenestration pattern is symmetrical, with no windows on the basement level and one 1/1, double-hung window on the first story. The second story has two 1/1, double-hung windows. Alterations to the elevation include the addition at the south and center bay.

The north elevation has concrete retaining walls projecting from the exposed basement. The fenestration pattern is symmetrical, with one sliding aluminum window and a 33-light glass block window on the basement level, and two 1/1, double-hung windows on the first story. The second story has two 1/1 double-hung aluminum windows and an attic vent in the gable peak. A metal door leads to the basement. Alterations to the elevation include an excavated area with retaining walls accommodating a basement door.

The west elevation of the rear addition has an asymmetrical fenestration pattern, with one 4-light fixed wood window and paired 6-light casement windows.

The south elevation of the rear addition has an asymmetrical fenestration pattern, with one fixed window, and a 9-light wood door.

The north elevation of the rear addition has no fenestration.

There is one outbuilding associated with this property. The outbuilding is a shed, with a gable roof covered with asphalt shingles. Constructed circa 1990, it is of wood frame construction. The structure is located west of the house.

7. Description (Continued)

The property is located on the west side of Old Columbia Pike, with residential property to the north, west and south. There is one large tree and several smaller trees in the yard. The land slopes steeply up from Old Columbia Pike where it then levels to the west. The property's setting is suburban residential.

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	__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 ___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 location of the Joseph Edwards Property is shown on the 1865 Martenet and Bond map, and the 1879 Hopkins atlas, as the Benjamin Marlow house and farm. Deeds indicate that Benjamin Marlow and his wife conveyed property to Harriet E. Roby in September and December 1899. The earliest references to the property are three related deeds. Odorion W. Roby acquired 0.63 hectares (1.56 acres) of land from Harriet E. and Thomas J. Roby in May 1907, and then sold that land to Roy H. Wilson in February 1910. In March 1907, Thomas J. and Harriet E. Roby conveyed 15.43 hectares (38.12 acres) of adjacent land to Roy Haywood Wilson and Carrie F. Roby Wilson. The Wilsons owned the land until December 1924, during which time a house, which is now 2709 Sherview Lane, was constructed. Joseph W. Edwards acquired a parcel of land from the Robys in 1924, and it was during that time that the house on Old Columbia Pike was constructed. In February 1935, Joseph W. and Marguerite M. Edwards, and Howard McC. Marlow, conveyed approximately 0.40 hectares (1 acre) of land to Oliver M. and Bessie B. Duvall, who in turn conveyed this land to Colin and Jennie E. Timmis in March 1949. James A. Timmis acquired the land from Marion E. Moody, personal representative for the estate of Jennie E. Timmis, in January 1978. In February 1987, Kevin Andrew Moody acquired the land from Marion E. Moody, personal representative for the estate of James A. Timmis; Moody and his wife sold the land to Leonel Carmine and Heidi Eva Diaz in August 1994. Mr. and Mrs. Diaz are the current owners of the property.

The Joseph Edwards Property is located on Sherview Lane, west of Old Columbia Pike, in the Fairland area of Silver Spring. 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 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.

Although tobacco was the heart of an agricultural economy, the area was not entirely devoid of industry. Some iron was mined and worked in the Upper Patuxent region (M-NCPPC 1993:9), and the Snowden Iron Works was one of the successful business endeavors of the Snowden family. Although

8. Significance (Continued)

secondary to tobacco, grains were an important crop in both Prince George's and Montgomery counties. Land in the northern regions of Prince George's County, for example, was particularly suited to the production of grain. Grist mills which ground wheat into flour and corn into meal were important facilities, and water powered mills were built on the various tributaries of the Patuxent and Potomac rivers (M-NCPPC 1993:16).

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. The historic crossroads of Fairland has been replaced by modern development.

The Joseph Edwards Property is an example of a vernacular cottage. Between 1870 and 1940 the vernacular cottage style was typically built for Americans of modest means. They are characterized by simple ornamentation and mass-produced components, such as door frames, moldings, sash and window units, and porch decoration. The development of post-Civil War machinery capable of producing large amounts of standardized housing elements, such as those found in cottages, contributed greatly to the development of the modern American housing industry. Designs for vernacular cottages were obtained from popular magazines, such as House Beautiful, or carpenter's and builder's journals, such as American Builder. A variety of side-gable frame cottages were developed in the early to mid-twentieth century. Side-gable structures are usually two to two-and-a-half-stories tall, are typically two to three bays in width and vary from one to three rooms deep. They usually include a porch covered with a shed roof. Porches are supported by posts often containing machine-produced Victorian ornamentation. Some cottages feature ornamentation drawn from Craftsman style or Colonial Revival architecture (Gottfried and Jennings 1988, viii-xv).

8. Significance (Continued)

National Register Evaluation

Constructed in 1929, the Joseph Edwards Property is not eligible for the National Register of Historic Places. The property is not eligible under Criterion A; no significant events have been determined to be associated with the property. The property is not eligible under Criterion B; no person significant in local, state, or national history has been determined to be associated with the property. The property is not eligible under Criterion C; the house is a vernacular type that does not embody distinctive characteristics of a particular style. The integrity of the original design of the house has been compromised by the installation of vinyl siding and aluminum windows, by the construction of a curved concrete masonry wall projecting from the house, and by excavation for a basement level door. Finally the property has no known potential to yield important information, and therefore, does not meet Criterion D.

MARYLAND HISTORICAL TRUST

Eligibility recommended_____ Eligibility Not Recommended X

Comments

Reviewer, OPS: Andrew Lewis Date: 01/02/02

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

9. Major Bibliographical References

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e Attached

10. Geographical Data

Acreage of nominated property _____

Quadrangle name Beltsville

Quadrangle scale 1: 24,000

Verbal boundary description and justification

N/A

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

ganization P.A.C. Spero and Company

date October 1996

street & number 40 West Chesapeake Avenue

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. 1879. Reprint. Baltimore: Regional Publishing Co., 1968.

Coleman, Margaret Marshall, and Anne Dennis Lewis. Montgomery County: A Pictorial History. Norfolk: Donning Co., 1984.

Cook, William G. Montpelier & the Snowden Family. Privately Printed, 1976.

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

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.

Hopkins, G.M. Atlas of 15 Miles Around Washington including the County of Montgomery, Maryland. Philadelphia, 1879. Reprint.

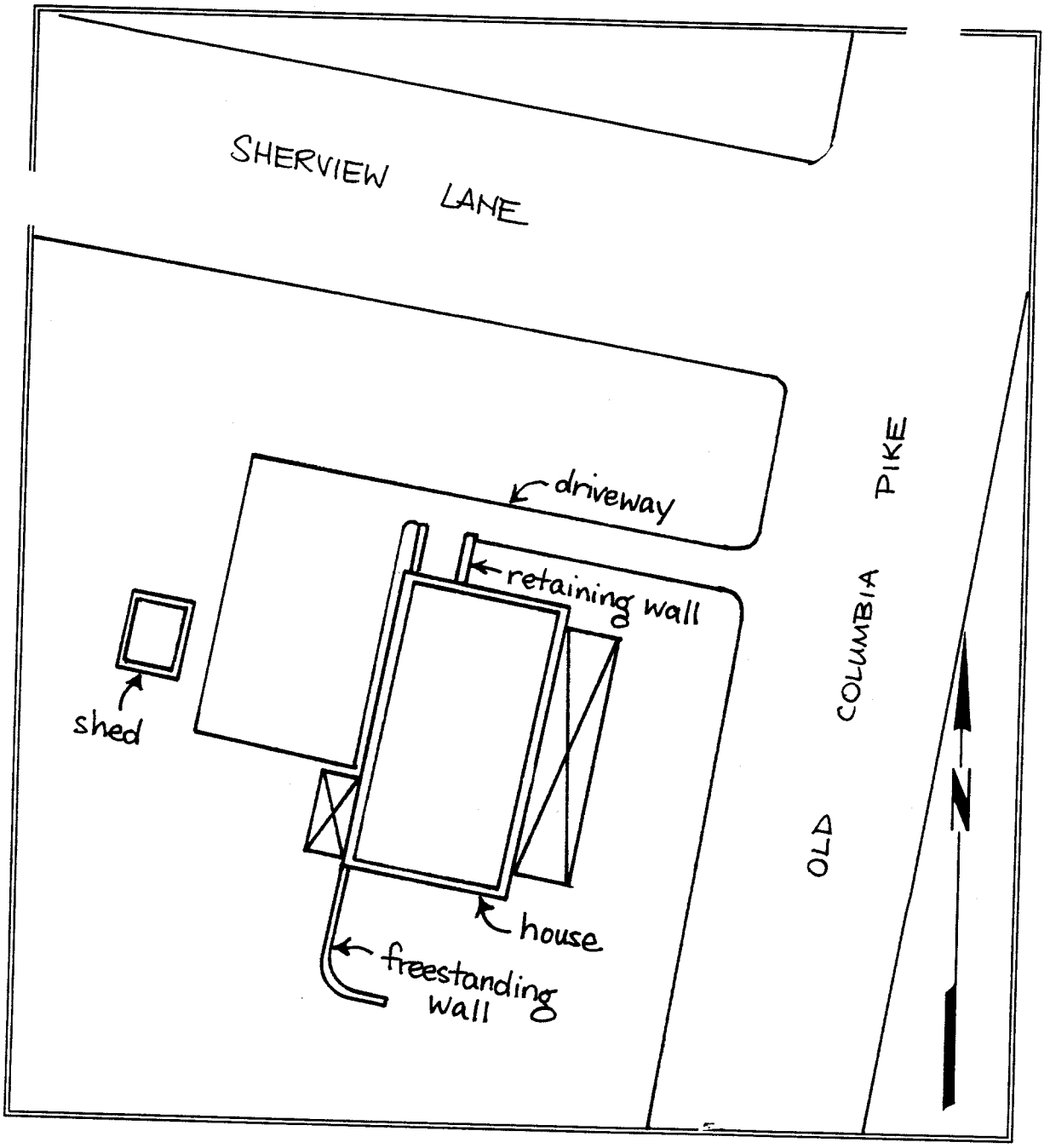
.d Records of Montgomery County, Maryland.

Lord, Elizabeth M. Burtonsville Heritage: Genealogically Speaking. Burtonsville, Maryland: Burtonsville Bicentennial Committee, 1976.

Martenet, Simon J. Martenet and Bond's Map of Montgomery County, Maryland. Baltimore, Maryland: Simon J. Martenet, 1865. Reprint.

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):

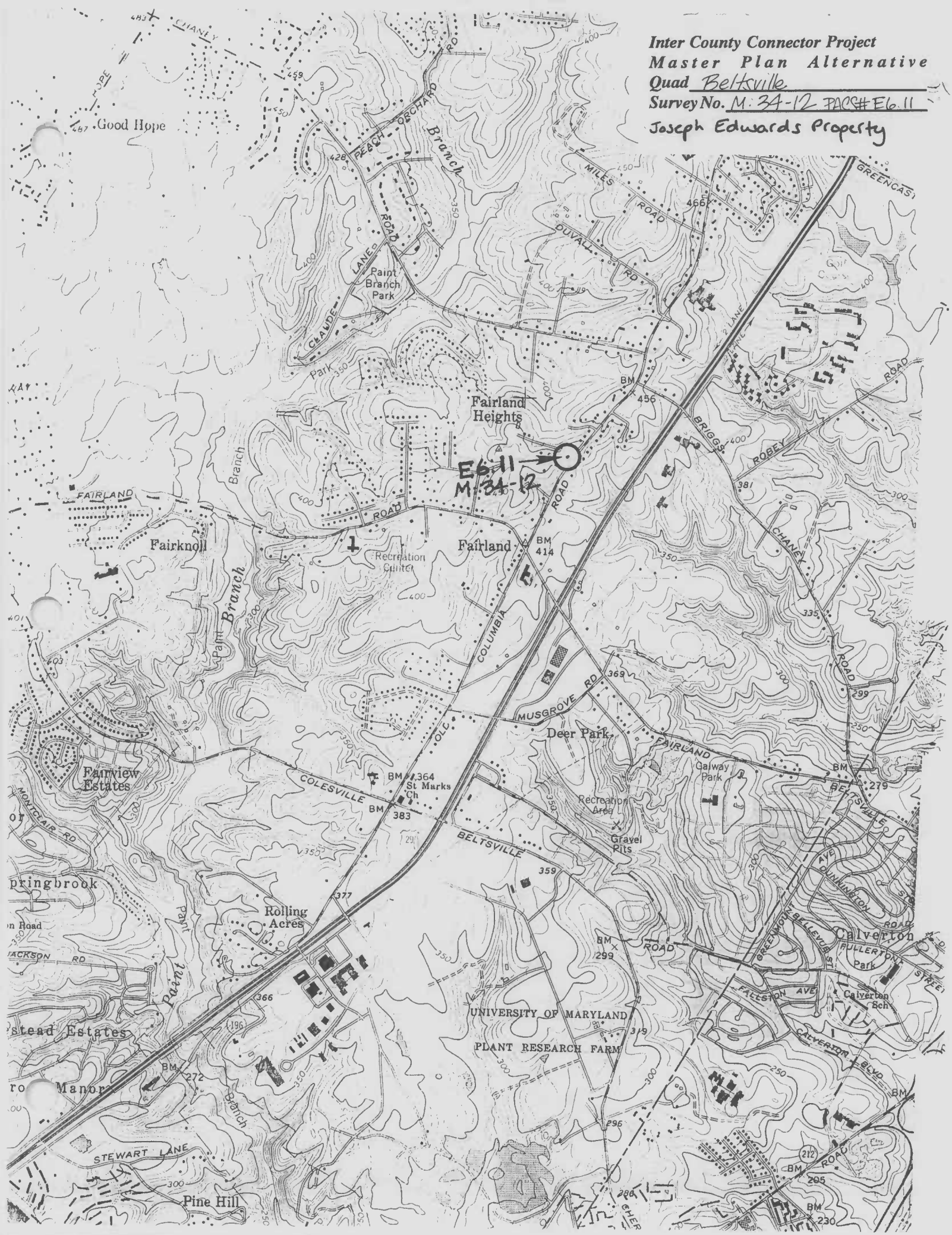
Dwelling

Known Design Source (write none if unknown):

None

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

Inter County Connector Project
Master Plan Alternative
Quad Beltsville
Survey No. M:34-12 PACS# E6.11
Joseph Edwards Property



1 [illegible]

2 Joseph Edward Property

3 Montgomery County

4 Ryan McKay

5 February 1996

6 VAC Spero and Company, Towson MD

7 13607 Old Columbia Pike, east facade

8 1/4

1 P:34 12

2 Joseph Edwards Property

3 Montgomery County

4 Ryan McKay

5 February 1996

6 PAC Spero and Company, Towson MD

7 13607 Old Columbia Pike, South facade

8 2/4

1 MIHP

2 Joseph Edwards Property

3 Montgomery County

4 Ryan McKay

5 February 1996

6 P.A.C. Spero and Company, Towson MD

7 13607 Old Columbia Pike, west facade

8 3/4

1 MI:9A 12

2 Joseph Edward Property

3 Montgomery County

4 Ryan McKay

5 February 1996

6 PAC Spero and Company, Towson MD

7 13607 Old Columbia Pike, north facade

8 4/4