Survey No. M:34-13 (PACS E6.9)
DOE ___yes ___no

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

. Name: (indicate preferred name)

historic Roy Wilson Property

and/or common Bruce Rahn Property

2. Location:

street & number 2709 Sherview Lane ___ not for publication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 Bruce A. and Linda M. Rahn

street & number 2709 Sherview Lane telephone no.:

city,town Silver Spring, Maryland 20904 state and zip code

5. Location of Legal Description

Land Records of Montgomery County liber 4561

street & number Montgomery County Judicial Center folio 295

city,town Rockville state Maryland

6. Representation in Existing Historical Surveys

title N/A

date ___federal ___state ___county ___local

depository for survey records

.y,town state

7. Description

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Condition		Check one	Check one	
__excellent	___deteriorated	___unaltered	_x_original site	
_x_good	___ruins	_x_altered	___moved	date of move _____
___fair	___unexposed			

Resource Count: 1

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

The Roy Wilson Property is a 2-story, 3-bay vernacular house on the south side of Sherview Lane in the Fairland area of Silver Spring, Montgomery County. Constructed circa 1910, the building is a front gable house with additions.

The structure has a front gable, asphalt shingle roof with a brick chimney at the south gable of the original building. It is of wood frame construction with wood lapboard siding and it has a stuccoed, concrete masonry foundation. The windows are double-hung aluminum sash. The house has a hipped roof porch on the east elevation. The porch has wood posts and a wood floor on concrete blocks.

The east, or front, facade of the original house has a porch, a 1½-story addition to the south, and a 2-story addition to the west. The basement level has no windows. The first story entrance, located at the southeast bay of the original house, is a 6-light wood door and with an aluminum storm door. The fenestration pattern is symmetrical with one 1/1 window on the first story. The second story has two 1/1 windows and a window opening in the gable peak. The windows have wood and plastic shutters.

The north elevation has a vertical wood batten at the joint where the original house and the 2-story addition are joined. The roof of the 2-story addition is slightly higher than the original house roof. There is a centered wood paneled door and a wood storm door with 8 lights. The fenestration pattern is asymmetrical with one 3-light fixed sash window on the basement level and 2 1/1 double-hung windows on the first story. The second story has 3 1/1 double-hung windows. Alterations to the elevation include aluminum siding on the soffits.

The west, or rear, elevation of the original house is not visible. The west elevation of the 2-story addition is wider than the original house. The roof pitch at the south gable of the addition is different from the pitch of the original gable roof. The fenestration pattern is asymmetrical, with one 3-light fixed sash window on the basement level and two 1/1 double hung windows on the first story. The second story has two 1/1 windows and an attic vent in the gable peak. Alterations to the elevation include aluminum siding on the soffits.

The south elevation of the original house is not visible. The south elevation of the 2-story addition has a fenestration pattern that is irregular, with one 1-light fixed sash window on the basement level and one 1/1 double-hung window on the first story. There is a centered metal double door with 18 lights each. The second story has two 1/1 windows and a large fixed window from the floor level to the roof eave. Alterations to the elevation include aluminum siding on the soffits.

The south elevation of the 1½-story addition has a fenestration pattern is irregular, with one 1/1, double-hung window and an attic vent in the gable peak. The west elevation of the addition has one 1/1 double-hung window with shutters. The east elevation of the addition has a double awning window on the first story and shed dormer adjacent to the original house. The dormer has one 1/1 double-hung window.

7. Description (Continued)

The 1½-story addition has an enclosed porch to the south. The porch has a hipped roof with exposed rafters. The south elevation of the porch has one 1/1 double-hung window and four 6-light wood casement windows. The east elevation of the porch has a 6-light wood door and a 6-light wood casement window.

There are no outbuildings associated with this building.

The property is located on south side of Sherview Lane with residential property to the north, south, east and west. There are many old trees on the property. This site is level, and its 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	__theater
__1800-1899	__commerce	__exploration/settlement	__philosophy	__transportation
_x_1900-	__communication	__industry	__politics/government	__other (specify)
		__invention		

Specific dates circa 1910 **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 Roy Wilson 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 the original house was constructed. Joseph W. Edwards acquired the land from the Robys in 1924, and in July 1936, Joseph W. and Marguerite M. Edwards conveyed 0.48 hectares (1.18 acres) of that land to William A. and Mary Ellen Collins. Margaret E. Sherwood acquired the land from the Collins' in September 1939. Pearl Roby subsequently inherited the land from Margaret E. Sherwood, and in August 1974, Robert E. Bullard, Trustee for Pearl Roby, et al, conveyed 0.25 hectares (0.62 acres) of land to Bruce A. and Linda Marie Rahn. The Rahns are the current owners.

The Roy Wilson Property is located on Sherview Lane, west of Old Columbia Pike, in the Fairland area of Silver Spring. The property is 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 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).

8. Significance (Continued)

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.

e Roy Wilson Property is a 2-story, front gable 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 front-gabled frame cottages were developed in the early to mid-twentieth century. Front gable cottages are one to two stories tall, 3 bays wide and several rooms deep.

8. Significance (Continued)

NATIONAL REGISTER EVALUATION:

Constructed circa 1910, the Roy Wilson Property is not eligible for the National Register. 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 house that does not embody distinctive characteristics of a particular style, and the original house has been compromised by extensive alterations. The alterations have changed the original house form, massing, and orientation. The property is not eligible under Criterion D; the house is a vernacular house of standard building techniques and is not likely to yield significant information.

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 Survey No. M:34-13(PACS E6.9)

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

me/title Caroline Hall/Ryan P. McKay

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

street & number 40 West 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. 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.

Land 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.

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

Prehistoric/Historic Period Theme(s):

2. Architecture

RESOURCE TYPE:

Category (see Section 3 of survey form):

Building

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

Rural

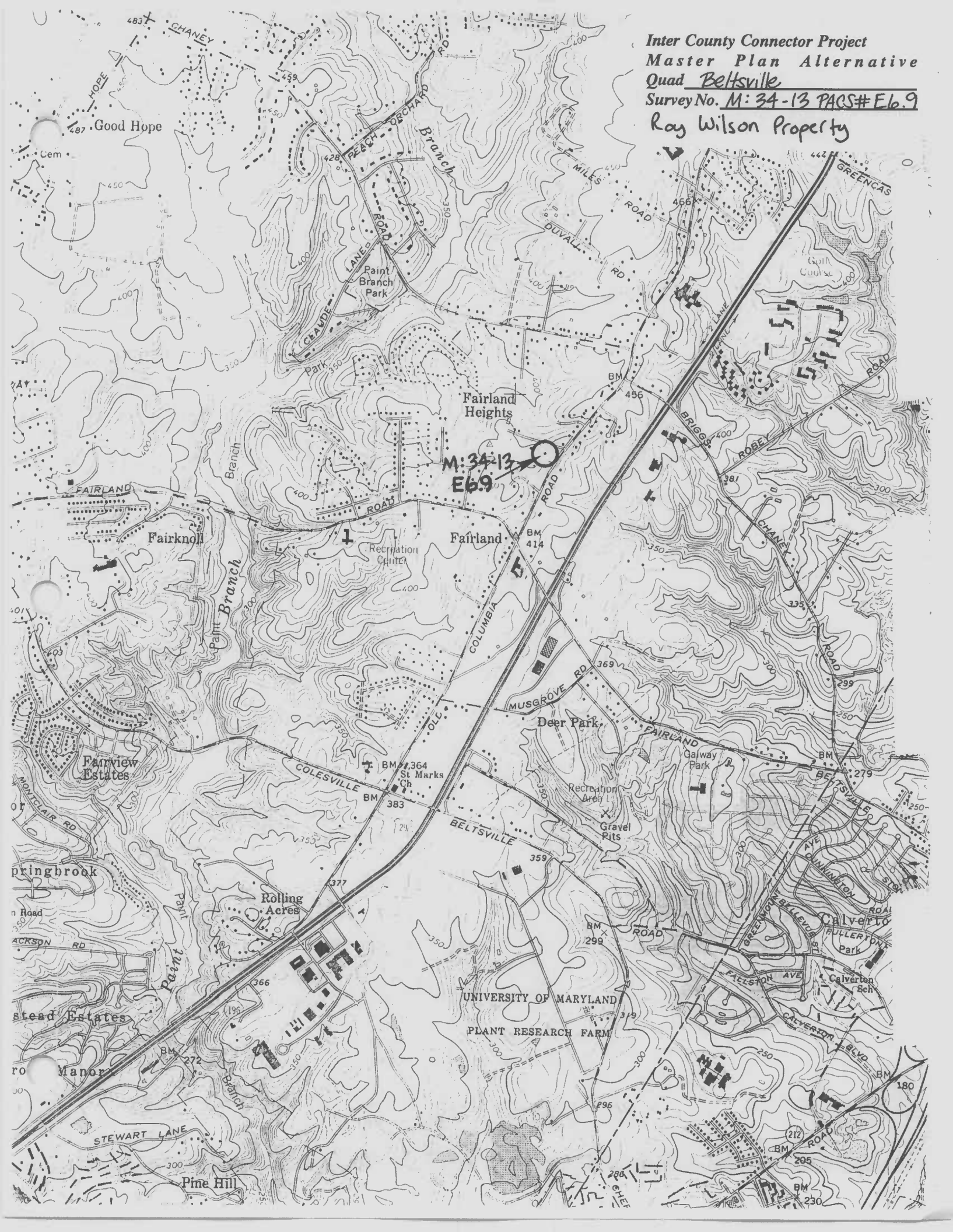
Historic Function(s) and Use(s):

Dwelling

Known Design Source (write none if unknown):

None

Inter County Connector Project
Master Plan Alternative
Quad Beltsville
Survey No. M: 34-13 PACS# E6.9
Ray Wilson Property



1 M:34-13

2 Roy Wilson Property

3 Montgomery County

4 Ryan McKay

5 February 1996

6 PAC Specs and Company, Towson MD

7 7709 Stewart Lane, east and north facades

8 1/3

1 M:34-13

2 Roy Wilson Property

3 Montgomery County

4 Ryan McKay

5 February 1996

6 PAC Speco and Company, Towson MD

7 2109 Shenwood Lane, south and east facades

8 2/3

1 M:34-13

2 Roy Wilson Property

3 Montgomery County

4 Ryan McKay

5 February 1996

6 PAC Spero and Company, Towson MD

7 2109 Sherwood Ave, west and south facades

8 3/3