

Memo to file

December 30, 2003

From: Peter E. Kurtze
Administrator, Evaluation and Registration

Re: M: 23-142
John and Madeline West 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:23-142 (PACS 9.12) Construction Date: 1947

Name: John and Madeline West Property

Location: 17036 Georgia Avenue, Olney vicinity, Montgomery County

Private/Vacant/Work in Progress/Fair/Yes:restricted

Description:

The John and Madeline West Property is a 2-story, 4-bay side-gable residence on the west side of Georgia Avenue in the Olney vicinity, Montgomery County. Constructed in 1947, the building has been undergoing extensive alterations for several years. The form, massing and materials of the original structure are concealed by the alterations. The structure has a side-gable roof, with asphalt shingles. A 2-story shed roof addition extends along the full-width of the rear elevation. It is of wood-frame construction and has been sheathed in exterior insulation material, possibly in preparation of vinyl siding, since as early as 1995. The structure has a brick foundation, the windows are all vinyl 1/1 double-hung and an entry porch is located on the front elevation. The porch has a front-gable roof supported by two wood posts.

Significance:

The John and Madeline West Property was 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. John and Madeline West bought a .6 hectare (1.489 acre) parcel known as lot #15 of the Savage's unrecorded subdivision in 1947. A covenant on the deed restricted the value of a house constructed on the lot to cost no less than \$5000.00. The Wests constructed a house on the property in 1947, according to Montgomery County Tax Records. A mortgage was granted to John and Madeline West in 1949 for \$11,200.00. The property was sold to Raymond and Reno Boccabella in 1963. When Raymond and Reno Boccabella sold the house to their sons, Richard and James in 1989, the property included lots #14 and #15 for a total of 1.17 hectares (2.9 acres). John D. Goldberg, the current owner, bought the property in 1990. The size of the property remains 1.7 hectares (2.9 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 John and Madeline West Property (preferred)

and/or common Goldberg Property

2. Location:

street & number 17036 Georgia Avenue

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 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 checked="" type="checkbox"/> work in progress | <input type="checkbox"/> education | <input type="checkbox"/> private residence |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <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 checked="" type="checkbox"/> other: |
| | <input checked="" type="checkbox"/> not applicable | <input type="checkbox"/> no | <input type="checkbox"/> military | Vacant |
| | | | <input type="checkbox"/> transportation | |

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

name John D. Goldberg

street & number 17036 Georgia Avenue

telephone no.:

city, town Olney

state and zip code MD 20832

5. Location of Legal Description

Land Records Office of Montgomery County

liber 9480

street & number Montgomery County Judicial Center

folio 794

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:23-142 (PACS 9.12)

| | | | | |
|--|---------------------------------------|---|---|--------------------|
| Condition | | Check one | Check one | |
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered | <input checked="" type="checkbox"/> original site | |
| <input type="checkbox"/> good | <input type="checkbox"/> ruins | <input checked="" type="checkbox"/> altered | <input type="checkbox"/> moved | date of move _____ |
| <input checked="" 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 John and Madeline West Property is a 2-story, 4-bay side-gable residence on the west side of Georgia Avenue in the Olney vicinity, Montgomery County. Constructed in 1947, the building has been undergoing extensive alterations for several years. The form, massing and materials of the original structure are concealed by the alterations.

The structure has a side-gable roof, with asphalt shingles. A 2-story shed roof addition extends along the full-width of the rear elevation. It is of wood-frame construction and has been sheathed in exterior insulation material, possibly in preparation of vinyl siding, since as early as 1995. The structure has a brick foundation, the windows are all vinyl 1/1 double-hung and an entry porch is located on the front elevation. The porch has a front-gable roof supported by two wood posts.

The east, or front facade has a vinyl door with a single-light. The first story has three double-hung windows, while the second story has three double-hung windows vertically aligned over the first story windows.

The south elevation has a double-hung window on both the first and second stories. The gable end of the elevation has a vinyl attic ventilator.

The rear elevation has two metal vents in the foundation, while the first story has two double-hung windows and a central French door with single lights. The second story has three double-hung windows.

The north elevation has a vinyl door with 9-lights on the basement level. A brick staircase descends along the foundation to access the door. Also on the basement level is a single-light vinyl window and a metal vent. Another 9-light vinyl door is located on the first story, above the basement level door. A stone and brick stoop supported by three brick piers provides access to the first story door and shelters the basement level door. The gable end of the elevation has a vinyl attic ventilator.

There is one outbuilding associated with this property. The outbuilding is a garage, with a side-gable roof covered with asphalt shingles. Constructed in 1947, it is of masonry construction. The building has two vinyl overhead doors on the east elevation and a wood 6/6 double-hung window on both the north and south elevations. The structure is located immediately northwest of the house.

The property is located at the southwest side of Georgia Avenue and Old Baltimore Road, with residential property to the north, south and west. The house is bounded on the north and west by a circa 1985 single-family residential development known as Brooke Manor Farms, while single-family residences constructed circa 1935-1960 are located to the south.

8. Significance

Survey No. M:23-142 (PACS 9.12)

| 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 1947 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 John and Madeline West Property was 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. John and Madeline West bought a .6 hectare (1.489 acre) parcel known as lot #15 of the Savage's unrecorded subdivision in 1947. A covenant on the deed restricted the value of a house constructed on the lot to cost no less than \$5000.00. The Wests constructed a house on the property in 1947, according to Montgomery County Tax Records. A mortgage was granted to John and Madeline West in 1949 for \$11,200.00. The property was sold to Raymond and Reno Boccabella in 1963. When Raymond and Reno Boccabella sold the house to their sons, Richard and James in 1989, the property included lots #14 and #15 for a total of 1.17 hectares (2.9 acres). John D. Goldberg, the current owner, bought the property in 1990. The size of the property remains 1.7 hectares (2.9 acres).

The property is located in the Olney vicinity. 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).

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: John and Madeline West Property

SURVEY NO.: M:23-142 (PACS 9.12)

ADDRESS: 17036 Georgia Avenue, Olney vicinity, Montgomery County

8. Significance (Continued)

National Register Evaluation:

Constructed in 1947, the John and Madeline West 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, due to a loss of architectural and material integrity. Extensive remodeling in the 1990s have resulted in the alteration of the building's form, removal of the original siding material and replacement of all of the windows. As a result, nearly all of the original building fabric has been replaced. 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: _____

9. Major Bibliographical References

Survey No. M:23-142(PACS 9.12)

See Attached

10. Geographical Data

Acreage of nominated property _____
Quadrangle name Sandy Spring 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 Tim Tamburrino

organization P.A.C. Spero & Company

date May 1998

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 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: John and Madeline West Property

SURVEY NO.: M:23-142 (PACS 9.12)

ADDRESS: 17036 Georgia Avenue, Olney vicinity, Montgomery County

9. Major Bibliographical References (Continued)

- 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. McMaster. 1976. A Grateful Remembrance: the Story of Montgomery County, Maryland. Rockville, Maryland: Montgomery County Government and the Montgomery County Historical Society.
- Hopkins, 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).
- 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

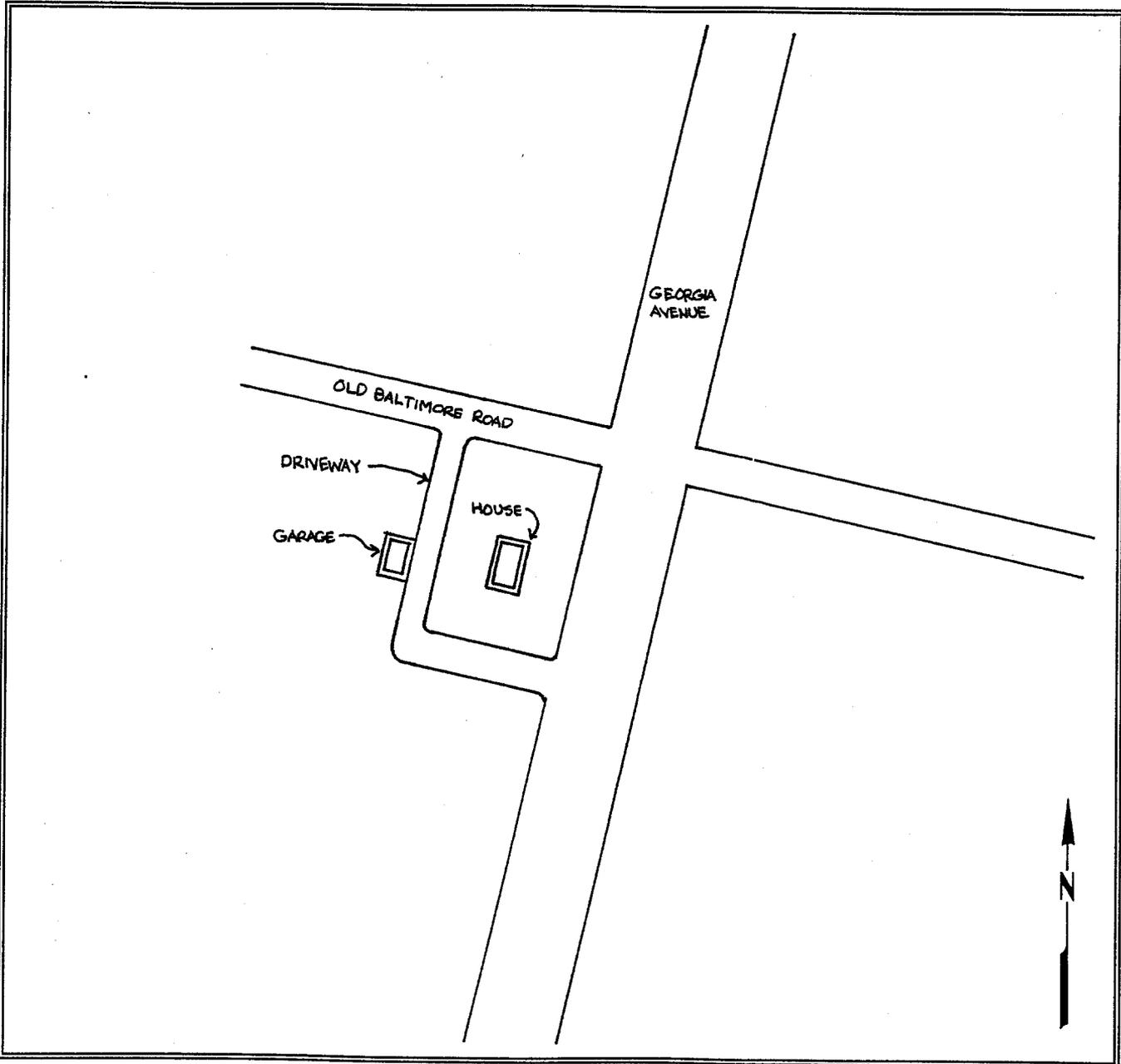
RESOURCE NAME: John and Madeline West Property

SURVEY NO.: M:23-142 (PACS 9.12)

ADDRESS: 17036 Georgia Avenue, Olney vicinity, Montgomery County

10. Geographical Data (Continued)

Resource Sketch Map:



CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: John and Madeline West Property

SURVEY NO.: M:23-142 (PACS 9.12)

ADDRESS: 17036 Georgia Avenue, 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):

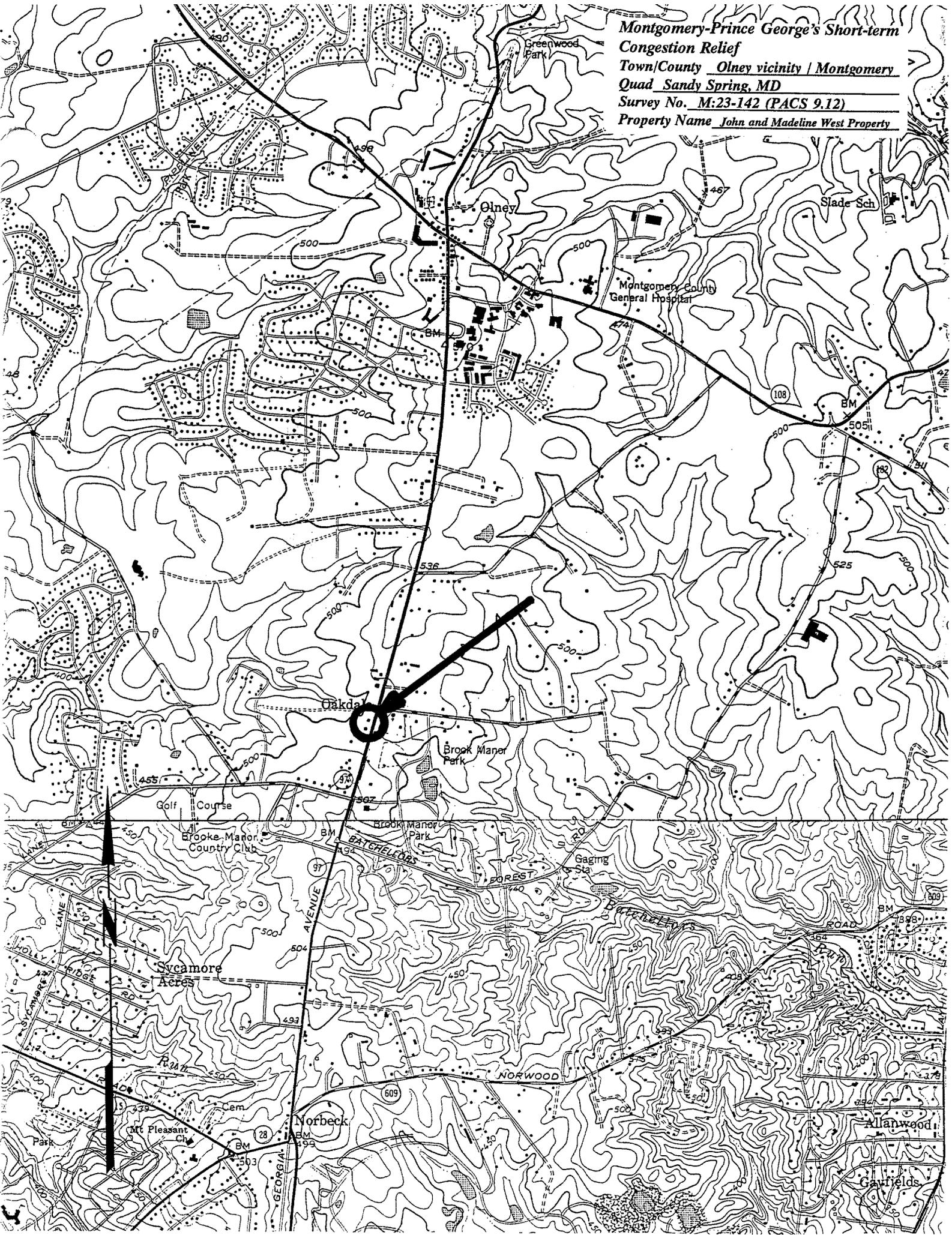
Private Residence

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:23-142 (PACS 9.12)
Property Name John and Madeline West Property





M-23-142

JOHN + MADELINE WEST PROPERTY

MONTGOMERY CO., MD

TIM TAMBURRINO

4-98

AT 273 N.W. 1/4
MARYLAND SHPO

FRONT ELEVATION

1/10



M-23-142

JOHN & MADELINE WEST PROPERTY

MONTGOMERY Co., MD

TIM TAMBURRINO

4-98 308 CETS 4 14 12

MARYLAND SHPO

SOUTHEAST CORNER

2/10



M-23-142

JOHN + MADELINE WEST PROPERTY

MONTGOMERY CO., MD

TIM TAMBURRINO

4-98

MARYLAND SHPO

SOUTH ELEVATION

3/10



M-23-142

JOHN + MADELINE WEST PROPERTY

MONTGOMERY Co., MD

TIM TAMBURRINO

4-98

MARYLAND SHPO

SOUTHWEST CORNER

4/10



M-23-142

JOHN & MADELINE WEST PROPERTY

MONTGOMERY CO., MD

TIM TAMBURRINO

4-98

MARYLAND S4PO

REAR ELEVATION

5/10



M-23 - 112

JOHN + MADELINE WEST PROPERTY

MONTGOMERY Co., MD

TIM TAMBURRINO

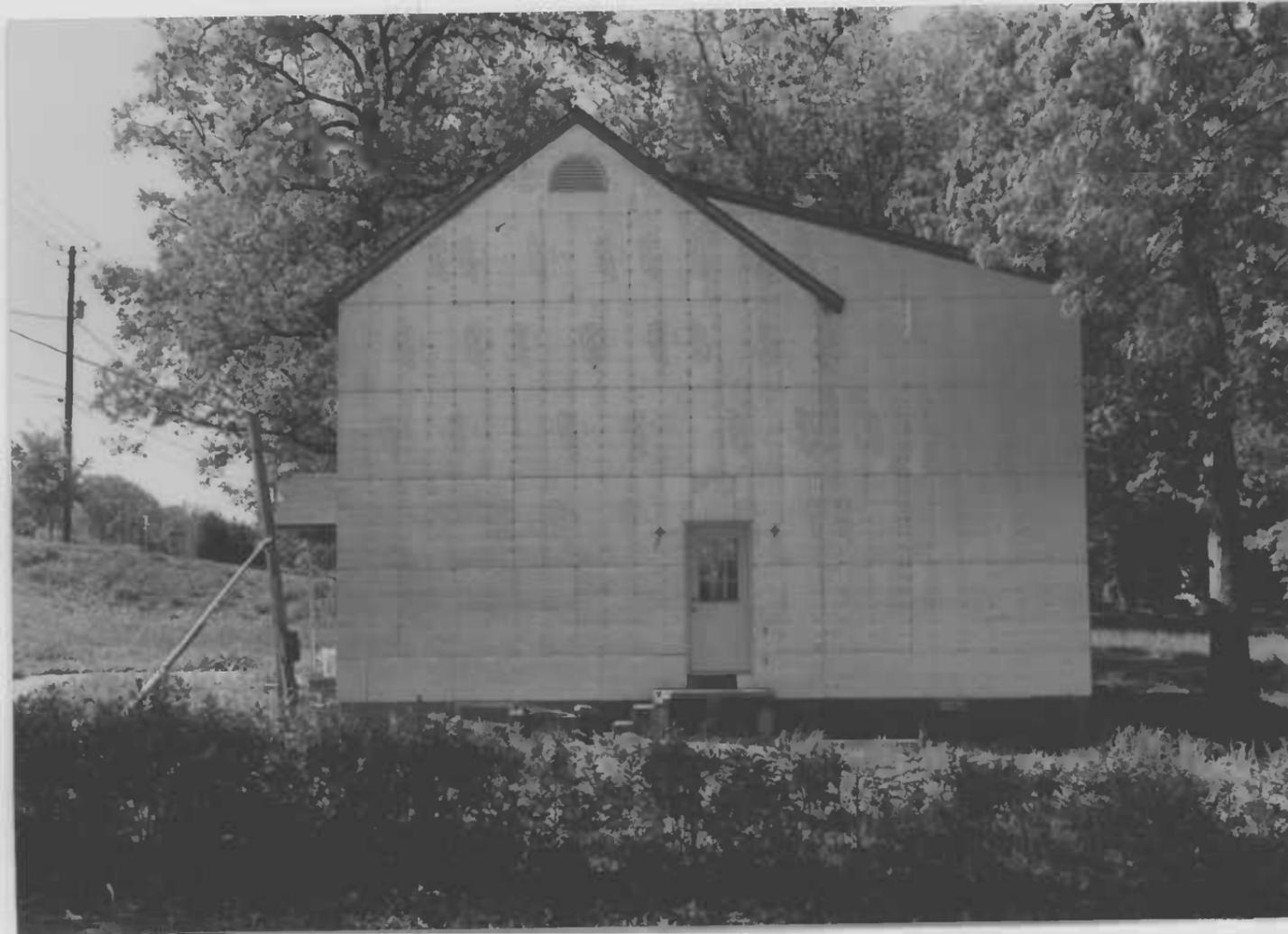
4-98

3140271 444433

MARYLAND SHPO

NORTHWEST CORNER

6/10



M-23-142

JOHN + MADELINE WEST PROPERTY

MONTGOMERY Co., MD

TIM TAMBURRINO

4-98

MARYLAND SHIP

NORTH

ELEVATION

2/10



M-23-142

JOHN + MADELINE WEST PROPERTY

MONTGOMERY CO., MD

TIM TAMBORINO

4-98

0340271 44423

MARYLAND SHPO

NORTHEAST CORNER

8/10



M-23- 142

JOHN + MADELINE WEST PROPERTY

MONTGOMERY CO., MD

TIM TAMBURRINO

4-98 0140271 4443

MARYLAND SHPO

GARAGE, VIEW FROM SOUTHWEST

9/10



M-23-142

JOHN + MADELINE WEST PROPERTY
MONTGOMERY CO., MD

TIM TAMBURRINO

4-98

0140071 4 11 10

MARYLAND SHPO

GARAGE, VIEW FROM NORTHWEST

10/10