

**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 &amp; number 13808 Old Columbia Pike

☐ not for publication

city, town Fairland

☒ vicinity of

congressional district

state

Maryland

county

Montgomery

**3. Classification:**

**Category**☐ district☒ building(s)☐ structure☐ site☐ object**Ownership**☐ public☒ private☐ both**Public Acquisition**☐ in process☐ being considered☒ not applicable**Status**☒ occupied☐ unoccupied☐ work in progress**Accessible**☐ yes: restricted☐ yes: unrestricted☒ no**Present Use**☐ agriculture☐ commercial☐ education☐ entertainment☐ government☐ industrial☐ military☐ transportation☐ museum☐ park☒ private☐ residence☐ religious☐ scientific☐ other:

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

name Stephen J. and M.A. Rogcewicz

street &amp; 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 &amp; 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

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

Condition		Check one	Check one	
<input checked="" 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 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 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

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

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 checked="" 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 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 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,

## CONTINUATION SHEET

### MARYLAND HISTORICAL TRUST

### STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: John Norton House

SURVEY NO.: M:34-23 (PACS E6.3)

ADDRESS: 13808 Old Columbia Pike, Fairland vicinity, Montgomery County, Maryland

## 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).

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: John Norton House

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ADDRESS: 13808 Old Columbia Pike, Fairland vicinity, Montgomery County, Maryland

## 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: Blunt

Date: 3/4/02

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

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See Continuation Sheet

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## 10. Geographical Data

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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

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### List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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## 11. Form Prepared By

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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

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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

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: John Norton House

SURVEY NO.: M:34-23 (PACS E6.3)

ADDRESS: 13808 Old Columbia Pike, Fairland vicinity, Montgomery County, Maryland

## 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.
- 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.
- 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.

## CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: John Norton House

SURVEY NO.: M:34-23 (PACS E6.3)

ADDRESS: 13808 Old Columbia Pike, Fairland vicinity, Montgomery County, Maryland

### 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.

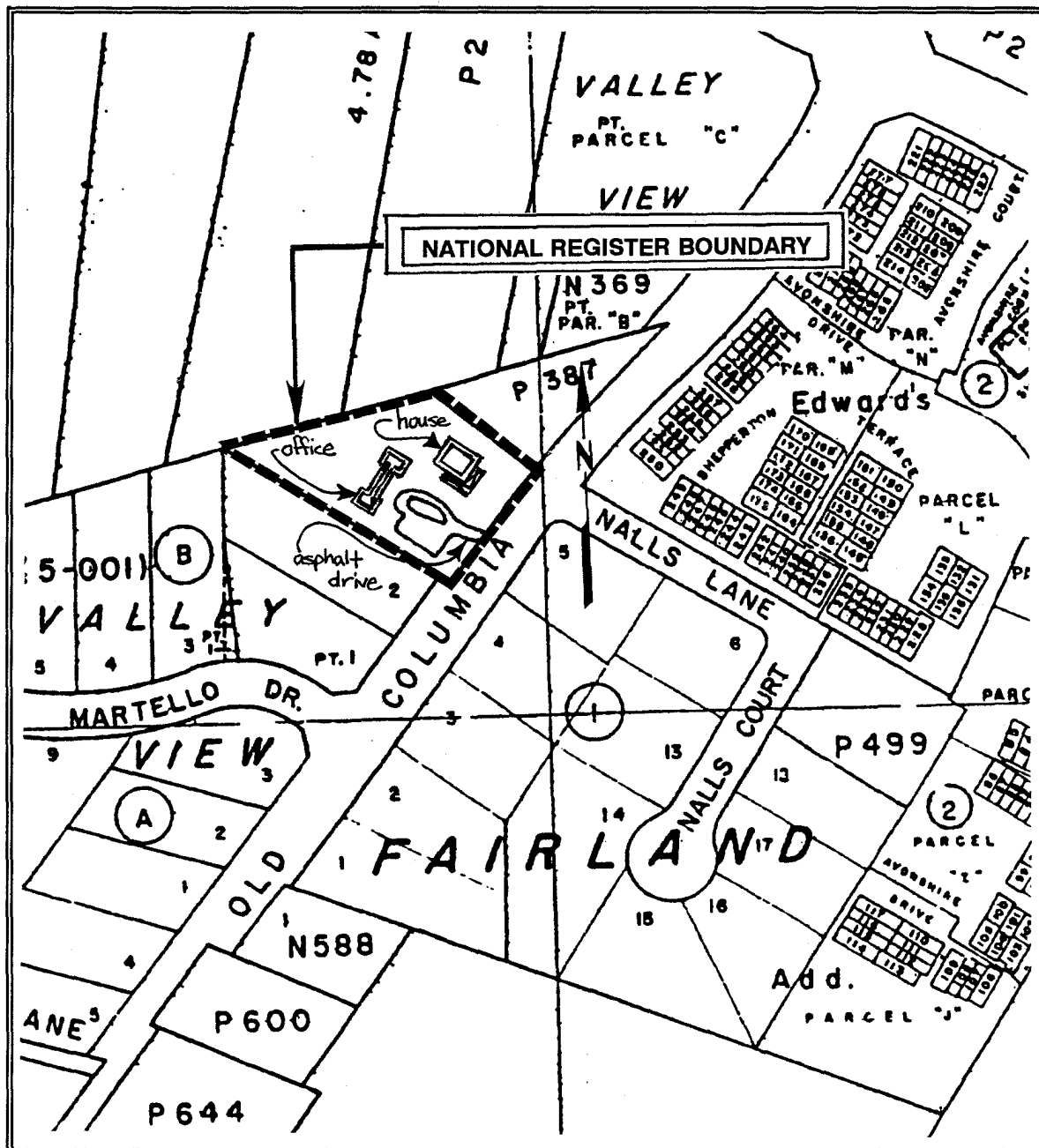


CONTINUATION SHEET

MARYLAND HISTORICAL TRUST  
STATE HISTORIC SITES INVENTORY FORM  
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**ADDRESS:** 13808 Old Columbia Pike, Fairland vicinity, Montgomery County, Maryland

**Resource Sketch Map and National Register Boundary Map:**



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STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: John Norton House

SURVEY NO.: M:34-23 (PACS E6.3)

ADDRESS: 13808 Old Columbia Pike, Fairland vicinity, Montgomery County, Maryland

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):

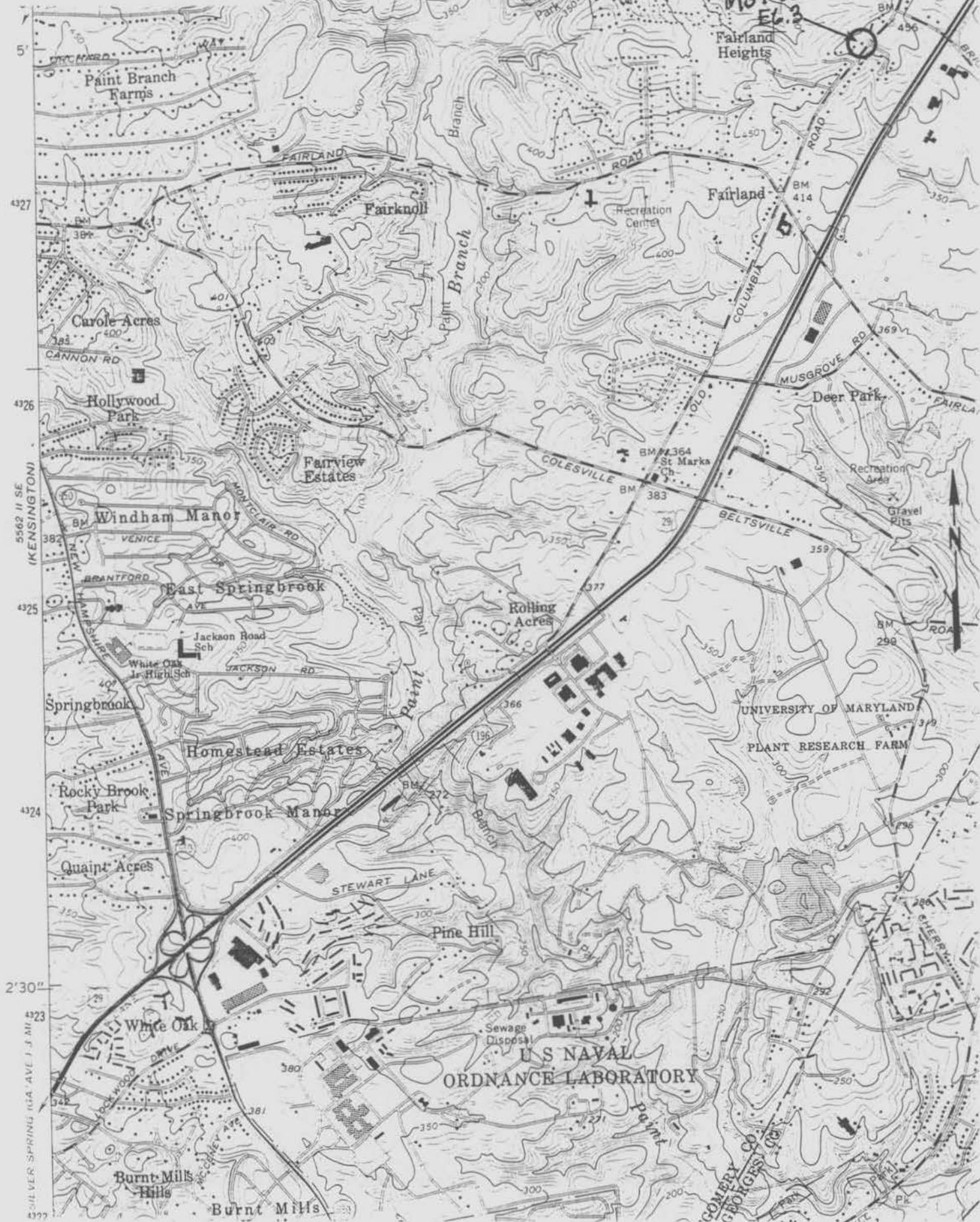
None

Prepared by:

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-34-23
- 2 John 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 Southport elevation, 13800 Old Columbia  
Pike
- 8 1 of 5



- 1 M:34-23
- 2 John Horton House
- 3 Montgomery County
- 4 Ryan McKay
- 5 June 1996
- 6 PAC Sperry and Co. 40 W. Chesapeake Ave. Suite  
412 Takoma 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 Spao Co. 40 W. Chesapeake Ave. Suite  
412 Towson MD 21204

7 Mathews elevation, 13808 Old Columbia  
Pike

8 3 of 5



- 1 M: 34-26
- 2 John Norton House
- 3 Montgomery County
- 4 Ryan McKay
- 5 June 1996
- 6 PAC Spew and Company, 40 W. Chesapeake Ave.  
Suite 412 Takoma MD 21204
- 7 southeast elevation, 13808 Old Columbia  
Pike
- 8 4 of 5



- 1 N: 34-23
- 2 John Morton 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 office, 13808 Old Columbia Pike
- 8 5 of 5