

Memo to file

December 30, 2003

From: Peter E. Kurtze  
Administrator, Evaluation and Registration

Re: M: 22-41  
Aaron S. and Beatrice H. Schwartzman 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:22-41 (PACS 7.10) Construction Date: Circa 1945

Name: Aaron S. and Beatrice H. Schwartzman Property

Location: 14711 Bauer Drive, Rockville vicinity, Montgomery County

Private/Private Residence/Occupied/Excellent/Restricted

### Description:

The Aaron S. and Beatrice H. Schwartzman Property is located on the east side of Bauer Drive in the Rockville vicinity of Montgomery County. The circa 1945 property includes a 1-story 6-bay main house, a 2-story 2-bay guest house and a 1-story cabana. The main house consists of three parallel wings connected by hyphens. The guest house has a small, enclosed entryway on the northwest corner. The cabana has a hexagonal shape.

### Significance:

The Aaron S. and Beatrice H. Schwartzman Property is located on land granted to John Boyd in 1727. In 1823, Roger Brooke V bought 222.59 hectares (550 acres) of the land, 60.7 hectares (150 acres) of which was inherited by his grandson, William S. Brooke, in 1868. William S. Brooke constructed a house on the site and turned the surrounding land into a farm called Avon. The Brooke family moved in 1887, and the property passed through several owners in the late-nineteenth and early-twentieth centuries. In 1941, 40.47 hectares (100 acres) were acquired by Aaron S. and Beatrice H. Schwartzman of Washington, D.C. The Swartzmans razed the older house and built in its place the stone ranch house and outbuildings. They maintained the property as their vacation home until selling it to the Manor Lake Corporation, developers of the surrounding subdivision, in 1965. The current owners, Jerry D. and Gloria L. Griffith, acquired the property in 1974. The lot currently measures 0.96 hectares (2.38 acres) (Farquhar 1962 100-101; Manor Lake News 1989).

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 Aaron S. and Beatrice H. Schwartzman Property (preferred)

and/or common Jerry D. and Gloria L. Griffith Property

**2. Location:**

street &amp; number 14711 Bauer Drive \_\_\_ not for publication

city, town Rockville  vicinity of congressional district

state Maryland county Montgomery

**3. Classification:**

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" 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 type="checkbox"/> work in progress	<input type="checkbox"/> education	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<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 type="checkbox"/> other:
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	
			<input type="checkbox"/> transportation	

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

name Jerry D. and Gloria L. Griffith

street &amp; number 14711 Bauer Drive telephone no.:

city, town Rockville state and zip code MD 20853

**5. Location of Legal Description**

Land Records Office of Montgomery County liber 4514

street &amp; number 50 Maryland Avenue folio 170

city, town Rockville state MD

**6. Representation in Existing Historical Surveys**

title

date \_\_\_ federal \_\_\_ state \_\_\_ county \_\_\_ local

depository for survey records

city, town state

## 7. Description

Survey No. M:22-41 (PACS 7.10)

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: 3

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

The Aaron S. and Beatrice H. Schwartzman Property is located on the east side of Bauer Drive in the Rockville vicinity of Montgomery County. The circa 1945 property includes a 1-story 6-bay main house, a 2-story 2-bay guest house and a 1-story cabana. The main house consists of three parallel wings connected by hyphens. The guest house has a small, enclosed entryway on the northwest corner. The cabana has a hexagonal shape.

The circa 1945 main house is constructed of uncoursed stone and has an asphalt-shingle roof. The three west-facing wings have hipped roofs, while the hyphens connecting them have side-gable roofs. A massive stone chimney is located on the northeast corner of the center wing. The house has modern 1-light casement windows grouped in pairs. A large screened porch is located on the east elevation.

On the west, or front elevation the north and south wings project forward slightly more than the center wing. A stone patio stretches across the center wing and the hyphens. The main entry is located in the center wing, and consists of double glass doors beneath a stone jack arch. The hyphens on either side of the center wing each have a large, plate-glass window flanked by paired, 1-light casement windows. The north wing has paired casement windows on its northwest corner. The south wing has paired casement windows on its northwest and southwest corners. Paired windows are also located on the south wall of the north wing and the north wall of the south wing.

The south elevation is asymmetrical, with paired casement windows on the southwest corner and in the center bay. An entry is located in the south bay. The entry has a hipped portico supported by brackets. A shed dormer containing a vent is located on the roof. The screened porch is visible to the east.

On the east elevation, the south wing has two paired windows. The screened porch covers the south hyphen and the center wing. The porch has an uncoursed stone foundation and floor and a hipped roof with deep eaves. Simple wood posts and a geometric, ornamental balustrade surround the porch. North of the porch, the north hyphen has a large plate-glass window flanked by paired casement windows. The north wing has paired windows in its south bay.

The north elevation has paired windows in its east and center bays. A plate-glass window flanked by single casement windows is located on the northwest corner. A shed dormer containing a vent is located on the roof.

This house displays some characteristics of a ranch house. It has a low-pitched roof with deep eaves, and is arranged with its long elevation facing the street. The house has undergone some minor alterations. The screened porch may have originally been an uncovered patio, and the windows are modern.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Aaron S. and Beatrice H. Schwartzman Property

SURVEY NO.: M:22-41 (PACS 7.10)

ADDRESS: 14711 Bauer Drive, Rockville vicinity, Montgomery County

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## 7. Description (Continued)

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Directly north of the main house is the guest house. The guest house has a concrete-block foundation and modern vinyl siding over asbestos shingles. The hipped roof is covered in asphalt shingles and has gabled vents on the north and south slopes. An interior brick chimney is located on the north wall. This house has modern, paired, 1-light casement windows.

The west, or front elevation has a small, enclosed entry porch projecting from the north bay. On the west wall of the entry porch is a half-glass door with a wide wood surround. Paired casement windows are located on the north wall of the porch. An additional entry with a modern storm door is located in the south bay of the main block. The porch has a flat roof, and a set of stairs on its south side lead to a third entry in the north bay of the second floor. This entry is sheltered by a small, shed portico with brackets and has a modern storm door. Paired casement windows are located to the south.

On the north elevation, the east bay has a half-glass door with a wide wood surround. Paired casement windows are located in the west bay of the first floor and both bays of the second floor. The east elevation has three paired casement windows on the first story. Paired windows are also located in the center of the second story. The south elevation has two paired casement windows on the first story. Four casement windows are grouped in the center of the second story.

The original siding material and windows on this house have been replaced. The fenestration pattern may have been altered at the same time. In addition, the stairway and its rail have been replaced.

The cabana is located down a hill east of the guest house. The cabana has asbestos shingles on its exterior walls and an asphalt-shingle roof with a cupola. Paired, 1/1 double-hung windows are located on several sides. The south side has a paneled door with a fanlight.

The Aaron S. and Beatrice H. Schwartzman Property occupies a large, landscaped lot in the suburban residential neighborhood of Manor Lake. The main house stands on a hill facing Bauer Drive to the west. A swimming pool and tennis court are located east of the house. The property has groves of trees on the north, west and south.



CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Aaron S. and Beatrice H. Schwartzman Property

SURVEY NO.: M:22-41 (PACS 7.10)

ADDRESS: 14711 Bauer Drive, Rockville vicinity, Montgomery County

8. Significance (Continued)

deep eaves. The exterior could feature Craftsman or Colonial Revival detail. Positioned with its long elevation facing the street, the ranch house had a "rambling" arrangement that fit on the wide lots in freeway suburbs. The garage, utility areas, living spaces and sleeping spaces occupied a single level, usually only two rooms deep. While the ranch house did not actually contain more square footage than the bungalow, it was arranged to appear larger. The interior followed an open, informal plan in which spaces were not separated by vestibules or halls. In a ranch house, all domestic space was intended for family use.

The private family room and nearby kitchen were the most important spaces in the house. The family room often had sliding glass doors leading to a back yard. Living and dining rooms, if present, were only small, token spaces. Bedrooms were slightly removed from living areas. The ranch house was designed to accommodate the automobile, a casual lifestyle, and family privacy (Ames 1995, 100; Maxwell and Massey 1992, 57; McAlester 1995, 125-126; Wright 1981, 251).

National Register Evaluation:

Constructed circa 1945, the Aaron S. and Beatrice H. Schwartzman 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, as it is not an outstanding example of a ranch house. While the main house does have the long, low profile of the ranch house, it lacks details such as Craftsman or Colonial Revival ornamentation, an integral garage and modern, functional materials that distinguish a classic ranch house. Also, the replacement of the windows has compromised the integrity of the property. Finally, the property has no known potential to yield important information, and therefore, is not eligible under Criterion D.

MARYLAND HISTORICAL TRUST

Eligibility recommended \_\_\_\_\_ Eligibility Not Recommended \_\_\_\_\_

Comments \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Reviewer, OPS: \_\_\_\_\_ Date: \_\_\_\_\_

Reviewer, NR Program: \_\_\_\_\_ Date: \_\_\_\_\_

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## 9. Major Bibliographical References Survey No. M:22-41 (PACS 7.10)

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See Attached

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## 10. Geographical Data

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Acreage of nominated property \_\_\_\_\_  
Quadrangle name Kensington, MD Quadrangle scale 1:24,000

Verbal boundary description and justification

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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 Julie Darsie

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organization P.A.C. Spero & Company

date May 1998

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street & number 40 W. Chesapeake Avenue, Suite 412

telephone (410) 296-1635

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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 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: Aaron S. and Beatrice H. Schwartzman Property

SURVEY NO.: M:22-41 (PACS 7.10)

ADDRESS: 14711 Bauer Drive, Rockville vicinity, Montgomery County

9. Major Bibliographical References (Continued)

- Ames, David. 1995. Interpreting Post-World War II Suburban Landscapes as Historic Resources. In Preserving the Recent Past, II:97-101. Washington, D.C.: Preservation Press.
- Boyd, T.H.S. 1968. The History of Montgomery County, Maryland, From its Earliest Settlement in 1650 to 1879. Baltimore: Regional Publishing Company.
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CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

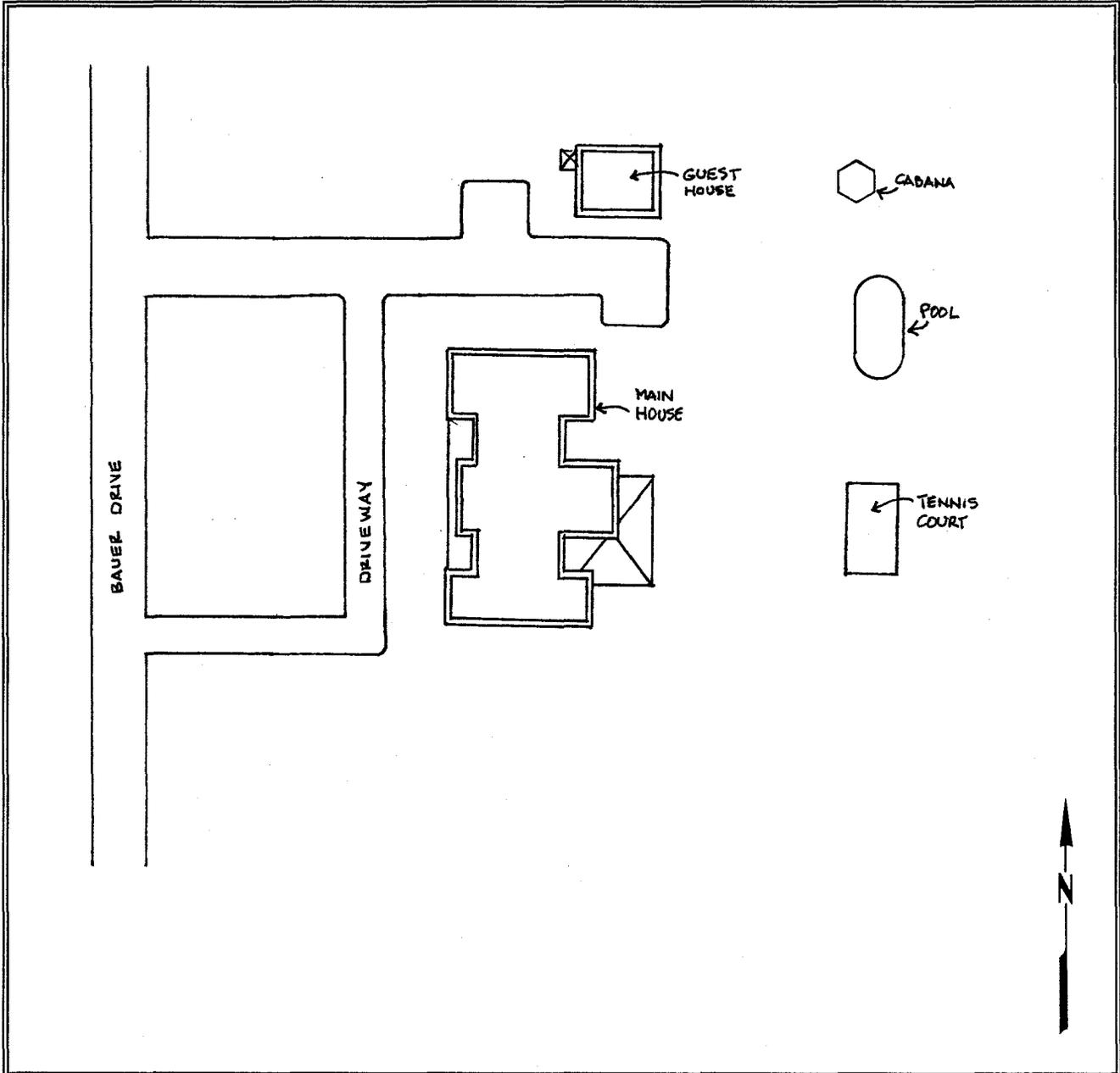
RESOURCE NAME: Aaron S. and Beatrice H. Schwartzman Property

SURVEY NO.: M:22-41 (PACS 7.10)

ADDRESS: 14711 Bauer Drive, Rockville vicinity, Montgomery County

10. Geographical Data (Continued)

Resource Sketch Map:



CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

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RESOURCE NAME: Aaron S. and Beatrice H. Schwartzman Property

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ADDRESS: 14711 Bauer Drive, Rockville 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

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

Suburban

Historic Function(s) and Use(s):

Private Residence

Known Design Source (write none if unknown):

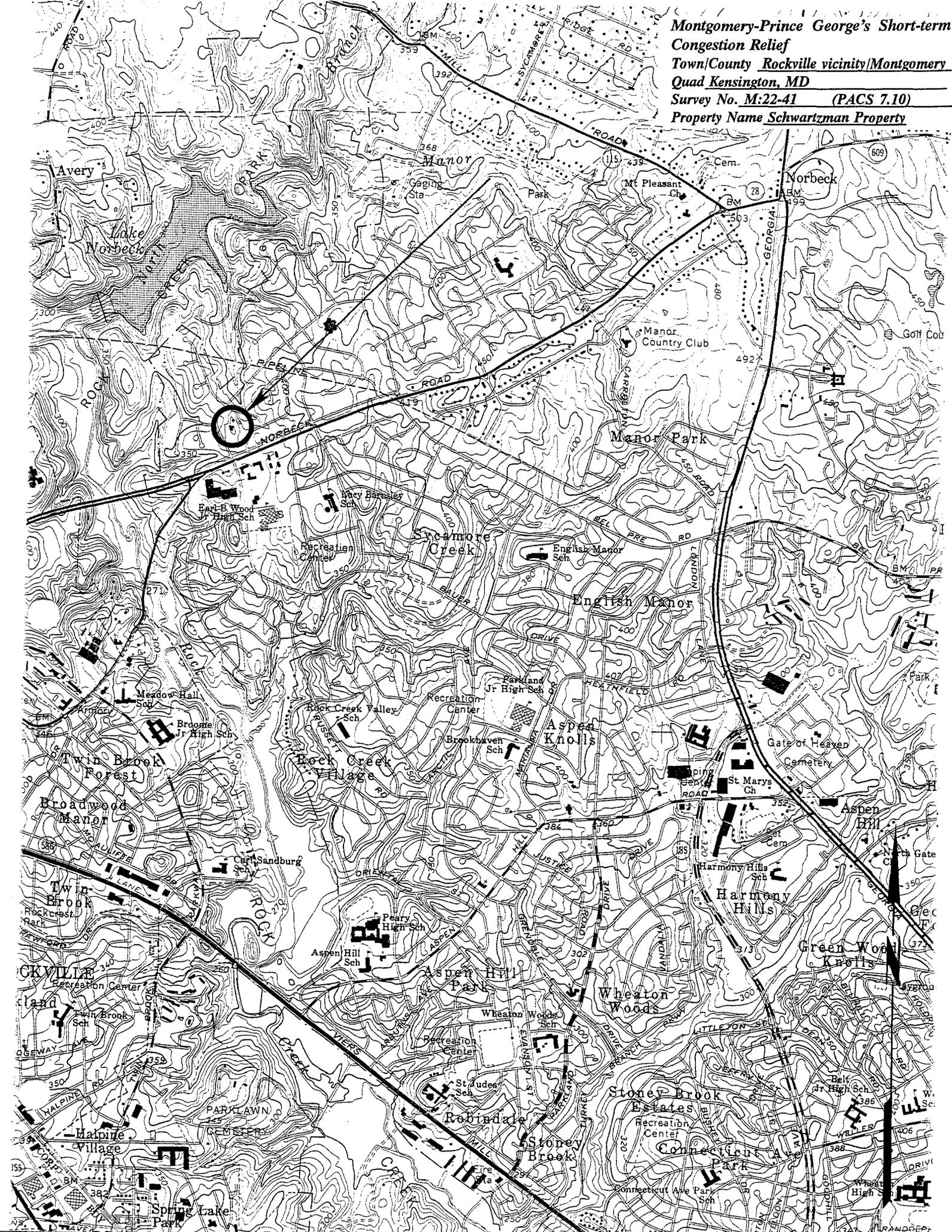
Aaron S. and Beatrice H. Schwartzman

Montgomery-Prince George's Short-term  
Congestion Relief

Town/County Rockville vicinity/Montgomery  
Quad Kensington, MD

Survey No. M:22-41 (PACS 7.10)

Property Name Schwartzman Property





1 M: 22-41

2 AARON S. + BEATRICE H. SCHWARTZMAN PROPERTY

3 Montgomery Co. Md

4 Julia Davis

5 5/97

6 Mt SHILOH

7 MAIN HOUSE, WEST (FRONT) ELEVATION DATE: 1/17 120060L

8 1/17



1 M:22-41

2

2 AARON S. + BEATRICE H. SCHWARTZMAN PROPERTY

3 Montgomery Co Md

4 Juice Dance

5 3/98

6 Md 8490

7 MAIN HOUSE, SOUTHWEST CORNER 37 N H + 123062L

8 2/17



1 M:22-41

3

2 AARON S. + BEATRICE H. SCHWARTZMAN PROPERTY

3 Montgomery Co. Md

4 Julie Danse

5 5/92

6 Md SHPO

236 0271 N N 350

7 MAN HOUSE, SOUTH ELEVATION

8 3/17



1 M: 22-41

2 AARON S. + BEATRICE SCHWARTZMAN PROPERTY

3 Montgomery Co. Md

4 Julie Davis

5 5/98

6 Md SHPO

7 MAIN HOUSE, SOUTHEAST CORNER

07 x 11 x 1200 802

8 4/17



1 M: 22-41

2 AARON S. + BEATRICE H. SCHWARTZMAN PROPERTY

3 Montgomery Co Md

4 Jules Dawser

5 5/98

6 Md. SHPS

7 MAIN HOUSE, EAST ELEVATION ON R.R. 222602  
(VIEW FROM NORTHWEST)

8 5/17



1 M: 22-41

2 AARON S. + BEATRICE H. SCHWARTZMAN PROPERTY

3 Montgomery Co, Md

4 Julie Davis

5 5/98

6 Md SAMS

7 MAIN HOUSE, EAST ELEVATION (VIEW FROM SOUTHWEST)

DATE: 12/20/02

8 6/17



1 M: 22-41

2 AARON S. & BEATRICE H. SCHWARTZMAN PROPERTY

3 Montgomery Co Md

4 Julie Dawie

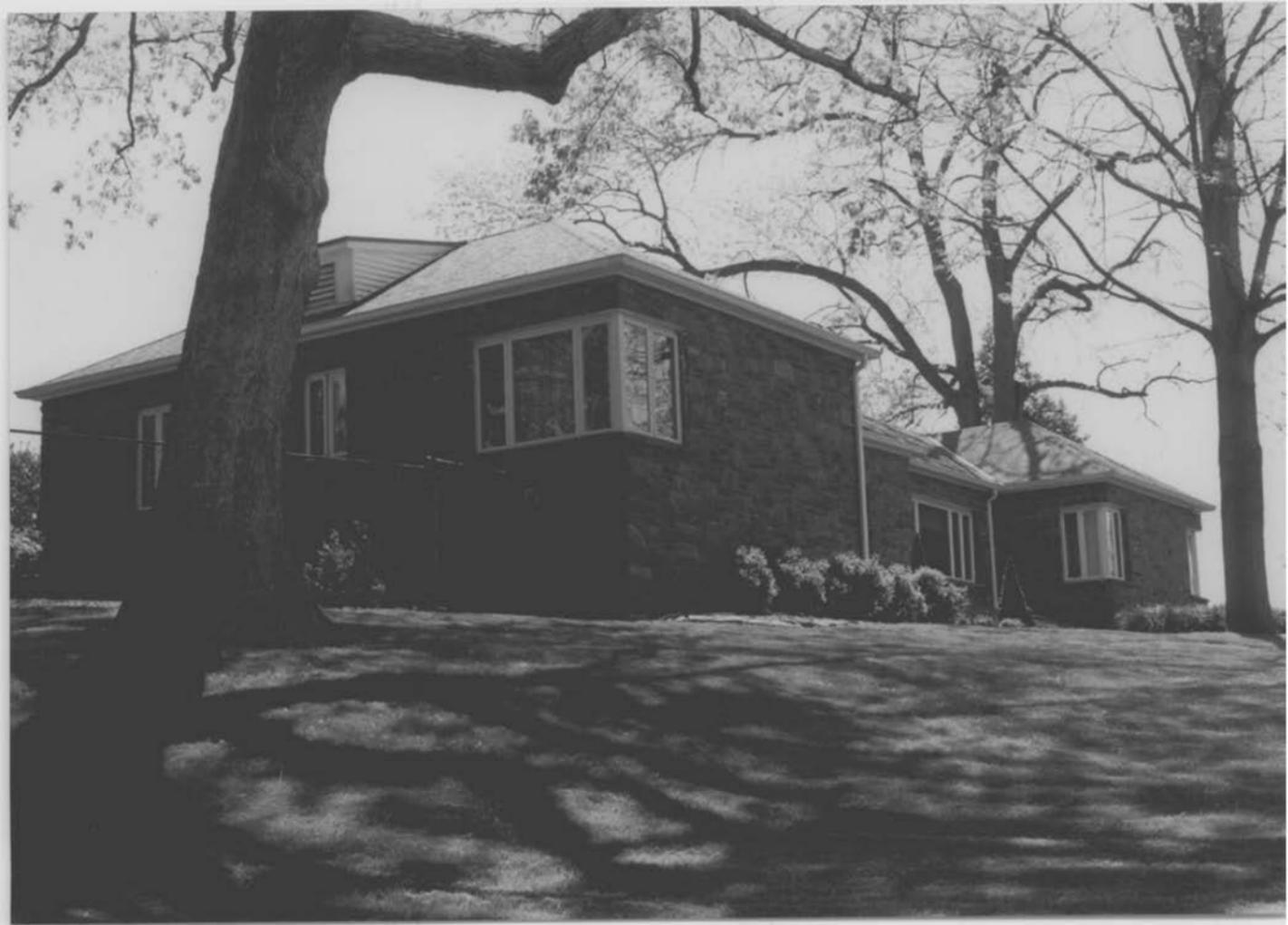
5 3/95

6 Montgomery Co Md

7 MAIN HOUSE, NORTH ELEVATION

200001 1000 60

8 7/17



1 M:22-41

2 AARON S. + BEATRICE H. SCHWARTZMAN PROPERTY

3 Montgomery Co. Md

4 Julie Dawie

5 5/99

6 Md STATE

STATE 1201602

7 MAIN HOUSE, NORTHWEST CORNER

8 8/17



1 M: 22-41

2 AARON S. + BEATRICE H. SCHWARTZMAN PROPERTY

3 Montgomery Co. Md.

4 Julie Davis

5 5/98

6 Md. SHPO

7 GUEST

HOUSE, NORTHWEST CORNER

ZHANG 120062

8 9/17



1 M: 22-41

2 AARON S. + BEATRICE H. SCHWARTZMAN PROPERTY

3 Montgomery Co. Md

4 July Date

5 5/98

6 Md SHPO

7 GUEST HOUSE ; NORTH ELEVATION

CP-5 P. 1. 120060-

8 10/17



1 M: 22-41

2 AARON S. + BEATRICE H. SCHWARTZMAN PROPERTY

3 Montgomery Co Md.

4 Julie Davis

5 5/98

6 Md 2440

GUEST

7 HOUSE, NORTHEAST CORNER

8 11/17

DEPT OF 2000 800



1 M:22-41

2 AARON S. + BEATRICE H. SCHWARTZMAN PROPERTY

3 Montgomery Co. Md.

4 John Davis

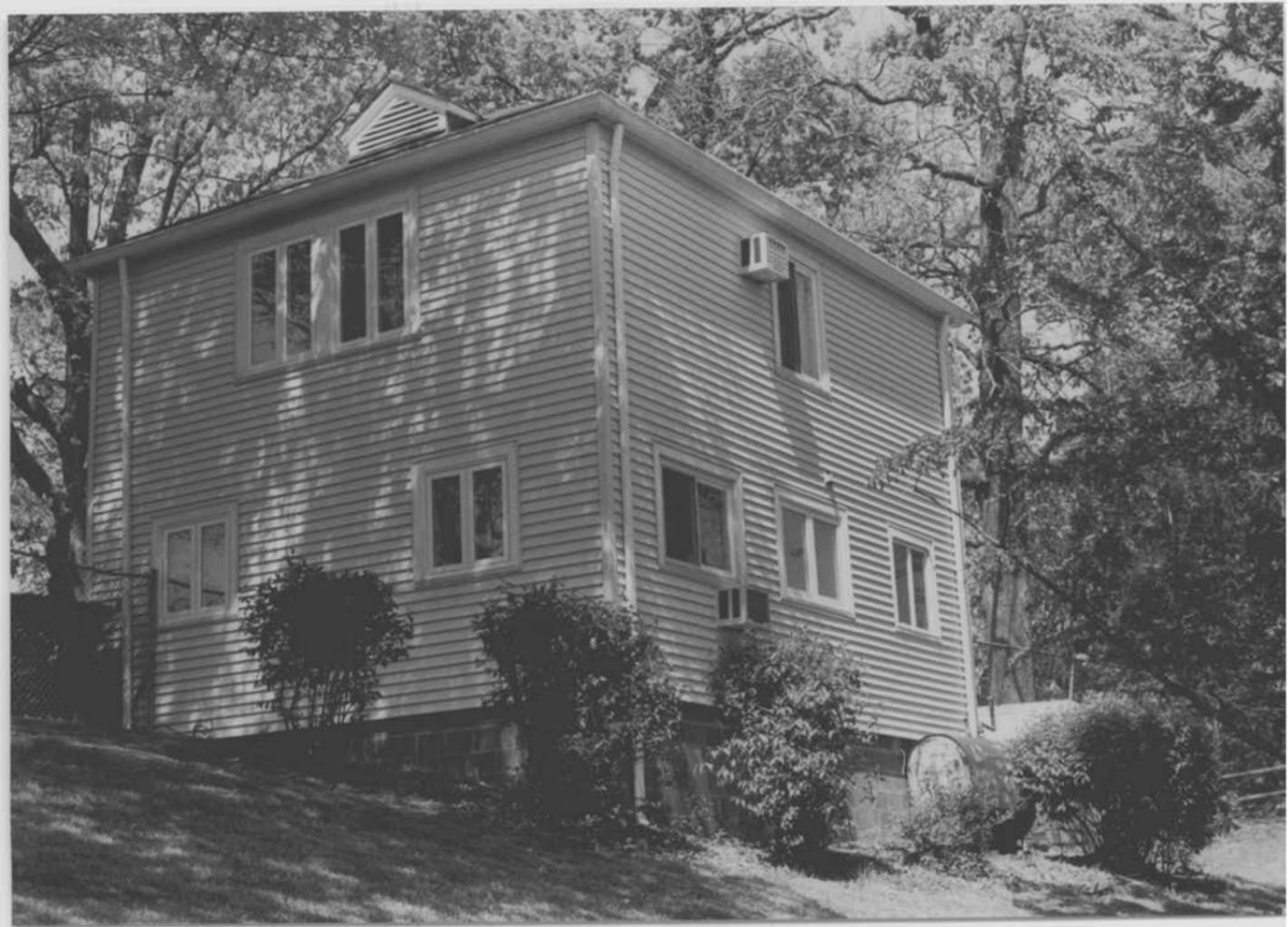
5 5/98

6 Mt. Spm.

7 GUEST HOUSE, EAST ELEVATION

2007-11-12 12:00:00

8 12/17



1 M: 22-41

2 AARON S. + BEATRICE H. SCHWARTZMAN PROPERTY

3. Montgomery Co Md

4 Julie Dawe

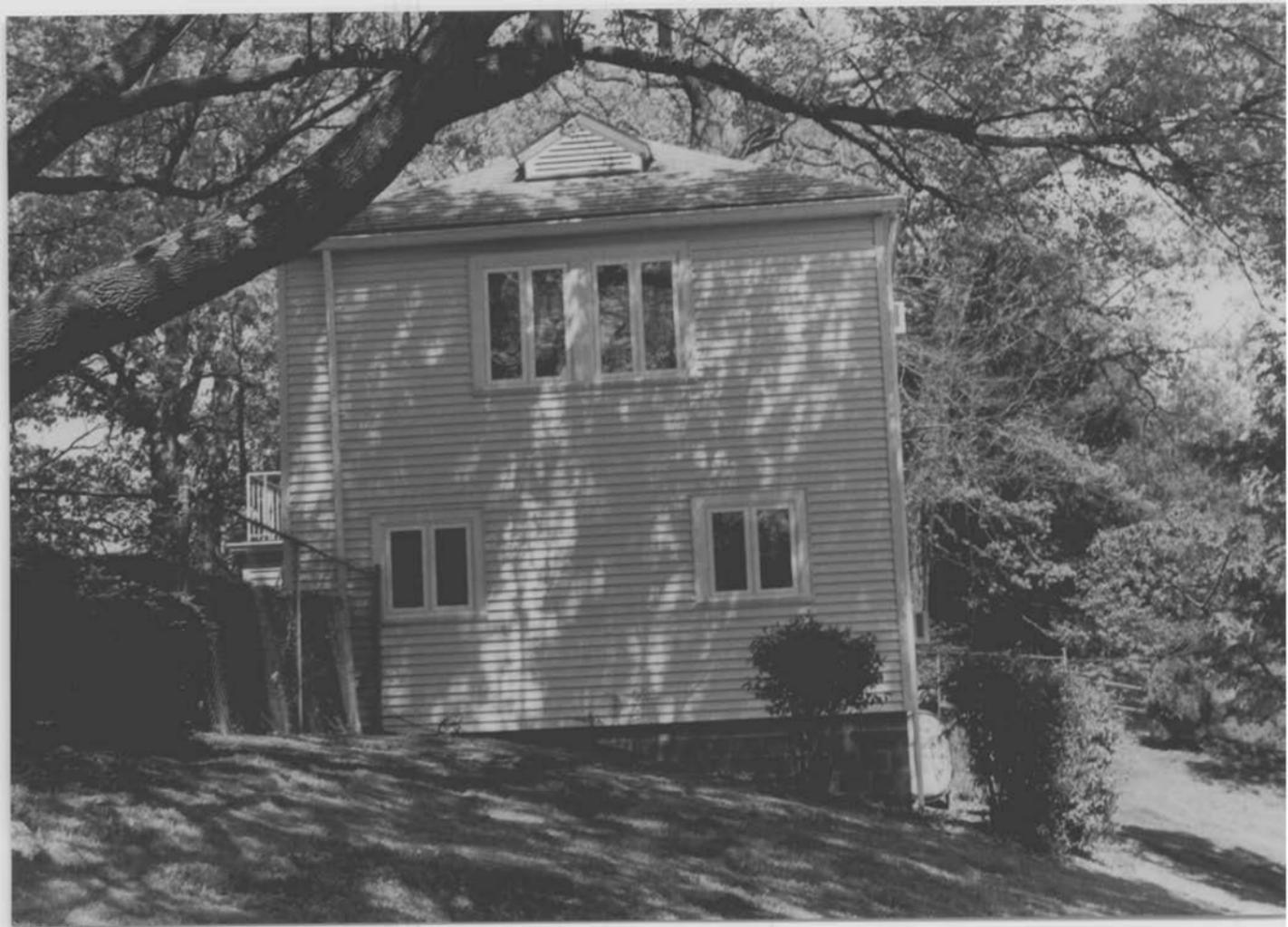
5 3/98

6 Md 8/1/20

7 GUEST HOUSE, SOUTHEAST CORNER

27 APR 1998

8 13/17



1 M: 22-41

2 AARON S. + BEATRICE H. SCHWARTZMAN PROPERTY

3 Mount Airy, Co. Md

4 Julie Dawe

5 5/98

6 Md 8/11/95

7 GUEST HOUSE, SOUTH ELEVATION.

ETHN 120082

8 14/17



1 M: 22-41

2 AARON S. + BEATRICE H. SCHWARTZMAN PROPERTY

3 Montgomery Co Md

4 Julie Darsie

5 5/98

6 Wild 8000

7 GUEST HOUSE, SOUTHWEST CORNER

229021 N N 52

8 15/17



1 M: 22-41

15

2 AARON S. + BEATRICE H. SCHWARTZMAN PROPERTY

3 Montgomery Co. Md

4 Julie Dawie

5 5/98

6 Md. STP:

7 CABANA, VIEW FROM NORTHEAST

CONFIDENTIAL

8 16/17



1 M: 22-41

2 AARON S. + BEATRICE H. SCHWARTZMAN PROPERTY

3 Montgomery Co, Md.

4 Julie Davis

5 5/98

6 Md SHPO

7 CABANA, VIEW FROM SOUTHWEST

8 17/17