

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ___
no ___

Property Name: Cashell Estates Subdivision Inventory Number: M:22-45
 Address: Redland Road, Garrett Road, Overhill Road City: Derwood Zip Code: 20855
 County: Montgomery USGS Topographic Map: Gaithersburg
 Owner: Multiple Is the property being evaluated a district? ___ yes
 Tax Parcel Number: Multiple Tax Map Number: GT-41 Tax Account ID Number: Multiple
 Project: Intercounty Connector Agency: State Highway Administration/FHWA
 Site visit by MHT staff: no ___ yes Name: _____ Date: _____
 Is the property is located within a historic district? ___ yes no

If the property is within a district District Inventory Number: _____
 NR-listed district ___ yes Eligible district ___ yes Name of District: _____
 Preparer's Recommendation: Contributing resource ___ yes ___ no Non-contributing but eligible in another context ___ yes

If the property is not within a district (or the property is a district) Preparer's Recommendation: Eligible ___ yes no

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G ___ None

Documentation on the property/district is presented in:

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*
 Cashell Estates Subdivision, located in Redland of Montgomery County contains thirty-two dwellings and one bridge. Subdivided along Redland Road, Garrett Road, and Overhill Road. The dwellings in Cashell Estates range from one-story to one-and-a-half stories in height and two bays to five bays across on the facade. Construction methods include wood-frame structural systems to masonry brick and concrete-block structural systems. These dwellings are typical examples of mid-20th century suburban architecture found throughout Montgomery County. Styles and forms in the subdivision include modest bungalows, ranch houses, Colonial Revival-style dwellings, and split-foyer houses. Cashell Estates Subdivision is ~~significant as~~ an example of sporadic suburban residential development throughout Montgomery County dating from the mid-20th century. Platted in 1943, this development has the appearance of an unplanned development due to the fact that the lots are irregular in size, the dwellings are slightly varied with only a few identical structures, and the development is contained near major transportation routes. This subdivision was created out of the Cashell Farm, which was located on the east side of Redland Road extending north to Muncaster Mill Road. The Cashell Estates Subdivision, which contains 32 contributing properties, has no known association with the events and trends that have made a significant contribution to the broad patterns of our history, therefore it is not eligible under Criterion A. The district is not associated with any person or group of persons of outstanding importance to the community, state, or nation, therefore, it is not eligible under Criterion B. The Cashell Estates Subdivision neither embodies distinctive characteristics of mid-20th century subdivisions nor does it represent the work of a master or

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended ___	Eligibility not recommended <input checked="" type="checkbox"/>
Criteria: ___ A ___ B ___ C ___ D	Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G ___ None
MHT Comments	
<u>Jim Handman</u> ✓ Reviewer, Office of Preservation Services	<u>3/19/04</u> Date
<u>[Signature]</u> Reviewer, NR Program	<u>3/19/04</u> Date

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NR-ELIGIBILITY REVIEW FORM

Cashell Estates Subdivision

Inventory Number: M:22-45

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possess high artistic value. Thus it is not eligible for the National Register under Criterion C. This district was not evaluated under Criterion D. It has been determined that the Cashell Estates Subdivision is not eligible for listing on the National Register of Historic Places under Criteria A, B, or C.

Prepared by: EHT Traceries, Inc. Date Prepared: 12/30/2003

Maryland Historical Trust

Inventory No. M:22-45

Maryland Inventory of Historic Properties Form

1. Name of Property (indicate preferred name)

historic Cashell Estates Subdivision
other

2. Location

street and number Redland Road, Garrett Road, Overhill Road not for publication
city, town Derwood vicinity
county Montgomery

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

name Multiple Owners
street and number Not Available telephone N/A
city, town state zip code

4. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Courthouse tax map and parcel:
city, town Rockville liber N/A folio N/A

5. Primary Location of Additional Data

- Contributing Resource in National Register District
- Contributing Resource in Local Historic District
- Determined Eligible for the National Register/Maryland Register
- Determined Ineligible for the National Register/Maryland Register
- Recorded by HABS/HAER
- Historic Structure Report or Research Report
- Other

6. Classification

Category	Ownership	Current Function	Resource Count	
			Contributing	Noncontributing
<input checked="" type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input type="checkbox"/> agriculture		
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	32	buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense		sites
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	1	structures
<input type="checkbox"/> object		<input type="checkbox"/> education		objects
		<input type="checkbox"/> funerary	33	Total
		<input type="checkbox"/> government		
		<input type="checkbox"/> health care		
		<input type="checkbox"/> industry		
		<input type="checkbox"/> landscape		
		<input type="checkbox"/> recreation/culture		
		<input type="checkbox"/> religion		
		<input type="checkbox"/> social		
		<input type="checkbox"/> transportation		
		<input type="checkbox"/> work in progress		
		<input type="checkbox"/> unknown		
		<input checked="" type="checkbox"/> vacant/not in use		
		<input type="checkbox"/> other:		
			Number of Contributing Resources previously listed in the Inventory	
			8	

7. Description

Inventory No. M:22-45

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input type="checkbox"/> altered

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

Cashell Estates Subdivision, located in Redland of Montgomery County contains thirty-two dwellings and one bridge. Subdivided along Redland Road, Garrett Road, and Overhill Road, Cashell Estates is sited on a level tract of land with the houses set near the road on grassy lots surrounded by mature trees and shrubs. Each of the houses has either paved driveways or gravel driveways leading from the road to the dwellings. A handful of houses have outbuildings, such as garages and sheds, associated with the property. These outbuildings are typically non-historic.

The dwellings in Cashell Estates range from one-story to one-and-a-half stories in height and two bays to five bays across on the facade. Construction methods include wood-frame structural systems to masonry brick and concrete-block structural systems. These dwellings are typical examples of mid-20th century suburban architecture found throughout Montgomery County. Styles and forms in the subdivision include modest bungalows, ranch houses, Colonial Revival-style dwellings, and split-foyer houses.

Examples of ranch houses stand at 17001 Redland Road, 17007 Redland Road, 17015 Redland Road, 17021 Redland Road, and 6917 Garrett Road. The house at 17001 Redland Road, built circa 1950, is one-story in height and three bays across. This concrete-block masonry ranch house rests on a concrete block foundation and is capped by a side-gabled roof sheathed in asphalt shingles. It has one interior brick stretcher-bond chimney. There is a contemporaneous garage associated with this house. It is a two-bay, two-story concrete block structure with a shed roof covered with sheets of corrugated metal.

Built circa 1953, the house at 17015 Redland Road is typical of suburban houses constructed during the mid-twentieth century in Montgomery County. This one-story, three-bay, wood-frame ranch house rests on a poured concrete foundation, is clad with both wood weatherboards and aluminum siding, and is capped by a side-gabled roof sheathed in asphalt shingles. It has one exterior end brick chimney.

Built circa 1950, the house at 6917 Garrett Road is a one-story, four-bay wood-frame ranch house. It rests on a parged foundation, is stuccoed, and is capped by a side-gabled roof sheathed in asphalt shingles. It has one centered brick stretcher-bond chimney. The house has two contemporaneous outbuildings, a one-story, four-bay frame shed, and a two-story, three-bay frame barn.

The dwelling at 17005 Overhill Road is an example of a Cape Cod dwelling located in Montgomery County. The one-and-a-half-story, three-bay frame house at 17005 Overhill Road was built circa 1947. It rests on a parged foundation, is stuccoed, and is capped by a side-gabled roof sheathed in asphalt shingles. It has one exterior end brick chimney, and two front-gabled dormers, each with a 6/6 vinyl-sash window.

One example of a Colonial Revival-style house in the Cashell Estates Subdivision stands at 17101 Redland Road. Built circa 1945, the house at 17101 Redland Road is a one-and-a-half story, two-bay Colonial Revival-style frame residence. It rests on a parged foundation, is stuccoed, and is capped by a side-gabled roof sheathed in asphalt shingles. It has one corbelled interior brick chimney, and two front-gabled stuccoed dormers, each with a 6/6 wood-sash window.

8. Significance

Inventory No. M:22-45

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philospohy
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input checked="" type="checkbox"/> community planning		<input type="checkbox"/> maritime industry	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other:

Specific dates c1943-1957 **Architect/Builder** Unknown

Construction dates c1940-c1960

Evaluation for:

National Register

Maryland Register

not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance reports, complete evaluation on a DOE Form - see manual.)

The Cashell Estates Subdivision is located in Redland, southeast of Gaithersburg, in Montgomery County. Cashell Estates Subdivision is significant as an example of sporadic suburban residential development throughout Montgomery County dating from the mid-20th century. Platted in 1943, this development has the appearance of an unplanned development due to the fact that the lots are irregular in size, the dwellings are slightly varied with only a few identical structures, and the development is contained near major transportation routes. This subdivision was created out of the Cashell Farm, which was located on the east side of Redland Road extending north to Muncaster Mill Road.

Redwood is located immediately north of Derwood along Redland Road. Derwood was originally a small station along the Baltimore and Ohio Railroad between the Rockville and Gaithersburg stations. Derwood is centered along Redland Road south of Muncaster Mill Road in the Fourth District of Montgomery County. During the last half of the 20th century, the village of Redland has become prominent in the area along Redland Road with the increase of residential development as well as commercial establishments on Muncaster Mill Road.

The Redland village in 1879 according the G.M. Hopkins Montgomery County Atlas consisted of Muncaster Mill Road intersecting with Redland Road. Approximately 13 residences, one store and post office, and two blacksmith shops are located within Redland in 1879. A few of the names associated with these buildings include Henry S. Thompson, Hiram Grady, H.B. Penn, Samuel H. Bready, Charles W. Bready, and E.M. Muncaster. Along Muncaster Mill Road east of the village center are several residences owned by Thomas F. Cashell. On Redland Road between the villages of Derwood and Redland are the residences of Dr. Julien Magruder, William Cole, W.O. Householder, and Muncaster. In some instances when there are large farms depicted on the Hopkins Atlas the number of acres is provided with the name. None of the names in the Redland area are listed as farms. Three houses exist along Muncaster Mill Road that belong to Cashell, two on the north side and one on the south side. No buildings are denoted on the map on the east side of Redland Road immediately south of Mill Branch extending up to Redland. The lack of residential buildings in this section suggests that it functioned as farmland or was an unimproved estate.

Cashell Estates was subdivided and platted in November 1943. The owners at the time were J. Garrett Beitzell and N.C. Hines. Beitzell and Hines acquired the land in May 1943 from W.L. Orr through the deed recorded among the land records of Montgomery County in Liber 909 Folio 169. The plat depicts four blocks containing a total of twenty-two lots encompassing Nedham Road, Overhill Road, Garrett Road, and Redland Road.

9. Major Bibliographical References

Inventory No. M:22-45

See continuation sheet.

10. Geographical Data

Acreage of surveyed property UnknownAcreage of historical setting UnknownQuadrangle name Gaithersburg, MDQuadrangle scale 1:24,000

Verbal boundary description and justification

Cashell Estates Subdivision is located in Redland of Montgomery County. It is associated with tax map GT41 and was platted in 1943.

11. Form Prepared By

name/title Kristie Baynard/Architectural Historianorganization EHT Traceries, Inc.date 12/22/03street and number 1121 Fifth Street, NWtelephone 202-393-1199city or town Washingtonstate DC zip code 20001

The Maryland Inventory of Historic Properties 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
DHCD/DHCP
100 Community Place
Crownsville MD 21032
410-514-7600

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

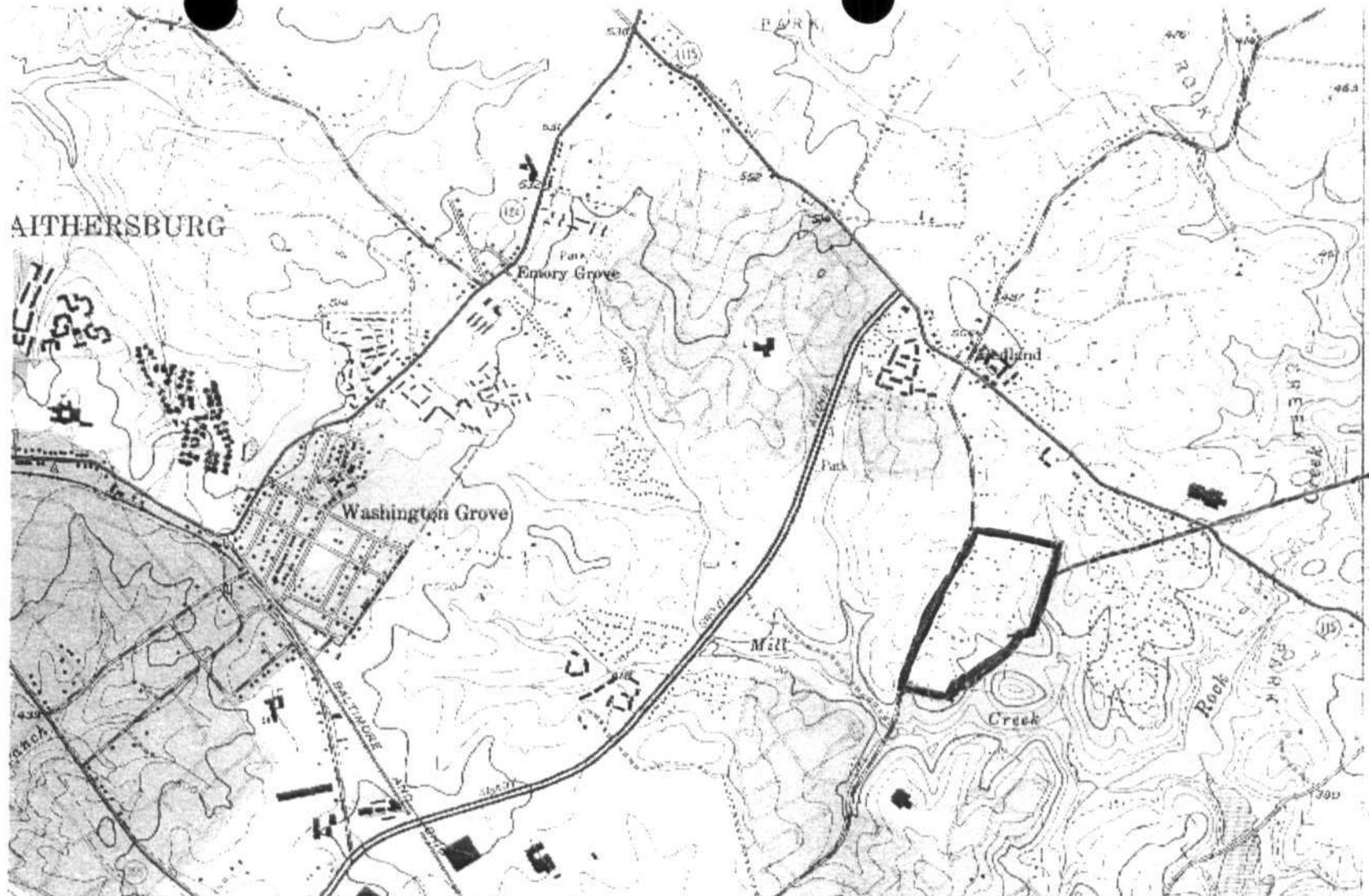
Inventory No. M:22-45

Name Cashell Estates Subdivision

Continuation Sheet

Number 9 Page 1

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



M. 22-45
 Cashell Estates
 Subdivision
 Montgomery County
 Gaithersburg, MD
 USGS QUAD

(ROCKVILLE) 5562 N. S.W. 10' 11' 12' 13' 14' 15' 16' 17' 18' 19' 20' 39°07'30" 77°07'30"



ROAD CLASSIFICATION

Heavy-duty	—————	Light duty	—————
Medium duty	- - - - -	Unimproved dirt
Interstate Route	⦿	U. S. Route	⦿
		State Route	⦿

VERTICAL INTERVAL 20 FEET
 MEANS DATUM OF 1929

Revisions shown in purple and woodlands compiled by the Geological Survey from aerial photographs taken in 1964 and 1967.

GAITHERSBURG, MD.



M 22-45

Cashell Estates Subdivision
Montgomery County, MD

Traceries

12/2003

MD SHPO

7004 Garrett Road

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M 22-45

Cashell Estates Subdivision
Montgomery County, MD

Traceries

12/2003

MD SHPO

17005 Overhill Road

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m 22-45

Cashell Estates Subdivision
Montgomery County, MD

Traceries

12/2003

MD SHPO

17121 Redland Road

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M 22-45

Cashell Estates Subdivision

Montgomery County, MD

Traceries

12/2003

MP SHPO

17007 Redland Road

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M 22-45

Cashell Estates Subdivision
Montgomery County, MD

Traceries

12/2003

MD SHPO

17021 Redland Road

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m 22-45

Cashell Estates Subdivision
Montgomery County, MD
Traceries

12/2003

MD SHPO

17117 Redland Road

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M 22-45

Cashell Estates Subdivision
Montgomery County, MD

Traceries

12/2003

MD SHPO

17001 Redland Road

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