

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes _____
no

Property Name: Montrose Park Survey Inventory Number: M: 30-29

Address: bounded by Brentford Dr., Lauderdale Dr., Portree Dr., and Randolph Rd. Historic district: yes _____ no

City: Rockville Zip Code: 20852 County: Montgomery

USGS Quadrangle(s): Kensington

Property Owner: multiple Tax Account ID Number: n/a

Tax Map Parcel Number(s): n/a Tax Map Number: n/a

Project: MD 355 at Montrose Parkway from Chapman Ave to Parklawn Agency: SHA

Agency Prepared By: McCormick Taylor, Inc.

Preparer's Name: Charles Richmond Date Prepared: 5/22/2013

Documentation is presented in: _____

Preparer's Eligibility Recommendation: _____ Eligibility recommended Eligibility not recommended

Criteria: A B C D Considerations: A B C D E F G

Complete if the property is a contributing or non-contributing resource to a NR district/property:

Name of the District/Property: _____

Inventory Number: _____ Eligible: yes no Listed: yes no

Site visit by MHT Staff yes no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

The Montrose Park Survey is composed of ninety-nine (99) single family dwellings constructed during the early 1960s. The residential neighborhood is located along Randolph Road, Lauderdale Drive, Brentford Drive, Putnam Drive, Forestvale Drive, Portree Drive, and Oakglen Drive. The development is bounded by the Franklin Park residential neighborhood, to the east; Randolph Road, to the south; a modern apartment complex to the west; and a vacant highway right-of-way, to the north. The neighborhood includes eighty-one (81) residences constructed in 1960, one (1) in 1962, and seventeen (17) in 1963. The residential neighborhood includes tree-lined concrete sidewalks throughout the development.

Lauderdale Drive includes a small number of one-story, four-bay residences that are raised Ranch-style structures. The Neocolonial-style is prevalent throughout Montrose Park, including many dwellings along Lauderdale Drive. Numerous homes feature Neocolonial-style influenced pediments and door surrounds. Many homes along Lauderdale Drive have centrally located concrete steps that lead to the entrance, emphasizing the division of living space fundamental to Split Level designs. Several properties feature large, single-pane transoms above the doorway, an example of the styles' embrace of the earlier Colonial Revival style. Several of the one-story homes feature front-facing cross gables, common to the Minimal Traditional-style. 12105

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____ Eligibility not recommended

Criteria: A B C D Considerations: A B C D E F G

MHT Comments:

Jim Tullman
Reviewer, Office of Preservation Services

8/19/2013
Date

[Signature]
Reviewer, National Register Program

8/19/13
Date

Lauderdale Drive, a representative example, is a four-bay, two-story Split Level residence with brick exterior and asphalt shingle side gable roof. The entrance includes a wood paneled door with sidelights and a large transom. A fifteen-light bay window is situated along the facade, which is typical of the other residences along Lauderdale Drive.

The homes along Brentford Drive include a number of modified Ranch or Split Level designs. Many of the houses appear to have raised basement levels, which give the appearance of a Ranch-style, but have floor plans more closely resembling Split Levels. In general, the homes along Brentford Drive are side gabled structures with brick exteriors along the facade and aluminum siding to the sides and rear. The house at 5119 Brentwood Drive is a representative example of the homes along Brentford Drive. The house is a one-story, four-bay frame structure with a side gable roof. The dwelling has a brick exterior along the facade and aluminum siding on the east and west elevations. A substantial 16-light bay window with wood muntins is found along the facade. An exterior brick chimney is located along the east elevation and extends through the eave.

The dwellings feature materials and designs similar to those throughout Montrose Park. The properties located along Putnam Road include mostly Split Level residences. In general, the Split Level residences consist of two-story, three-bay frame side gable dwellings. Most have brick facades with aluminum siding along the north and south elevations. The residences along Oakglen Drive are typical of the subdivision and consist primarily of two-story, three-bay frame Split Level structures. Several residences feature brick ground floors and aluminum siding on the upper floor. Many of the homes along Oakglen Drive have second story overhangs, reminiscent of the Garrison-type of the Colonial Revival-style. The dwellings on Oakglen Drive tend to feature recessed central doorways. The homes along the north side of Forestvale Drive include a number of Split Level residences with the second-story overhang, similar to those along Oakglen Drive. The homes along the south side of Forestvale Drive appear to be one-story dwellings with raised basements. The homes along Portree Drive are similar to those along Forestvale Drive and Oakglen Drive and include a mix of Split Level and raised basement dwellings. The residences along Randolph Road consist mainly of one-story and raised basement structures with side gable roofs with brick and aluminum siding exteriors. There are few attached or free-standing garages within the subdivision.

The Montrose Park subdivision was established in an area of Montgomery County historically known as Randolph. Unlike other parts of Montgomery County, Randolph did not particularly experience increases in development after the 1870s arrival of the Metropolitan Branch of the Baltimore & Ohio Railroad (M:37-16). Throughout the late nineteenth century and well into the twentieth century, Randolph continued to remain a rural stop along the line. Several small clusters of housing existing by the early twentieth century, including Halpine, Autry Park, Derwood, and Randolph. During the early twentieth century the future site of Montrose Park was undeveloped. Post World War II development southeast Rockville included communities of Randolph Hills, Franklin Park, Twinbrook, and others. Randolph was subsumed by Rockville when neighborhood development of surrounding areas expanded into Randolph during the 1950s and 1960s.

The Montrose Park subdivision was originally planned by the Tarleton Housing Corporation in 1958. Samuel Selsky served as the president of the Tarleton Housing Corporation and Sarah Selsky was secretary-treasurer. The Tarleton Housing Corporation employed A. Morton Thomas Jr. to survey the subdivision. A. Morton Thomas & Associates was an engineering firm from Bethesda, Maryland. The plat for Montrose Park was approved by Montgomery County Planning Board and Maryland-National Capital Park & Planning Commission on December 18, 1958 (Plat No. 5431).

The Montrose Park subdivision was bounded by Franklin Park, to the east; Randolph Road, to the south; open land, to the west; and a proposed highway right-of-way, to the north. The original subdivision consisted of eighty (80) lots of various sizes. The lots were situated along Randolph Road, Oakglen Drive, Putnam Road, Portree Drive, Forestvale Drive, and Brentford Drive. The lots along Randolph Road were mostly 64' X 100'. The lots along Brentford Drive measured 60' X 125'. The lots along Forestvale Drive, Putnam Road, and Oakglen Drive were slightly larger in dimensions. The plan for Montrose Park was a traditional grid

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Eligibility not recommended _____

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Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

Date

pattern with standardized lots, excepting corner lots.

In January 1962 additional plans for improvements were developed as part of the Montrose Park subdivision. The plans were submitted on behalf of Samuel Stone, owner of the land immediately west of the original Montrose Park subdivision. Page Hopkins, of the firm of Maddox & Hopkins, served as the land surveyor for the subdivision. Maddox & Hopkins was a civil engineering firm from Silver Spring, Maryland. The subdivision plan included fifteen (15) lots along Lauderdale Drive. The majority of lots along Lauderdale Drive measured 95' X 100'. The plan also included four (4) lots along Brentford Drive, approximately 64' X 125'. The plan was approved by the Montgomery County Planning Board and Maryland-National Capital Park & Planning Commission on February 21, 1962.

Montrose Park is a modest example of a mid-twentieth century planned suburban neighborhood and does not include many of the amenities typically associated with modern planned developments, such as community centers and park land for recreational use. Montrose Park has a rectangular plan with traditional grid pattern for lots and roadway and lacks the curvilinear road patterns and incorporation of the landscaping associated with mid-to-late twentieth century planned neighborhoods. The subdivision was confined by the built up character of the landscape at that time of its construction. By 1960-1963 the Rockville area had experienced development of commercial and shopping centers and included parks and recreational opportunities.

The predominant architectural style of residences within Montrose Park is the Neocolonial style. The Neocolonial style was prominent in the United States beginning around 1955. The style embraces the simplicity and traditional of the earlier Colonial Revival style while adapting to modern building techniques. The Neocolonial style was adapted to building forms popularized by contractors during the mid-to-late twentieth century, including the popular Split Level style and Ranch. The Neocolonial style can be observed in a variety of architectural detailing found among the houses within Montrose Park, including Colonial-inspired door surrounds. The Split Level type developed during the mid-1950s as an alternative to the popular Ranch style. The Split Level utilized the Ranch-style massing and introduced a second story to increase living space. Many dwellings in Montrose Park also feature elements of the Minimal Traditional style, such as minimal decorative detailing, low-pitched roof, single-story construction, and front facing cross gable.

Montgomery County, as an adjacent rural area to Washington, D.C., has witnessed suburban growth throughout the nineteenth and twentieth centuries corresponding to national periods of prosperity and development. Rockville and other communities benefitted from their location along early transportation corridors that connected with Washington. Montgomery County experienced the growth of suburban streetcar suburbs during the late nineteenth and early twentieth centuries. Montgomery County again witnessed increased residential development during World War II and the post-war era. Between 1952 and 1972 thirteen major highways were constructed in the Baltimore-Washington area, which contributed to the expansion of suburban development in surrounding counties. I-495 was completed in 1964 and improved access to parts of Montgomery and Prince George's Counties which soon experienced increased suburban development. By the mid-1950s several residential subdivisions had been established in the Rockville area of Montgomery County, including Twinbrook, Randolph Hills, Aspen Hill Park, Connecticut Park, and others. The opening of Interstate 70 (present-day I-270) between Frederick, Maryland and Washington encouraged further suburban development into the 1960s. The Woodley Gardens and New Mark Commons were examples of the increased emphasis on public space, recreation, and other amenities to attract home buyers and illustrate innovative concepts in planned suburban development.

National Register Evaluation

Montrose Park Survey is not known to have been associated with events that have made a significant contribution to the broad patterns of our history under Criterion A. The residential suburban neighborhood was constructed between 1960 and 1963 and is

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 Date

 Reviewer, National Register Program

 Date

not a noteworthy or innovative example of post-World War II planned suburban development. The subdivision lacks many elements typical of mid-to-late twentieth century planned suburban developments, such as planning for public areas, recreational facilities, and shopping centers. The property is not known to have been associated with any person(s) of historical significance under Criterion B. Under Criterion C, the residences within the development are architecturally undistinguished example of common mid-twentieth century residential building types and designs. As a community, the subdivision does not display innovative design or significant planning approaches. Archaeological investigations have not been conducted on the property; therefore, the resource's eligibility under Criterion D (potential to yield information important to history or prehistory) cannot be assessed at this time. The resource is recommended not eligible for the NRHP.

Bibliography

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1988

Montgomery County Recorder of Deeds, Plat Number 5431

Montgomery County Recorder of Deeds, Plat Number 6668

City of Rockville Proposed Historic Resources Management Plan. City of Rockville Department of Planning. Rockville, Maryland, 1986

Spero, P.A.C. Co. and KCI Technologies. Suburbanization Historic Context and Survey Methodology. Prepared for the I-495/I-95 Corridor Transportation Study for the Maryland State Highway Administration. 1999 (revised).

United State Geological Survey. Rockville, Maryland, USGS Quadrangle Map. 1944

Walker, Lester. American Homes. New York: Black Dog & Leventhal Publishers, 1996

MARYLAND HISTORICAL TRUST REVIEW

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MHT Comments:

Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

Date

Montrose Park Survey (M:30-29)
Rockville, Montgomery County, Maryland

Inventory:

12100 Lauderdale Drive built in 1963
12101 Lauderdale Drive built in 1962
12102 Lauderdale Drive built in 1963
12103 Lauderdale Drive built in 1963
12104 Lauderdale Drive built in 1963
12105 Lauderdale Drive built in 1963
12106 Lauderdale Drive built in 1963
12107 Lauderdale Drive built in 1963
12108 Lauderdale Drive built in 1963
12109 Lauderdale Drive built in 1963
12110 Lauderdale Drive built in 1963
12111 Lauderdale Drive built in 1963
12112 Lauderdale Drive built in 1963
12113 Lauderdale Drive built in 1963
12115 Lauderdale Drive built in 1963

5100 Brentford Drive built in 1960
5101 Brentford Drive built in 1960
5102 Brentford Drive built in 1960
5103 Brentford Drive built in 1960
5104 Brentford Drive built in 1960
5105 Brentford Drive built in 1960
5106 Brentford Drive built in 1960
5107 Brentford Drive built in 1960
5109 Brentford Drive built in 1960
5111 Brentford Drive built in 1960
5113 Brentford Drive built in 1960
5115 Brentford Drive built in 1960
5117 Brentford Drive built in 1960
5119 Brentford Drive built in 1960
5201 Brentford Drive built in 1960
5203 Brentford Drive built in 1960
5207 Brentford Drive built in 1963
5209 Brentford Drive built in 1963
5211 Brentford Drive built in 1963
5213 Brentford Drive built in 1963

12102 Putnam Road built in 1960
12103 Putnam Road built in 1960
12104 Putnam Road built in 1960

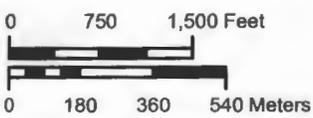
12105 Putnam Road built in 1960
12106 Putnam Road built in 1960
12107 Putnam Road built in 1960
12108 Putnam Road built in 1960
12109 Putnam Road built in 1960
12110 Putnam Road built in 1960
12111 Putnam Road built in 1960
12112 Putnam Road built in 1960

5100 Oakglen Drive built in 1960
5101 Oakglen Drive built in 1960
5102 Oakglen Drive built in 1960
5104 Oakglen Drive built in 1960
5105 Oakglen Drive built in 1960
5106 Oakglen Drive built in 1960
5107 Oakglen Drive built in 1960
5108 Oakglen Drive built in 1960
5110 Oakglen Drive built in 1960
5112 Oakglen Drive built in 1960
5114 Oakglen Drive built in 1960
5116 Oakglen Drive built in 1960

12100 Portree Drive built in 1960
12101 Portree Drive built in 1960
12102 Portree Drive built in 1960
12103 Portree Drive built in 1960
12104 Portree Drive built in 1960
12105 Portree Drive built in 1960
12106 Portree Drive built in 1960
12107 Portree Drive built in 1960
12108 Portree Drive built in 1960
12109 Portree Drive built in 1960
12110 Portree Drive built in 1960
12111 Portree Drive built in 1960
12112 Portree Drive built in 1960
12113 Portree Drive built in 1960
12115 Portree Drive built in 1960
12117 Portree Drive built in 1960
12119 Portree Drive built in 1960

12102 Forestvale Drive built in 1960
12103 Forestvale Drive built in 1960
12104 Forestvale Drive built in 1960
12105 Forestvale Drive built in 1960
12106 Forestvale Drive built in 1960
12107 Forestvale Drive built in 1960
12108 Forestvale Drive built in 1960
12109 Forestvale Drive built in 1960
12111 Forestvale Drive built in 1960

5009 Randolph Road built in 1960
5011 Randolph Road built in 1960
5013 Randolph Road built in 1960
5015 Randolph Road built in 1960
5103 Randolph Road built in 1960
5105 Randolph Road built in 1960
5107 Randolph Road built in 1960
5109 Randolph Road built in 1960
5111 Randolph Road built in 1960
5201 Randolph Road built in 1960
5203 Randolph Road built in 1960



Source: Kensington, MD
7.5' USGS Quadrangle, 1984

Montrose Park Survey (M: 30-29)

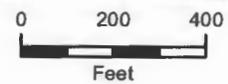
Montrose Park Survey (M: 30-29)
bounded by Lauderdale Dr., Brentford Dr., Portree Dr., and Randolph Rd.
Montgomery County, MD

Montrose Park Survey (M: 30-29)



04679_hb_MD_355_aerial_car_5/23/2013 9:29:44 AM

- Property Boundary
- Parcel



OWNER'S DEDICATION

We, Thornton Housing Corporation, a Maryland Corporation by Samuel Selsky, President, and Sarah Selsky, Secretary Treasurer, owners of the property shown and described hereon, hereby adopt this plan of subdivision, establish the minimum building restriction lines and stop assessments as shown, and dedicate the streets to public use.

There are no lots of action, leases, liens or trusts on the property included in this plan of subdivision except two shares of trust and the parties in interest therein have below indicated their assent to this plan of subdivision.

DATE: December 5, 1958

Samuel Selsky
 President, Thornton Housing Corporation

Sarah Selsky
 Secretary Treasurer, Thornton Housing Corporation

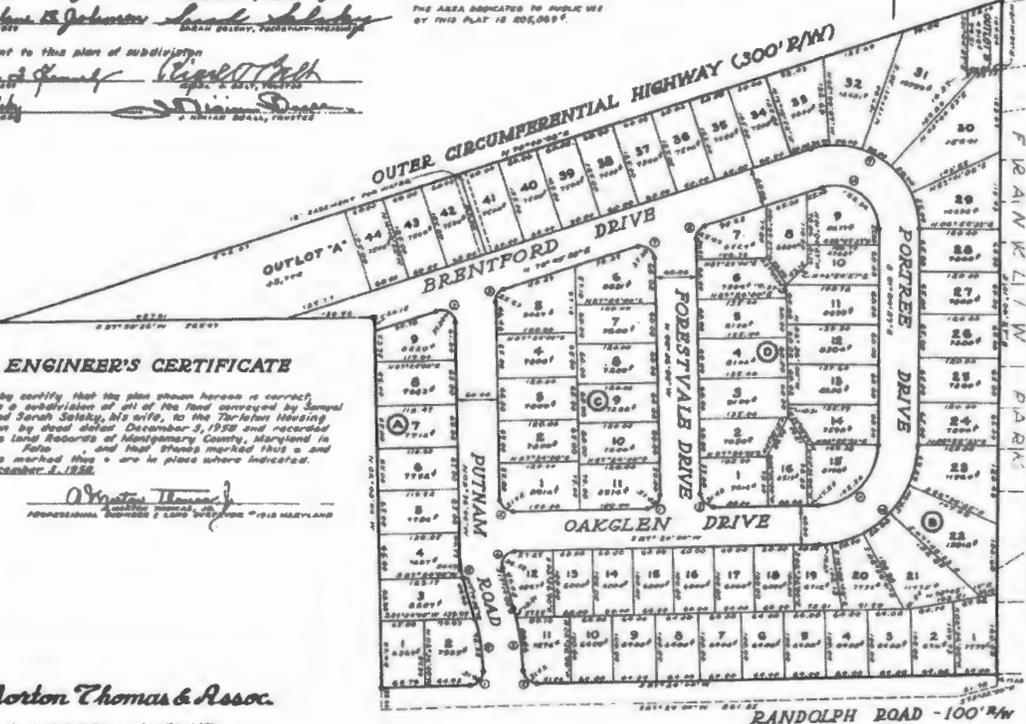
Charles J. ...
 ...

John ...
 ...

NO.	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT
1	20.00	90° 00' 00"	N 00° 00' 00" E	20.00	20.00
2	20.00	90° 00' 00"	N 00° 00' 00" E	20.00	20.00
3	20.00	90° 00' 00"	N 00° 00' 00" E	20.00	20.00
4	20.00	90° 00' 00"	N 00° 00' 00" E	20.00	20.00
5	20.00	90° 00' 00"	N 00° 00' 00" E	20.00	20.00
6	20.00	90° 00' 00"	N 00° 00' 00" E	20.00	20.00
7	20.00	90° 00' 00"	N 00° 00' 00" E	20.00	20.00
8	20.00	90° 00' 00"	N 00° 00' 00" E	20.00	20.00
9	20.00	90° 00' 00"	N 00° 00' 00" E	20.00	20.00
10	20.00	90° 00' 00"	N 00° 00' 00" E	20.00	20.00
11	20.00	90° 00' 00"	N 00° 00' 00" E	20.00	20.00
12	20.00	90° 00' 00"	N 00° 00' 00" E	20.00	20.00

PLAT No 5431

THE AREA DEDICATED TO PUBLIC USE BY THIS PLAT IS 205,065 S.F.



ENGINEER'S CERTIFICATE

I hereby certify that the plan shown herein is correct, that it is a subdivision of all of the land conveyed by Samuel Selsky and Sarah Selsky, his wife, to the Thornton Housing Corporation by deed dated December 5, 1958 and recorded among the Land Records of Montgomery County, Maryland in Liber ... and that spaces marked thus a and b are places marked thus a and b on the plan shown herein.

DATE: December 5, 1958

A. Morton Thomas
 PROFESSIONAL ENGINEER & LAND SURVEYOR - 1918 MARYLAND

A. Morton Thomas & Assoc.
 7939 NORFOLK AVENUE
 BETHESDA, MARYLAND

THE MARYLAND NATIONAL CAPITAL PARK PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: Dec. 10, 1958

John ...
 CHAIRMAN

Joe ...
 SECRETARY-TREASURER

NENCP/PC RECORD FILE NO. 168-64

DEC 30 1958

MONTROSE PARK
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=100' DECEMBER 1958

Figure 1
 Montrose Park Survey (M: 30-29)
 Plat Number 5431
 (Source: Montgomery County Recorder of Deeds)

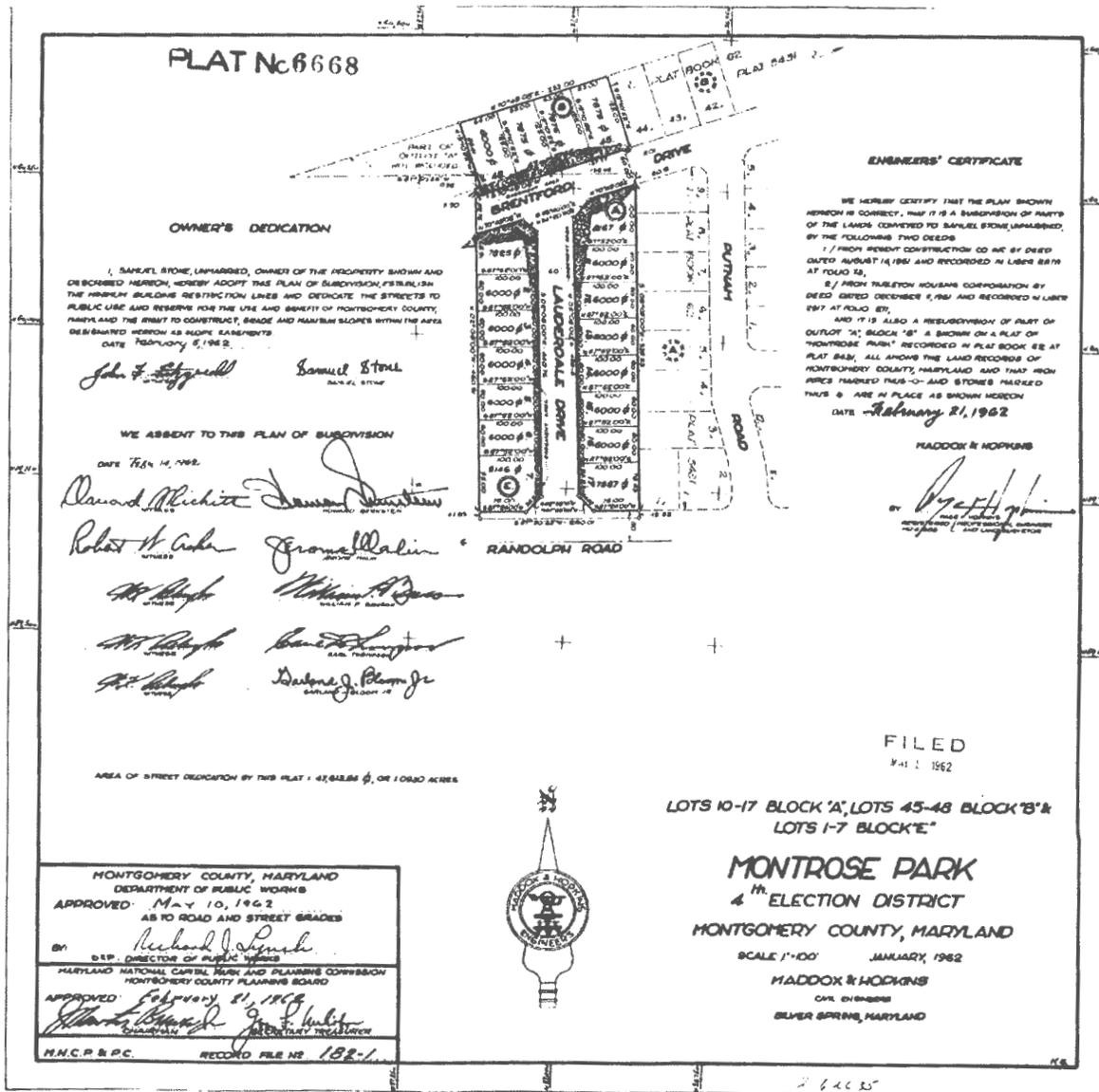


Figure 2
 Montrose Park Survey (M: 30-29)

Plat Number 6668

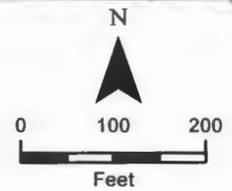
(Source: Montgomery County Recorder of Deeds)



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- ➔ Photo Location
- ▭ NRHP Boundary

Photograph Location Map
 Montrose Park Survey (M:30-29)
 Montgomery County, MD
 Source: State of Maryland, 2011





MAY 2013 <NO. 1 >001 @ BN
4103 033+2-1 N-4 28 GR08 Z079.0/100.0

M:30-29

Brentford Drive, Montrose Park Survey

Montgomery Co., Maryland

Charles Richmond

May 7, 2013

MD SHPO

View looking east along Brentford Dr. From Lauderdale Dr.

1 of 11



MAY 2013 <NO. 2 > 002 @ BN
4103 033+2-1 N-5 11 GR08 2079. 0/100.0

M: 30-29

Lauderdale Drive, Montrose Park Survey

Montgomery Co., Maryland

Charles Richmond

May 7, 2013

NO SHPO

Looking Southeast along Lauderdale Dr. from Brentford Dr.

2 of 11



MAY 2013 <NO. 15 >003 @ BN
4103 033+2-1 N N-25 GR08 2079. 0/100. 0

M:30-29
Putnam Road, Montrose Park Survey
Montgomery Co., Maryland
Charles Richmond
May 7, 2013
MD SHPO
Looking north along Putnam Road
3 of 11



MAY 2013 <N> 4 4 3001 © BN
4112 033+2-1 N-5-52 GR08 2079.0/100.0

M:30-29

Oakglen Drive, Montrose Park Survey

Montgomery Co., Maryland

Charles Richmond

May 7, 2013

MD SHPO

Looking east along Oakglen Drive

4 of 11



M: 30-29

Forestvale Drive, Montrose Park Survey

Montgomery Co., Maryland

Charles Richmond

May 7, 2013

MD SHPO

Looking north along Forestvale Drive

5 of 11

MAY 2013 <NO. 5 > 002 @ BN
4112 033+2-1 N-5 09 GR08 2079. 0/100.11



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M: 30-29
5119 Brentford Drive, Montrose Park Survey
Montgomery Co., Maryland
Charles Richmond
May 7, 2013
MD SADO
5119 Brentford Drive, south and east elevations
6 of 11



M: 30-29

Portree Drive, Montrose Park Survey

Montgomery Co., Maryland

Charles Richmond

May 7, 2013

MD SHPO

Looking south along Portree Drive

7 of 11

MAY 2013 <NO. 7 >001 @ BN
4104 033+2-1 N-5 07 GR08 2079. 0/100.0



MAY 2013 <NO. 8 >002 @ BN
4104 033+2-1 N-1-11 GR08 2079.0/100.0

M:30-29
12106 Putnam Road, Montrose Park Survey
Montgomery Co., Maryland
Charles Richmond
May 7, 2013
MD SHPO
12106 Putnam Road, E elevation
8 of 11



Montrose Park

Randolph Civic Association • Est. 1955



RCA MusicFest
coming up
(240) 668-4RCA
at www.randolphpark.org for more

MAY 2013 <NO. 9 2:003 @ BH
4104 033+2-1 N-1-19 GR08 2079.0/100.0

M: 30-29

Lauderdale Drive, Montrose Park Survey

Montgomery Co., Maryland

Charles Richmond

May 7, 2013

MD SHPO

Montrose Park sign at corner of Lauderdale Dr. and Randolph Rd.

9 of 11



SPEED
LIMIT
25



M:30-29

Lauderdale Drive, Monrose Park Survey

Montgomery Co., Maryland

Charles Richmond

May 7, 2013

MD SHPO

Looking north along Lauderdale Dr.

10 of 11

MAY 2013 <NO. 10 > 804 @ BN
4104 033+2-1 N-2-32 GR08 2079.0/100.0



SOLD

42767M3

MAY 2013 < N10 - 11 > 005 © BN
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M: 30-29
12105 Lauderdale Dr., Montrase Park Survey
Montgomery Co., Maryland
Charles Richmond
May 7, 2013
MD SHPO
12105 Lauderdale Drive, Elevation
11 of 11