MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes ___ no X

Property Name: Stonecrest Subdivision Inventory Number: M: 34-54

Address: Old Columbia Road and Musgrove Road Historic district: X yes ___ no

City: Silver Spring Zip Code: 20904 County: Montgomery

USGS Quadrangle(s): Beltsville

Property Owner: ___ Tax Account ID Number: Various

Tax Map Parcel Number(s): Various Tax Map Number: KR21, KR31

Project: US 29, Fairland and Musgrove Road Interchange (MO891A21) Agency: Maryland State Highway Administration

Agency Prepared By: TRC Environmental Corp.

Preparer's Name: Geoff Henry Date Prepared: 10/8/2014

Documentation is presented in: Reconnaissance-level Architectural Survey

Preparer's Eligibility Recommendation: ___ Eligibility recommended X 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 Listed: ___ yes

Site visit by MHT Staff ___ yes X no Name: ___ Date: ___

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

Introduction:

The Stonecrest residential subdivision, located in the Fairland section of eastern Montgomery County, Maryland at the intersection of Old Columbia Pike and Musgrove Road, is approximately 6.5 miles northeast of Silver Spring. Developed between 1964 and 1965 by the local firm of Broida & Stone, Inc., Stonecrest consists of streets lined with single-family dwellings representing the then-popular Split-Level, Spilt-Foyer, and Ranch property types. Historically, Stonecrest represents the trend of suburban development of formerly agricultural lands in Montgomery County after World War II. The subdivision is also associated with the general economic growth in Montgomery County that occurred during the mid-twentieth century; improved transportation systems and increased automobile ownership; as well as evolving settlement patterns as families moved from urban areas of Washington and Baltimore to planned suburban residential settings.

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Eligibility recommended ___ **Eligibility not recommended** X

Criteria: ___A ___B ___C ___D **Considerations:** ___A ___B ___C ___D ___E ___F ___G

MHT Comments:

[signature] 12/3/2014

Reviewer, Office of Preservation Services **Date**

[signature] 12/4/14

Reviewer, National Register Program **Date**

201405843

Setting and General Description:

The Stonecrest residential subdivision is located west of Old Columbia Pike, just west of US 29 (Colesville Road/Columbia Pike) in the Fairland area of eastern Montgomery County north of Silver Spring. In addition to frontage along Old Columbia Pike, the Stonecrest subdivision includes four streets: Musgrove Road, Ruxton Road, Stonecrest Drive, and Stonecrest Court. The historic entrance to the subdivision is at Musgrove Road and Old Columbia Pike, and is marked by a stone-veneered STONECREST entrance sign placed in the middle of the Musgrove Road median.

First platted in 1963 (with a second phase added soon thereafter), the Stonecrest subdivision's street-plan followed the existing gently rolling topography, with several houses located well above-grade on prominent hills. All streets are paved and have concrete sidewalks on both sides. Most of the lots have a 100-foot road frontage and extend 150 feet to the rear, although the corner lots have frontage ranging from 180 to 188 feet. Each lot has a paved drive, and the properties have grass lawns and mature landscaping, with some trees possibly dating from the subdivision's early years.

Property Types in the Stonecrest Subdivision:

Developed by the firm of Broida & Stone in 1964-1965, with house designs prepared by the local architectural firm of Horowitz-Seigel & Associates, Stonecrest features single-family, detached residences in the then-popular Ranch, Split-Level and Split-Foyer property types, with only minor variations within each type.

Ranch: Character-defining elements of the Ranch dwelling as built in Stonecrest include balloon-frame construction with brick veneer and wood (along with replaced vinyl) cladding; a one-story height and L plan with a long section with shallow-pitched side-gable roof and a two-bay-wide projecting front-gabled ell on the facade; a one-story front porch set beneath the side-gable roof supported on wood posts (sometimes with wood braces) and a simple balustrade (only rarely have these porches been enclosed or screened); and a one- or two-bay, gable-roofed carport at the gable end (sometimes converted into an enclosed garage).Typically, they featured a combination of brick veneer and weatherboard siding on the exterior, although nearly all of the homes have been partially re-sided with vinyl. An exterior-end brick chimney is at the opposite gable end from the carport. A large tri-partite picture window is usually on the front. Windows originally featured 6/6 (or more rarely 9/9) double-hung sash; many houses now feature replaced vinyl 1/1 sash windows, some with pop-in muntins. Examples of the Ranch type in Stonecrest include 12906 and 12908 Ruxton Road and 2200, 2202, and 2204 Musgrove Road.

Split-Level: Character-defining elements of the Split-Level dwelling as built in Stonecrest include balloon-frame construction with brick veneer and wood (along with replaced vinyl) cladding; a one-story section parallel to the street with shallow-pitched, side-gable roof and a two-story, two-bay-wide front-gabled section placed perpendicular to the side-gabled section, with the second story projecting out over the first story; a one-story front porch set beneath the side-gable roof supported on wood posts (sometimes with wood braces) and a simple balustrade; and a one- or two-bay, gable-roofed carport at the gable end (sometimes converted into an enclosed garage).Typically, they featured a combination of brick veneer and weatherboard siding on the exterior, although nearly all of the Split-Level dwellings have been re-sided with vinyl on the second story. An exterior-end brick chimney is at the opposite gable end from the carport. A large picture window is usually at the front. Windows originally featured 6/6 (or more rarely 9/9) double-hung sash with false shutters; many houses now feature replaced vinyl 1/1 sash windows. Examples of the Split-Level type in Stonecrest include 12907 and 12911 Ruxton Road and 2201, 2203, and 2205 Musgrove Road.

Split-Foyer: The least-used property type in Stonecrest, the few Split-Foyer dwellings in Stonecrest typically feature balloon-frame construction clad with brick veneer on the first story and vinyl siding on the second story; a four-bay-width and a two-story height with side-gable roof sometimes extending on the front to shelter a two-story porch; an incised entrance bay with prominent door; a

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bay window or large picture window on the second story; and a one-or-two-bay gable-roofed garage on the gable end. The dwelling at 2302 Musgrove Road is an example of the Split-Foyer type.

Property History:

The property that today encompasses the Stonecrest subdivision was originally part of a tract of land called "Covenant of Peace," a 454-acre tract patented by Absolom Beddo in 1802 (Montgomery County Patented Certificate 101). Elbert Beckwith purchased a 195-acre portion of this tract in 1844 (Montgomery County Land Records [MCLR], Liber BS12, Folio 202). The Elbert Beckwith House (M: 34-07) is located to the north of the present-day Stonecrest subdivision at 13150 Old Columbia Pike, and was constructed circa 1865. The land and house stayed in the Beckwith family until 1906, when it was sold by the heirs of Elbert Beckwith. Ownership of the property changed several times over the following years (MIHP Form for Elbert Beckwith House [M: 34-7]). In 1960, developer Samuel Stone purchased a 31.5-acre portion of the former Beckwith property and subsequently developed it into the Stonecrest subdivision (MCLR, Liber 2743, Folio 97).

Residential Development in the Fairland Area:

Eastern Montgomery County was rural in character throughout the nineteenth century, with farming, milling, and iron production representing the primary economic activities. Fairland was typical of the small agricultural communities in nineteenth-century Montgomery County. In the decades following the Civil War, the town had a population of less than 100, and featured an Episcopal Church, schoolhouse, and general store (P.A.C. Spero and Company, 84-92, 175).

Suburban development of Montgomery County began in the late nineteenth century spurred by the building of railroad lines by the Baltimore & Ohio and Pennsylvania Railroads, but truly intensified following World War II. Factors that influenced suburbanization in the county included transportation improvements (primarily improved roads), federal housing policy, and growth in federal employment. As the greater Washington, DC area grew outward during the mid-twentieth century, the automobile-focused transportation system dictated the direction and pace of suburban expansion (P.A.C. Spero and Company, 92-93).

New roads and highways were developed in rural sections of Montgomery County between 1900 and 1920. The creation of new suburban communities accompanied the arrival of these new roads and highways, and the county lost 23,000 acres of agricultural land to development during this twenty-year period. The increased assessed value of property located along the new roads led many land owners to sell to residential and commercial developers, increasing the pace of suburbanization during this period (P.A.C. Spero and Company, 92-93). Federal housing policy during the 1930s also stimulated the construction of new homes in the county, with Federal Housing Authority (FHA) standards influencing the physical characteristics of these and later subdivisions (Pettis et al., 49). Despite these developments, the Fairland area remained rural in nature during this period, as illustrated by a 1931 map of Montgomery County that was produced by the Maryland-National Capital Park and Planning Commission.

By the 1940s, the federal government had emerged as a significant employer in Montgomery and Prince George's Counties with the construction of facilities such as the Beltsville Agricultural Research Center, National Institutes of Health, Naval Medical Center, Suitland Federal Center, and Andrews Air Force Base. These new government facilities, along with the arrival of private sector employers, provided new jobs and attracted residents. As Stonecrest was being constructed in 1965, the Chesapeake & Potomac Telephone Company, a major area employer, was building its new Fairland Data Center directly to the east of the subdivision (P.A.C. Spero and Company, 92-95).

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Suburban development continued to spread into Montgomery County after World War II with the passage of the Interstate Highway Act in 1956. The building of expressways, and the development of the Washington Beltway (Interstate 495), led to the creation of new communities as area workers accepted increasingly longer commutes to work in Washington or Baltimore (P.A.C. Spero and Company, 1996: 130, 168). In the Fairland area, the current US 29, also known as Columbia Pike, was completed in 1959 (Washington Post, 24 February 1968).

An extensive amount of suburban residential development occurred in the Fairland-Colesville area of Montgomery County during the 1960s. Between 1963 and 1968 builders constructed over 650 single family houses in the Fairland area, forever transforming the rural character of the landscape. This residential construction was concentrated in the triangular-shaped area formed by Randolph Road, New Hampshire Avenue and Columbia Pike. The new subdivisions were accompanied by the development of new schools, churches, and recreational facilities in the Fairland area during this period. Home buyers were mostly white, middle-class families, but there were also some African-American families living in the area (Washington Post, February 24, 1968).

Building the Stonecrest Subdivision:

The residential development firm of Broida & Stone Inc. developed the Stonecrest subdivision between 1964 and 1965. The corporation consisted of Allen Broida and Samuel Stone, both of whom began their careers in the automobile business in Washington during the 1930s. After World War II, Broida & Stone began to develop new neighborhoods in suburban Maryland. In 1946, Allen Broida built 125 houses in the Rosewood subdivision in Silver Spring. In 1951, Samuel Stone also began building houses in the Silver Spring area, and the two developers partnered to build 44 houses in the Four Corners area of Montgomery County between 1953 and 1955. In 1956, their further collaboration resulted in the development of 55 houses in Silver Spring's Westchester subdivision (Suburban Maryland Builder, 14).

Following the purchase of the former Beckwith property in 1960, Broida & Stone Inc. began planning the development of the Stonecrest subdivision. In 1964, they subdivided the 31.5-acre tract into 56 lots contained in sections A through D. Lot six in section B was not originally included in the subdivision, but was later surveyed and added in 1968. In addition to the existing frontage along Old Columbia Pike, the new subdivision contained four new streets: Musgrove Road, Ruxton Road, Stonecrest Drive and Stonecrest Court (Montgomery County Plats 7253 and 7254, and 8941).

Following the installation of sewer lines, construction began in June 1964. According to Allen Broida, "We decided on the Fairland section because we liked the area, trees were in abundance, terrain was almost perfect and the thought of building on one-half acre lots appealed to both of us." With sales in the new subdivision handled by Woodside Realty, the first three sections of Stonecrest sold out less than one year following the initiation of construction. Broida & Stone offered buyers several different varieties of Ranch and Split-Level house plans. Typical examples contained five bedrooms, three baths, a fireplace, carport, intercom, and air conditioning designed by Silver Spring-based architects Horowitz-Seigel and Associates (Suburban Maryland Builder, 14).

Terry Horowitz and Walter Seigel established the firm of Horowitz-Seigel & Associates in 1961. Both were members of the AIA, Potomac Valley Chapter, and the firm primarily worked on residential projects in suburban Maryland and Virginia. Both Horowitz and Seigel received their training in architecture from Catholic University, and both graduated in 1956. Buildings designed by the firm during the 1960s include the Shaare Tikva Synagogue in Bladensburg, Maryland (1968), the Irongate townhouses in Manassas, Virginia (1969), the Mallgate apartments and townhouses in Louisville, Kentucky (1969), the Georgetown Woods townhouses in Springfield, Virginia (1969), and the Shady Grove Village townhouses in Gaithersburg, Maryland (1969) (Gane and Koyl, 422, 822).

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Following the success of Stonecrest, Broida & Stone developed Stonecrest North, located along Falling Creek Road and Hidden Valley Lane, in 1969 (Montgomery County Plats 9130 and 9131). Other portions of Stonecrest North were subdivided and developed by a number of different property owners, primarily during the 1970s and 1980s (See Montgomery County plats 9615, 12808, 13026, 13025, 13349, 13348, 13696, 14037, 14387, 17089, 20575, and 24292) .

Stonecrest embodies many of the architectural elements that are typical of suburban neighborhoods constructed during the 1960s. After World War II, architects increasingly abandoned their reliance on the historical precedents that had stylistically defined residential architecture of the nineteenth and early twentieth centuries. Houses in Stonecrest were designed in the Ranch and Split-Level forms, which first appeared during the 1950s, and gained popularity during the 1960s. One-story Ranch houses are characterized by their low-pitched roofs, overhanging eaves, asymmetrical facades, and broad horizontal massing. These houses also often feature applied shutters, front porches, and carports. The Split-Level and Split-Foyer emerged as a multi-story modification of the Ranch house. As seen in the examples constructed in Stonecrest, Split-Level and Split-Foyer houses retained many of the design elements seen in the Ranch house, but incorporated half-story wings and sunken garages (McAlester, 55-59).

The design of suburban homes during the Post-World War II era was intended to respond to the needs of families. Local zoning codes created the suburban landscape of single-family homes on spacious landscaped lots, and the Ranch houses of the 1960s featured large windows and sliding glass doors that provided both visual and physical access to backyard and patio. While smaller on average than houses designed during the 1920s, Post-war Ranch houses featured a one-story design and open floor plan that made them attractive to small families. Likewise, Split-Level and Split-Foyer houses allowed for the separation of different functions within the home, such as locating the recreation room and the bedrooms on different levels (Pettis et al., 92-93).

Conclusion:

The Stonecrest subdivision was developed in 1964-65 by Broida & Stone, Inc. Constructed on former farmland, the subdivision reflects twentieth-century suburban growth in Montgomery County, which was influenced by changes in transportation, employment, and federal housing policy. Stonecrest also reflects demographic trends in the Washington, DC and Baltimore areas after World War II, as families increasingly moved from the city to the newly created suburbs. The houses constructed in Stonecrest, designed by the firm of Horowitz-Seigel and Associates, architecturally reflect the new suburban, family-oriented lifestyles of postwar America.

National Register Evaluation:

Criterion A: The Stonecrest subdivision is associated with the theme of suburbanization in Montgomery County after World War II, which is a historically significant "pattern of events" as defined by National Register Criterion A. However, the trend toward development of residential subdivisions in Montgomery County and the consequent rapid population growth was well under way by the time the Stonecrest subdivision was developed in the mid-1960s. The Stonecrest subdivision was one of several such small residential subdivisions developed in eastern Montgomery County during this period and this subdivision developed by Broida & Stone does not appear to have influenced the design, planning, or location of later subdivisions in or around this area of the county. By the mid-1960s residential subdivisions in Montgomery County were influenced more by the larger "town-plan" developments of Columbia in Howard County or the Montgomery Village and Shady Grove developments in western Montgomery County, which provided such amenities as retail shopping centers, hiking/biking trails, recreational facilities, and an overall landscape aesthetic. The Stonecrest subdivision is an unexceptional and decidedly small-scale example of a speculative residential development from the mid-1960s and is not eligible under Criterion A.

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Criterion B: Historic research has not shown the Stonecrest subdivision or any of its individual residences to be associated with an individual(s) significant on the local, state, or national level and is not eligible under Criterion B.

Criterion C: The Stonecrest subdivision does not exhibit any design principles in its overall layout of streets and lot designs. By the mid-1960s, many newly developed residential subdivisions were eschewing the use of through-streets in favor of cul-de-sacs, and featuredprominent entrances marked by signs or an architectural feature, and integrated landscaping. The Broida & Stone firm was known only locally and was not regarded as influential in the design of residential subdivisions in Montgomery County in the 1960s.The design of the three basic house types found in Stonecrest (Split-Level, Ranch, and Split-Foyer) is credited to the architectural firm of Horowitz-Seigel & Associates, who probably chose them from popular builder's catalogues of the day. Terry Horowitz and Walter Seigel established the firm of Horowitz-Seigel & Associates in 1961 and the firm primarily worked on residential projects in suburban Maryland and Virginia. Neither the architects nor their firm are known to have been well-known or influential in the Washington DC architectural profession.

The dwellings in Stonecrest embody the characteristics of their respective house types (Ranch, Split-Level or Split-Foyer) as defined by Criterion C. The majority of houses, however, have been altered over the last 50 years (due to considerations of energy efficiency or ease of maintenance) by the application of vinyl siding over the original wood siding, the replacement of multi-pane, double-hung sash windows with 1/1 vinyl windows, replacement of doors, and conversion of open carports to garages. The resulting loss of integrity of materials and workmanship impacts the ability of the Stonecrest subdivision to convey its significance as a mid-20th-century residential subdivision. The Stonecrest subdivision is not eligible under Criterion C.

Criterion D. Eligibility of the Stonecrest Subdivision for the National Register under Criterion D was not investigated as part of this study.

The Stonecrest subdivision is located west of Old Columbia Pike, just west of US 29. In addition to frontage along Old Columbia Pike, the boundary includes four streets: Musgrove Road, Ruxton Road, Stonecrest Drive, and Stonecrest Court comprised of 29 acres.

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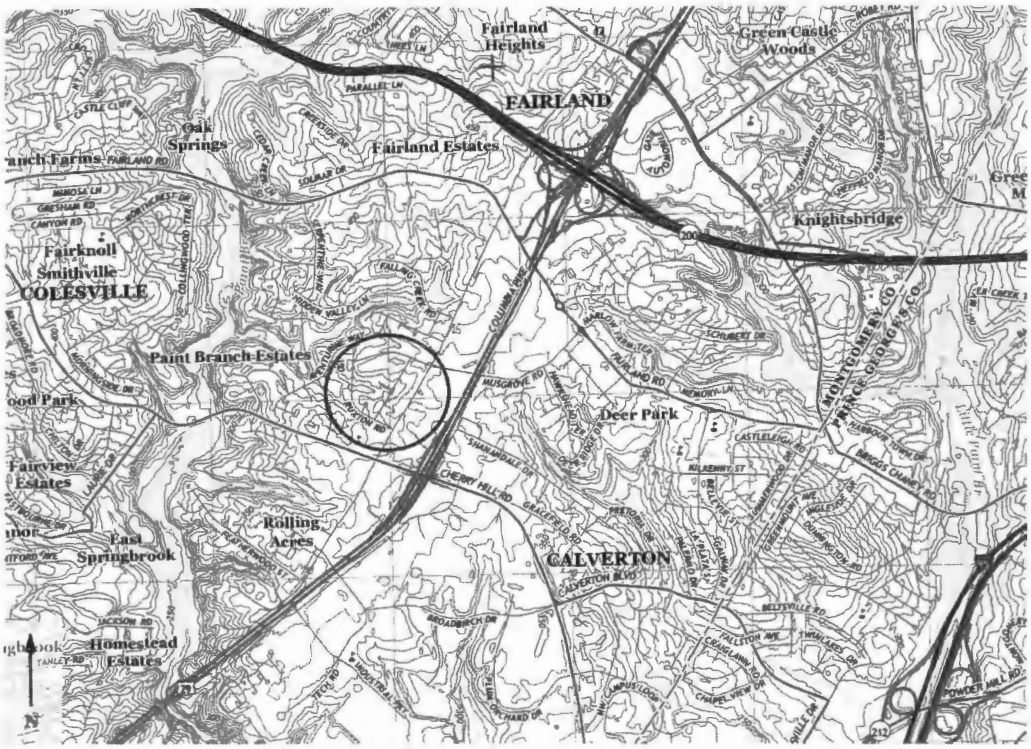


Figure 1. Detail from USGS Beltsville Quadrangle, with the Stonecrest subdivision circled in red (US Geological Survey).

Figure 2. Detail from 1879 G. M. Hopkins map of Montgomery County, showing the Beckwith property (Library of Congress).

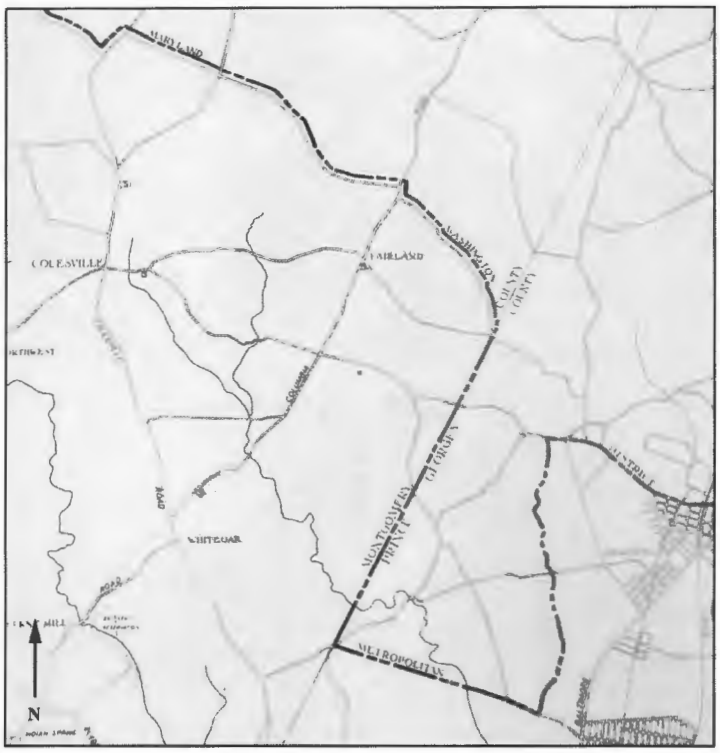


Figure 3. Detail from 1931 map of Montgomery County (Library of Congress).

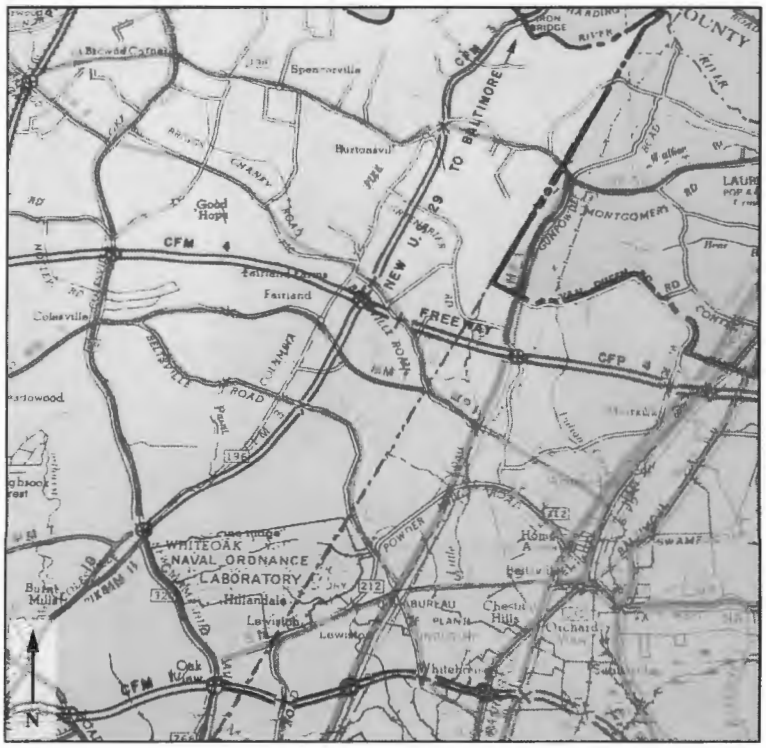


Figure 4. Detail from 1955 highway master plan showing proposed route of US 29 (Library of Congress).

Figure 5. Detail from 1971 real estate map of Montgomery County with Stonecrest circled in red (Library of Congress).

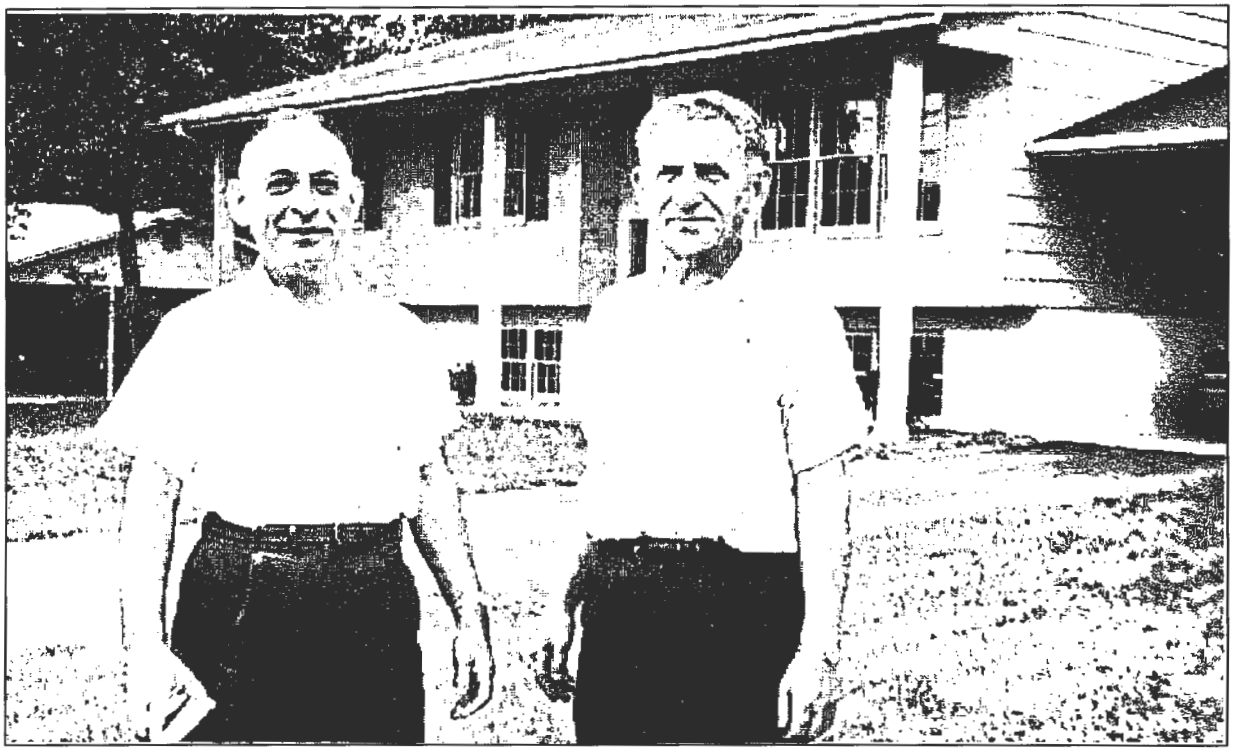


Figure 6. Allen Broida and Samuel Stone at Stonecrest in 1965 (*Maryland Suburban Builder*, July 1965).

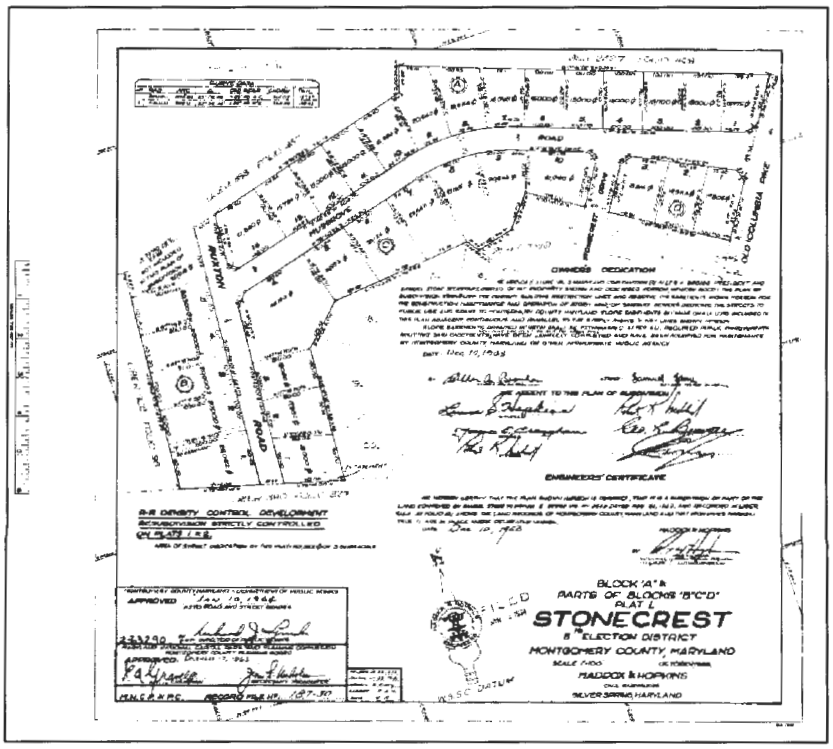


Figure 7. Plat I of Stonecrest, January 13, 1964 (Maryland State Archives).

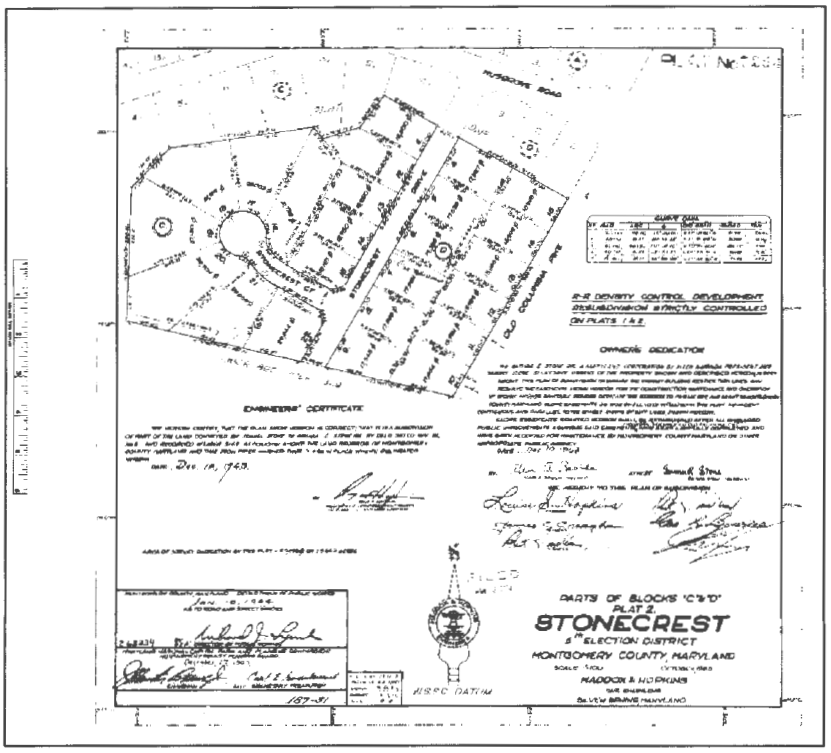


Figure 8. Plat II of Stonecrest, January 13, 1964 (Maryland State Archives).

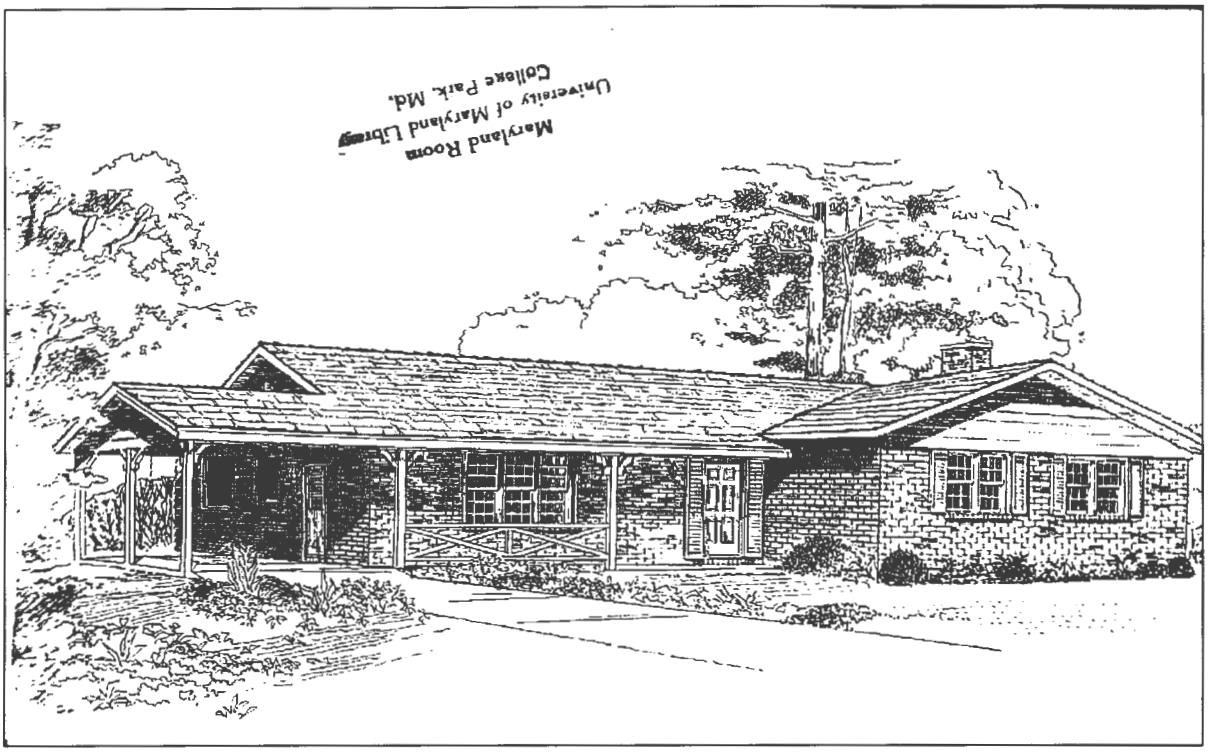
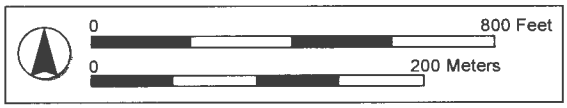
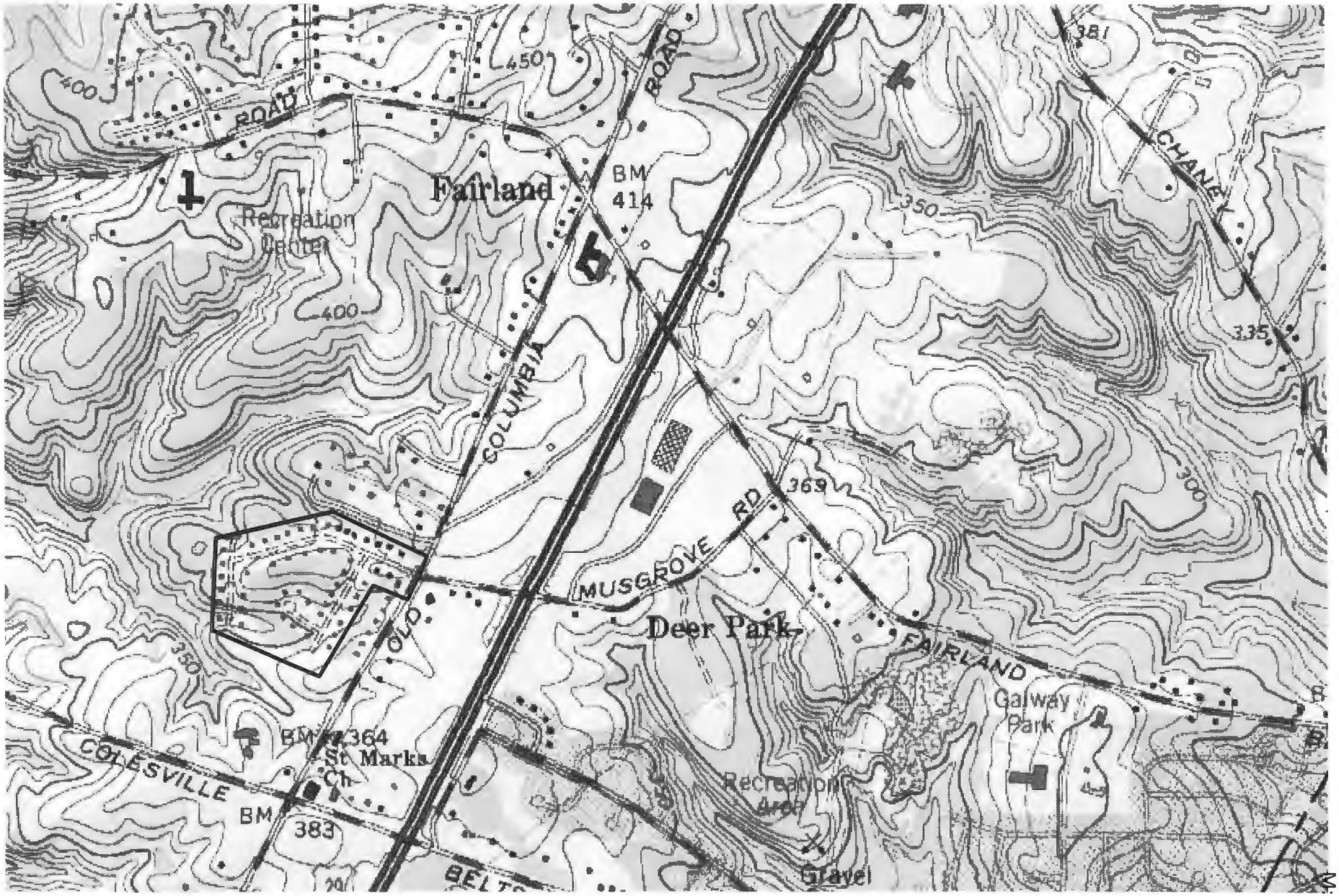

Maryland Room
University of Maryland Library
College Park, Md.

Figure 9. Drawing of Ranch style house designed for Stonecrest by Horowitz-Seigel Associates (*Maryland Suburban Builder*, July 1965).

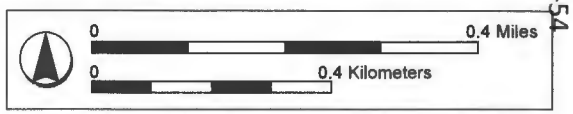
Stonecrest Subdivision (M: 34-54)





Stonecrest Subdivision (M: 34-54)

Beltsville Quadrange



M: 34-54

M: 34-54 (Stonecrest Subdivision Photo Log)
Photos: HP 100 gray photo cartridge with HP Premium Photo Papers (glossy)
Disk: Verbatim DVD-R Gold with AZO™ Dye

File Image Name	Description of View
M; 34-54_2014-09-29_01	Entrance to Stonecrest along Musgrove Road
M; 34-54_2014-09-29_02	13000 Old Columbia Pike
M; 34-54_2014-09-29_03	12909 Ruxton Road
M; 34-54_2014-09-29_04	12901 Stonecrest Drive
M; 34-54_2014-09-29_05	12914 Ruxton Road
M; 34-54_2014-09-29_06	2200 Musgrove Road
M; 34-54_2014-09-29_07	2202 Musgrove Road
M; 34-54_2014-09-29_08	2303 Musgrove Road
M; 34-54_2014-09-29_09	2204 Musgrove Road
M; 34-54_2014-09-29_10	2205 Musgrove Road
M; 34-54_2014-09-29_11	2207 Musgrove Road
M; 34-54_2014-09-29_12	Streetscape of Musgrove Road

ONECREST

M:34-54
Entrance to Stonecrest Subdivision
G. Henry
9/28/2014
MD SHPO
Entrance to Stonecrest along Musgrove Rd, Looking WEST
1 of 12

M: 34-54
13000 Old Columbia Pike (Stonecrest Subdivision)
G Hemm
9/28/2014
MD SHPO
House at 13000 Old Columbia Pike, Looking NW
2 of 12

M: 34-54
12909 Ruxton Road (Stonecrest Subdivision)
G. Henry
9/28/2014
MD SHPO
House at 12909 Ruxton Road, Looking East
3 of 12

M: 34-54
12901 Stonecrest Drive (Stonecrest Subdivision)
G. Henry
9/28/2014
MD SHPO
House at 12901 Stonecrest Drive, Looking SE
4 of 12

M: 34-54
12914 Ruxton Road (Stonecrest Subdivision)
G. Henn
9/28/2014
MD SHPO
House at 12914 Ruxton Road, Looking NW
5 of 12

M:34-54
2200 Musgrove Road (Stonecrest Subdivision)
G. Henry
9/28/2014
MD SHPO
House at 2200 Musgrove Road. Looking W
6 of 12

M:34-54
2202 Musgrove Road (Stonecrest Subdivision)
G Henry
9/28/2014
MD SHPO
House at 2202 Musgrove Road, Looking NW
7 of 12

M:34-54
2303 Musgrove Road (Stonecrest Subdivision)
G. Henry
9/28/2014
MD SHPO
House at 2303 Musgrove Road, Looking E
8 of 12

M:34-54
2204 Musgrove Road (Stonecrest Subdivision)
G. Henry
9/28/2014
MD SHPO
House at 2204 Musgrove Road, Looking NW
9 of 12

2205

M:34-54
2205 Musgrove Road (Stonecrest Subdivision)
G. Henry
9/28/2014
MD SHPO
House at 2205 Musgrove Road, looking S
10 of 12

M: 34-54
2207 Musgrove Road (Stonecrest Subdivision)
G. Henry
9/28/2014
MD SHPO
House at 2207 Musgrove Road, Looking S
11 of 12

M:34-54
Musgrove Road (Stonecrest Subdivision)
G. Henry
9/28/2014
MD SHPO
Streetscape of Musgrove Road, Looking East
12 of 12