

Memo to file

December 30, 2003

From: Peter E. Kurtze
Administrator, Evaluation and Registration

Re: M: 36-35
Forest Glen Apartments

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:36-35 (PACS 4.2) Construction Date: 1948

Name: Forest Glen Apartments

Location: 2106 Belvedere Boulevard, Forest Glen vicinity, Montgomery County

Private/Multifamily Housing/Occupied/Good/Restricted

Description:

The Forest Glen Apartments, constructed in 1948, are located on the west side of Georgia Avenue in the Forest Glen vicinity of Montgomery County. The apartment complex consists of seven 2- 3- and 4-story buildings in an irregular arrangement. The complex has a central courtyard and two parking lots.

Significance:

The Forest Glen Apartments are located on part of a 23.29 hectare (57.54 acre) tract of land acquired by Louis H. Berman and Irving Rose in 1945. Forest Glen Apartments Incorporated acquired 1.06 hectares (2.63 acres) of the land, described as "Parcel C," in November of 1947. The apartment complex was constructed the following year. The Berman and Rose families owned the complex again from 1964 until 1983. In 1987, the name of the company was changed from Forest Glen Apartments Incorporated to Forest Glen Joint Venture.

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 (preferred) Forest Glen Apartments

and/or common name

2. Location:

street & number 2106 Belvedere Boulevard ___ not for publication

city, town Forest Glen X 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 type="checkbox"/> private
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> religious
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> scientific
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other:
			<input type="checkbox"/> transportation	Multifamily Housing

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

name Forest Glen Joint Venture c/o CBS Management Corporation

street & number P.O. Box 647

telephone no.:

city, town Riverdale

state and zip code MD 20738

5. Location of Legal Description

Land Records Office of Montgomery County

liber 7797

street & number 50 Maryland Avenue

folio 43

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:36-35 (PACS 4.2)

<u>Condition</u>		<u>Check one</u>	<u>Check one</u>	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" 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: 7

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

The Forest Glen Apartments, constructed in 1948, are located on the west side of Georgia Avenue in the Forest Glen vicinity of Montgomery County. The apartment complex consists of seven 2-3- and 4-story buildings in an irregular arrangement. The complex has a central courtyard and two parking lots.

The Forest Glen Apartments are constructed of brick laid in a 6-course common bond. The buildings have flat roofs. There are two different types of windows. The first type is a 3-light window with a wide, fixed sash flanked by narrow, sliding sashes. The second, and most common type is a 2-light sliding window. These windows vary in size. All of the windows are modern. The entries to the apartment buildings have a variety of treatments. The original, 8-light doors have 4-light sidelights. Some of the doors have small, metal, hipped-roof or flat-roof hoods. Other doors are surrounded by rows of ornamental brick.

A typical 5-bay, 3-story front elevation of a building has a center entry with a 2-light window in the center of each floor above. Some of these windows are surrounded by ornamental brick. Side, 3-light windows are located on each side of the center bay. Two-light windows are located in the two end bays. On some buildings, the center three bays project forward. A typical 3-bay, 2-story front elevation has a center entry with a 3-light window on each side.

A typical side elevation of a building has two 8-light windows on each story. A typical rear elevation has six or eight 2-light windows symmetrically arranged on each story.

The Forest Glen Apartments display some elements drawn from the International style, including flat roofs and minimalist, streamlined detail. Aside from the replacement of windows, the buildings have not been altered.

The Forest Glen Apartments are located west of the heavily-travelled Georgia Avenue in a suburban area near Forest Glen. Commercial properties are located along Georgia Avenue, while single- and multi-family residential properties are located along the side streets adjacent to the apartments. The complex has two parking lots and a central, landscaped courtyard. The streets around the complex are lined with large trees.

8. Significance

Survey No. M:36-35 (PACS 4.2)

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archaeology-prehistoric	<input type="checkbox"/> Community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communication	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	
		<input type="checkbox"/> invention	<input type="checkbox"/> other (specify)	

Specific dates 1948

Builder/Architect

check: Applicable Criteria: A B C D
and/or
Applicable Exceptions: A B C D E F G
Level of Significance: national state local

Prepare both a summary paragraph of significance and a general statement of history and support.

The Forest Glen Apartments are located on part of a 23.29 hectare (57.54 acre) tract of land acquired by Louis H. Berman and Irving Rose in 1945. Forest Glen Apartments Incorporated acquired 1.06 hectares (2.63 acres) of the land, described as "Parcel C," in November of 1947. The apartment complex was constructed the following year. The Berman and Rose families owned the complex again from 1964 until 1983. In 1987, the name of the company was changed from Forest Glen Apartments Incorporated to Forest Glen Joint Venture.

The Forest Glen Apartments are located in the Forest Glen community. The Forest Glen community is located on part of a 1707.8 hectare (4220 acre) tract of land called Joseph's Park, which was granted to Captain William Joseph of the Commission of Deputy Governors of Maryland in 1689. During the late-eighteenth century, part of the land belonged to the Carroll family. Jesuit Priest John Carroll began offering Catholic services to neighbors in his family's chapel in 1774, and the community was known as Carroll Chapel for many years. Carroll's church later became St. John's Church, which operated a Catholic academy in the 1860s and 1870s. Forest Glen remained rural through much of the nineteenth century. After the completion of the Metropolitan Branch of the Baltimore and Ohio Railroad in 1873, the area began to grow. In 1887, the Forest Glen Improvement Company constructed a resort hotel surrounded by parks and cottages. Summer homes of wealthy Washingtonians lined Georgia Avenue, and the area began to boom as a suburb. City residents seeking a more "wholesome" environment for the families moved to the community and developed new churches, schools and clubs (Heibert and MacMasters 1976, 8-9, 26, 68, 192-233).

During the twentieth century, Forest Glen experienced the same development pressures as did the rest of Montgomery County. Montgomery County experienced a rapid increase in population after World War II. Little residential construction had occurred during the Great Depression, and the shift to a wartime economy during World War II brought residential construction to a virtual stand-still. These factors combined to create a critical housing shortage by 1945 (Tindall 1984:1240). In addition, after the war, permanent housing had to be provided for returning veterans and new government workers. During the 1940s, several new trends altered the character of suburban neighborhoods. After 1945, the federal government spent billions on expressways to enable people who lived in the suburbs to commute to work in the city. Beltways and other highways linking suburbs together were also constructed. In many cases, extensive suburban development occurred in areas which likely would have remained undeveloped were it not for the existence of these highways. After World War II, Forest Glen became the site of large-scale temporary and apartment housing developments (Hiebert and MacMaster 1976, 331).

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Forest Glen Apartments

SURVEY NO.: M:36-35 (PACS 4.2)

ADDRESS: 2106 Belvedere Boulevard, Forest Glen vicinity, Montgomery County

8. Significance (Continued)

The Forest Glen Apartments are an example of a mid-twentieth century garden apartment complex. Early apartment buildings and complexes were constructed close to central business districts. These buildings were large multi-story buildings which contained several separate households. The building style and form were enlarged versions of single-family houses or duplexes. Much of the early apartment building construction occurred during the first decade of the twentieth century in regions close to transportation corridors and Washington D.C. Other apartments were incorporated into commercial structures or shopping centers. Early to mid-twentieth century apartment buildings were generally efficiency apartment houses for middle and moderate-income groups. The buildings were generally 2 to 5 stories with units of 1 to 5 rooms (Maddux 1985, 16).

A subtype of twentieth century apartment buildings, which departed from the tradition of locating in existing community centers, was the garden apartment complex. These apartment complexes, begun in the Washington D.C. region in the 1930s, were often a planned community of several apartment buildings, containing multiple units, within a landscaped or organized setting. The middle-income and smaller apartments tend to have a plain, stark look with flat roofs and no formal landscaping. This form of apartment housing was adopted by federally-funded housing projects beginning in the 1950s (Maddux 1985, 16).

The plain, flat facade of the Forest Glen Apartments and other complexes of the era draws from the International style. The International movement in architecture emphasized practical, industrial design and modern machinery. Although the minimalist, white concrete aesthetic of the International style never gained a popular following in the United States, builders found use for its functional, mass-produced components and new materials. The influence of the International Style appeared most often on dwellings of any form from the 1940s through the 1960s. In general, these dwellings had little or no superfluous ornamentation. Common features on vernacular and other dwellings of the period included aluminum- or steel-framed sliding doors and windows with single-pane sashes. The interiors often originally featured linoleum floors, laminate counters, and other low-maintenance materials. The International style became most evident during the Modern period (Maxwell and Massey, 58-59; McAlester and McAlester, 469-470).

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Forest Glen Apartments

SURVEY NO.: M:36-35 (PACS 4.2)

ADDRESS: 2106 Belvedere Boulevard, Forest Glen vicinity, Montgomery County

8. Significance (Continued)

National Register Evaluation:

The Forest Glen Apartments, constructed in 1948, are eligible for the National Register of Historic Places under Criterion C, as an excellent example of a 1940s apartment complex. The property has many elements of the streamlined, mass-produced style found on buildings constructed during the housing crisis of the 1940s, including flat roofs and minimalist detail. The property has good integrity, and retains all of its original materials and detail, with the exception of the modern windows. The property also retains its integrity of setting. The landscaped site, with grassy areas, trees and courtyards is typical of 1940s garden apartments and remains intact. The property is not eligible under Criterion A, as research conducted indicates no association with any historic events or trends significant in the development of national, state, or local history. Historic research indicates that the property has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. Finally, 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: _____

9. Major Bibliographical References Survey No. M:36-35 (PACS 4.2)

See Attached

10. Geographical Data

Acreage of nominated property 1.06 Hectares (2.63 acres)
Quadrangle name Kensington Quadrangle scale 1:24,000

Verbal boundary description and justification

See Continuation Sheet

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

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Julie Darsie

organization P.A.C. Spero & Company

date May 1998

street & number 40 W. Chesapeake Avenue, Suite 412

telephone (410) 296-1635

city or town Baltimore

state Maryland

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: Forest Glen Apartments

SURVEY NO.: M:36-35 (PACS 4.2)

ADDRESS: 2106 Belvedere Boulevard, Forest Glen vicinity, Montgomery County

9. Major Bibliographical References (Continued)

- Boyd, T.H.S. 1968. The History of Montgomery County, Maryland, From its Earliest Settlement in 1650 to 1879. Baltimore: Regional Publishing Company.
- Brugger, Robert A. 1988. Maryland, A Middle Temperament 1634-1980. Baltimore and London: Johns Hopkins University Press.
- Coleman, Margaret Marshall. 1984. Montgomery County: A Pictorial History. Rev. 1990. Norfolk and Virginia Beach: The Donning Company Publishers.
- Farquhar, Roger Brooke. 1962. Old Homes and History of Montgomery County, Maryland. Washington: Judd and Detweiler, Inc.
- Hiebert, Ray Eldon, and Richard K. MacMaster. 1976. A Grateful Remembrance: the Story of Montgomery County, Maryland. Rockville, Maryland: Montgomery County Government and the Montgomery County Historical Society.
- Hopkins, G.M. [1879] 1975. Atlas of 15 Miles Around Washington including the County of Montgomery, Maryland. Reprint. Rockville, Maryland: Montgomery County Historical Society.
- Land Records of Montgomery County, Maryland.
- Martenet, Simon J. [1865] 1975. Martenet and Bond's Map of Montgomery County, Maryland. Reprint. Rockville, Maryland: Montgomery County Historical Society.
- Maddex, Diane, ed. 1985. Built in the U.S.A., American Buildings from Airports to Zoos. Washington D.C.: The Preservation Press.
- Maxwell, Shirley and James C. Massey. 1993. Postwar Houses and the Cape Cods and Split Levels of the 1940s. Old House Journal. (July-August): 55-59.
- McAlester, Virginia and Lee. 1984. A Field Guide to American Houses. New York: Alfred A. Knopf.
- Tindall, George Brown. 1984. America: A Narrative History. 2 vols. New York: W.W. Norton & Company, Inc.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Forest Glen Apartments

SURVEY NO.: M:36-35 (PACS 4.2)

ADDRESS: 2106 Belvedere Boulevard, Forest Glen vicinity, Montgomery County

10. Geographical Data (Continued)

Verbal Boundary Description and Justification:

The National Register boundaries of the Forest Glen Apartments follow the current property lines of Parcel C in Subdivision 40 on Tax Map JP122. This 1.06 hectare (2.63 acre) parcel is bounded on the north and west by Belvedere Boulevard, on the south by Arthur Avenue, and on the east by Georgia Avenue. The boundary encompasses the entire apartment complex and corresponds to the bounds of the lot acquired by Forest Glen Apartments Incorporated in 1947.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

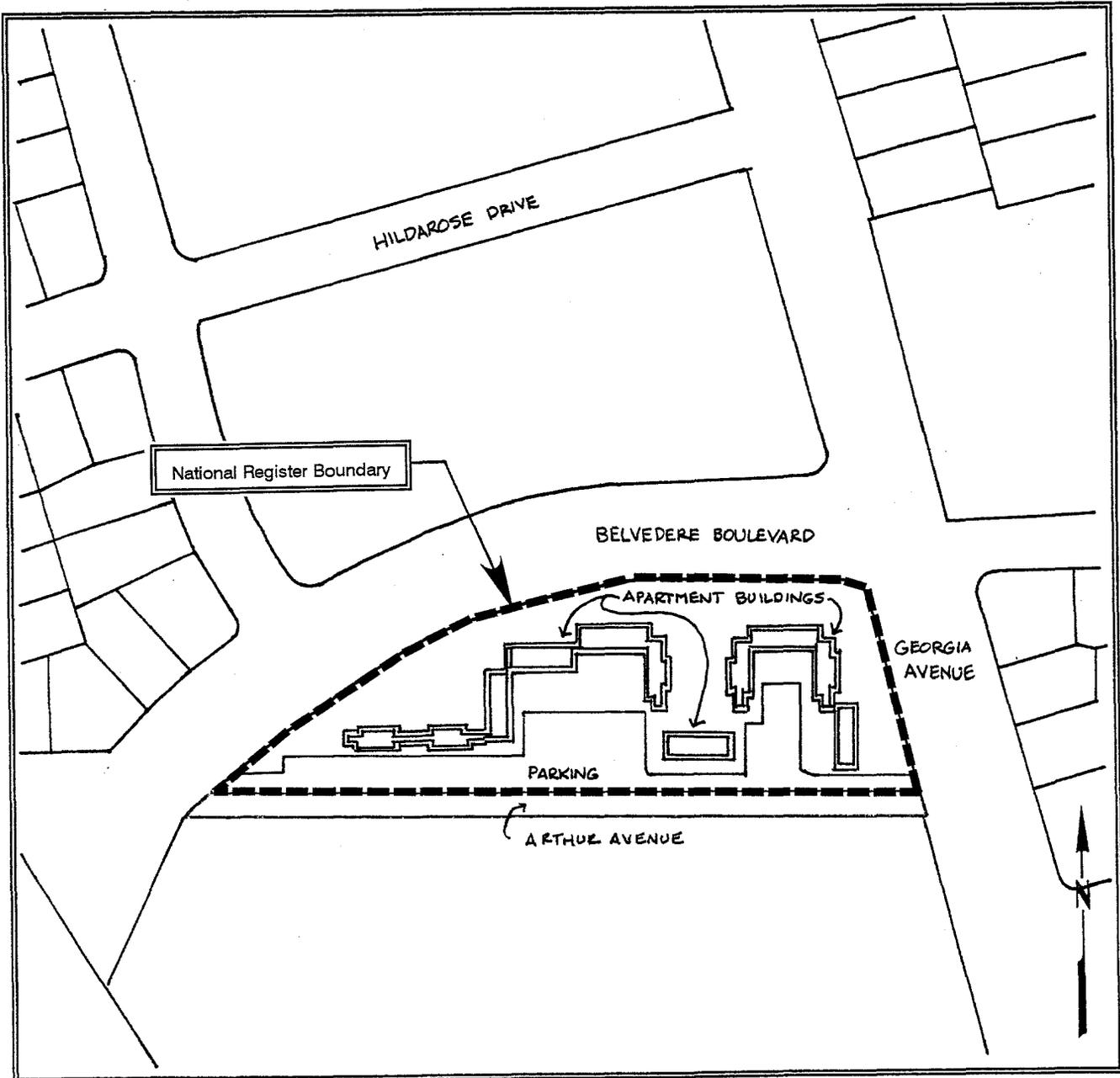
RESOURCE NAME: Forest Glen Apartments

SURVEY NO.: M:36-35 (PACS 4.2)

ADDRESS: 2106 Belvedere Boulevard, Forest Glen vicinity, Montgomery County

10. Geographical Data (Continued)

Resource Sketch Map and National Register Boundary Map:



CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Forest Glen Apartments

SURVEY NO.: M:36-35 (PACS 4.2)

ADDRESS: 2106 Belvedere Boulevard, Forest Glen 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):

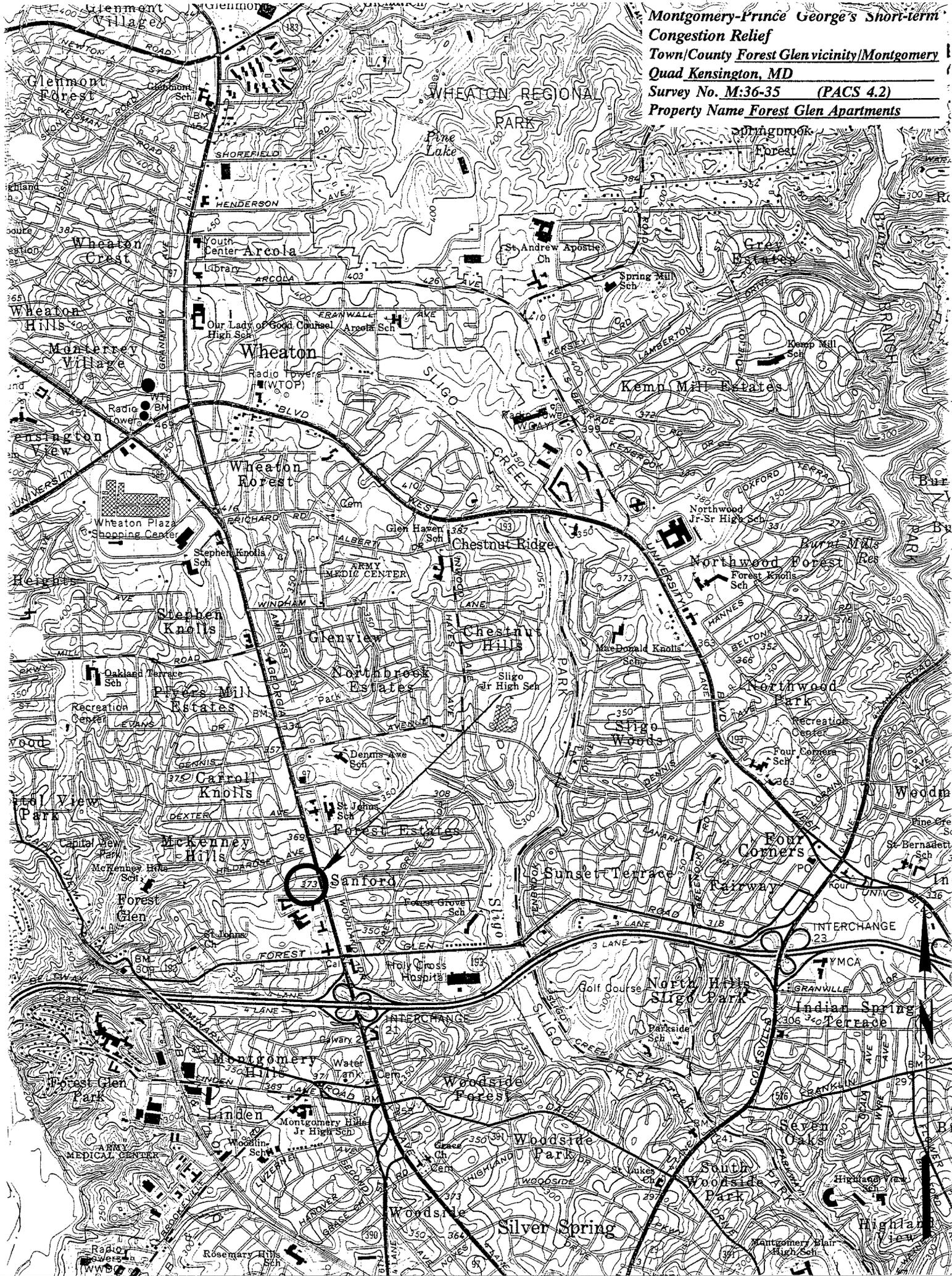
Multi-Family Housing

Known Design Source (write none if unknown):

None

Preparer
P.A.C. Spero & Company
May 1998

Montgomery-Prince George's Short-term
Congestion Relief
Town/County Forest Glen vicinity/Montgomery
Quad Kensington, MD
Survey No. M:36-35 (PACS 4.2)
Property Name Forest Glen Apartments





- 1 M 36 35
- 2 Forest Glen Apt
- 3 Montgomery Co. Md.
- 4 Julie Davis
- 5 3198
- 6 Md. SHPO
- 7 E. bldg. E side.
- 8 1 of 16

STANLEY T. BROWN



1. M 36-25
2. Tourist Glen Apts
3. Montgomery Co. - 11st
4. Julio Parisio
5. 5198
6. Md SHPO
7. E. bldg. NE corner
8. 2 of 16

FORM NO. 1270-668



1 M. 36-38

2 Forest Glen Apts

3 Montgomery Co. Md.

4 Julie Dancer

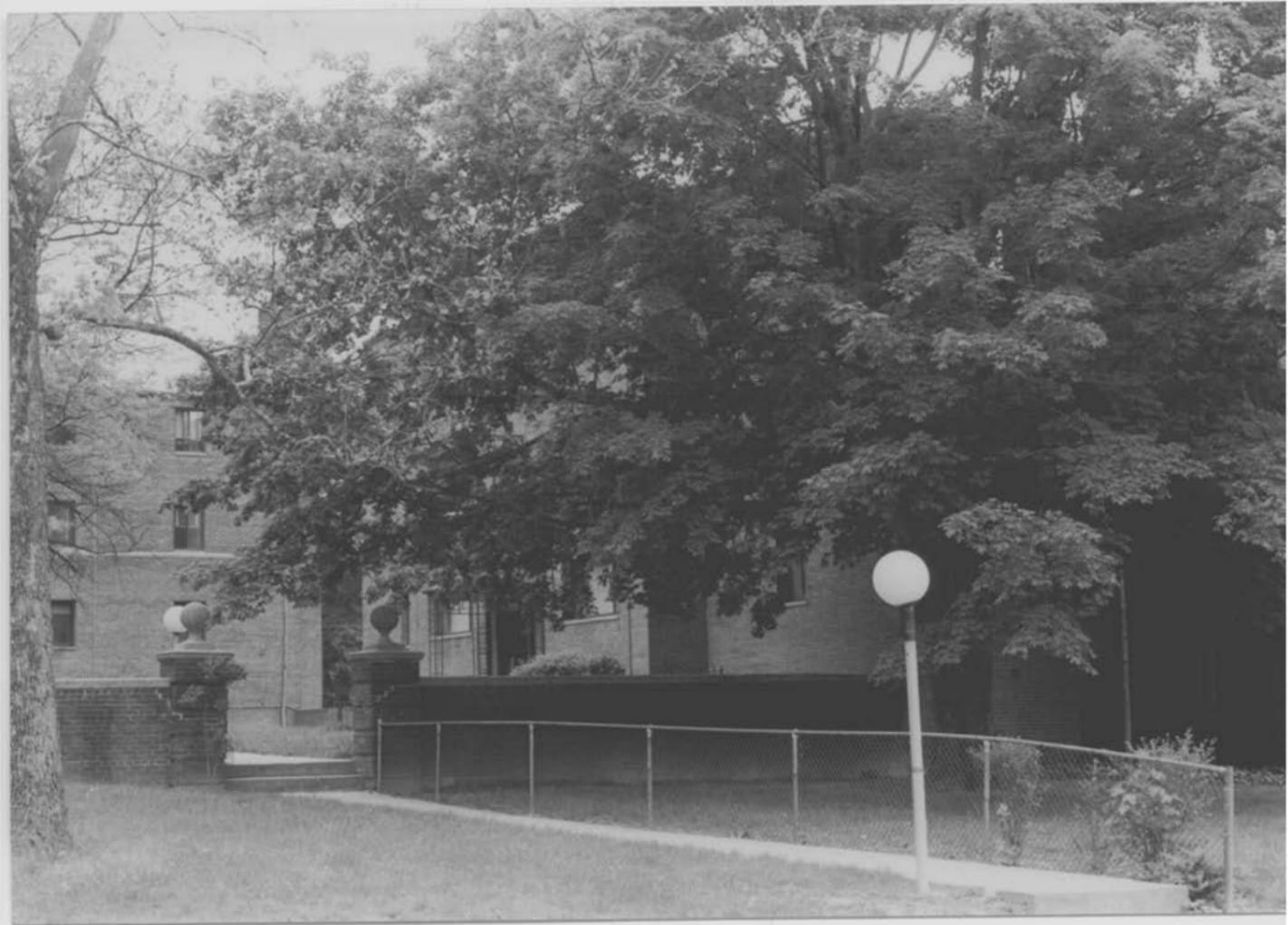
5 5198

6 Md 8470

7 Courtyard

8 3 of 16

SEARCHED INDEXED



- 1 M 36-35
- 2 Forest Glen apt.
- 3 Montgomery Co. Md
- 4 Julie Vas
- 5 5198
- 6 Md. SHIPS
- 7 Courtyard
- 8 407 10

2010/10/10 12:04:28



- 1 m. 30-35
- 2 Forest Glen Apt
- 3 Montgomery Co. Md
- 4 Julie Davis
- 5 5/98
- 6 Md 8HPD
- 7 Courtyard
- 8 5 of 16

2025 8 1230+58



1 M 36-35

2 Forest Glen Apts

3 Montgomery Co. Md

4 Julie D. Lee

5 5198

6 Md SHPO

7 E. Chr. bldg, N. elev.

8 6 of 16



- 1 M: 36-35
- 2 Forest Glen Apts
- 3 Montgomery Co, Md
- 4 Julia Davis
- 5 3/98
- 6 Md SPPD
- 7 W. Center bldg., N elev.
- 8 7/2/16

194 OCT 11 11 12



- 1 m 736-35
- 2 Forest Glen Apts
- 3 Montgomery Co Md
- 4 Julie Darsie
- 5 5/98
- 6 Md SHPO
- 7 W. bldg.
- 8 8 of 10

2014 JUN 12 30 465



1 M 36-35

2 Forest Glen Apts.

3 Montgomery Co. Md.

4 Julie Darsie

5 5/98

6 MASHPO

7 W. Bldg.

8 9 of 16

200001 1230 668



AFFORDABLE
REFUSE & RECYCLING
301-808-7410

1 M: 36-35

2 Forest Glen Apts.

3 Montgomery Co Md

4 Julie Darsie

5 5/98

6 Md. SHPO

7 W. Parking Lot

8 10/7/16

FRANK LINDY BSB



- 1 M. 36-35
- 2 Forest Glen Apt^s
- 3 Montgomery Co. Md
- 4 Julie Davis
- 5 5/98
- 6 Md. STPO
- 7 W. Parking lot
- 8 11/3/16

ET-K-116 1230 HSE





1 M. 36-35

2 Trust Men Apts

3 Montgomery Co, Md

4 Julie Davis

5 5/98

6 Md. STPS

7 E. Parking Lot

8 13 of 16

ST-6-7-6 1220 #85



- 1 M: 36-35
- 2 Forest Glen Apts
- 3 Montgomery Court
- 4 Julie Darce
- 5 5198
- 6 MA SUPD
- 7 E. bldg.
- 8 14 of 16

CH 1230+86



- 1 11/30/35
- 2 Forest Glen Apts
- 3 Montgomery Co, Md
- 4 Katie Datsie
- 5 5/8
- 6 Md Sts
- 7 Entry
- 8 15 of 16

194071 1230488

A black and white photograph of a brick building's entrance. The building is constructed of dark bricks. In the center is a dark-colored double door with a glass insert in the left panel. To the left of the door, the number '2104' is mounted on the wall. Above the door is a small, square light fixture. To the left of the door is a large window with horizontal blinds. To the right of the door is another window with horizontal blinds. The entrance is reached by a small concrete step. There are some bushes and a tree branch in the foreground. The overall scene is captured in a classic, slightly grainy black and white style.

2104

1 11 36 35

2 Forest Men Apt 2

3 Montgomery Co. Md

4 Julie Dawson

5 5/8

6 Md. SHPS

7 Entry

8 16 17 16

© 1984 N. H. KELLOGG