

Memo to file

December 30, 2003

From: Peter E. Kurtze
Administrator, Evaluation and Registration

Re: M: 36-39
Belvedere 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:36-39 (PACS 4.1) Construction Date: 1948

Name: Belvedere Apartments

Location: 2105 Belvedere Boulevard, Forest Glen vicinity, Montgomery County

Private/Multifamily Housing/Occupied/Good/Restricted

Description:

The Belvedere 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 six long, 2- and 3-story buildings which are arranged in the form of two "U's". Each building has two or three 5- or 7-bay sections. The complex has a central courtyard and two parking lots.

Significance:

The Belvedere 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. Berman and Rose sold 1.38 hectares (3.4 acres) of the land, described as "Parcel B," to Belvedere Apartments Incorporated in October of 1947. The apartment complex was constructed the following year. In 1980, the name of the corporation managing the complex was changed to Belvedere Limited Partnership.

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) Belvedere Apartments

and/or common name

2. Location:

street & number 2105 Belvedere Boulevard ___ not for publication

city, town Forest Glen 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 Belvedere Limited Partnership

street & number 14210 Woodcrest Drive

telephone no.:

city, town Rockville

state and zip code MD 20853

5. Location of Legal Description

Land Records Office of Montgomery County

liber 5632

street & number 50 Maryland Avenue

folio 209

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:36-39 (PACS 4.1)

<u>Condition</u>		<u>Check one</u>	<u>Check one</u>	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Resource Count: 6

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

The Belvedere 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 six long, 2- and 3-story buildings which are arranged in the form of two "U's". Each building has two or three 5- or 7-bay sections. The complex has a central courtyard and two parking lots.

The Belvedere Apartments are constructed of brick laid in a 6-course common bond. The buildings have flat roofs. A tall brick chimney is located in the northeast corner of the complex. There are four different types of windows on the buildings. The first type is a 16-light window which includes two, 3-light casement sashes. These windows are often grouped around an entry and are accented by horizontal bands of concrete. The second type is an 8-light window which includes two, 3-light casement sashes. This is the most common type of window. The third type is a single, 3-light casement window. The fourth type is a 6-light, fixed-sash window. This type of window is found over entries. All of the windows have original steel frames. A typical main entry consists of a 4-light glass door with 4-light sidelights. The entries have simple, stone surrounds and stone steps.

A typical 7-bay, 3-story front elevation of one section of the complex has a center entry with a 6-light window in the center of each floor above. Sixteen-light windows are located on each side of the center bay. Eight-light windows are located in the two end bays, and 3-light windows are located between the 16-light and 8-light windows. A typical 5-bay, 2-story front elevation has a center entry with two 16-light windows on each side.

A typical side elevation of one of the buildings has either one or two 8-light windows on each story. Some of the side elevations have stone bands surrounding the windows. A typical rear elevation has four or six 8-light windows symmetrically arranged on each story.

The Belvedere Apartments displays some elements drawn from the International style, including flat roofs, steel-frame windows and minimalist, streamlined detail. The buildings have not been altered.

The Belvedere 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 six buildings in the complex are arranged to form two "U's" which face north. A parking lot is located in the center of each "U", while a landscaped courtyard is located between the two groups of buildings. The streets around the complex are lined with large trees.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Belvedere Apartments

SURVEY NO.: M:36-39 (PACS 4.1)

ADDRESS: 2105 Belvedere Boulevard, Forest Glen vicinity, Montgomery County

8. Significance (Continued)

The Belvedere 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 Belvedere 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: Belvedere Apartments

SURVEY NO.: M:36-39 (PACS 4.1)

ADDRESS: 2105 Belvedere Boulevard, Forest Glen vicinity, Montgomery County

8. Significance (Continued)

National Register Evaluation:

The Belvedere 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, steel-frame windows and doors, and minimalist detail. The property has excellent integrity, retaining all of its original materials and detail. 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:36-39 (PACS 4.1)

See Attached

10. Geographical Data

Acreage of nominated property 1.38 Hectares (3.4 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 purposed 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: Belvedere Apartments

SURVEY NO.: M:36-39 (PACS 4.1)

ADDRESS: 2105 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: Belvedere Apartments

SURVEY NO.: M:36-39 (PACS 4.1)

ADDRESS: 2105 Belvedere Boulevard, Forest Glen vicinity, Montgomery County

10. Geographical Data (Continued)

Verbal Boundary Description and Justification:

The National Register boundaries of the Belvedere Apartments follow the current property lines of Parcel B in Subdivision 40 on Tax Map JP122. This 1.38 hectare (3.4 acre) parcel is bounded on the north by Hildarose Drive, on the south by Belvedere Boulevard, on the east by Georgia Avenue, and on the west by McKenney Avenue. The boundary encompasses the entire apartment complex and corresponds to the bounds of the lot purchased by Belvedere Apartments Incorporated in 1947.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

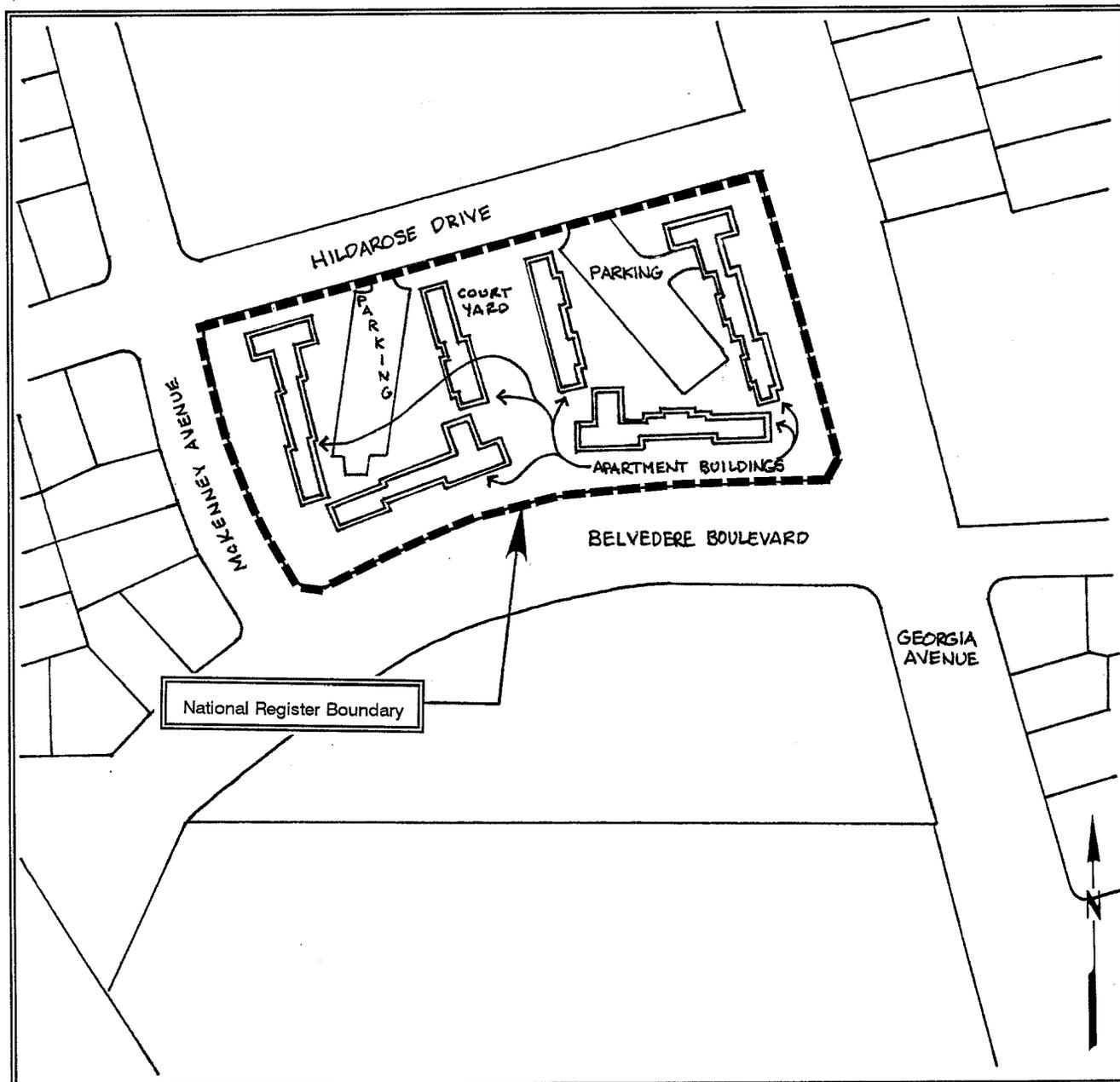
RESOURCE NAME: Belvedere Apartments

SURVEY NO.: M:36-39 (PACS 4.1)

ADDRESS: 2105 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: Belvedere Apartments

SURVEY NO.: M:36-39 (PACS 4.1)

ADDRESS: 2105 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):

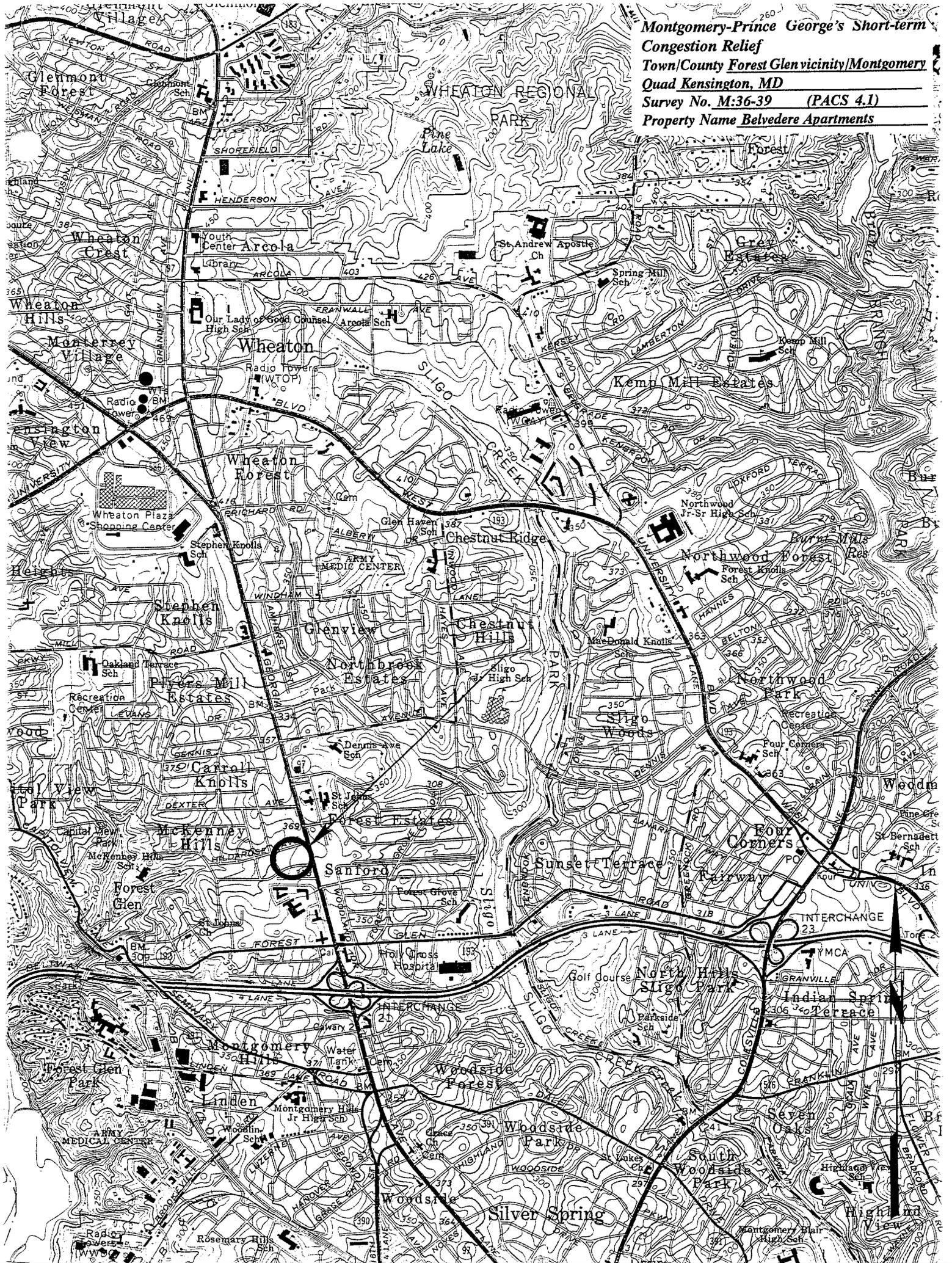
Multi-Family Housing

Known Design Source (write none if unknown):

None

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

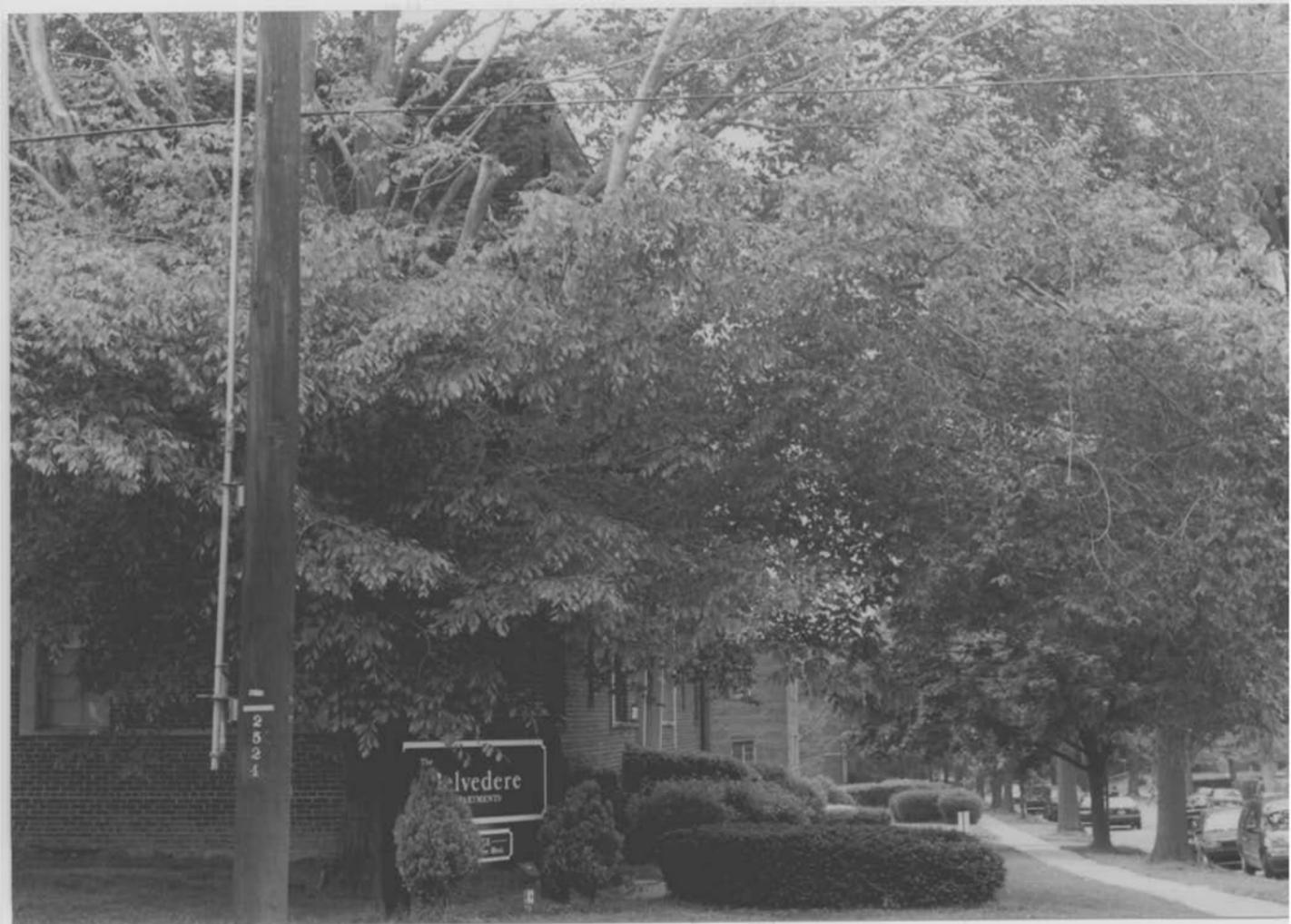
Montgomery-Prince George's Short-term
Congestion Relief
Town/County Forest Glen vicinity/Montgomery
Quad Kensington, MD
Survey No. M:36-39 (PACS 4.1)
Property Name Belvedere Apartments





- 1 M: 32-39
- 2 Belvedere Apts.
- 3 Montgomery Ch. Md
- 4 Lake Downs
- 5 5/98
- 6 Md SHPO
- 7 E. bldg. E. elev. N. end
- 8 1 of 21

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The Belvedere
APARTMENTS

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1 M: 36-37

2 Belvedere Apts.

3 Montgomery, Co, Md

4 Julie Dawes

5 5198

6 Ald SHIP

7 E. blag. NE corner

8 20121

210071 H H M 2



1 M: 36-39

2 Belvedere Apts.

3 Montgomery Co. Md

4 Jules Davis

5 3/98

6 Md STPO

7 E. blag. N elev.

8 3 of 21

210271 1220712



1 M: 56-39

2 Belvedere Apts.

3 Montgomery Co. Md.

4 Jelle's Dance

5 3/98

6 Md SHPO

7 E. parking lot.

8 4 of 21

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1 M. 36-39

2 Belvedere Apts.

3 Montgomery A. Md

4 Julie Davis

5 5/98

6 Mt St P

7 E. Parking Lot

8 5 of 21

TRIPIN 120032



2102

- 1 m: 36-39
- 2 Belvedere Apts.
- 3 Montgomery Co, Md
- 4 Julie Davis
- 5 = 198
- 6 Md State
- 7 E. Center Bldg. N elev.
- 8 6 of 21

2025 RELEASE UNDER E.O. 14176



2102

1 M-32 39

2 Belvedere Apts.

3 Montgomery Co. Md

4 Julie Davis

5 5/97

6 Mid SHIP

7 Courtyard

8 7 of 21

THINKER 1200912



2106
2108

1 M. 36-39

2 Belvedere Apts.

3 Montgomery Co. Md

4 Julia Davis

5 5192

6 Md State

7 W. Center, bldg. N. elev.

8 80721

100021 112071



- 1 M:36-39
- 2 Belvedere Apt's.
- 3 Montgomery Co. Md
- 4 Julie Darso
- 5 5/78
- 6 Md. Sup's
- 7 W. Parkway Lot.
- 8 9 of 21

2120221 N N N-12



- 1 M-36-39
- 2 Belvedere Apts
- 3 Montgomery Co Md
- 4 Julie Dusso
- 5 5/98
- 6 Md. SHPS
- 7 W. Parking Lot
- 8 10 of 21

10/10/98



- 1 M 36-39
- 2 Belvedere Apts
- 3 Montgomery Court
- 4 Julie Daise
- 5 5/02
- 6 Md Apts
- 7 W. blag. N. side
- 8 11/021

12-11-11 1230-1235



- 1 M: 36-37
- 2 Belvedere Apts.
- 3, 4 Montgomery, Ch. Md.
- 4 Jules Yards
- 5 5/98
- 6 Md. SHPO
- 7 W. Bldg, NW corner
- 8 12 of 21



- 1 M: 36-39
- 2 Belvedere - lots
- 3 Montgomery Co Md.
- 4 Julie Darris
- 5 3/28
- 6 Md. 5480
- 7 W. bldg. W. elev.
- 8 13 of 21

ST-N-H-N 1230488



1 M: 36-39

2 Belvedere Apts

3 Montgomery Co Md

4 Galia Daise

5 5195

6 No SUPs

7 W. bldg.

8 14 of 21



- 1 M: 36-39
- 2 Belvedere Apts.
- 3 Mont. Avenue Co. Md.
- 4 Julie Daine
- 5 5/98
- 6 Md State
- 7 SW bldg, SW corner
- 8 15 of 21

300 0071 1120 668



- 1 M 36-39
- 2 Belvedere Apts
- 3 Montgomery Co Md
- 4 Julie Darsie
- 5 5/98
- 6 Md SHPO
- 7 Courtyard
- 8 16 of 21

28 N N W 1230 658



1 11:36-39

2 Belvedere Arts

3 Montgomery Co. Md

4 Julie Dawie

5 5198

6 Md SHPD

7 Courtyard

8 17 of 21

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- 1 M. 36-39
- 2 Belvedere Arts.
- 3 Montgomery Co. Md
- 4 Julia Daise
- 5 5/98.
- 6 Md SHPO
- 7 SE blag., S elev.
- 8 18 1, 21

SHPO 120066



1 m 36-39

2 Belvedere Apts.

3 Montgomery Co. Md

4 Julia Danse

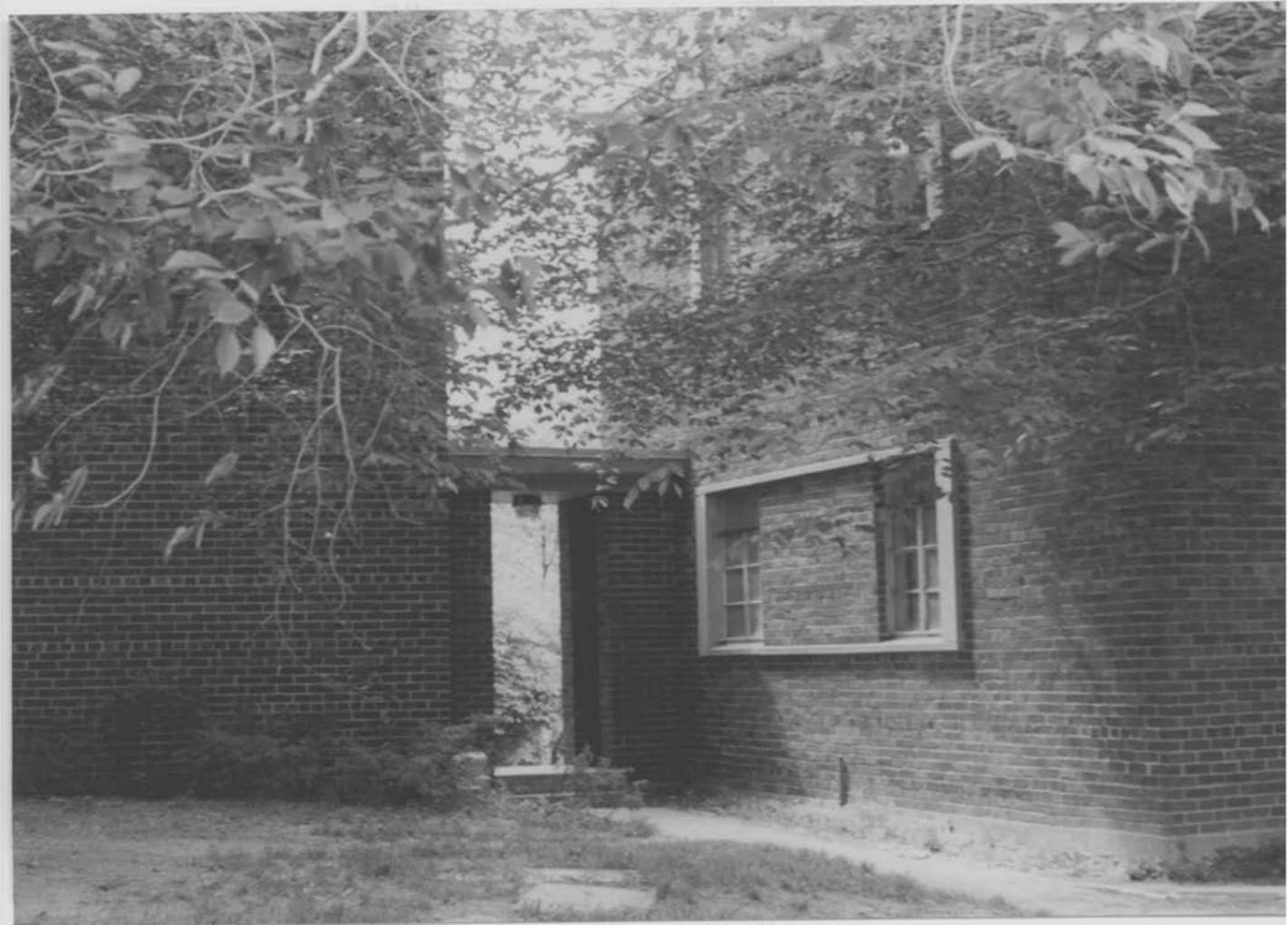
5 5/98

6 Mt St Hope

7 S. bldg. SE corner

8 1904 21

354 0271 N N N 92



1 M:36-39

2 Belvedere Apts

3 Montgomery Co. Md

4 Julie Davis

5 5/98

6 Md SHPO

7 E bldg

8 90021

9840271 4 1/2 1/2



1 M: 36-39

2 Belvidere Apts.

3 Montrossing Co. Md

4 Julia Davis

5 5198

6 Md. SHPO

7 E. Bldg. E elev, S end

8 21 57 21

2025 1230 688