

F-2-80
Rosemont Survey District
Rosemont
Private

1919-1941

The Rosemont Survey District is located in the town of Rosemont and incorporates the most concentrated area of houses built about 1920-1941 in the two early suburbs, Rosemont and Brunswick Heights, which make up the present town. The district has about 45 acres laid out along Petersville Road and Rosemont Drive and includes about 33 contributing resources. The houses are single dwellings in Colonial Revival, bungalow, Four-square, and traditional historical styles. Most are 1-1/2 to 2 stories with porches, gable roofs, and deep setbacks from the roads. A single International Style house is a unique departure from the traditional styles represented in the suburb. The district also includes several examples of mail-order houses, a housing source which flourished in the period 1900-1941. Rosemont is a good representative of a middle class suburb, with the variety of architectural styles and materials found in the typical suburb of the period, and founded as a result of development in a nearby urban area. Rosemont is one of two early 20th century suburbs of Brunswick, the other being New Addition, a 1906 working class neighborhood.

F-2-80
Rosemont; Brunswick Heights
Rosemont
Frederick County

HISTORIC CONTEXT:

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA

Geographic Organization: Piedmont
(Harford, Baltimore, Carroll, Frederick, Howard, Montgomery
Counties, and Baltimore City)

Chronological/Development Period:
Industrial/Urban Dominance A.D. 1870-1930
Modern Period A.D. 1930 - Present

Prehistoric/Historic Period Themes:
Architecture, Landscape Architecture and Community Planning

Resource Types:

Category: District

Environment: Suburban

Function and Use:
Domestic/single dwelling/residence

Known Design Source: None

**Maryland Historical Trust
State Historic Sites Inventory Form**

M 92
MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. F-2-80
Magi No.
DOE yes no

1. Name (indicate preferred name)

historic Rosemont; Brunswick Heights

and/or common Rosemont Survey District (preferred)

2. Location

street & number 3501-3642 Petersville Rd.;
1234-1326 Rosemont Drive not for publication

city, town Rosemont vicinity of congressional district 6th

state Maryland county Frederick

3. Classification

| Category | Ownership | Status | Present Use | |
|--|--|---|--|---|
| <input checked="" type="checkbox"/> district | <input type="checkbox"/> public | <input checked="" type="checkbox"/> occupied | <input type="checkbox"/> agriculture | <input type="checkbox"/> museum |
| <input 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"/> educational | <input checked="" type="checkbox"/> private residence |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <input type="checkbox"/> entertainment | <input checked="" type="checkbox"/> religious |
| <input type="checkbox"/> object | <input type="checkbox"/> in process | <input checked="" type="checkbox"/> yes: restricted | <input type="checkbox"/> government | <input type="checkbox"/> scientific |
| | <input type="checkbox"/> being considered | <input type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial | <input type="checkbox"/> transportation |
| | <input checked="" type="checkbox"/> not applicable | <input type="checkbox"/> no | <input type="checkbox"/> military | <input type="checkbox"/> other: |

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

name Multiple property owners

street & number telephone no.:

city, town state and zip code

5. Location of Legal Description

courthouse, registry of deeds, etc. Frederick County Courthouse liber

street & number 100 W. Patrick Street folio

city, town Frederick state Maryland 21701

6. Representation in Existing Historical Surveys

title

date federal state county local

depository for survey records

city, town state

7. Description

Survey No. F-2-80

| | | | | |
|---|---------------------------------------|---|---|--------------------|
| Condition | | Check one | Check one | |
| <input checked="" type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered | <input checked="" type="checkbox"/> original site | |
| <input 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 | | | |

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

CONTRIBUTING RESOURCE COUNT: 33

The Rosemont Survey District is located in the town of Rosemont, an early 20th century planned suburb of Brunswick, Frederick County, Maryland which is now a separate incorporated town. The survey district is centered on the intersection of Petersville Road (MD Rt. 79) and Rosemont Drive and encompasses about 45 acres in a roughly linear district along both sides of Petersville Road with a perpendicular section along the north side of Rosemont Drive, which also includes a single house on the south side. The district contains approximately 44 principal structures, of which 33 (75%) are contributing resources. The district is entirely residential, with only a single modern church within the boundary. The single dwellings are on fairly large rectangular lots laid out in two separate original plats, Rosemont (1918) and Brunswick Heights (1920). The dwellings are mostly 1-1/2 and 2 stories in height, of frame construction with brick veneer, stucco, german siding, shingles, and weatherboard exteriors originally, although many houses now have aluminum, vinyl, or composition siding and roofing. The styles and types include Colonial Revival, Four-square, Bungalow, and variations on traditional vernacular houses with English and American historical bases. There is one outstanding exception, a circa 1938-39 International Style house at 3806 Petersville Road. At least two Sears, Roebuck & Company mail-order houses are located in the district, and others probably can be identified. Most of the houses date from about 1920 to 1941, although some late 1940's houses conform to the pre-World War II appearance so well as to be indistinguishable in appearance from the earlier buildings. The siting of the houses conforms to an original covenant which specifies that no structure can be located within 75 feet of the main road, and the lots contain many mature trees and shrubs. The general appearance is of a well-maintained middle class suburb. The condition of the buildings is excellent and the 11 non-contributing houses are non-intrusive because of the large lots. A single modern church is located in the district, but is set well back from Petersville Road and does not break the streetscape appearance.

The plat of Rosemont included 208 acres located between the present Souder Road, Petersville Road, Little Catocin Creek, and the present eastern lot lines of properties on Chick Lane in its north-south leg. There were 56 rectangular lots, with No. 1 being at the northeast corner of Souder and Petersville, where the present 3501 Petersville Road stands, a circa 1915 brick house which is shown on the original plat. A negative photocopy of the plat is available in the Frederick County Planning & Zoning Department, Historic Sites Survey, and in the Frederick County Land Records, Plat Book 1, Pg. 95. The plat was not reproduced as an attachment due to its poor legibility. Brunswick Heights (copy of plat attached) was laid out in late 1919 as an L-shaped suburb of 46 lots of 90 ft. by 360 ft. on the northwest side of Petersville Road and the north side of Rosemont Drive. Neither of these suburbs were fully developed and the survey district includes the most concentrated grouping of those houses which were built by 1941. The area along Chick Lane (New York Avenue on the Rosemont plat) is not included because of the generally later date of the existing buildings. The west end and south side of Rosemont Drive also has primarily post-1945 houses.

(Continued on separate sheet)

8. Significance

Survey No. F-2-80

| Period | Areas of Significance—Check and justify below | | | |
|---|--|--|---|--|
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archeology-prehistoric | <input checked="" 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"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input type="checkbox"/> other (specify) |
| | | <input type="checkbox"/> invention | | |

Specific dates C. 1919-1941 **Builder/Architect**

check: Applicable Criteria: A B C D
and/or
Applicable Exception: 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 Rosemont Survey District exemplifies the planned suburb of the early 20th century, incorporating regular lot sizes, restrictive building covenants, and a variety of single dwellings. The planning is simple, oriented to the existing roads in the area, without sophisticated landscaping as in large-scale developments such as the suburbs of Baltimore City and Washington, D. C. The architecture of the district gives a cross-section of traditional styles available to the middle class in the period 1920-1940. The bungalow, the four-square, and the Colonial Revival mansion are well-represented, and the availability of mail-order house plans in this period is reflected in the Sears, Roebuck & Company houses in the district. The presence of a single International Style house suggests the transition of the historically based revival styles which predominated in the first quarter of the 20th century to the Modern style, based largely on the International Style. The district contains parts of two suburb plats, Rosemont, developed by Howard M. Jones, and Brunswick Heights, planned by William O. Rau. Both were laid out in 1919 and 1920 and most of the houses in the district date from 1920-1940.

Rosemont was one of two early 20th century suburbs to the town of Brunswick, which experienced rapid expansion in population as a result of the construction of the Baltimore and Ohio Railroad Switching Yards. The other suburb, New Addition (F-2-77), is a small 1906 working class section located just outside the western boundary of Brunswick. Intended to house the railroad workers, it has small, closely built houses in its most developed form, and is located within sight of the railroad line. Rosemont and Brunswick Heights, which combined after 1945 to form the single suburb, now the incorporated town of Rosemont, were by contrast intended for a wealthier class of owner. Still middle class in orientation, the lots were large enough to include the traditional outbuildings required, such as garages, hog pens, and chicken houses, but the elevated site north of the Brunswick boundary was shown by the first houses built to be aimed toward a more leisured class—small business owners and professionals rather than laborers. The neatly styled Four-squares and bungalows which were built suggested up-and-coming young families, while the manor house appearance of some of the Colonial Revival houses further reflected the aspirations of the owners. The single avant-garde structure of the Kaplon House is perhaps the ultimate expression of social ambition.

9. Major Bibliographical References

Survey No. F-2-80

King, Marina. Sears Mail-Order House Survey in Prince George's County, Maryland. Maryland National Capital Park and Planning Commission, Spring 1988.
Land Records of Frederick County
Margrabe, Mary, telephone interview, Nov. 14, 1991
Porter, Mr. Burgess, personal interview, November 15, 1991.

10. Geographical Data

Acreege of nominated property 45 acres
Quadrangle name Harpers Ferry, Va.-Md.-W. Va./Point of Rocks, Md.-Va. Quadrangle scale 1:24000
UTM References do NOT complete UTM references

| | | | | | | | |
|---|----------------------|----------------------|----------------------|---|----------------------|----------------------|----------------------|
| A | <input type="text"/> | <input type="text"/> | <input type="text"/> | B | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| | Zone | Easting | Northing | | Zone | Easting | Northing |
| C | <input type="text"/> | <input type="text"/> | <input type="text"/> | D | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| E | <input type="text"/> | <input type="text"/> | <input type="text"/> | F | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| G | <input type="text"/> | <input type="text"/> | <input type="text"/> | H | <input type="text"/> | <input type="text"/> | <input type="text"/> |

Verbal boundary description and justification

Approximate boundary as shown on attached sketch map including parts of original plan developed between C. 1920-1941.

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 Janet L. Davis, Historic Sites Surveyor
organization Frederick County Planning & Zoning Dept. date November 1991
street & number 12 E. Church Street telephone 696-2958
city or town Frederick state Maryland 21701

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
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST
DHCP/DHCC
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2022
301-514-7600

7.1 Description (Continued)

Following are brief descriptions of representative buildings in the district:

Swank House, 3532 Petersville Road: This is a two-story brick house with a cross gable roofline and a broad three-sided, one-story porch. The four-bay southeast elevation has large, floor to ceiling windows flanked by louvred shutters. The second story windows have 4/1 sash with the vertical muntins typical of the first quarter of the 20th century. Built about 1920 for George Swank, a hardware dealer in Brunswick, it is located on one of the lots on the southwest corner of Petersville and Rosemont, a section of the district which was purchased individually from the Shafer farm which occupied the area south of Rosemont Drive.

3529 Petersville Road: The two-story brick Colonial Revival house has five bays with a semi-circular entrance porch, a hipped roof with a bellcast, and three dormers in the west elevation. A porte-cochere on the south elevation is complemented by a sun porch on the north side. Each of the main elevation windows is flanked by louvred shutters with cut-out decorative motifs. Built about 1925, this house was identified by Mary Margrabe, a Frederick County historian, as a Sears mail-order house. Its model has not yet been identified, but its size and finish suggest it was one of the "Honor Bilt" line, which featured more thoroughly detailed manufactured parts and materials.

Porter House, 3628 Petersville Road: Built in 1947 by Burgess Porter, who still occupies the house, this 1-1/2 story brick house has steeply pitched gables on the southeast elevation sheltering an open porch and the recessed arched doorway. The door is also arched with strap hinges and vertical flush boards. Similar to many of the mail-order cottages of the 1920's and 1930's, it has a picturesque appearance which is typical of many of the houses in the survey district. The house was built on the southern half of Lot 16 of Brunswick Heights, a variation in the original lot size which is fairly common along the upper reaches of Petersville Road in the Brunswick Heights section.

3630 Petersville Road: Built about 1925-30 on the northern half of Lot 16, this is a 1-1/2 story frame bungalow with a gable facade and one-story porch with shed dormers on the north and south roof slopes. The siding is weatherboards and the roof is composition. The porch has square tapering columns, a common feature in the bungalow house. A three-part window is located in the southeast elevation gable at the upper level. This house is a good representative of the many bungalows in the district, although the design and replacement materials varies with each.

3636 Petersville Road: Another version of the bungalow type, this is a circa 1925-30 brick veneered, 1-1/2 story house with the gable roof paralleling the street. An integral one-story porch has square tapered columns. A projecting gable section on the south elevation has a group of three 4/1 windows flanking an exterior brick chimney. A single dormer with paired 1/1 windows is in the southeast slope of the roof. Most notable about this bungalow is the unusual green ceramic tile roof, a common feature in bungalows of the 1920's and 1930's, but seldom found in Frederick County examples of the type.

7.2 Description (Continued)

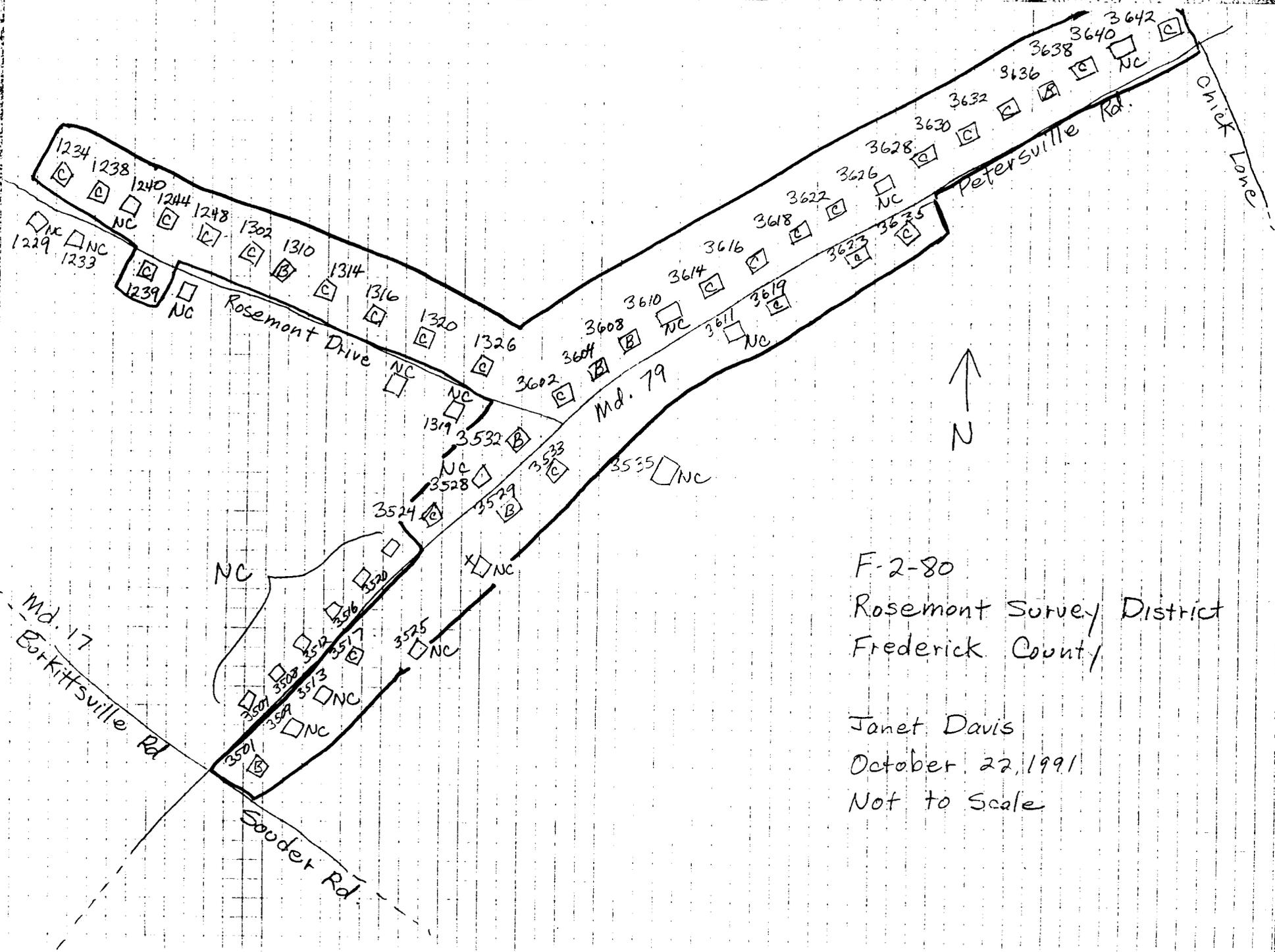
Kaplon House, 3608 Petersville Road: The only Modern style house in the contributing resources of the district, the Kaplon House was built by Myer Kaplon, a furniture dealer in Brunswick, in about 1937-38. It is a good representative of the International Style, having the box-like appearance, flat roof, metal exterior and casement windows, integral garage, and pipe railings which were typical of the style. Currently painted beige, the exterior was unpainted when new. The architect's name is not yet known. The Kaplon House is one of the few International Style houses in Frederick County and, in fact, may prove to be unique as the survey is completed.

| Rosemont LIBER/F. 10 | Simsy District GRANTEE | GRANTOR | ORIGINAL TRACTS | COST | DATE |
|--|---|---|---|----------|--------|
| 3603 Petersville Rd. 1158/238 Sept. 81 | Fred & Bernice S. Cornwell | Morton F. Kaplan & Bernice K. Levin Berman | Lot 24, Rosemont | \$60,000 | |
| 1084/286 23 May 79 | Morton F. Kaplan & Bernice K. Levin Berman | Morton F. & Bernice Kaplan Berman brother sister pers. repr. of estate of Myer Kaplan, dec. | " " | | |
| 402/256 22 Jun 36 | Myer & Oshyie Kaplon | Annie Kaplan et al trading as V. Kaplan Co. | " " | | |
| 380/361 16 Sept 31 | Annie, Myer, Bernice & Abram Kaplan trading as V. Kaplan Co. | Victor Kaplan et al Ida & | 7th lot mentioned in deed | | |
| 346/251 1 Apr 20 | Victor & Ida Kaplon | Wm. O. Rau | Lot 24 in Brunswick Hgts plat by Emory C. Green 13 Dec 1919 5TH 116 Plat | | |
| 3602 Petersville Rd. 825/104 18 May 70 | Eugene & Mary Lou Green | C. Margaret Zechar, exec. of last will of Helen S. Boyle | Lot 26 in Brunswick Hgts | \$16,300 | |
| 442/160 14 Apr 44 | Helen S. Boyle | Wm. O. & Minnie L. Rau | Lot 26 | | F-2-80 |
| 331/189 31 Mar 20 | Wm. O. Rau | Charles M. Joubert | | | |

| LIBER/10 | GRANTEE | GRANTOR | ORIGINAL TRACTS | COST | DATE |
|---|---------------------------------------|---|--|-----------|------|
| 3532 Petersville Rd. 1339/424 16 May 86 | Laurie Menzyl | Howard W. Arnold, Pers. rep. of estate of Norman A. Piper | | \$114,000 | |
| 745/315 18 Apr 66 | Norman A. Piper | Chas. W. & Catherine C. Cushman | | | |
| 482/386 15 Feb 50 | C. O. & C. C. Cushman | Ruth Coblenz Swank, undiv. | | | |
| 442/582 5 Aug 44 | George D. Ruth C. Swank | Dorothy E. Keyes | | | |
| 442/581 5 Aug 44 | Dorothy E. Keyes | George Swank | | | |
| 336/81 30 Dec 19 | George & Ruth Swank | Charles W. & Ora L. Shaffer | | | |
| On Will Record CESI/302 7 Dec 01 | Sarah A. Shaffer | Daniel Shaffer | part of farm devised to Shaffer by Josephus E. Harley trustee | | |
| 3604 Petersville Rd. 1276/526 28 Mar 85 | J. Stephen & Lavend. Harkman | Ellen S. Gross, pers. rep. of estate of Chas. A. Gross dec. | | \$75,000 | |
| 1169/877 5 Apr 82 | Ellen S. Gross, pers. rep | Ellen S. Gross | | | |

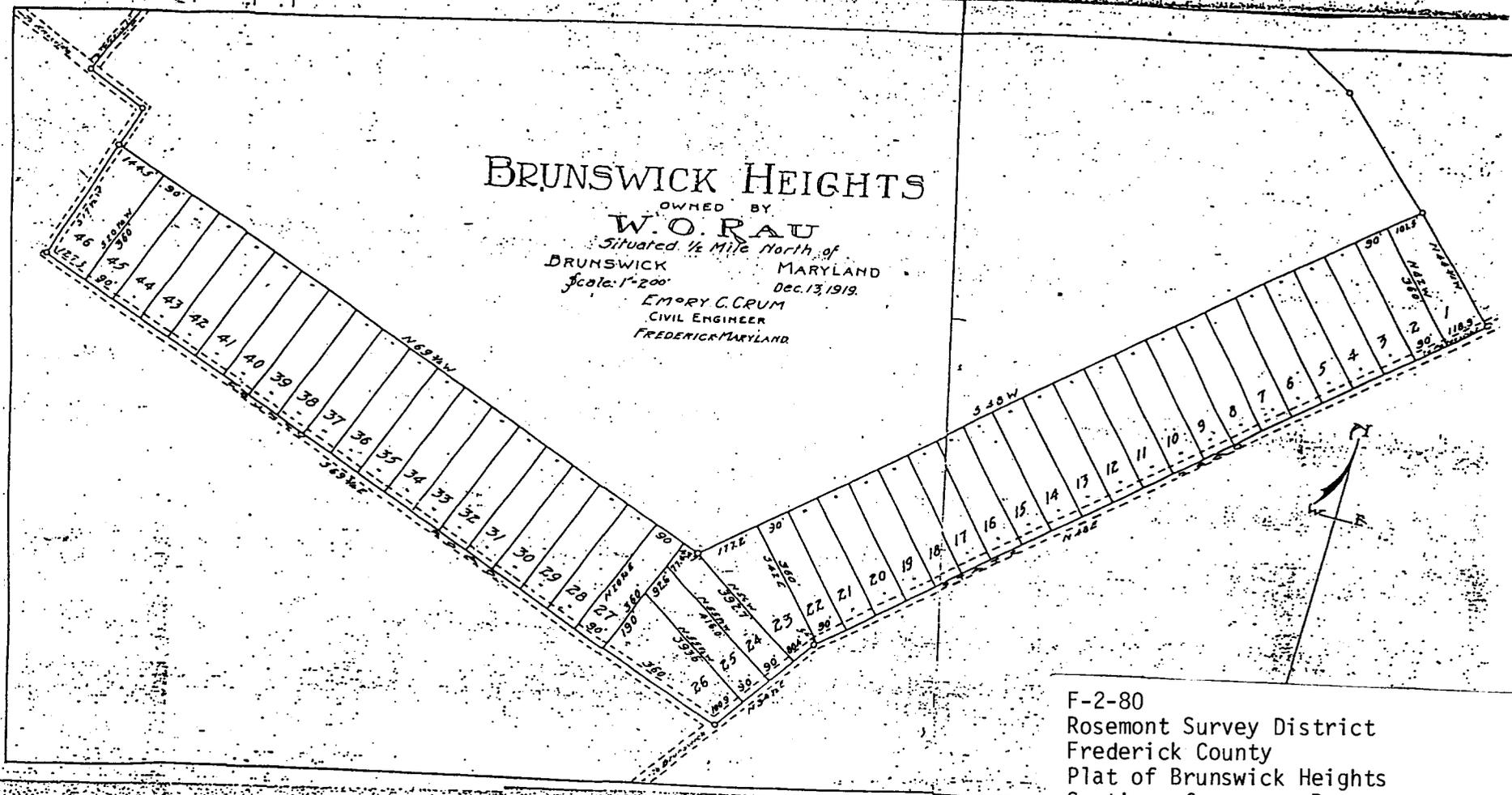
F-2-80

| LIBER/F. 10 | GRANTEE | GRANTOR | ORIGINAL TRACTS | COST | DATE |
|--|--------------------------------------|--|--|------|--------|
| 3604 Petersculle Rd. (cont.) 378/559 22 May 31 | Charles A. Gross | Annie M. + Joseph G. Kearfott | | | |
| 362/411 21 May 27 | Annie M. Kearfott | Harvey E. + Florence M. Wilt | | | |
| 342/185 2 Feb 23 | Harvey E. + Florence M. Wilt | John E. + Medora E. Brady | | | |
| 336/164 6 Aug 21 | John E. + Medora E. Brady | Michael Carey | | | |
| 335/38 1 Apr 20 | Michael Carey | Mrs. C. Rau | "Taken that any that the front building line of any dwelling erected on said lot shall be no nearer than 75' from fence or edge of road; all chicken houses, log pens, stables or pines shall be located 1 foot from edge of property line said building line" | | |
| 3628 Petersculle Rd. 449/249 18 Jun 45 | Burgess C. Porter + E. Luella Porter | Luther B. + Vivian L. Dair | southern half of Lot 16, 45' x 360' | | |
| 354/366 29 July 25 | Luther B. Dair | Ralph E. Culler + Grace R. Culler + Harry Wise | entire Lot 16 | | F-2-80 |
| 338/19 24 May 21 | Ralph E. Culler + Harry Wise | Frank C. Cover + Irene Cover | | | |



BRUNSWICK HEIGHTS

OWNED BY
W. O. RAU
SITUATED 1/4 MILE NORTH OF
BRUNSWICK MARYLAND
Scale: 1"=200' Dec. 13, 1919.
EMORY C. CRUM
CIVIL ENGINEER
FREDERICK MARYLAND



F-2-80
Rosemont Survey District
Frederick County
Plat of Brunswick Heights
Section of present Rosemont,
Plat Book STH 116, 1919
Frederick County Land Records



USGS
Harpers
Ferry, Va. - Md.
W.Va.

USGS
Point of Rocks, Md. - Va.

F-2-80
Rosemont Survey District
Frederick County
USGS Harpers Ferry, Va. - Md. - W.Va./Point
of Rocks, Md. - Va.
1:24000

FREDERICK CO
LOUDOUN CO

















