

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Survey No. ~~M:36/20~~
M: 36-23

1. Name of Property (Indicate preferred name)

historic Montgomery Hills Shopping Center

and/or common

2. Location

street & number 1901-1921 Seminary Road

not for publication

city, town Silver Spring

vicinity of

state Maryland

county

Montgomery

3. Classification

Category	Ownership	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> educational
<input type="checkbox"/> site		<input type="checkbox"/> entertainment
<input type="checkbox"/> object		<input type="checkbox"/> government
		<input type="checkbox"/> industrial
		<input type="checkbox"/> military
		<input type="checkbox"/> museum
		<input type="checkbox"/> park
		<input type="checkbox"/> private residence
		<input type="checkbox"/> religious
		<input type="checkbox"/> scientific
		<input type="checkbox"/> transportation
		<input type="checkbox"/> other:

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

name Multiple Ownership, List on file, M-NCPPC

street & number

telephone no:

city, town Silver Spring

state and zip code

Maryland 20910

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Courthouse

Tax Map and Parcel

Multiple: on file M-NCPPC

city, town Rockville state

Maryland

Liber and Folio

Multiple: on file M-NCPPC

6. Primary Location of Additional Data

- Individually Listed in the National Register
- Contributing Resource in National Register District
- Contributing Resource in Local Historic District
- Determined Eligible for the National Register
- Recorded by HABS/HAER
- HSR or Research report at MHT
- Other:

Montgomery Hills Shopping Center -- Current Owners

1901 Seminary Road: Lot P1A	Benjamin & I. Striner P.O. Box 3099 Silver Spring, Md. 20910
1905 Seminary Road Lot 2A , Lot 3	Leah. B. Rosin, Et Al Trust c/o Anne Olshaw 7829 Lomgley Ridge Road McLean, Va. 22102
1909 Seminary Road Lot 4	Antonio & M. Mastrangelo 10210 McKenney Avenue Silver Spring, Md. 20910
1915 Seminary Road Lot 5	John A. & M. H. Roeder 10715 Glenhaven Drive Silver Spring, Md. 20910
1919 Seminary Road Lot 6	Anne L. Dietle 1917 Seminary Road Silver Spring, Md. 20910
1921 Seminary Road Lot 7	Gladys Appleby Trust 1803 Pass-a-Grille Way St. Petersburg, Fla. 33706

Condition		Check one	Check one
<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
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date of move _____

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

The Montgomery Hills Shopping Center consists of six individual but attached buildings given a uniform appearance by the use of Tudor style elements. The two-story buildings are masonry on the first floor and "half-timber" and stucco on the second floor. They are stepped forward and back from Seminary Road, and are given additional individuality through the use of pent roofs (some covered with slate), diagonal entryways, and a variety of facing materials on the first floor storefronts. Some are all brick; some are all stone; and others are brick with blocks of stone set in the brick or surrounding the entry openings. Those doors which have not been replaced with newer ones of aluminum and glass are heavy, bevel-edged, vertical wood plank doors with wrought iron strap hinges and hardware to give an "old English" appearance.

Windows on the second stories are arranged for the most part in pairs or groups of three or four, and a few have six-over-six, double-hung wood sash. Most, however, now contain one-over-one sash. One of the pairs of windows has been replaced with a single large piece of glass. Brick chimneys project from the roofs at the rear of the buildings, where an irregular group of additions project into what used to be an alley.

The three western store buildings present their gable ends to the street (Seminary Road). The next two stores to the east appear as one ell-shaped structure, and the easternmost building is nearly double the width of the others. Its southern half has a gable roof fronting Georgia Avenue, and a flat roof on the northern half. North of this store is a one-story brick addition with large, flush, plate glass show windows, a band of "half-timbering" above, topped by a mansard-roofed parapet. To the north of this is a two-story frame structure with a flat roof. Its storefront consists of large glass show windows set in a plain brick wall. The second story of the facade is covered with stucco and "half-timbering."

The area between the buildings and Seminary Road was originally set aside as a park. For many years it has served as a parking lot.

build a block of stores in a portion of their development set aside through deed covenants for commercial uses (zoning did not take effect in Montgomery County until 1928).

The developers and builders of Montgomery Hills, Robert W. Benner and George E. Good, were among this group. In December of 1927 they bought a large tract of land from the Childs family¹ (who took back a \$45,000 mortgage) and platted their subdivision of Montgomery Hill [sic] on August 25, 1928 (Plat 4/381). Their deeds for residential lots contained the covenant "...it being understood by all concerned that all of Block "J" is reserved for business purposes...."² In Block J, Lot 3 was the first to be sold, on January 8, 1929 (Deed 474/162), and it contained the covenant "That the Montgomery Hills Company shall have the exclusive right to construct any building which may be erected on said premises; plans and specifications to be approved by said Company." Such a building was to cost a minimum of \$11,750, compared to houses which had a minimum cost of \$9,000. Plat 4/401 recorded October 17, 1929 amended the lot lines for Lots 1 and 2, creating instead a larger Lot 1-A and a smaller Lot 2-A. On July 21, 1930, Rich J. Dietle bought Lot 6, and his Deed 508/408 contained the same covenant regarding the construction of a building. The October 30, 1931 telephone directory carried for the first time the listing of R. J. Dietle, baker, Montgomery Hills, Md. (Dietle's Silver Spring bakery had been listed for several years). The February 13, 1931 deed (518/166) selling Lots 2-A and 3 to Herman and Yetta Rosin contained covenants prohibiting them from operating "a retail bakery or drugstore for five years." This non-competition clause was designed to protect neighboring shopkeepers, and the Rosins were given a similar one in return. Thus it appears that the buildings housing the Dietle bakery and other businesses, such as a drug store and District Grocery Store (DGS), were constructed in late 1930.

On a local level, the Montgomery Hills Shopping Center is of interest because of some of the businesses it housed. In addition to the drug store, grocery store, and bakery, it had a barber shop with a singing Italian barber, and a confectionary store & ice cream parlor.³ With the repeal of Prohibition at the end of 1933, Dietle's bakery became Dietle's Tavern, one of the first licensed in Montgomery County after decades of being "dry."⁴ Still housed in 1917 Seminary Rd. its license, No. 050, hangs on the wall behind the bar. Hills Tavern, now Danny's Restaurant, 1909 Seminary Rd., was one of the first restaurants in Montgomery County to serve pizza. The DGS store

(continued)

located at 1905 Seminary Rd. passed out of the Rosins' ownership and became the new home of the Snider family's Montgomery Hills DGS. From this location, the Sniders sold groceries, providing credit and free delivery, from 1946 until 1961 when they built their new store immediately to the west.⁵

Ironically, the developers of this neighborhood shopping center and its surrounding residential area did not thrive as well as their commercial occupants. The Depression slowed home sales and forced many people who had bought lots and built homes in Montgomery Hills to abandon them. Benner and Good could not meet their financial obligations, and the Childs family repossessed the land. The Benner family even lost the home Robert Benner built in his own development (1112 Rookwood Rd.), and were forced to move into the apartment over the barber shop. Nevertheless, Benner declined to declare bankruptcy, and though never regaining his property, he continued to make payments on it for many years.

Thus this unassuming neighborhood shopping center was the scene of considerable local early 20th century history, ranging from architectural and planning issues to items of interest in the fledgling commercial world of Montgomery County.

1. Deed 448/59 recorded December 9, 1927. The right-of-way for the Washington, Woodside, and Forest Glen Railway, when abandoned, reverted to the Childs, and they deeded it to Benner and Good on July 19, 1928, Deed 464/179.
2. Deed 510/118 recorded August 18, 1930.
3. Interview with Pat Benner Haynie, daughter of Robert W. Benner.
4. Interview with Anne Dietle, daughter-in-law of Rich "Pop" Dietle.
5. Interview with David Snider.

9. Major Bibliographical References

Survey No. M:36-23

Interviews with Anne Dietle, Pat Benner Haynie, and David Snider.
C & P Telephone directories. Klinge Atlas for 1931. Subdivision
plats, land records and tax assessment records for Montgomery Co.

10. Geographical Data

Acreage of nominated property 21,775 sq. ft.

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

C	<input type="text"/>	<input type="text"/>	<input type="text"/>
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D	<input type="text"/>	<input type="text"/>	<input type="text"/>
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E	<input type="text"/>	<input type="text"/>	<input type="text"/>
---	----------------------	----------------------	----------------------

F	<input type="text"/>	<input type="text"/>	<input type="text"/>
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G	<input type="text"/>	<input type="text"/>	<input type="text"/>
---	----------------------	----------------------	----------------------

H	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Verbal boundary description and justification

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 Andrea Rebeck

organization Mont. Co. Hist. Pres. Comm. date 9/87. Updated 5/1998.

street & number _____ telephone _____

city or town Rockville, 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
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

Maryland Historical Trust State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic

and/or common Montgomery Hills Shopping Center

2. Location

street & number 1901-1919 Seminary Road ___ not for publicationcity, town Silver Spring ___ vicinity of congressional district 13state Maryland county Montgomery

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	<input checked="" type="checkbox"/> occupied	___ agriculture	___ museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	___ unoccupied	<input checked="" type="checkbox"/> commercial	___ park
___ structure	___ both	___ work in progress	___ educational	___ private residence
___ site	Public Acquisition	Accessible	___ entertainment	___ religious
___ object	___ in process	___ yes: restricted	___ government	___ scientific
	___ being considered	<input checked="" type="checkbox"/> yes: unrestricted	___ industrial	___ transportation
	<input checked="" type="checkbox"/> not applicable	___ no	___ military	___ other:

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

name See attached list - multiple owners

street & number telephone no.:

city, town state and zip code

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Court House liber

street & number folio

city, town Rockville, state Maryland

6. Representation in Existing Historical Surveys

title

date ___ federal ___ state ___ county ___ local

pository for survey records

city, town state

7. Description

Survey No. M:36-23

Condition		Check one	Check one
<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 _____
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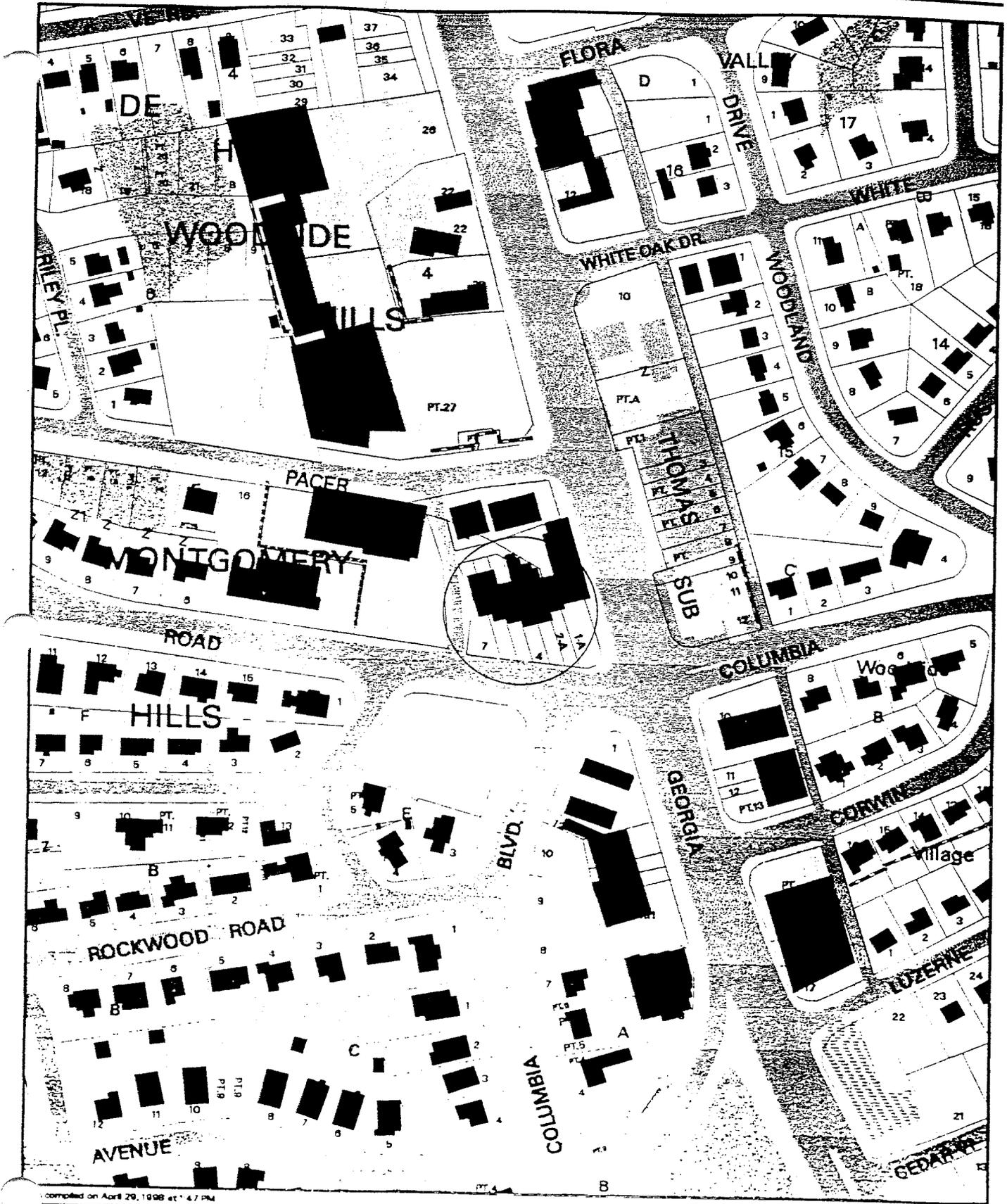
1. Deed 448/59 recorded December 9, 1927. The right-of-way for the Washington, Woodside, and Forest Glen Railway, when abandoned, reverted to the Childs, and they deeded it to Benner and Good on July 19, 1928, Deed 464/179.
2. Deed 510/118 recorded August 18, 1930.
3. Interview with Pat Benner Haynie, daughter of Robert W. Benner.
4. Interview with Anne Dietle, daughter-in-law of Rich "Pop" Dietle.
5. Interview with David Snider.

Montgomery Hills Shopping Center -- Current Owners:

1901 Seminary Road: Block J Lot P1A	Benjamin & I. Striner P. O. Box 820, Woodmoor Station Silver Spring, MD 20901 Liber 1621 Folio 208 Area: 4,618 SF	
1905 Seminary Road: Lot 2A	John D. & L. B. Rosin et al c/o Nathan H. Olshan et al 7829 Langley Ridge Road McLean, VA 22101 Liber 2431 Folio 175 Area: 2,918 SF	
1905 Seminary Road: Lot 3	John D. & L. B. Rosin et al c/o Nathan H. Olshan et al 7829 Langley Ridge Road McLean, VA 22101 Liber 2431 Folio 175 Area: 2,339 SF	
1909 Seminary Road Lot 4	Daniel H. Giovannoni et al 1909 Seminary Road Silver Spring, MD 20910 Liber 5897 Folio 485 Area: 3,244 SF	301-588-4110
1915 Seminary Road Lot 5	John A. Jr. & M. H. Roeder 1915 Seminary Road Silver Spring, MD 20910 Liber 2653 Folio 466 Area: 3,319 SF	301-587-6099
1919 Seminary Road Lot 6	Anne L. Dietle 1917 Seminary Road Silver Spring, MD 21910 Liber 4432 Folio 671 Area: 3,141 SF	

Map for Montgomery Hills Shopping Center (36/23)

M:36-23



compiled on April 29, 1988 at 4:17 PM

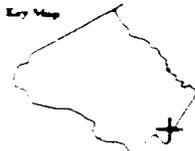
DISCLAIMER

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from MNCPPC.

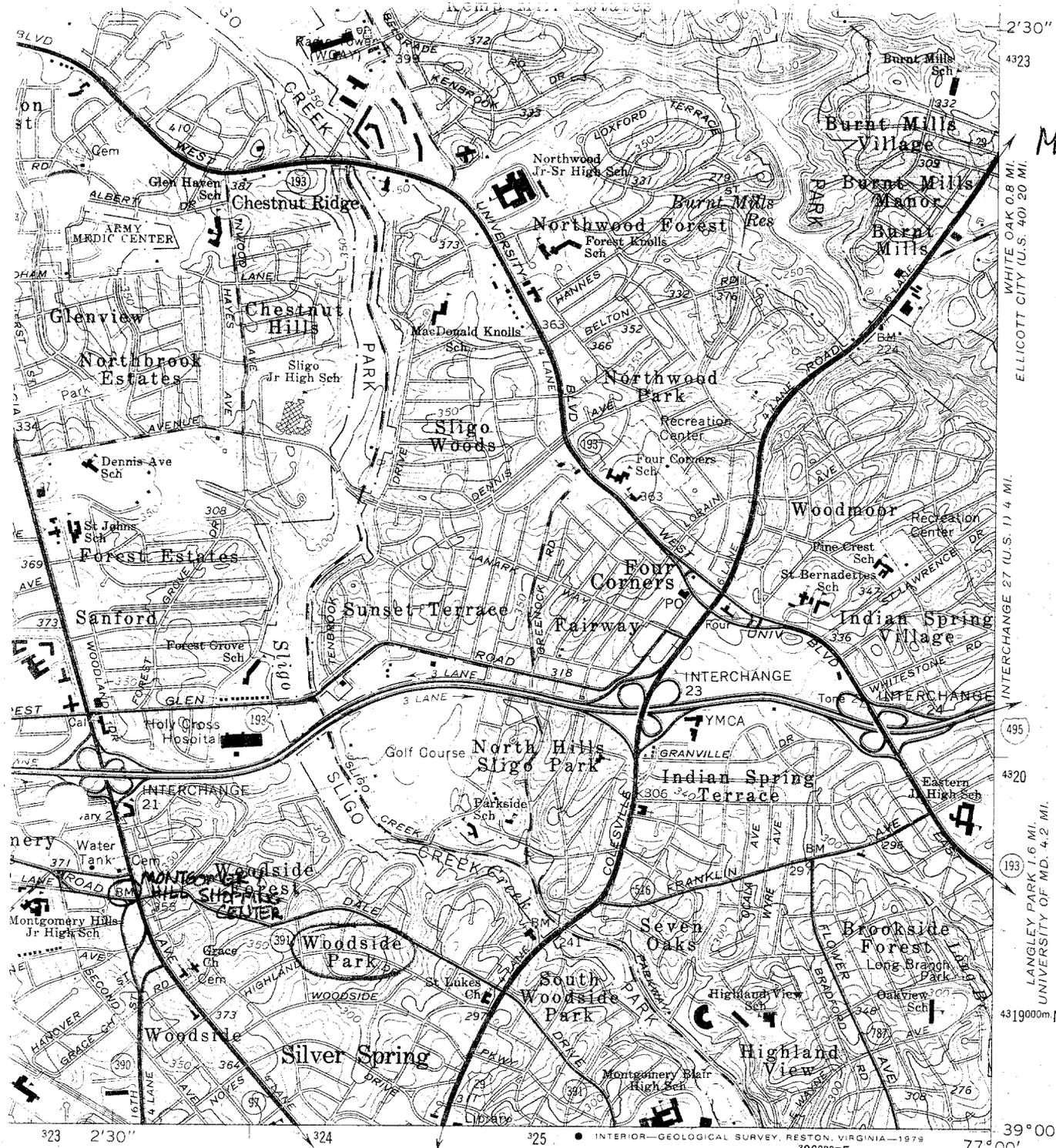
MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

1000 Spring Hill Road, Gaithersburg, MD 20878

Key Map



Graphic & Technology Center 200



M:36-23

2'30"
4323
ELLICOTT CITY (U.S. 40) 2.0 MI.
INTERCHANGE 27 (U.S. 1) 4 MI.
495
4920
LANGLEY PARK 1.6 MI.
UNIVERSITY OF MD. 4.2 MI.
4319000m N.

SILVER SPRING (R.R. STA.) 0.8 MI.
WASHINGTON (U.S. 240) 7 MI.

1 MILE



ROAD CLASSIFICATION

- Heavy-duty
- Medium-duty
- Light-duty
- Unimproved dirt
- Interstate Route
- U.S. Route
- State Route

KENSINGTON, MD.

N3900—W7700/7.5.

1965

PHOTOREVISED 1979
DMA 5562 II SE—SERIES V833

Boundary lines shown in purple compiled from latest information available from the controlling authority
Purple tint indicates extension of urban areas
Revisions shown in purple and woodland compiled from aerial photographs taken 1977 and other source data. This information not field checked. Map edited 1979

(WASHINGTON EAST)
5661 N. NW



3623 Montgomery Hills Shopping Center
1905 ¹⁹²¹ Seminary Rd.
5/7/98
J. DeLaurentis



M: 36-23

Montgomery Hills Shopping

Center

1901-1921 Seminary Road

Silver Spring, MD

Andrea Rebeck

1987

South elevation



M: 36-23

Montgomery Hills Shopping

Center

1901-1921 Seminary Road

Silver Spring, MD

Andrea Rebeck 1987

Looking Northwest



M:36-23

Montgomery Hills Shopping
Center

1901-1921 Seminary Road

Silver Spring, MD

Andrea Rebeck 1987

South elevation



M:36-23

Montgomery Hills Shopping
Center

1901-1921 Seminary Road

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Looking Northwest