

CAPSULE SUMMARY SHEET

Survey No.: M:30-23 (PACS 5.5) Construction Date: Circa 1930

Name: Sylvan J. and Arthur J. Luchs Property

Location: 6001 Lux Lane, Rockville Vicinity, Montgomery County

Private/Private Residence/Occupied/Good/Restricted

Description:

The Sylvan J. and Arthur J. Luchs Property is located on the northwest corner of Old Georgetown Road and Lux Lane in the Rockville Vicinity of Montgomery County. The property consists of a 1-story cottage and associated garage. The cottage was constructed circa 1930 and has multiple additions and alterations.

Significance:

The Sylvan J. and Arthur J. Luchs Property is located on land that belonged to the Woodward family in the early twentieth century. In 1925, Morton Luchs, builder of the property at 6141 Tuckerman Lane (M:30-22), acquired 38.13 hectares (94.22 acres) from the Woodward family. Sylvan J. and Arthur J. Luchs inherited the land and sold it to the Luxmanor Corporation, developers of the surrounding subdivision, in 1934. The Luxmanor Corporation sold a 0.24 hectare (0.59 acre) lot to Ryland and Evelyn Willis in 1947. The property passed through several owners in the late twentieth century. The current owner, Kamalinee V. Deshpande, acquired the property in 1983. The property currently serves as a private residence and physician's office.

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 Sylvan J. and Arthur J. Luchs Property (preferred)

and/or common Kamalinee V. Deshpande Property

2. Location:

street & number 6001 Lux Lane ___ not for publication

city, town Rockville X vicinity of congressional district

state Maryland county Montgomery

3. Classification:

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

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

name Kamalinee V. Deshpande

street & number 6001 Lux Lane

telephone no.:

city, town Rockville

state and zip code MD 20852

5. Location of Legal Description

Land Records Office of Montgomery County

liber 6168

street & number 50 Maryland Avenue

folio 845

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:30-23 (PACS 5.5)

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 _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Resource Count: 2

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

The Sylvan J. and Arthur J. Luchs Property is located on the northwest corner of Old Georgetown Road and Lux Lane in the Rockville Vicinity of Montgomery County. The property consists of a 1-story cottage and associated garage. The cottage was constructed circa 1930 and has multiple additions and alterations.

The cottage has an irregular shape. The original portion appears to be a 3-bay 1-story wing at the southwest corner. The cottage has a brick foundation and vinyl siding on the exterior walls. A system of cross-gable roofs covered in asphalt shingles covers the irregular shape. A brick chimney is located on the east elevation. The original wing has 6/6 double-hung windows, while the additions have 1/1 double-hung windows or casement windows. A large deck is located on the west elevation.

On the south, or front elevation, the original wing has a front-gable roof. An entry in the center bay is sheltered by a small, hipped-roof portico. A window is located on each side of the entry. East of the original wing is a 2-bay recessed wing with a side-gable roof and a 2-bay projecting wing with a front-gable roof.

On the west elevation, the original wing has paired windows in the north and south bays and single windows in the two center bays. North of the original wing, a recessed wing with a shed roof has four casement windows and an entry. North of the shed is a front-gable wing with a bay window. A modern deck stretches across the north end of this elevation.

On the north elevation, the original wing has three windows. The wing with the bay window has a single window in the west bay. A shed-roof vestibule with an entry is located east of the window. East of the entry, a front-gable wing has a triple casement window. A shed-roof wing east of the front-gable wing has paired casement windows.

On the east elevation, an entry is located in the second bay from the north. The entry is sheltered by a gable-roof portico. Paired casement windows are located north of the entry. South of the entry is a recessed, side-gable wing with a bay window. South of this wing is another side-gable wing with a paired, double-hung window.

This cottage has undergone multiple alterations. While the original wing is still distinguishable, none of the original materials remain.

A 1-story, 2-bay garage is located northwest of the cottage. The garage has a brick foundation, vinyl siding and an asphalt-shingle, side-gable roof. Two garage bays are located on the south elevation.

The Sylvan J. and Arthur J. Luchs Property is located in a suburban residential area. The lot is open, and rows of trees stand around the perimeter.

8. Significance

Survey No. M:30-23 (PACS 5.5)

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 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"/> transportation
		<input type="checkbox"/> invention	<input type="checkbox"/> other (specify)	

Specific dates circa 1930

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 Sylvan J. and Arthur J. Luchs Property is located on land that belonged to the Woodward family in the early twentieth century. In 1925, Morton Luchs, builder of the property at 6141 Tuckerman Lane (M:30-22), acquired 38.13 hectares (94.22 acres) from the Woodward family. Sylvan J. and Arthur J. Luchs inherited the land and sold it to the Luxmanor Corporation, developers of the surrounding subdivision, in 1934. The Luxmanor Corporation sold a 0.24 hectare (0.59 acre) lot to Ryland and Evelyn Willis in 1947. The property passed through several owners in the late twentieth century. The current owner, Kamalinee V. Deshpande, acquired the property in 1983. The property currently serves as a private residence and physician's office.

The Sylvan J. and Arthur J. Luchs Property is located south of the City of Rockville. Rockville became the County seat when Montgomery County was created in 1776. Through most of the nineteenth century, Rockville was a courthouse village, surrounded by agricultural land. It remained a small town until the coming of the Metropolitan Branch of the Baltimore and Ohio Railroad in 1873. The railroad brought summer and weekend visitors, and the resort trade encouraged the rapid expansion of Rockville, both in size and population. Many summer hotel patrons built summer residences and others became year-round residents.

Following the rapid growth from the 1870s to the 1890s, the expansion of Rockville stabilized until a second development boom after World War II. The growth of the Federal government in nearby Washington, D.C. in the years after the War, spurred considerable suburban expansion in Rockville and surrounding areas. Access to the Capital by rail and improved roadways encouraged this suburban expansion (Rockville Historic District Commission 1973).

The Sylvan J. and Arthur J. Luchs Property is an example of a vernacular cottage. Between 1870 and 1940 the vernacular cottage style was typically built for Americans of modest means. They are characterized by simple ornamentation and mass-produced components, such as door frames, moldings, sash and window units, and porch decoration. The development of post-Civil War machinery capable of producing large amounts of standardized housing elements, such as those found in cottages, contributed greatly to the development of the modern American housing industry. Designs for vernacular cottages were obtained from popular magazines, such as House Beautiful, or carpenter's and builder's journals, such as American Builder. A variety of front-gable, side-gable, cross-gable and hipped roof frame cottages were developed in the early to mid-twentieth century. Front-gable and hipped roof cottages are primarily 1 to 1½-stories tall, 3-bays wide and several rooms deep. Side-gable and cross-gable structures are usually 2 to 2½-

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Sylvan J. and Arthur J. Luchs Property

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ADDRESS: 6001 Lux Lane, Rockville vicinity, Montgomery County

8. Significance (Continued)

stories tall, are typically 2 to 3-bays in width and vary from one to three rooms deep. They usually include a porch covered with a shed roof. Porches are supported by posts often containing machine-produced Victorian ornamentation. Some cottages feature ornamentation drawn from Craftsman style or Colonial Revival architecture (Gottfried and Jennings 1988, viii-xv).

National Register Evaluation:

Constructed circa 1930, the Sylvan J. and Arthur J. Luchs Property is not eligible for the National Register of Historic Places. 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. It is not eligible under Criterion C because it is an indistinctive property type. Many vernacular cottages exist within the project area, and this one is not an outstanding example. Also, the multiple additions have seriously compromised the property's integrity. 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 <u>XXX</u>
Comments _____	

Reviewer, OPS: <u>Offender</u>	Date: <u>4/12/99</u>
Reviewer, NR Program: <u>Blunt</u>	Date: <u>4/14/99</u>

Handwritten signature

9. Major Bibliographical References Survey No. M:30-23 (PACS 5.5)

See Attached

10. Geographical Data

Acreage of nominated property _____
Quadrangle name Rockville, MD Quadrangle scale 1:24,000

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 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

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SURVEY NO.: M:30-23 (PACS 5.5)

ADDRESS: 6001 Lux Lane, Rockville 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.
- Gottfried, Herbert and Jan Jennings. 1988. American Vernacular Design 1870-1940. Ames, Iowa: Iowa State University Press.
- 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.
- Rockville Historic District Commission. 1973. National Register of Historic Places Nomination Form. West Montgomery Avenue Historic District. Rockville, MD.
- 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

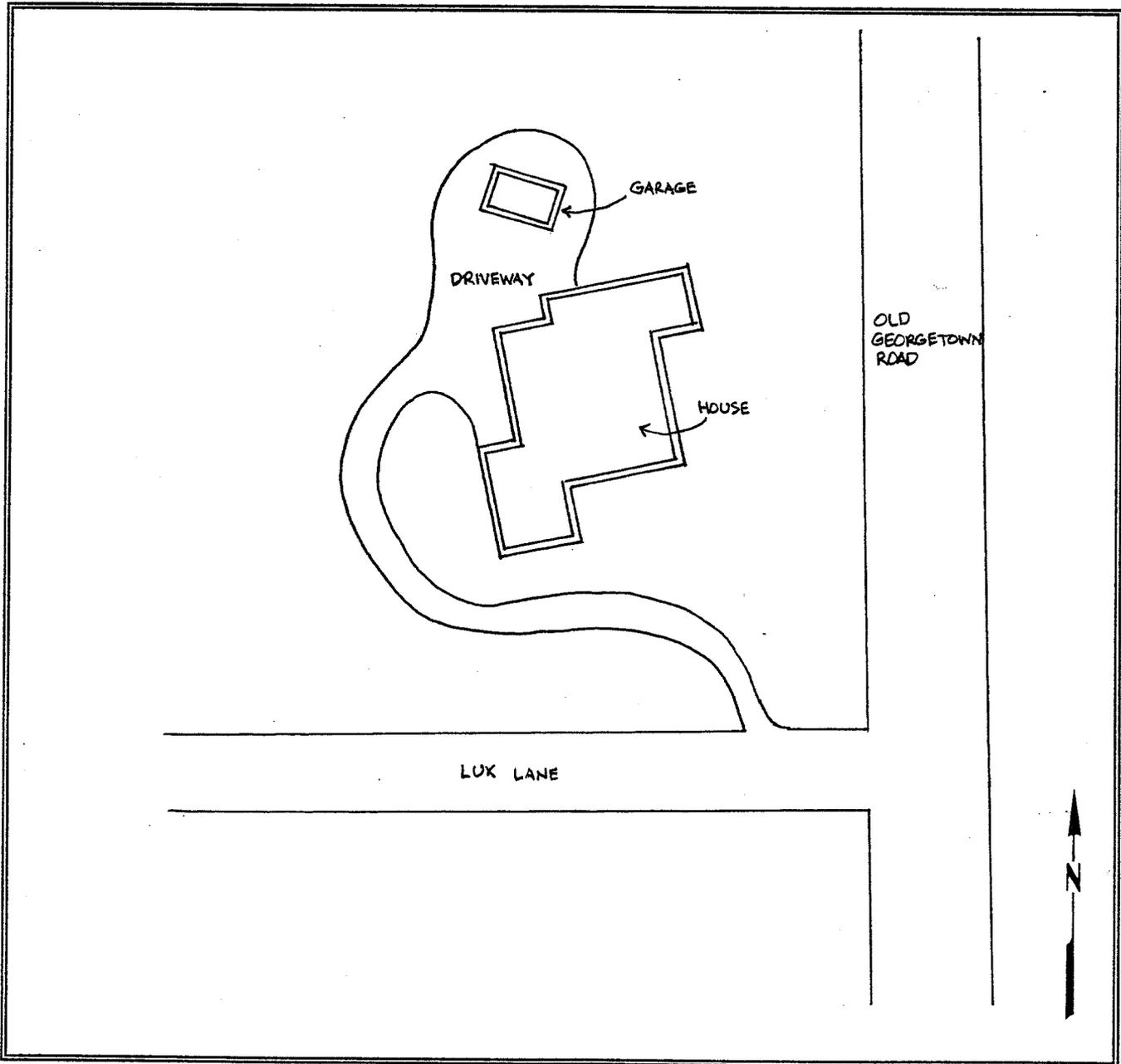
RESOURCE NAME: Sylvan J. and Arthur J. Luchs Property

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10. Geographical Data (Continued)

Resource Sketch Map



CONTINUATION SHEET

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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):

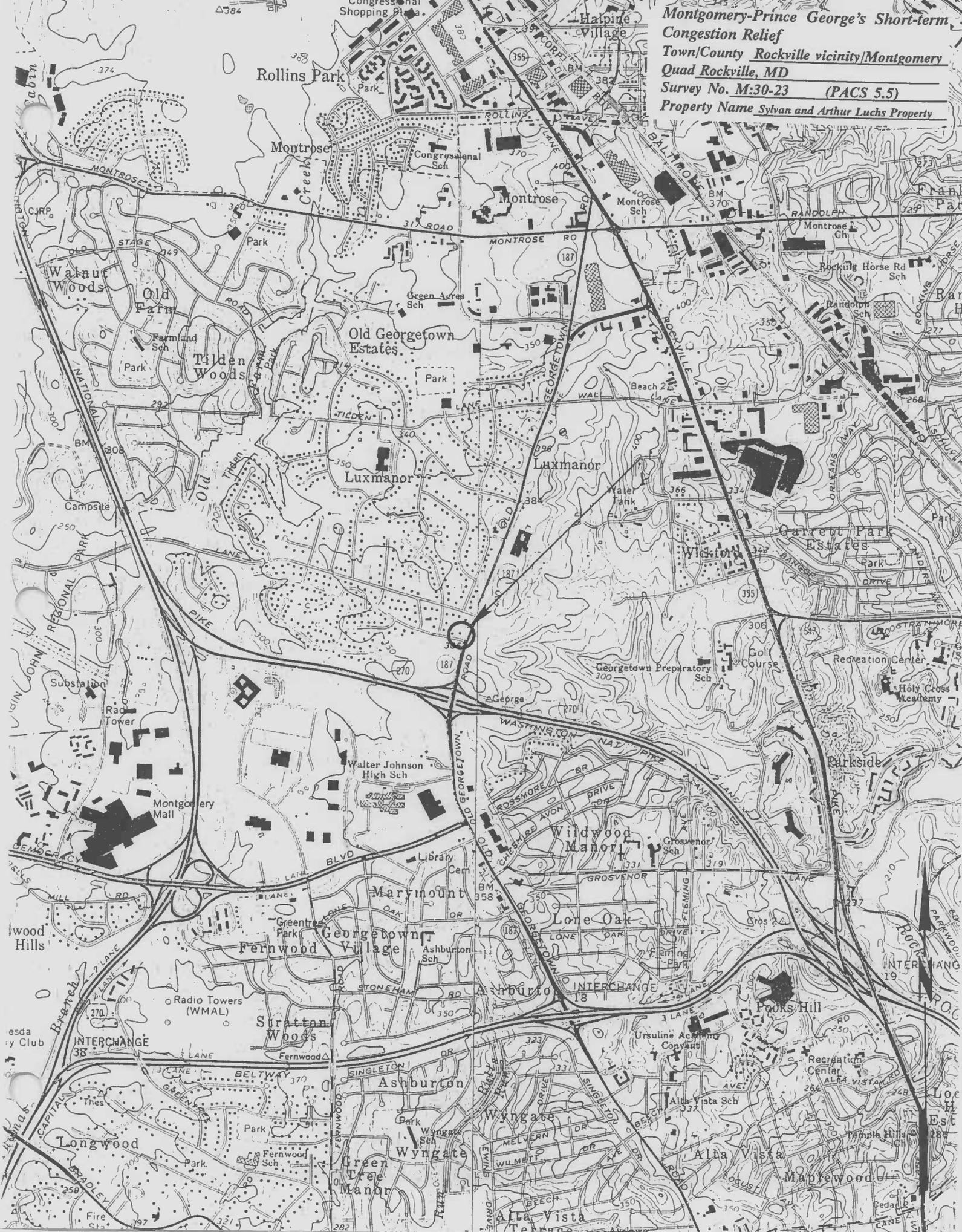
Private Residence

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 Rockville vicinity/Montgomery
Quad Rockville, MD
Survey No. M:30-23 (PACS 5.5)
Property Name Sylvan and Arthur Luchs Property





1 M=30-23

2 Sipran J. Arthur & Luchs Property

3 Montgomery Is Id

4 Jules Parisse

5 =192

6 Id 2020

7 S elevation

8 1 of 10

CC BY-NC-SA 4.0



1 11:30-2:30

2 License & Authority of J. Sue's Property

3 Montgomery Co, MD

4 Julie Davis

5 51-97

6 Md SIPC

11-0071 1230714

7 SW 11.2 ✓

8 2 of 10



1 1 30-23,

2 Susan-J. Lutz - 24 & Luchs Property

3 Montgomery Co. Md

4 Jones Drive

5 5196

6 Md. 5196

7 W. elevator.

8 3 27 15.

2011-11-11 10:00 AM



1 m: 30 216

2 Sylvia J Luther & Q Lucks Property

3 Montgomery Co, Md

4 Cecil Dorse

5 5198

6 Md St 113

7 NW corner

8 4 of 10

2000 1020716





1 m 30 23

2 Lyman & Arthur + 2 Sucke Paper,

3 Montgomery Co Md

4 Julia Davis

5 5/98

6 Md J. H. H.

7 ME cover

8 6 of 10

UNIVERSITY



1 M. 30-23

51

2 Approx J. Arthur & J. Luch's Property

3 Montgomery Co.

4 Julia Versie

5 5107

6. Old SHPO

20-48-16-120-47E

→ E elevation

8 70310



1 M: 30-23

2 Sylvan J. Arthur of Luchs Property

3 Montgomery Co. Md

4 Julie Darius

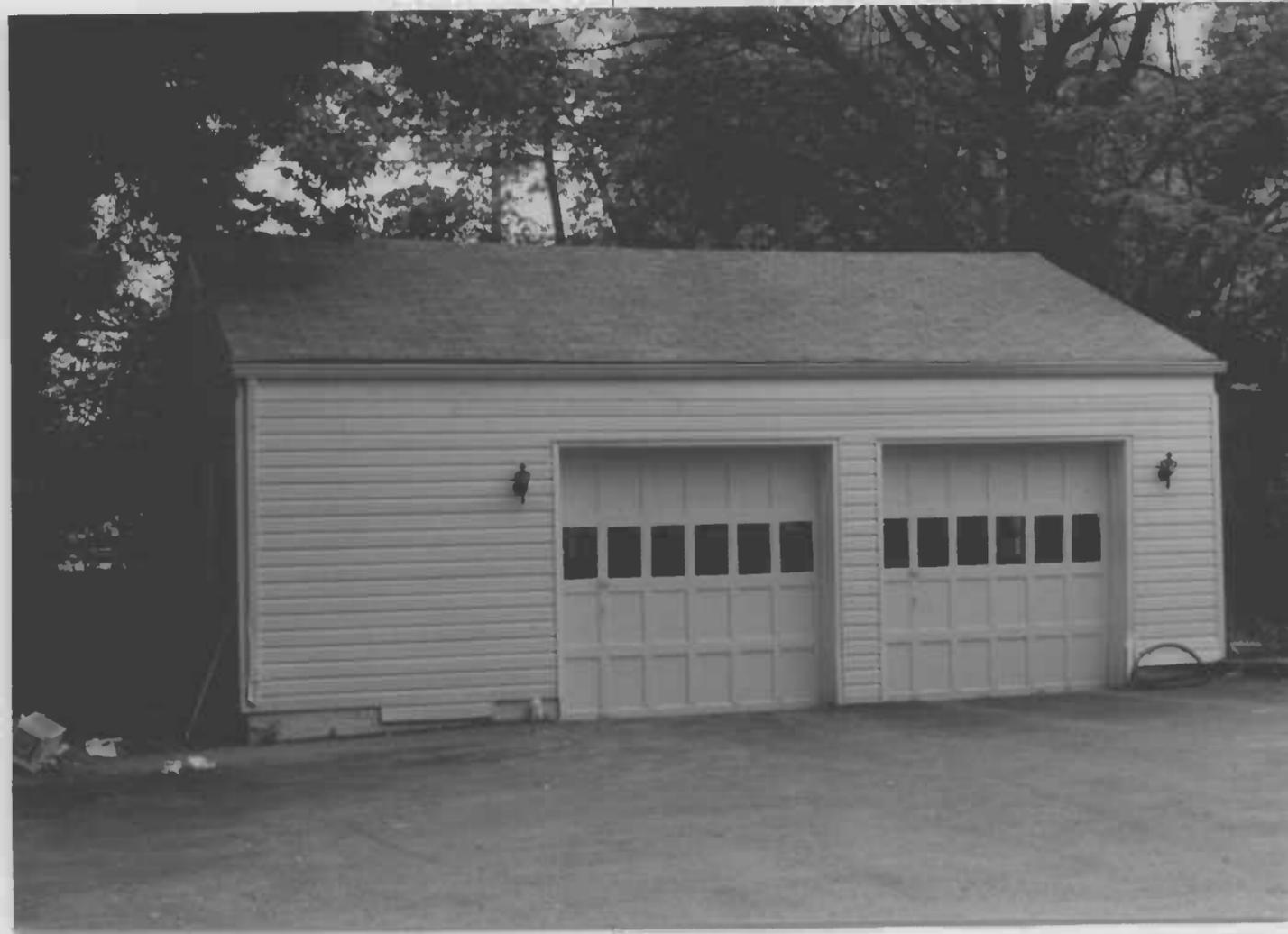
5 5/98

6 Md SPC

GEN 1230712

7 SE corner

8 8 of 10



1 M-30-25

2 Sylvia J. Arthur - J. Luck Property

3 Montgomery Co. Md.

4 Julia Davis

5 5/98

6 V/A SUPP.

7 Garage

8 7 of 10

OFFICE



1 M. 30-23

2

2 Superior S. Arthur & J. Luchs Property

3 Montgomery Co, Md

4 Berlin Dairies

5 3/98

6 Md State

SPRINGFIELD

7 Garage

8 10/9/10