

Memo to file

December 30, 2003

From: Peter E. Kurtze
Administrator, Evaluation and Registration

Re: M: 31-24
Connecticut Gardens

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:31-24 (PACS 4.7) Construction Date: 1947-1951

Name: Connecticut Gardens

Location: Huggins Dr., College View Dr., Garrett Park vicinity, Montgomery County

Private/Private Residences/Occupied/Good/Unrestricted

Description:

Connecticut Gardens, laid out in 1947, includes thirteen 1- and 1½-story cottages constructed during the late 1940s. These cottages are located southwest of Veirs Mill Road in the 11800 blocks of Huggins Drive and College View Drive.

Significance:

Connecticut Gardens is located on lands conveyed by Sidney and Selma Abraham to the O. L. Murdock Company, Inc. in July of 1947. Engineer Frank B. Lane subdivided the land in five sections in 1947 and 1948. The first section contains the properties described in this form. Although the entire neighborhood had been subdivided by 1949, development of the other sections did not begin until the early 1950s. The neighborhood today includes properties from the late 1940s through the 1960s.

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 Connecticut Gardens

and/or common same

2. Location:

street & number Huggins Dr., College View Dr. ___ not for publication

city, town Garrett Park X vicinity of congressional district

state Maryland county Montgomery

3. Classification:

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

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

name Multiple

street & number telephone no.:

city,town state and zip code

5. Location of Legal Description

Land Records Office of Montgomery County liber

street & number 50 Maryland Avenue folio

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:31-24 (PACS 4.7)

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: 13

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

Connecticut Gardens, laid out in 1947, includes thirteen 1- and 1½-story cottages constructed during the late 1940s. These cottages are located southwest of Veirs Mill Road in the 11800 blocks of Huggins Drive and College View Drive.

There are two types of cottages. The first type, located at 11802 and 11800 Huggins Drive, as well as 11801, 11803, 11805 and 11807 College View Drive, is a 1½-story, 3-bay Colonial Revival cottage with a concrete foundation, wide wood weatherboard walls, and an asphalt-shingle, side-gable roof. This type of cottage has a center entry in a plain wood surround and two gable dormers on the second story. The 6/6, double-hung windows have shutters on the first story. Most of these cottages have rear additions.

The second type of cottage, found at 11804, 11806 and 11808 Huggins Drive, as well as 11809, 11811, 11812, 11813 College View Drive, is 3-bays wide and 1-story tall. This cottage has brick walls and foundation and an asphalt-shingle side-gable roof. The entry is located slightly off-center and is sheltered by a small portico. This type of cottage has paired and single 1/1, double-hung windows of varying sizes. These cottages are not heavily altered.

Connecticut Gardens is located in the southeast quadrant of the intersection of Veirs Mill Road and Connecticut Avenue. The subdivision has a curvilinear layout and the streets are lined with trees. Connecticut Gardens is surrounded by other suburban residential areas. Some commercial development exists along the heavily-travelled Randolph Road, Veirs Mill Road and Connecticut Avenue.

8. Significance

Survey No. M:31-24 (PACS 4.7)

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

Specific dates 1947-1951

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.

Connecticut Gardens is located on lands conveyed by Sidney and Selma Abraham to the O. L. Murdock Company, Inc. in July of 1947. Engineer Frank B. Lane subdivided the land in five sections in 1947 and 1948. The first section contains the properties described in this form. Although the entire neighborhood had been subdivided by 1949, development of the other sections did not begin until the early 1950s. The neighborhood today includes properties from the late 1940s through the 1960s.

Connecticut Gardens is located in an area that was largely rural until the post-World War II suburban boom in 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. Many American families could afford housing which would have been beyond the reach of most Americans in any previous generation. Automobile ownership also skyrocketed in the post-war period, revolutionizing the way Americans lived. Now, most people not only had the means to buy a newer, more desirable home, but they had the mobility to live someplace where sufficient land was available to enable them to escape the congestion of the city (Relph 1987:158-162). 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 the war, however, houses in the new low-cost developments were purchased primarily by veterans and young families with little disposable income. These communities were characterized by 1½-story, front-gabled cottages and simple twentieth century architectural styles.

Connecticut Gardens is a neighborhood of vernacular cottages. Between 1870 and 1950 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

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Connecticut Gardens

SURVEY NO.: M:31-24 (PACS 4.7)

ADDRESS: Huggins Dr., College View Dr., Garrett Park vicinity, Montgomery County

8. Significance (Continued)

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-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. Colonial Revival detail, as found in the cottages in Connecticut Gardens, gained preference after World War II (Gottfried and Jennings 1988, viii-xv).

National Register Evaluation:

Constructed between 1947 and 1949, Connecticut Gardens 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, as the cottages represent a common and indistinctive type of architecture constructed by a developer to provide low-cost housing during the period of post-war expansion. Also, the multiple alterations made to the buildings have compromised their 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 _____
Comments _____

Reviewer, OPS: _____ Date: _____
Reviewer, NR Program: _____ Date: _____

9. Major Bibliographical References Survey No. M:31-24 (PACS 4.7)

See Attached

10. Geographical Data

Acreage of nominated property _____
Quadrangle name Kensington, 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

RESOURCE NAME: Connecticut Gardens

SURVEY NO.: M:31-24 (PACS 4.7)

ADDRESS: Huggins Dr., College View Dr., Garrett Park 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.
- Relph, Edward. 1987. The Modern Urban Landscape. Baltimore: The Johns Hopkins University Press.
- 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

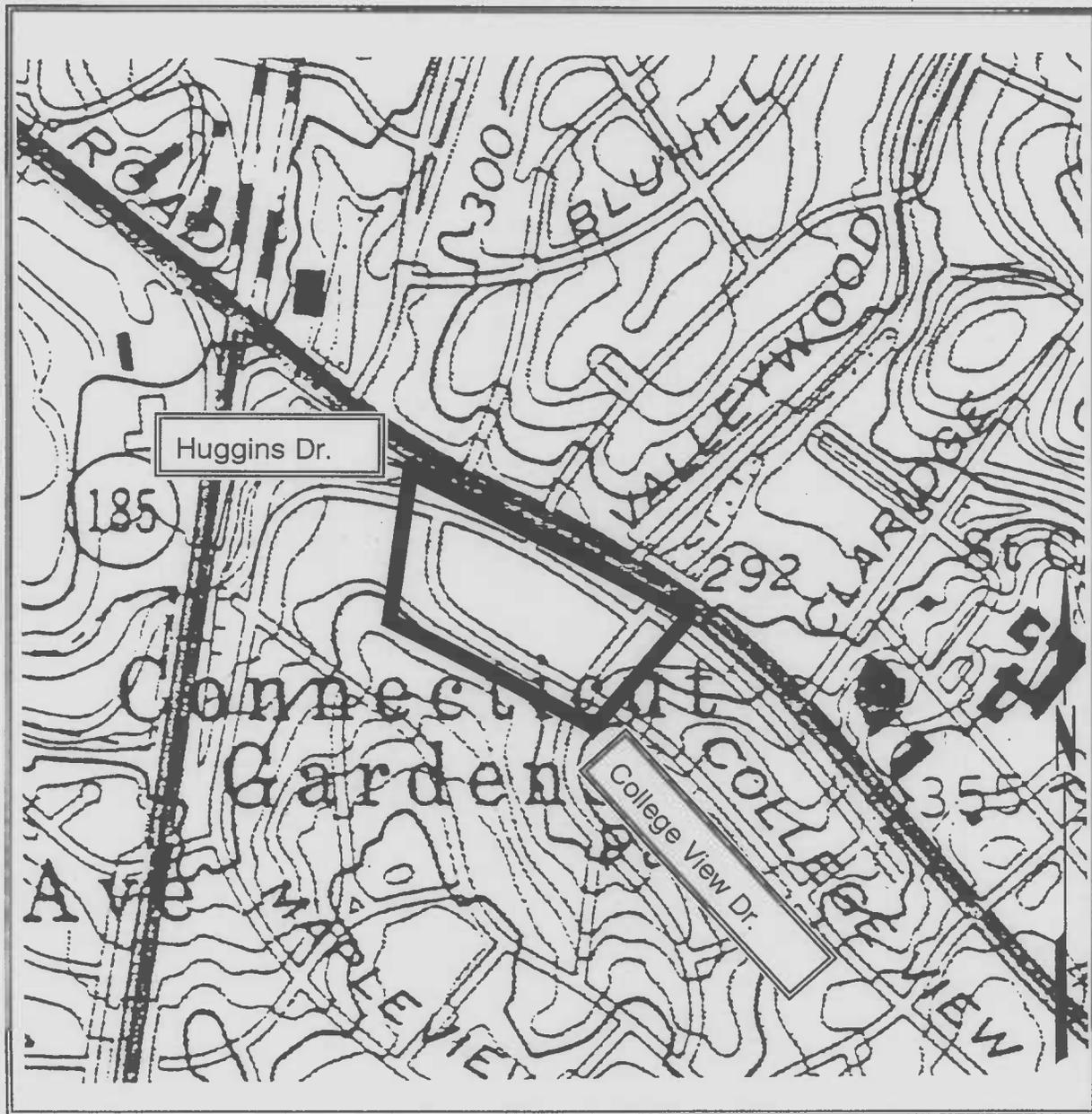
RESOURCE NAME: Connecticut Gardens

SURVEY NO.: M:31-24 (PACS 4.7)

ADDRESS: Huggins Dr., College View Dr., Garrett Park vicinity, Montgomery County

10. Geographical Data (Continued)

Resource Sketch Map:



CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Connecticut Gardens

SURVEY NO.: M:31-24 (PACS 4.7)

ADDRESS: Huggins Dr., College View Dr., Garrett Park 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 and Community Planning

RESOURCE TYPE:

Category (see Section 3 of survey form):

District

Historic Environment (urban, suburban, village, or rural):

Suburban

Historic Function(s) and Use(s):

Private Residences

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 Garrett Park vic./Montgomery
Quad Kensington, MD
Survey No. M:31-24 (PACS 4.7)
Property Name Connecticut Gardens





- 1 11:31-24
- 2 Connecticut Gardens
- 3 Montgomery Co. Md
- 4 Julie Davis
- 5 5/98
- 6 Md SHPC
- 7 11801 College View
- 8 1057

PHOTOGRAPHED



HOGGINS
GAIN

110

1 M: 31-20

2 Connecticut Gardens

3 Montgomery Co Md

4 Julie Dancer

5 5198

6 Md SHPO

7 11800 Huggers

8 2 of 2

BRITISH LIBRARY



1 m. 31-24

2 Connecticut Garden

3 Montgomery Co. Md

4 Julie Dansee

5 5/98

6 Md SHPO

7 11808 Huggins

8 3 of 7

AMERICAN HERBARIUM





1 m: 31-24

2 Connecticut Gardens

3 Montgomery Co Md

4 Julie Darric

5 5/98

6 Md State

7 11804 11802 Huggens

8 5 07 7

2000071 4 4 1992



1 M: 31-24

2 Connecticut Garden,

3 Montgomery Co Md

4 Julie Dasso

5 5198

6 Md. SHPO

SEARCHED INDEXED

7 11863, 11805, 11807 College View

8 6027



- 1 M: 31-54
- 2 Connecticut Gardens
- 3 Montgomery Co. Md
- 4 Julie Darsie
- 5 5/25
- 6 Md. SHPO
- 7 11809, 11811 College View
- 8 7 of 7

STANLEY ELECTRIC