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.

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

Survey No. M:36-39 (PACS 4.1)

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 same

2. Location:

street & number 2105 Belvedere Boulevard ___ not for publication

city, town Forest Glen _X_ vicinity of congressional district

state Maryland county Montgomery

3. Classification:

Category	Ownership	Status	Present Use	
___district	___public	_X_occupied	___agriculture	___museum
_X_building(s)	_X_private	___unoccupied	___commercial	___park
___structure	___both	___work in progress	___education	___private residence
___site	**Public Acquisition**	**Accessible**	___entertainment	___religious
___object	___in process	_X_yes: restricted	___government	___scientific
	___being considered	___yes: unrestricted	___industrial	_X_other: Multifamily Housing
	_X_not applicable	___no	___military	
			___transportation	

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)

Condition		Check one	Check one	
___excellent	___deteriorated	_X_unaltered	_X_original site	
_X_good	___ruins	___altered	___moved	date of move _____
___fair	___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.

8. Significance

Survey No. M:36-39 (PACS 4.1)

Period	Areas of Significance—Check and justify below			
_prehistoric	__archaeology-prehistoric	__Community planning	__landscape architecture	__religion
__1400-1499	__archeology-historic	__conservation	__law	__science
__1500-1599	__agriculture	__economics	__literature	__sculpture
__1600-1699	X_architecture	__education	__military	__social/ humanitarian
__1700-1799	__art	__engineering	__music	
__1800-1899	__commerce	__exploration/settlement	__philosophy	__theater
X_1900-	__communication	__industry	__politics/government	__transportation
		__invention	__other (specify)	

Specific dates 1948 Builder/Architect

check: Applicable Criteria: __A__B_X_C__D
and/or
Applicable Exceptions: __A__B__C__D__E__F__G

Level of Significance: __national__state_X_local

Prepare both a summary paragraph of significance and a general statement of history and support.

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.

The Belvedere Apartments are located in the community of Forest Glen. The Forest Glen community is located on part of a 1707.8 hectare (4220 acre) tract of land called Joseph's Park, which was granted to Captain William Joseph of the Commission of Deputy Governors of Maryland in 1689. During the late-eighteenth century, part of the land belonged to the Carroll family. Jesuit Priest John Carroll began offering Catholic services to neighbors in his family's chapel in 1774, and the community was known as Carroll Chapel for many years. Carroll's church later became St. John's Church, which operated a Catholic academy in the 1860s and 1870s. Forest Glen remained rural through much of the nineteenth century. After the completion of the Metropolitan Branch of the Baltimore and Ohio Railroad in 1873, the area began to grow as a suburb. In 1887, the Forest Glen Improvement Company constructed a resort hotel surrounded by parks and cottages. Summer homes of wealthy Washingtonians lined Georgia Avenue, and the area began to boom as a suburb. City residents seeking a more "wholesome" environment for the families moved to new communities along the rail line and developed new churches, schools and clubs (Heibert and MacMasters 1976, 8-9, 26, 68, 192-233).

During the twentieth century, Forest Glen experienced the same development pressures as did the rest of 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. 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 World War II, Forest Glen became the site of large-scale temporary and apartment housing developments (Heibert and MacMasters 1976, 331).

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).

ne 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).

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

ame/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

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 Detweiller, 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.

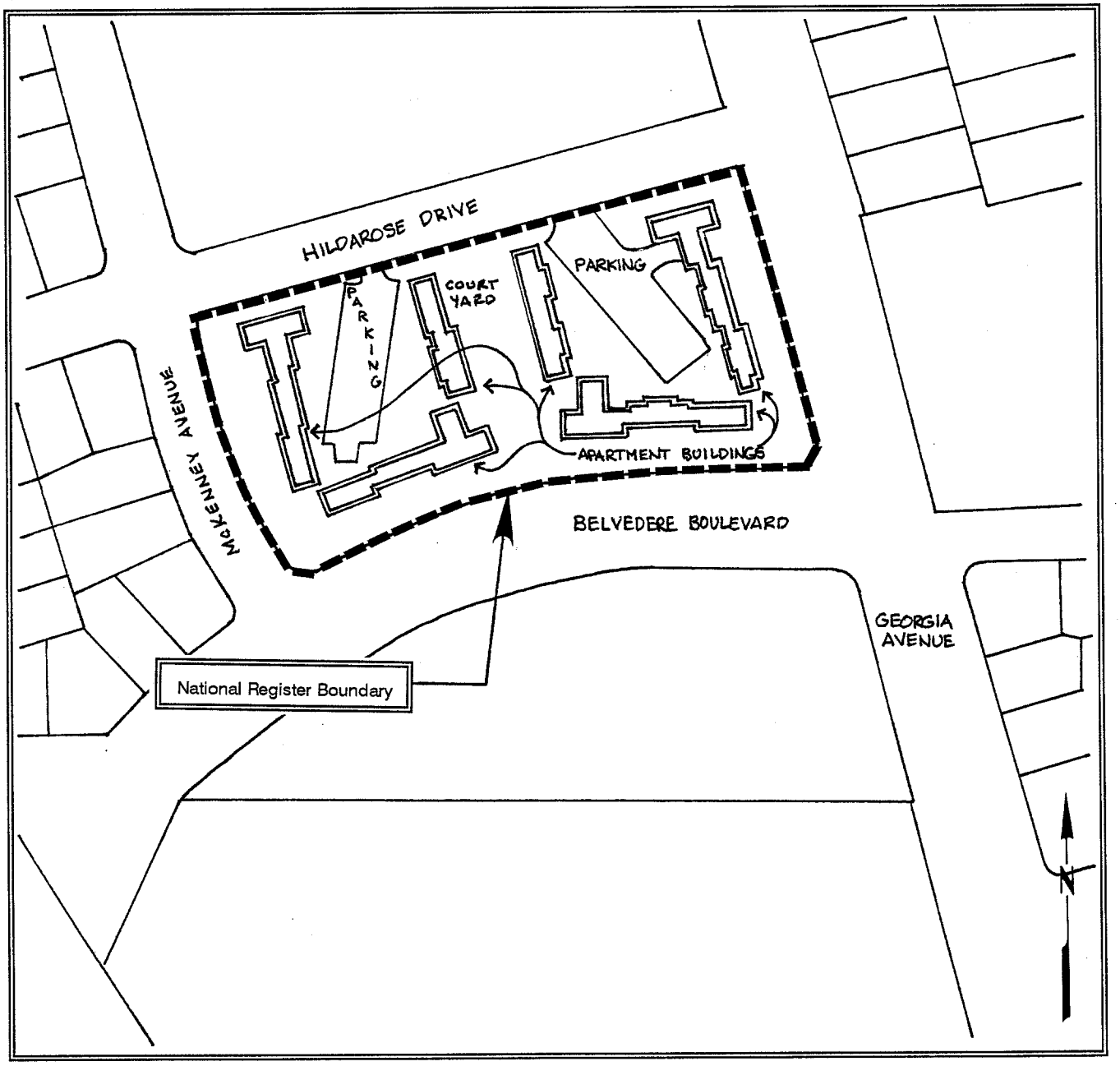
10. Geographical Data (Continued)

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.

10. Geographical Data (Continued)

Resource Sketch Map and National Register Boundary Map:



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):

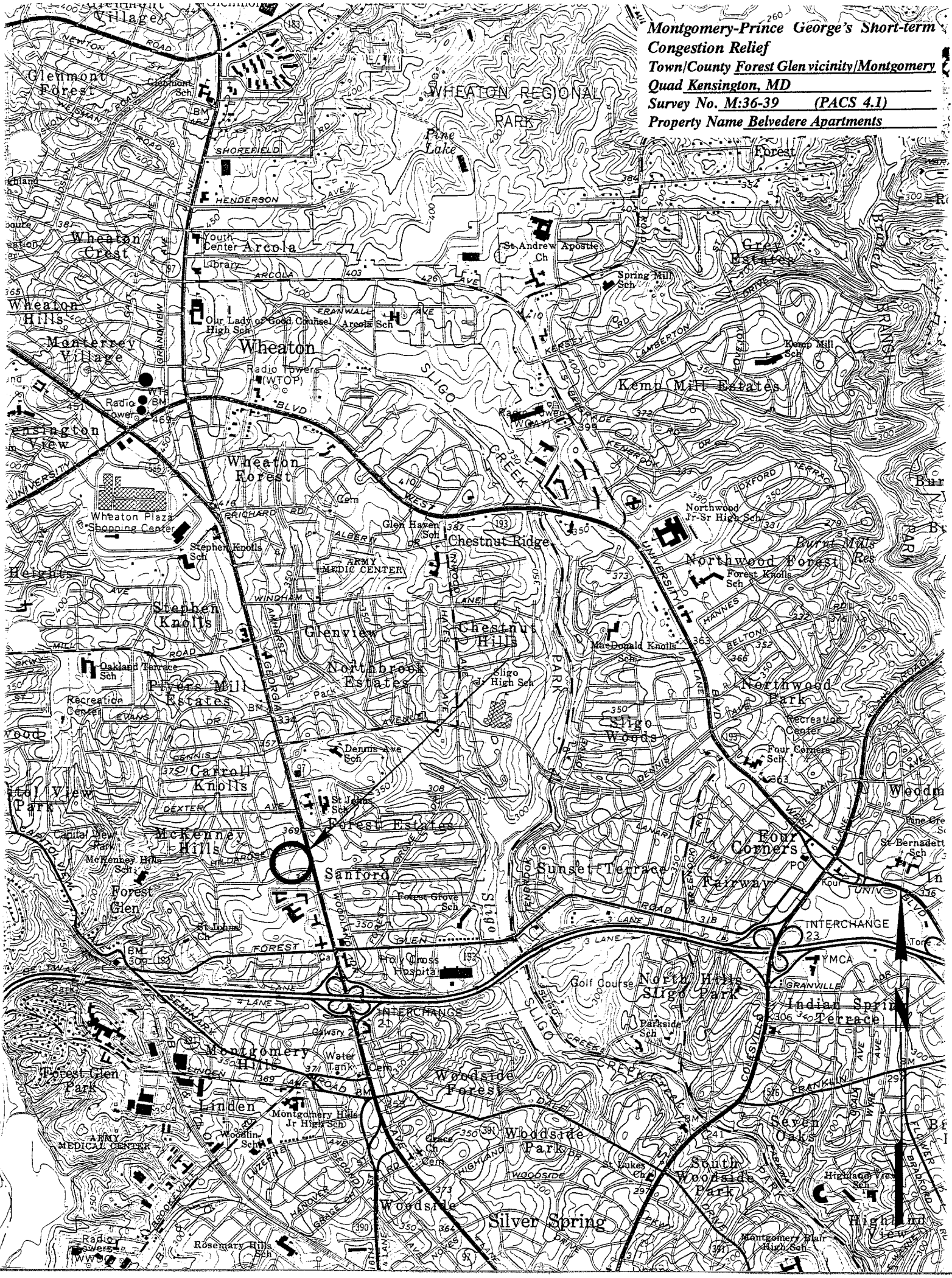
Multi-Family Housing

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: 39-39

2 Belvedere Apts.

3 Montgomery Ct, Md

4 Jake Davis

5 5/98

6 Md SHPO

7 E. bldg. E. elev. N. end

8 1 of 21

2524
Belvedere

1 M. 36-39

2 Belvedere Apts.

3 Montgomery Co. Md

4 Julie Davis

5 5/98

6 Md SHPO

7 E. bldg., NE Corner

8 2/1/21

2100

1 M: 36-39

2 Belvedere Apts.

3 Montgomery Co. Md

4 Jules Dussie

5 3/98

6 Md Ships

7 E. bldg. N elev.

8 3 of 21

[illegible]

U-HAUL

1 M. 2-59

2 Belvedere Apts.

3 Montgomery Co. Md.

4 Julius Davis

5 3/98

6 Md SHPO

7 E. parking lot.

8 4 of 21

1 M 36-39

2 Belvedere Apts.

3 Montgomery A. Md

4 Julie Darore

5 5/98

6 Md Stapp

7 E. Parking lot

8 5 of 21

2102

1 m: 36-39

2 Belvedere Apts.

3 Montgomery Co. Md

4 Julie Davis

5 -198

6 Md SHPO

7 E. Center Bldg. N elev.

8 6 of 21

1 M 36 59

2 Belvedere Apts.

3 Montgomery Co. Md

4 Julie Darsie

5 5/99

6 Md SHPO

7 Courtyard

8 7 of 21

2106
2108

1 M. 36-39

2 Belvedere Apts.

3 Montgomery Co. Md

4 Julie Dawe

5 5'99

6 Md SHPO

7 W Center, bldg. N elev.

8 8 of 21

1 M:36-39

2 Belvedere Apts

3 Montgomery Co. Md

4 Julie Darsa

5 5/78

6 Md. Dept

7 W. Parking Lot

8 9 of 21

1 M 36-39

2 Belvedere Apts

3 Montgomery Co. Md

4 Julie Daisie

5 [illegible]/98

6 Md SHPO

7 W. Parking Lot

8 10 of 21

CASINO

1 M-36-39

2 Belvedere Apts

3 Montgomery Co. Md

4 Julie Daisie

5 5 of

6 Md SHPO

7 W. bldg. N. elev.

8 11 of 21

1 M:36-39

2 Belvedere Apts.

3 Montgomery Co. Md

4 Julie Vansice

5 5/95

6 Md SHPO

7 W. Bldg, NW corner

8 12 of 21

1 M. 36-39

2 Belvedere Jpts

3 Montgomery Co Md

4 Julie Darne

5 5/98

6 Md. 5480

7 W bldg. W. elev.

8 13 of 21

1 M: 36-39

2 Belvedere Apts

3 Montgomery Co Md

4 Julie Darsie

5 5/95

6 Md 84P

7 W. bldg.

8 14 of 21

1 M: 36-39

2 Belvedere Apts.

3 Montgomery Co. Md.

4 Julia Davis

5 5/98

6 Md State

7 SW bldg, SW corner

8 15 of 21

1 M 36-39

2 Belvedere Apts

3 Montgomery Co. Md

4 Julia Dawson

5 5/99

6 Md SHPO

7 Courtyard

8 16 of 21

1 [illegible] 36-39

2 Belvedere Apts

3 Montgomery Co. Md

4 Julie Dawne

5 5198

6 Md SHPO

7 Courtyard

8 17 of 21

1 M. 36-39

2 Belvedere Apts.

3 Montgomery Co. Md

4 Julie Daisie

5 5/98.

6 Md SHPO

7 SE bldg., S elev.

8 8 of 21

1 M 36-37

2 Belvedere Apts.

3 Montgomery Co. Md

4 Jules Dasse

5 5108

6 Md State

7 S. bldg. SE corner

8 19 & 21

1 M-36-39

2 Belvedere Apts

3 Montgomery Co Md

4 Julie Dunne

5 5/98

6 Md SHPO

7 5 bldg

8 20 of 21

1 M: 36-34

2 Belvedere Apts

3 Montgomery Co Md

4 Julie Darner

5 5/98

6 Md SHPO

7 E. Mdg. E elev, S end

8 21 [illegible]