MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. M-35-108

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1. Name of Property

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historic name Lozupone Houses common/other name

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2. Location

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street & number 7200,7202,7204 Connecticut Not for publication X
city or town Chevy Chase vicinity X state Maryland code MD
county Montgomery code MO zip code 20815

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3. State/Federal Agency Certification N/A

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4. National Park Service Certification N/A

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5. Classification

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Ownership of Property (Check all that apply)

X private
____ public-local
____ public-State
____ public-Federal

Category of Property (Check only one box)

X building(s)
____ district
____ site
____ structure
____ object

Number of Resources within Property

Contributing	Noncontributing	
6	____	buildings
____	____	sites
____	____	structures
____	____	objects
____	____	Total

Is this property listed in the National Register?
Yes X Name of Listing Chevy Chase Historic District No____

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6. Function or Use

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Historic Functions (Enter categories from instructions)

Cat: Residential Sub: _____

Current Functions (Enter categories from instructions)

Cat: Residential Sub: _____

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7. Description

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Architectural Classification (Enter categories from instructions)

_____

Materials (Enter categories from instructions)

foundation _____
roof _____
walls _____
other _____

Narrative Description (Describe the historic and current condition of the property.)

See Continuation Sheet No. 7-1

The three Lozupone Houses are, individually and collectively, outstanding examples of the Italian Renaissance Revival style and each retains a high degree of architectural integrity. Distinctive in their side-by-side grouping and prominently located on Connecticut Avenue in an area that developed later than sites directly to the south, the houses were built in 1925 by and for three members of the Lozupone family, highly skilled ornamental plasterers who emigrated from Italy in the early 1900s.

Constructed of concrete and stucco, the flat-roofed, two-story, three-bay houses are similar in design with distinguishing features.

Rectangular in shape and symmetrically composed, each house has tall, narrow casement windows on the first level, topped with stylized arches. All three houses have casement-type windows at the second level.

The middle house (7202) has an end wall porch at the south elevation with a balustrade roof. The house on Lot 1 (7204) has a projecting entrance bay. Two of the properties (7200 and 7204) have original two-car detached garages with flat roofs and other design details complmeneting the distinctive style of the houses.

Original interior features included lavish decorative molded plaster work, reflecting the Lozupones' skilled craftsmanship and their marble and plastering import business. A former owner of 7200 Connecticut Avneue described the house as having several rooms with marble floors and an elaborate dining room ceiling decorated with gold leaf.[1]

A contemporary observer described the exterior colors of the houses as being þpink and yellow and orange.þ[2]

Each house remains on its original setting of 12,000 square feet, described as Lots 1, 2, and 3 in Block 4 of Section 4.

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[1]William Offutt, *Bethesda: A Social History*, 191; notes from Frances Jarvis.

[2]Patsy Royster Lozupone as quoted in Offutt, 191.

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8. Statement of Significance

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Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

X A Property is associated with events that have made a significant contribution to the broad patterns of our history.

____ B Property is associated with the lives of persons significant in our past.

X C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

____ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

____ A owned by a religious institution or used for religious purposes.

____ B removed from its original location.

____ C a birthplace or a grave.

____ D a cemetery.

____ E a reconstructed building, object, or structure.

____ F a commemorative property.

____ G less than 50 years of age or achieved significance within the past 50 years.

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Areas of Significance (Enter categories from instructions)

Period of Significance

Significant Dates 1925

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Narrative Statement of Significance (Explain the significance of the property.)

See Continuation Sheet No. 8-1

In May, 1924 Stephano Lozupone purchased Lots 1, 2, and 3 in Block 4 from an intermediate owner, Leonard Roy, who had acquired the three lots just a week earlier from the Chevy Chase Land Company.

In December of 1924 Stephano sold Lot 2 (7202 Connecticut Avenue) to his brother Frank and Lot 3 (7200 Connecticut Avenue to Constantino, retaining Lot 1 for himself.[3] The three houses were built by 1925 when they were each assessed with improvements valued at $15,000.[4]

The Renaissance Revival-style houses reflect the stylistic exuberance of the interwar period, which brought a more eclectic architectural character to Section 4. The fact that two of the three houses featured detached two-car garages at the rear, despite the trolley tracks running past the front door, highlights the transition between the streetcar and automobile eras taking place during this time period.

The houses remained in the Lozupone family into the 1930s.[5] In addition to creating this unusual trio of houses in Chevy Chase, the Lozupone family provided ornamental plaster work for Union Station, the Capitol, and many other public and private buildings in the Washington area over several decades.[6]

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[3]Deeds 352:310 (4/28/1924); 352:312 (5/5/1924); 364:323 (12/6/1924); 364:322 (12/6/1924), Montgomery County Land Records.

[4]Tax Assessment Records, Annapolis, Maryland. Although each lot is listed with improvements of $15,000, it is likely that this figure refers to the improvements on the three lots combined.

[5]Klinge Atlas 1931, 1941.

[6]Offutt, 191-92.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. M-35-108

name of property
Montgomery County, MD
county and state

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HISTORIC CONTEXT:

Geographic Organization: Piedmont

Chronological/Development Period (s):
Industrial/Urban Dominance 1870-1930

Prehistoric/Historic Period Theme (s):
Architecture and Community Planning

RESOURCE TYPE(S)

Category: Individual

Historic Environment: Suburban

Historic Function (s): Residential

Known Design Source:

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9. Major Bibliographical References

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(Cite the books, articles, legal records, and other sources used in preparing this form.)

Primary Sources:

Census, U. S. 1910 and 1920.

Directories:

Boyd, *Washington City Directory*, 1900, 1905, 1912, 1913.

Caldwell, S. D. *Directory of Bethesda District* (Bethesda, Md), 1911 and 1915.

Nelson, Justus C. *Nelson's Suburban Directory* (Washington, D.C.), 1912-1913.

Polk, R. L. Polk's *Washington Suburban Directory*(Washington, D.C.) 1927-1928.

Equity Records, Montgomery County Courthouse, Rockville, Maryland.

Fisher, Thos. J. *Chevy Chase for Homes*. Washington, D.C.: Thos. J. Fisher & C., 1916.

Land Records, Montgomery County Courthouse, Rockville, Maryland. Deeds and Plats.

Maps:

Caldwell, S.D. *Map of Bethesda District*, 1915

Deets and Maddox. *Real Estate Atlas*, 1917.

Fava Naeff. , 1890.

Hopkins, G.M. , 1894.

Klingé. , 1931 and 1941.

Maryland Geological Survey Map. Bethesda & Vicinity, 1910.

Sanborn Fire Insurance Maps. 1916, 1927, 1927-1959.

Proctor, John Clagett.

Including Biographical Sketches of Prominent Citizens. New York: Lewis Publishing Company, 1930.

. Washington, D.C.: The Washington Times Co, 1924.

. Washington: W.W. Publishing Company. 1923-24.

Secondary Sources:

The American Institute of Architects, *A Centennial History of the Washington Chapter, 1887-1987*. Washington, D.C.: The Washington Architectural Foundation Press.

George, Mary Roselle. "Developer Influence in the Suburbanization of Washington, D.C.: Francis G. Newlands and Chevy Chase." M.A. Thesis, University of Maryland, 1989.

Gowans, Alan. *The Comfortable House: North American Suburban Architecture, 1890-1930*. Cambridge, Mass: MIT Press, 1986.

Hiebert, Ray Eldon, and Richard K. MacMaster. *A Grateful Remembrance: The Story of Montgomery County, Maryland*. Rockville, Md: Montgomery County Government and Montgomery County Historical Society, 1976.

Lampl, Elizabeth Jo. and Kimberly Prothro Williams. *Chevy Chase: A Home Suburb for the Nation's Capital*, Crownsville, MD: Maryland Historical Trust Press, 1998.

Linehan, John. Editor. *The Town of Chevy Chase: Past and Present*, Montgomery County, MD: The Town of Chevy Chase, 1990.

Offutt, William. *Bethesda: A Social History of the Area Through World War II*. Bethesda, Md: The Innovation Game, 1995.

Smith, Kathryn Schneitder. Editor. *Washington at Home: An Illustrated History of Neighborhoods in the Nation's Capital*. Northridge, California: Windsor Publications, Inc., 1988

Wright, Gwen; William B. Bushong; and Clare Lise Cavicchi; "Chevy Chase, Maryland, Survey District: Survey Report: Phase Two," Montgomery County Historic Preservation Commission, June 1997.

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10. Geographical Data

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Acreage of Property 36,000 sq ft

Verbal Boundary Description (Describe the boundaries of the property.)

Lots 1, 2, and 3 Block 4

Boundary Justification (Explain why the boundaries were selected.)

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11. Form Prepared By

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name/title Clare Lise Cavicchi, Historic Preservation Planner
organization M-NCPPC date 10-1999
street & number 8787 Georgia Avenue telephone 301/563-3402
city or town Silver Spring state MD zip code 20910

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12. Property Owner

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MULTIPLE OWNERS

name Ada P. Quattrocchi
street & number 7200 Connecticut Ave. telephone
city or town Chevy Chase state MD zip code 20815

name Thomas Z. Zambetis
street & number 7202 Connecticut Ave. telephone
city or town Chevy Chase state MD zip code 20815

name Catherine J. Pappas
street & number 7204 Connecticut Ave. telephone
city or town Chevy Chase state MD zip code 20815

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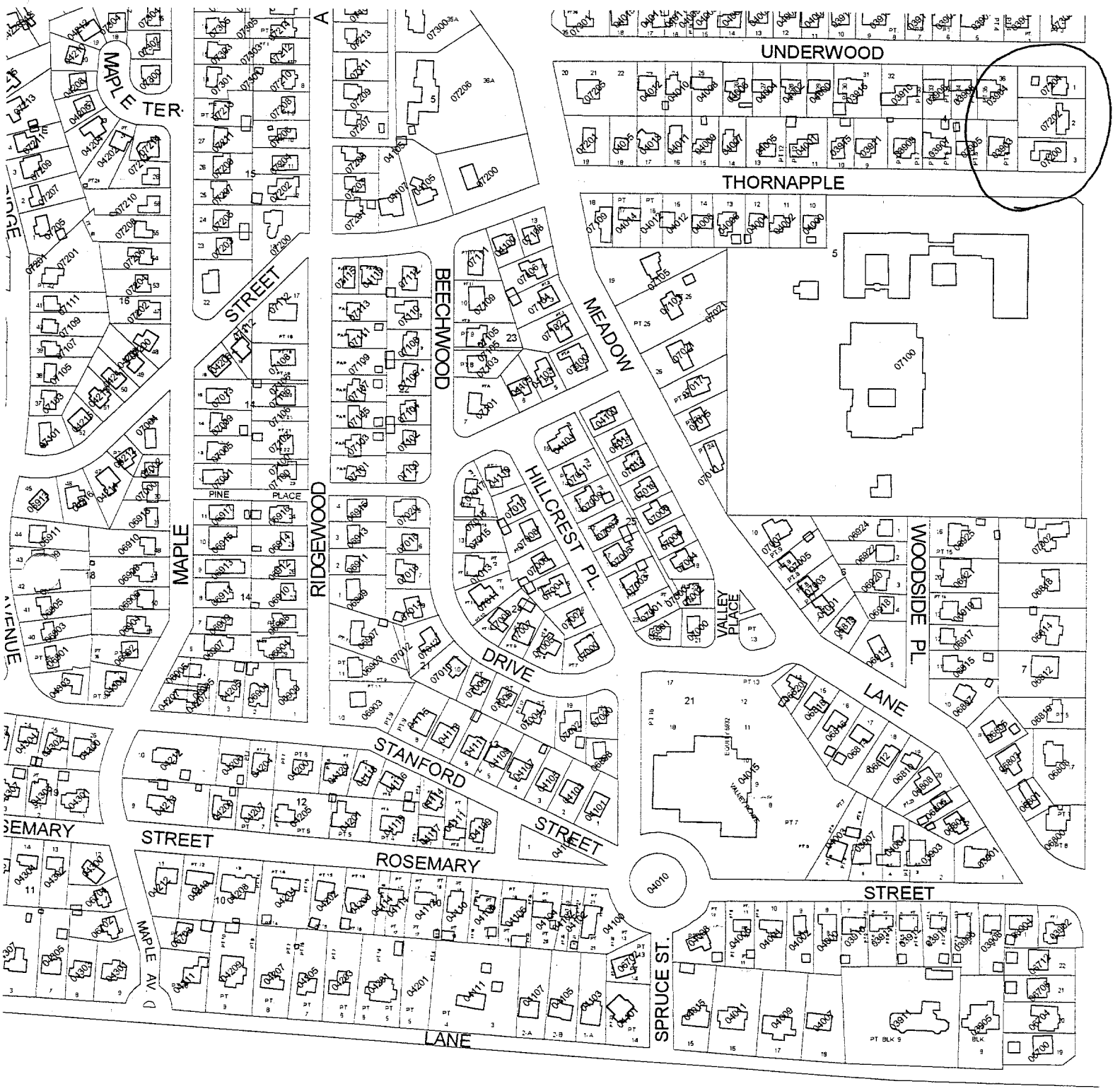
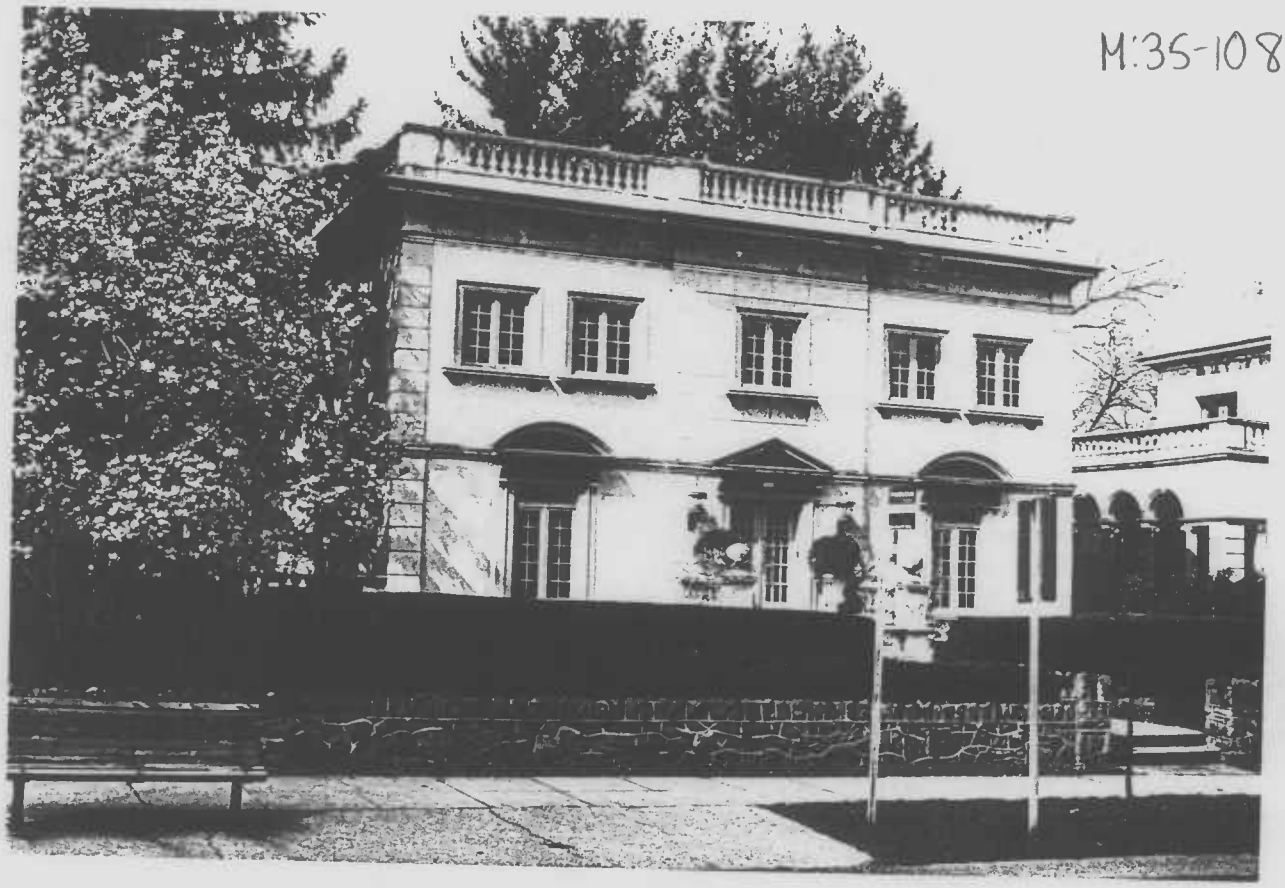
M: 35-108


UNDERWOOD
THORNAPPLE
MAPLE TER.
MAPLE
STREET
RIDGEWOOD
BEECHWOOD
MEADOW
HILLCREST PL.
DRIVE
VALLEY PLACE
WOODSIDE PL.
LANE
STANFORD
STREET
ROSEMARY
STREET
MAPLE AV.
LANE
SPRUCE ST.
STREET
PINE PLACE

M:35-108



M 35/13
Chevy Chase Survey District
Montgomery County, MD

Neg's at MD SHPO

Contact sheet 202

7200 Conn. Ave.

M: 35/13
Chevy Chase Survey District
Montgomery Co., MD
Bill Bushong
4/1997
Maryland SHPO for Neg.
7204 Connecticut Ave., east elevation
(Town of Chevy Chase)

35/108 LOZUPONE HOUSE