CAPSULE SUMMARY SHEET

Survey No.: M:36-41 **Construction Date:** 1939-circa 1965

Name: Montgomery Hills Forest

Location: Seminary Road, Birch Drive, Sharon Drive, and Gwyndale Drive Four Corners vicinity, Montgomery County

Private Ownership / Present Use: Private Residence / Occupied / Condition: Good / Restricted Access

Description:

Montgomery Hills Forest was developed in 1939 on land adjacent to Seminary Avenue. Montgomery Hills Forest was developed by Teresa Ament on land purchased by her deceased husband, Joseph Ament, in 1929 from Frank Dow. Many subdivisions in Montgomery County between the years 1920 and 1934 were platted by individuals or couples looking to profit from their land holdings. The construction of the houses, however, was left to the lot purchasers or building speculators. Due to the homogenous building stock within Montgomery Hills Forest, it is likely that most of the houses were constructed by a single unknown builder. The houses, constructed between 1939 and 1941, are 2-story Colonial Revival and Tudor Revival structures situated along a crescent-shaped street. The original plat for the community indicates that 55 lots were proposed for the community and that portions of Gwyndale Drive and Birch Avenue beyond Sharon Drive were never constructed. A later plat of Montgomery Hills Forest shows that this area was voided and consolidated for an industrial development. A street to connect Seminary Avenue and Birch Avenue, known as Fraser Avenue, also was never constructed. Instead this area is used as a small park that contains several large tress that likely predate the community. A structure that predates the subdivision is located within Montgomery Hills Forest. A 1½-story transitional Queen Anne – Craftsman-style house constructed in 1913 is located at 2406 Birch Drive. The last houses to be constructed are located along Gwyndale Drive. They are Split-level houses constructed circa 1965.

Significance:

Montgomery Hills Forest was platted by Teresa Ament in 1939. Teresa Ament inherited the land in 1939, upon the death of her husband Joseph Ament. The Aments acquired the land in 1929 from Frank Dow. Only a portion of the original plan was realized and most of the houses were constructed by an unknown builder between 1939 and 1941. Several lots along Gywndale Drive remained vacant until improved by Split-level houses circa 1965.

Although the builders and architects for the development are not known, the houses in Montgomery Hills Forest are variations on basic house designs constructed around many cities in the early to mid-twentieth century. The houses closely resemble the residences in the nearby developments and many others located elsewhere in the Washington, D.C. suburbs. The houses represent Colonial Revival and Tudor Revival designs modified for modest house designs. The residences possess the building form and some features of the Colonial and Tudor Revival-styles, but on a smaller scale and with inexpensive modern materials. The development Montgomery Hills Forest is identical to hundreds of other developments constructed on the periphery of cities during the early to mid-twentieth century. The construction of this specific development does not represent a historic trend that made a significant contribution to the development of the nation, state, or community. The development does not possess distinctive design features or innovative concepts that would distinguish them from others. The community lacks comprehensive design features such as pathways, or original streetlights. Therefore, Montgomery Hills Forest is not significant within the theme of suburbanization

Preparer:
KCI Technologies, Inc.
January 2000

Survey No. M:36-41

Maryland Historical Trust
Maryland Inventory of Historic Properties

DOE ☐ yes ☐ no

1. Name (indicate preferred name)

historic Montgomery Hills Forest (Preferred)

and/or common

2. Location

street & number: Seminary Road, Birch Drive, Sharon Drive, and Gwyndale Drive ☐ not for publication

city, town vicinity of Forest Glen congressional district

state Maryland county Montgomery

3. Classification

Category	Ownership	Status	Present Use	
☒ district	☐ public	☒ occupied	☐ agriculture	☐ museum
☐ building(s)	☒ private	☐ unoccupied	☐ 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	☐ yes: unrestricted	☐ industrial	☐ transportation
	☒ not applicable	☐ no	☐ military	☐ other:

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

name Multiple Owners

street & number: telephone no.:

city, town state and zip code:

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Judicial Center liber:

street & number 50 Maryland Avenue folio:

city, town Rockville state Maryland

6. Representation in Existing Historical Surveys

title

date ☐ federal ☐ state ☐ county ☐ local

depository for survey records

city, town state

7. Description

Survey No. M:36-41

Condition		Check one	Check one	
☐ excellent	☐ deteriorated	☐ unaltered	☒ original site	
☒ good	☐ ruins	☒ altered	☐ moved	date of move

Resource Count: approx. 45

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

The residential subdivision of Montgomery Hills Forest is located in the Forest Glen vicinity of Montgomery County. This community is just one of several residential subdivisions constructed along Georgia Avenue and Seminary Avenue, south of Forest Glen, from the late 1920s to the mid-1960s. Development was spurred by the adjacent Walter Reed Army Hospital and the close proximity to the District of Columbia via Georgia Avenue.

Montgomery Hills Forest was developed in 1939 on land adjacent to Seminary Avenue. Montgomery Hills Forest was developed by Teresa Ament on land purchased by her deceased husband, Joseph Ament, in 1929 from Frank Dow. Many subdivisions in Montgomery County between the years 1920 and 1934 were platted by individuals or couples looking to profit from their land holdings. The construction of the houses, however, was left to the lot purchasers or building speculators. Due to the homogenous building stock within Montgomery Hills Forest, it is likely that most of the houses were constructed by a single unknown builder. The houses, constructed between 1939 and 1941, are 2-story Colonial Revival and Tudor Revival structures situated along a crescent-shaped street. The original plat for the community indicates that 55 lots were proposed for the community and that portions of Gwyndale Drive and Birch Avenue beyond Sharon Drive were never constructed. A later plat of Montgomery Hills Forest shows that this area was voided and consolidated for an industrial development (See Photo 8 of 15). A street to connect Seminary Avenue and Birch Avenue, known as Fraser Avenue, also was never constructed. Instead this area is used as a small park that contains several large tress that likely predate the community. A structure that predates the subdivision is located within Montgomery Hills Forest. A 1½-story transitional Queen Anne – Craftsman-style house constructed in 1913 is located at 2406 Birch Drive (See Photo 9 of 15). The last houses to be constructed are located along Gwyndale Drive. They are Split-level houses constructed circa 1965.

Dwelling Types: The houses within Montgomery Hills Forest are 2-story side gable structures in the Colonial Revival and Tudor Revival-styes. On the north side of Seminary Avenue are several examples of 1- to 1½-story Cape Cod residences.

Colonial Revival / Tudor Revival: Most of the residences were constructed in the Colonial Revival style. A typical example of the prevalent 2-story Colonial Revival-style model has 3-bays with a brick exterior. One of the gable ends has a semi-exterior brick chimney. The entrance has a Colonial Revival door surround consisting of fluted pilasters often topped by a flat, triangular or broken pediment with dentil molding. The entrances are either central or side-passage. The original windows are wood 6/6 double-hung, though one example has metal casement windows. The windows of many houses have been replaced by vinyl units. Though side porches were not standard on this model, many have been added. Some sub-types of this model include examples with wall dormers, hipped roofs, and Tudor front-gables. Examples: 1507 Sharon Drive, owner: John Brady (See Photo 10 of 15), 1509 Sharon Drive, owner Daniel Kress and Patricia Glick (See Photo 11 of 15), 1513 Sharon Drive, owner: Elizabeth Finn (See Photo 12 of 15), 2400 Birch Avenue, owner Robert Coleman (See Photo 13 of 15), and 2403 Birch Avenue, owner: John Dennis (See Photo 14 of 15).

Cape Cod: Cape Cod houses along Seminary Avenue are constructed of brick with a symmetrical façade. A central entrance surrounded by a Colonial Revival door surround. Four wood 6/6 double-hung windows with shutters are located on the first story, while three gable dormers are located on the second story. The house has a wood cornice and an exterior-end brick chimney. Example: 2409 Seminary Avenue, owner: Thomas Green (See Photo 15 of 15).

8. Significance

Survey No. M:36-41

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	☐ architecture	☐ education	☐ military	☐ social/ humanitarian
☐ 1700-1799	☐ art	☐ engineering	☐ music	☐ theater
☐ 1800-1899	☐ commerce	☐ exploration/settlement	☐ philosophy	☐ transportation
☒ 1900-	☐ communications	☐ industry	☐ politics/government	☐ other (specify)
	☐ invention			

Specific Dates 1939-circa 1965 **Builder Architect** Unknown (Teresa Ament – developer)

check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D
and/or
Applicable Exception: ☐ 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 community of Montgomery Hills Forest is located in the vicinity of Forest Glen in Montgomery County. Forest Glen is located east of Kensington in Montgomery County. The community was the project of the Forest Glen Investment Company, founded in 1887 by Joseph R. Herford and John T. Knott of Washington, D.C., and W. H. Carr, Frank Higgins and John C. Muncaster of Rockville (Crawford 1986, 8). In that same year, the Forest Glen Investment Company filed a plat for the 166-acre site with 26 blocks linked by discontinuous, curving streets near the Baltimore and Ohio Railroad Metropolitan Branch. The investors intended Forest Glen to be a summer community for the wealthy and envisioned cottages surrounding a resort hotel. The investors targeted Washington businessmen and government officials as clients (Ibid, 10). Several Queen Anne-style dwellings and the Forest Inn were constructed, and the community enjoyed a few years of success during the late 1880s. By 1894, though, the Forest Inn was struggling financially (Ibid.). The property was sold to the National Park Seminary, which operated a finishing school for girls from wealthy families until the Walter Reed Army Hospital acquired the site in 1942. The Seminary constructed the eclectic buildings for which the site is now known (Getty 1969, 3). Outside the Seminary, Forest Glen continued to grow slowly throughout the late-19th and early-20th centuries. Small businesses, churches, and schools were constructed. Although the Washington, Woodside and Forest Glen Railway began operating in 1897 (Crawford 1986, 11; MCPD 1992, 5), the residential community did not prosper, and many lots were not developed until the late-1940s (Crawford 1986, 11).

The Montgomery Hills Forest community is part of the mid-twentieth century development of Forest Glen. The community was platted by Teresa Ament in 1939. Teresa Ament inherited the land in 1939, upon the death of her husband Joseph Ament. The Aments acquired the land in 1929 from Frank Dow. Only a portion of the original plan was realized and most of the houses were constructed by an unknown builder between 1939 and 1941. Several lots along Gywndale Drive remained vacant until improved by Split-level houses circa 1965.

Although the builders and architects for the development are not known, the houses in Montgomery Hills Forest are variations on basic house designs constructed around many cities in the early to mid-twentieth century. The houses closely resemble the residences in the nearby developments and many others located elsewhere in the Washington, D.C. suburbs. The houses represent Colonial Revival and Tudor Revival designs modified for modest house designs. The residences possess the building form and some features of the Colonial and Tudor Revival styles, but on a smaller scale and with inexpensive modern materials.

8. Significance (Continued)

National Register Evaluation:

Character-defining elements for Planned Suburban Developments, as defined in the I-495/I-95 Capital Beltway Corridor Transportation Improvement Study, include 1) concentration of historically or aesthetically-cohesive buildings; 2) community design with planned landscape and public amenities; 3) single period of construction; 4) architecturally-significant suburban building types. To be considered eligible for the National Register of Historic Places, Planned Suburban Developments must possess excellent integrity of all character-defining elements. Montgomery Hills Forest does not contain a planned landscape design and does not possesses architecturally-significant suburban building types.

Constructed between 1939 and circa 1965, Montgomery Hills Forest is not eligible for the National Register of Historic Places. The property is not eligible for the National Register due to the ubiquitous nature of the resource. The community is identical to hundreds of other developments constructed on the periphery of cities during the early to mid-twentieth century. The construction of this specific development does not represent a historic trend that made a significant contribution to the development of the nation, state, or community. The development does not possess distinctive design features or innovative concepts that would distinguish this development from others, and therefore is not eligible under Criterion A. Historic research indicates that the community 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 community does not include significant elements of architecture, landscape architecture, engineering, or artwork. It is a simple and prevalent community of modest structures with Tudor Revival and modern influences. The modest structures have a reserved use of architectural detail, therefore integrity of the individual resources is critical. Many of the houses in the community have replacement windows and additions. The community lacks comprehensive design features such as public space, pathways, or original streetlights. Finally, investigations have not been conducted to determine whether the property has the potential to yield information important in history or pre-history, therefore, National Register Criterion D can not be assessed at this time.

MARYLAND HISTORICAL TRUST

Eligibility recommended — Eligibility Not Recommended: XX

Comments:

Reviewer, OPS: [signature] — Date: 9/14/00

Reviewer, NR Program: [signature] — Date: 10/12/00

9. Major Bibliographical References

Survey No. M:36-41

See Continuation Sheet

10. Geographical Data

Acreage of nominated property

Quadrangle name Kensington, MD

Quadrangle scale 1:24,000

Verbal boundary description and justification
N/A

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 Tim Tamburrino	
organization KCI Technologies, Inc.	date January 2000
street & number 10 North Park Drive	telephone 410-316-7800
city or town Hunt Valley	state/zip Maryland, 21030

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

9. Major Bibliographical References (Continued)

Baist, G. Wm. *Washington, D.C. and Suburbs.* Philadelphia, 1918.

Crawford, Catherine. 1986. The Early Suburban Communities of Washington, D. C. Located in Montgomery County, Maryland.

Deets, Edward H., and Charles J. Maddox. *Real Estate Atlas of the Part of Montgomery County, MD, Adjacent to the District of Columbia.* Rockville, MD, 1917.

Getty, Mildred. 1969. The Silver Spring Area. *The Montgomery County Story.* XII (2): 1-9.

Hopkins, G. M. [1879] 1975. *Atlas of Montgomery County, Maryland, 1879.* Philadelphia: G.M. Hopkins. Rockville, MD: Montgomery County Historical Society.

Maryland – National Capital Park and Planning Commission (M-NCPPC). 1996. *Four Corners Master Plan.* Silver Spring, MD: M-NCPPC.

Maryland – National Capital Park and Planning Commission (M-NCPPC). 1996. Four Corners Master Plan. Silver Spring, MD: M-CPPC

Montgomery County Planning Department (MCPD) and Maryland National Capital Park and Planning Commission. 1992. *Amendment to the Approved and Adopted Master Plan for Historic Preservation in Montgomery County, Maryland.* Silver Spring, MD.

Real Estate Data, Inc. *Real Estate Atlas of Montgomery County, Maryland, Recorded Subdivision Maps, Sunset Terrace Subdivision Plats, 1947 and 1948.* Miami, FL: Real Estate Data, Inc.

Sechrist, Stephanie Ann. "Silver Spring, Maryland: Residential Development of a Washington Suburb, 1920-1955." M.A. thesis, George Washington University, 1994.

United States Geological Survey (USGS). 1917. *Washington and Vicinity Topographic Map.* Washington, D.C.: USGS.

------. 1944. *Washington and Vicinity Topographic Map.* Washington, D.C.: USGS.

------. 1956. *Kensington, MD Quadrangle Map.* Washington, D.C.: USGS.

------. 1965. *Kensington, MD Quadrangle Map.* Washington, D.C.: USGS.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM
RESOURCE NAME: Montgomery Hills Forest
SURVEY NO.: M:36-41
ADDRESS: Seminary Road, Birch Drive, Sharon Drive, and Gwyndale Drive Four Corners vicinity, Montgomery County

Maryland Comprehensive Historic Preservation Plan Data Sheet

Historic Context:

MARYLAND COMPREHENSIVE PRESERVATION DATA

Geographic Organization:

Piedmont

Chronological/Development Period Theme(s):

Industrial/Urban Dominance A.D.1870-1930

Modern Period A.D. 1930-Present

Prehistoric/Historic Period Theme(s):

Architecture, Landscape Architecture, and Community Planning

RESOURCE TYPE:

Category (see Section 3 of survey form):

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

Suburban

Historic Function(s) and Use(s):

Private Residence

Known Design Source (write none if unknown):

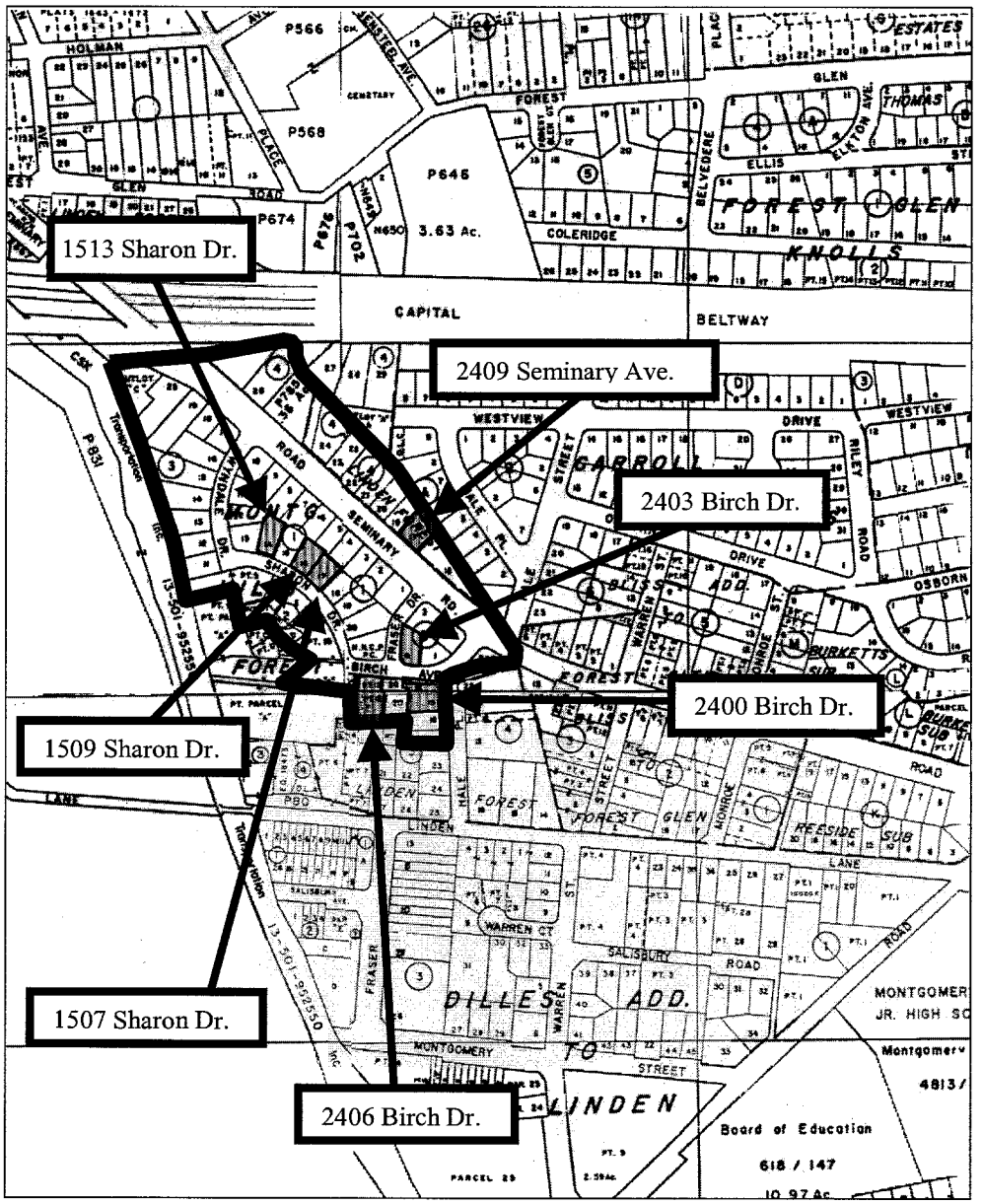
None

Preparer:
KCI Technologies, Inc.
January 2000

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM
RESOURCE NAME: Montgomery Hills Forest
SURVEY NO.: M:36-41
ADDRESS: Seminary Road, Birch Drive, Sharon Drive, and Gwyndale Drive Four Corners vicinity, Montgomery County

Montgomery County Tax Map HP562, JP121, JP122

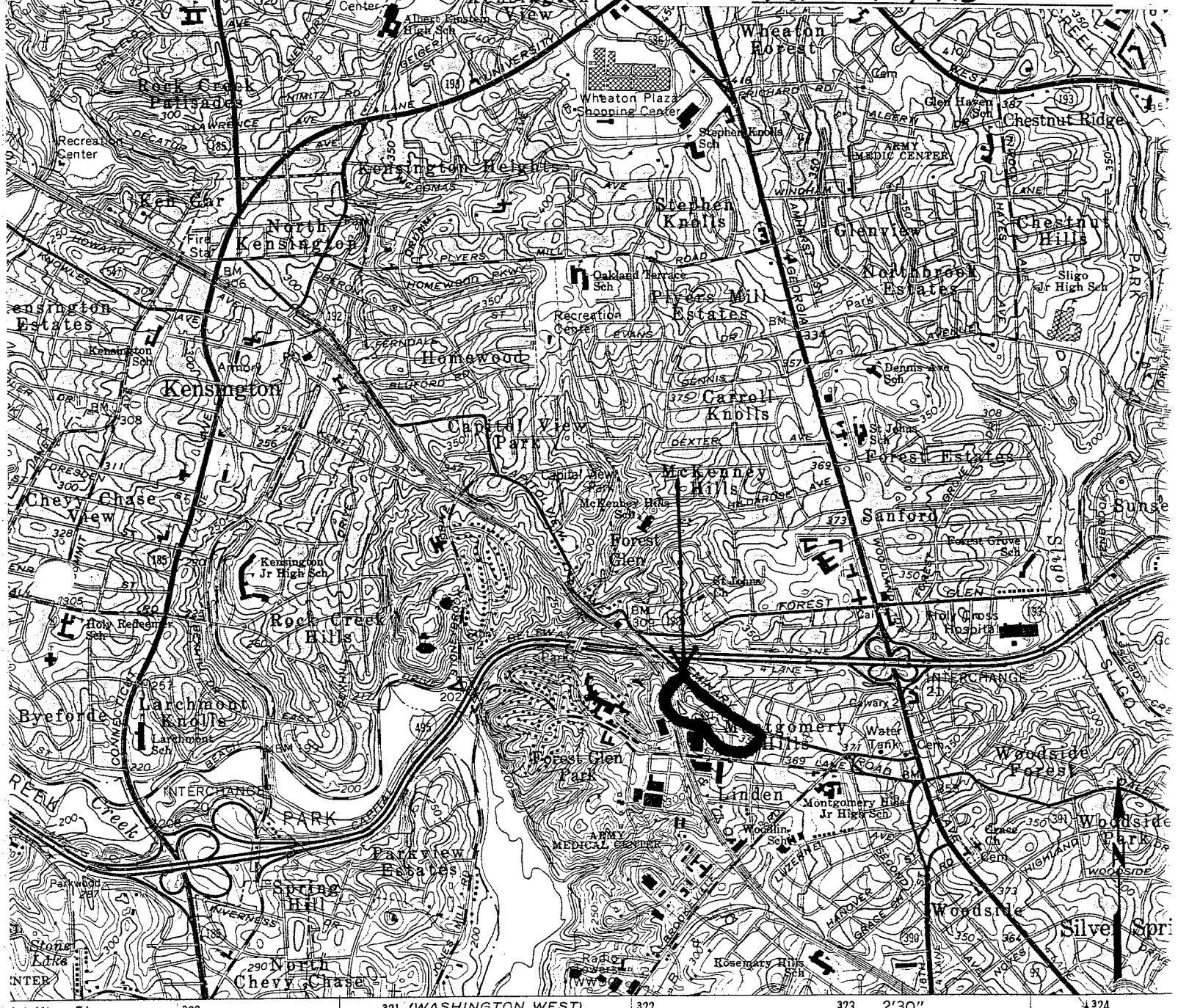


I-495/I-95 Capital Beltway Corridor Transportation Improvement Study

Property Name: MONTGOMERY HILLS FOREST

MHT#: M: 36-41

Quad Name: KENSINGTON, MD



SCALE 1:24000

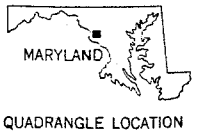
1 MILE

7000 FEET

1 KILOMETER

CONTOUR INTERVAL 10 FEET

NATIONAL GEODETIC VERTICAL DATUM OF 1929



QUADRANGLE LOCATION

C NORTH SHEET

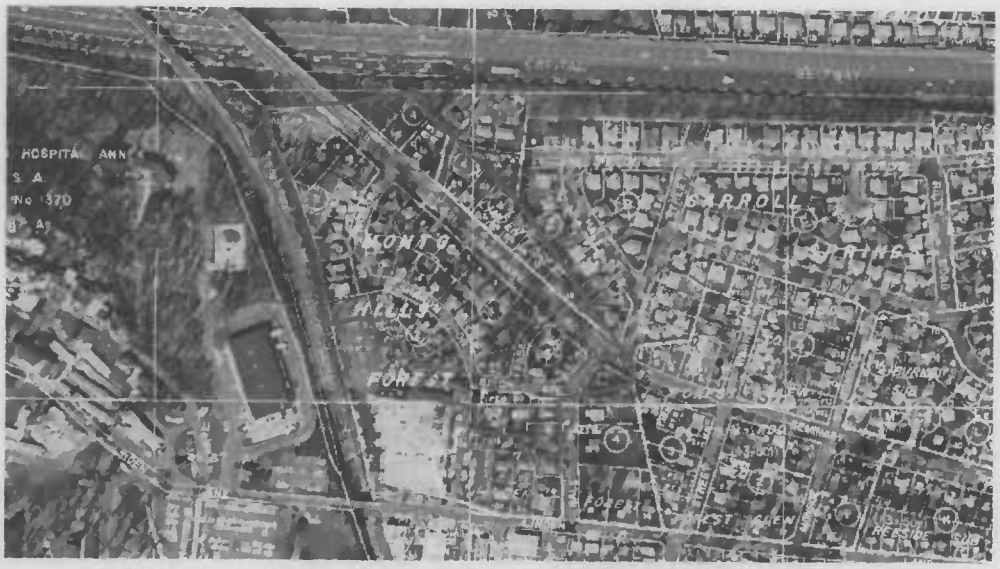
ıe pattern
ɔn to 351 feet

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Boundary lines shown in purple comp
information available from the contro
Purple tint indicates extension of urb
Revisions shown in purple and wood

M: 36-41
Montgomery Hills Forest
Kensington Quadrangle

1993 Aerial Photo



M:36-41

2. MONTGOMERY HILLS FOREST

3. MONTGOMERY COUNTY, MD

4. TIM TAMBURRINO

5. 12/99

6. MD SHPO

7. 9400 BLOCK OF HALE AVENUE, SILVER SPRING, MD QUAD NE

8. 1 OF 15

1 M 36-41

2 MONTGOMERY [illegible] (WEST)

3 MONTGOMERY COUNTY PD

4 TIM TIMBURRINO

5 DHS

6 MD SHPO

7 1500 BLOCK OF SHARON DR, STREETSCAPE, VIEW S

8 2 OF 15

1. M:36-41
2. MONTGOMERY HILLS FOREST
3. MONTGOMERY COUNTY MD
4. TIM TAMBURRINO
5. 12/99
6. MD SHPO
7. 1500 BLOCK OF SHARON DRIVE, STREETSCAPE VIEW N
8. 3 OF 15

1. M: 36-41
2. MONTGOMERY HILLS FOREST
3. MONTGOMERY COUNTY, MD
4. TIM TIMMERMANS
5. MD SHPO
6. 8500 BLOCK OF SEMINARY AVE., VIEW SW
8. 4 OF 15

1. M:36-41

2. MONTGOMERY HILLS FOREST

3. MONTGOMERY COUNTY MD

4. TIN TAMBOURINE

5. DECEMBER 1919

6. MD SHPO

7. 2400 BLOCK of SEMINARY AVENUE, STREETSCAPE, VIEW NORTHEAST

052M NNNN---- 17DEC99 EOTDIMAGE

8. 5 of 15

1. M:36-41

2. Montgomery Hills Forest

3. Montgomery County, MD

4. Tim Tamburrino

5. [illegible]

6. MD SHPO

7. Modern houses on north side of 9500 block of Gwyndale Drive, NE

8. 6 of 15

1. M: 36-41
2. MONTGOMERY HILLS FOREST
3. MONTGOMERY COUNTY, MD
4. TIM TAMBURRINO
5. 2/10
6. MD SHPO
7. PARK ON BIRCH DRIVE
8. 7 OF 15

OFFICE
SPACE

1. M-36-41
2. Montgomery Hills Forest
3. Montgomery County, MD
4. Tim Tamburrino
5. December 1999
6. MD SHPO
7. Technical Services Park, Industrial Property
Adjacent to Neighborhood View Northwest

1. M:36-41
2. Montgomery Hills Forest
3. Montgomery County MD
4. Tim Tamburrino
5. 12/99
6. MD SHPO
7. Silver Birch Drive, front elevation, view E
8. 9 of 15

1 M:36-41

2 MONTGOMERY [illegible] FOREST

3 MONTGOMERY COUNTY MD

4 TIM TAMBURRINO

5. 12/99

6 MD 390

7 1507 SHARON DR, VIENNA

8 10 OF 15

1. M:36-41
2. MONTGOMERY HILLS FOREST
3. MONTGOMERY COUNTY, MD
4. TIM TAMBURRINO
5. DOG
6. MD STATE
7. 1509 MOON DR., VIENNA
8. 11 OF 15

1. M: 36 - 41
2. MONTGOMERY HILLS FOREST
3. MONTGOMERY COUNTY, MD
4. TIM TAMBURRINO
5. 12/09
6. [illegible] SHPO
7. 1513 SHARON DR
8. 12 OF 15

1. M:36-41
2. Montgomery Hills Forest
3. Montgomery County, MD
4. Tim Tamburrano
5. 12/19/11
6. MD SHPO
7. 2400 Birch Drive
8. 13 of 15

1 M: 36-41

2 MONTGOMERY HILLS FOREST

3 MONTGOMERY COUNTY MD

4 TIM TAMBORRINO

5 12/99

6 MD ~~SHPO~~

7 9403 BIRCH DRIVE, VIENNA

8 14 OF 15

1. M: 36-41
2. MONTGOMERY HILLS FOREST
3. MONTGOMERY COUNTY, MD
4. TIM TAMBURRINO
5. DECEMBER 1999
6. MD SHPO
7. 2409 SEMINARY AVENUE, FRONT ELEVATION, VIEW EAST

052M NNNN---- 17DEC99 FOTOIMAGE

8. 15 OF 15