CAPSULE SUMMARY SHEET

Survey No.: M:32-9 **Construction Date:** 1946-1948

Name: Argyle Forest

Location: Portland Road, Portland Place, Stirling Road, Strout Street, Lanark Way, and Forest Glen Road, Four Corners vicinity, Montgomery County

Private Ownership / Present Use: Agriculture, Private Residence / Occupied / Condition: / Restricted Access

Description:

The residential subdivision of Argyle Forest is located in the Four Corners vicinity of Montgomery County. Argyle Forest is one of several residential subdivisions platted along Forest Glen Road in the Four Corners vicinity between the late 1920s and the early 1950s. Developers and home buyers were attracted to this area because of the easy access into the District of Columbia and the numerous recreation amenities, including the Silver Spring Branch of the Boy's and Girl's Club, Sligo Creek Parkway, the Argyle Country Club, and the Indian Springs Country Club.

The community was developed by Michael and Mary Anselmo on the north side of Forest Glen Road from 1947 through the early 1950s. Argyle Forest is bounded by the communities of Sunset Terrace on the west, Rosewood on the north, and Country Club Park on the east. and shares Stirling Road, Strout Street, and Lanark Way with Sunset Terrace. Other streets within Argyle Forest include Portland Road and Portland Place. The streets form a grid pattern, with Portland Road and Portland Place as the principal streets extending north-south. The streets enclose two full residential blocks and four half blocks containing approximately 95 building lots. There are no sidewalks and most houses do not have driveways. The Argyle Park and YMCA facility is located immediately south of the community on land that belonged to the Argyle Park Country Club and Sligo Golf Course prior to the construction of the Capital Beltway in the 1960s. This land, separated from the rest of the golf course by the beltway, became community parkland for the numerous developments to its north and south

Significance:

Michael and Mary Anselmo platted Argyle Forest in May 1947, though the developer of the houses is not known. The land was divided into approximately 95 lots with an average lot size of 6600 square feet. The first houses were constructed along Portland Road near Forest Glen Road and Strout Street. The presence of the Argyle Country Club, Sligo Creek Park and nearby Indian Spring Country Club attracted developers and homebuyers alike for their scenic beauty and recreational possibilities. The adjacent Argyle Country Club was divided by the construction of the Capital Beltway in the 1960s. The section north of the beltway was converted to a community park. Even before the northern section became a park, a Boy's and Girl's Club was constructed (circa 1950) on the land on the south side of Forest Glen Road (Sechrist, 142).

The development of Argyle 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 this development from others. The community lacks comprehensive design features such as public space, ceremonial entrances, pathways, or original streetlights. Therefore, Argyle Forest is not significant within the theme of suburbanization

Preparer:
KCI Technologies, Inc.
January 2000

Survey No. M:32-9

Maryland Historical Trust
Maryland Inventory of Historic Properties

DOE ☐ yes ☐ no

1. Name (indicate preferred name)

historic Argyle Forest (Preferred)

and/or common

2. Location

street & number: Portland Road, Portland Place, Stirling Road, Strout Street, Lanark Way, and Forest Glen Road ☐ not for publication

city, town Four Corners vicinity of Silver Spring 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:32-9

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

Resource Count: approx. 95

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

The residential subdivision of Argyle Forest is located in the Four Corners vicinity of Montgomery County. Argyle Forest is one of several residential subdivisions platted along Forest Glen Road in the Four Corners vicinity between the late 1920s and the early 1950s. Developers and home buyers were attracted to this area because of the easy access into the District of Columbia and the numerous recreation amenities, including the Silver Spring Branch of the Boy's and Girl's Club, Sligo Creek Parkway, the Argyle Country Club, and the Indian Springs Country Club.

The community was developed by Michael and Mary Anselmo on the north side of Forest Glen Road from 1947 through the early 1950s. A number of subdivisions were constructed by various developers on the north side of Forest Glen Road in the late 1940s and early 1950s, many with streets continuing from one subdivision into another. It was not unusual for a developer to abruptly end a street at the boundary line of their subdivision, since developers anticipated the streets being continued through the next subdivision or during the next phase of house construction. As such, it is common for roads to have been extended through several subdivisions even though there is no relationship between the developers. Argyle Forest is bounded by the communities of Sunset Terrace on the west, Rosewood on the north, and Country Club Park on the east. and shares Stirling Road, Strout Street, and Lanark Way with Sunset Terrace. Other streets within Argyle Forest include Portland Road and Portland Place. The streets form a grid pattern, with Portland Road and Portland Place as the principal streets extending north-south. The streets enclose two full residential blocks and four half blocks containing approximately 95 building lots. There are no sidewalks and most houses do not have driveways. The Argyle Park and YMCA facility is located immediately south of the community on land that belonged to the Argyle Park Country Club and Sligo Golf Course prior to the construction of the Capital Beltway in the 1960s. This land, separated from the rest of the golf course by the beltway, became community parkland for the numerous developments to its north and south.

Dwelling Types: Argyle Park consists of Colonial Revival-style houses, Cape Cods, and Minimal Traditional-style residences. The Colonial Revival and Cape Cod-style houses were constructed along Forest Glen Road and Portland Road. The Minimal Traditional houses were constructed along Portland Place.

Colonial Revival: Most of the Colonial Revival-style houses were constructed between 1947 and the early 1950s. The houses are brick side-gable structures with 3-bays with a central entrance. One of the gable ends has a semi-exterior brick chimney. The entrance is ornamented by a Colonial Revival door surround consisting of fluted pilasters often topped by a triangular or broken pediment with dentil molding. Other entrances are covered by a small entry porch. The original windows are wood 6/6 double-hung, though many have been replaced by vinyl units. Though side porches were not standard, many have been added. A standard multi-light glass door on the gable end accommodated this addition. There are several variations of the Colonial Revival model within Argyle Forest. The first subtype of the Colonial Revival model is a 3-bay house with a central entrance and a circle window above the entrance on the second story (Example: 10106 Portland Road, owner: Robert J. and L.O. Farrah, See Photo 9 of 13). The second Colonial Revival sub-type also has a central entry, though the window on the second story above the entrance is a small double-hung window. The last subtype of the Colonial Revival design is a 3-bay side-passage model with three full-size double-hung windows on the second story (Example: 10107 Portland Road, owner: Karla Adler, See Photo 10 of 13).

Cape Cod: The 1½-story Cape Cod model was constructed throughout the community, though they are most prevalent on Portland Road south of Strout Street. These residences have a side-gable orientation, 3-bays with a central entry, and semi-exterior gable end chimney. The entrances are surrounded by Colonial Revival trim, such as fluted pilasters with a pediment top. The houses have two gable dormers on the front elevation. While the 2-story model did not have a standard side-porch, the 1½-story type has a side porch or sunroom. Example: 10012 Portland Road, owner: Erwin and R.R. Dietle (See Photo 11 of 13).

Minimal Traditional: The Minimal Traditional-style residences were constructed primarily along Portland Place, though some examples were constructed along Portland Road. The houses are brick with low-pitched side-gable roofs. Most examples also have projecting front-gables and exterior end chimneys. The windows are wood double-hung and most have picture windows. Example: 10005 Portland Place, owner: Wilda Capo (See Photo 13 of 13).

8. Significance

Survey No. M:32-9

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 1946-1948 **Builder Architect** Unknown

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 Argyle Forest is located in the vicinity of Four Corners, Montgomery County. Four Corners began as a 19th-century agricultural community located at the crossroads of Bladensburg and Colesville Roads. The community remained rural until the post-World War I building boom in suburban Montgomery County. Beginning in the late 1930s, Four Corners saw the development of Northwood Park, Woodmoor, Indian Spring Village, Indian Spring Terrace, North Hills of Sligo Park, and Fairway, among others. These subdivisions expanded between 1945 and 1955 even as new ones, such as Northwood and Franklin Knolls, were constructed. The single-family house subdivisions that soon surrounded Four Corners had winding streets that formed an irregular grid in between major roads. Commercial establishments lined Bladensburg Road (now University Boulevard) and Colesville Road. The Woodmoor Shopping Center, established in 1946, is one landmark of the community. Four Corners was largely developed by the late 1950s.

Michael and Mary Anselmo platted Argyle Forest in May 1947, though the developer of the houses is not known. The land was divided into approximately 95 lots with an average lot size of 6600 square feet. The first houses were constructed in along Portland Road near Forest Glen Road and Strout Street. The presence of the Argyle Country Club, Sligo Creek Park and nearby Indian Spring Country Club attracted developers and homebuyers alike for their scenic beauty and recreational possibilities. The adjacent Argyle Country Club was divided by the construction of the Capital Beltway in the 1960s. The section north of the beltway was converted to a community park. Even before the northern section became a park, a Boy's and Girl's Club was constructed (circa 1950) on the land on the south side of Forest Glen Road (Sechrist, 142).

Although the architects for the development are not known, the models in Argyle 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 of Argyle Park, Argyle Club Estates, Fairway, Sligo Park Knolls, Woodside Park, and Greenacres, among many others located elsewhere in the Washington, D.C. suburbs. The houses represent Colonial Revival designs modified for modest house designs. The residences possess the building form and some features of the Colonial Revival style, but on a smaller scale and with inexpensive modern materials, such as molded door surrounds and metal casement windows.

The automobile provided the means for families to live apart from commercial areas. University Avenue, Georgia Avenue and other thoroughfares leading out of the District of Columbia provided safe roads, and commercial centers grew up at significant intersections, such as the Silver Spring Shopping Center, which opened in the 1920s. Similarly, the auto

8. Significance (Continued)

provided the means of accessing new recreational opportunities—and one popular social hub that developed during the early decades of the century were golf and country clubs.

By 1951, there were thirteen well-established country clubs in lower Montgomery County that were the setting for swimming, tennis, golf, fine dining and special social events such as debutante parties. Despite what could be considered a high number of such institutions for one area, each had "long waiting lists of recreational and socially-minded county and District of Columbia residents...." ("Country Clubs, and Smart Hunts Numerous Here," *The Record*, 1951). In the Silver Spring area, these exclusive havens included Indian Spring, Manor, and Argyle; Sligo Club, located adjacent to the creek to the west, provided the general public with a populist alternative. Between 1926 and 1950, three subdivisions bearing its name were platted around the Argyle Country Club. Similarly, other subdivisions were built adjacent to nearby clubs, sustaining a pattern elsewhere in Maryland and beyond.

Beginning in the 1920s, developers had realized the financial benefits of associating residential subdivisions with golf courses and country clubs, perhaps best seen in the projects of J. C. Nichols in Kansas City. The private clubs were attractive centerpieces to the planned suburbs because they added an element of financial security and prestige, served as protective barriers, provided open space and light, and kept undesirable land use to a minimum (Sechrist, 68-69). Developers in Silver Spring promoted the benefits of country-club proximity when advertising for Argyle Park, Country Club Park, Fairway and Indian Spring Park, claiming:

> ...the beautiful, rolling Maryland countryside is particularly adapted to this wholesome sport. The club houses are distinctive in architecture and planned in full harmony with Maryland's traditions for hospitality and bountiful entertainment (Cited in Sechrist, 69).

By the late 1950s, the imminent realization of the Capital Beltway required the relocation of the Indian Spring Country Club to a new home about two miles to the north; the construction of the new clubhouse at 13501 Layhill Road was almost complete in 1957, when other facilities there were already being used. Although the club relocated and its site was replaced with a high school facility, the neighboring subdivisions continued to prosper as well-manicured and regularly improved valuable real estate. The Capital Beltway also disturbed the Argyle Country Club by traveling through the northern portion of the property. The country club's land to the north of the beltway became public parkland, while the golf course continues to function south of the beltway.

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. Argyle Forest lacks a planned landscape, public amenities, and significant suburban building types.

Constructed between 1946 and 1948, Argyle 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 Colonial 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, ceremonial entrances, pathways, or original streetlights. 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: 9/11/00

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

9. Major Bibliographical References

Survey No. M:32-9

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.

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.

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

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.

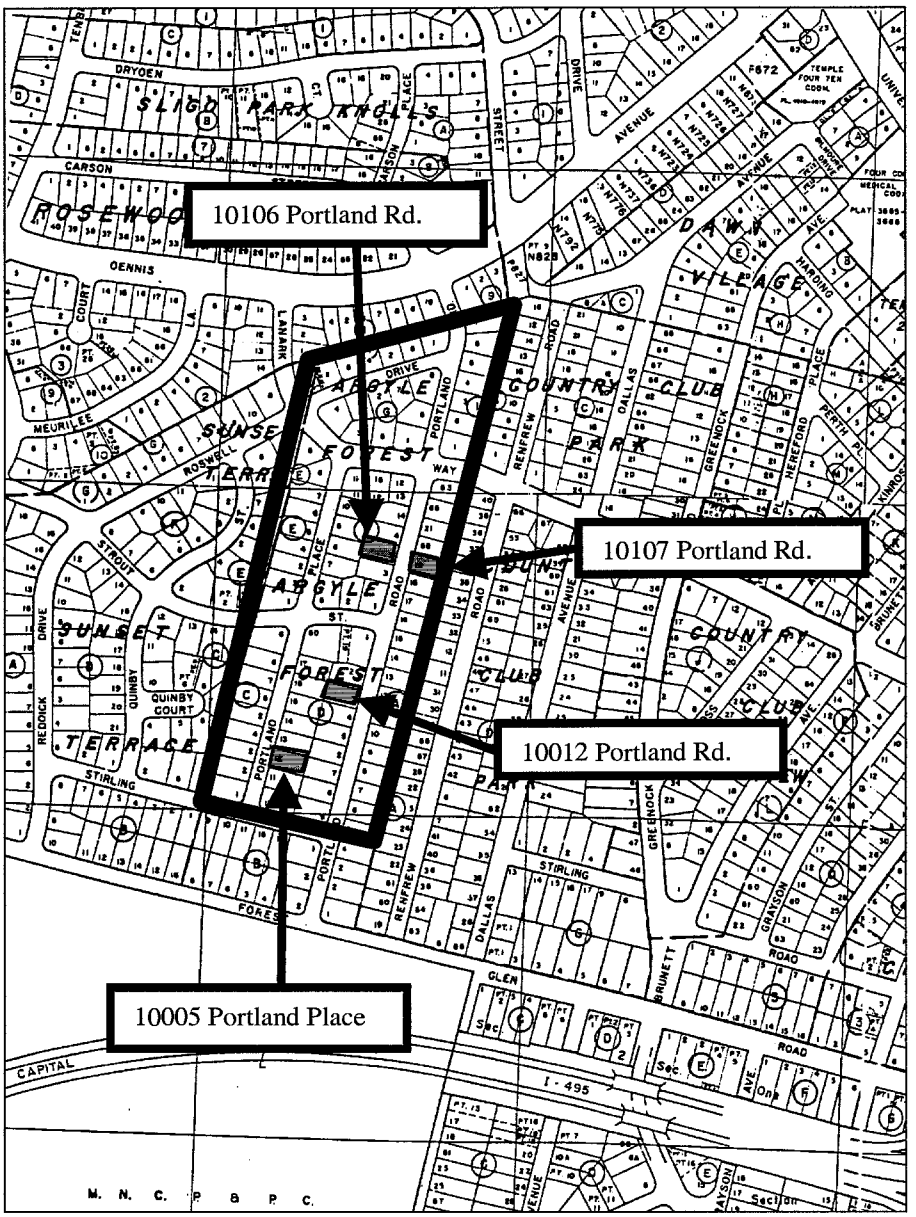
------. 1965. *Kensington, MD Quadrangle Map.* Washington, D.C.: USGS.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM
RESOURCE NAME: Argyle Forest
SURVEY NO.: M:32-9
ADDRESS: Portland Road, Portland Place, Stirling Road, Strout Street, Lanark Way, and Forest Glen Road, Four Corners vicinity, Montgomery County

10. Geographical Data (Continued)

Montgomery County Tax Map JP342, Subdivision 57



Preparer:
KCI Technologies, Inc.
January 2000

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM
RESOURCE NAME: Argyle Forest
SURVEY NO.: M:32-9
ADDRESS: Portland Road, Portland Place, Stirling Road, Strout Street, Lanark Way, and Forest Glen Road, 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):

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):

District

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

Suburban

Historic Function(s) and Use(s):

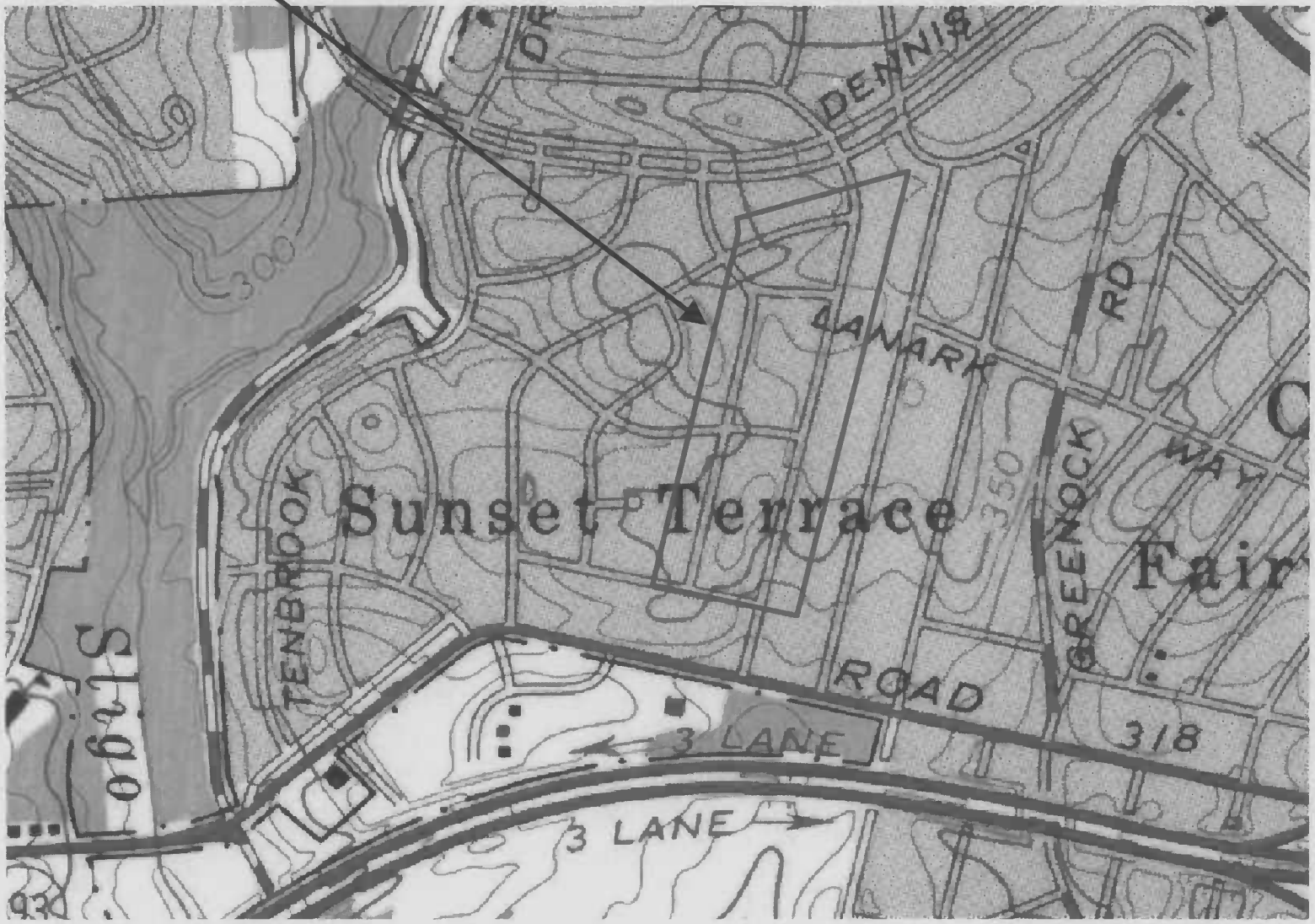
Private Residence

Known Design Source (write none if unknown):

None

Preparer:
KCI Technologies, Inc.
January 2000

Argyle Forest M: 32-9
Kensington Quad

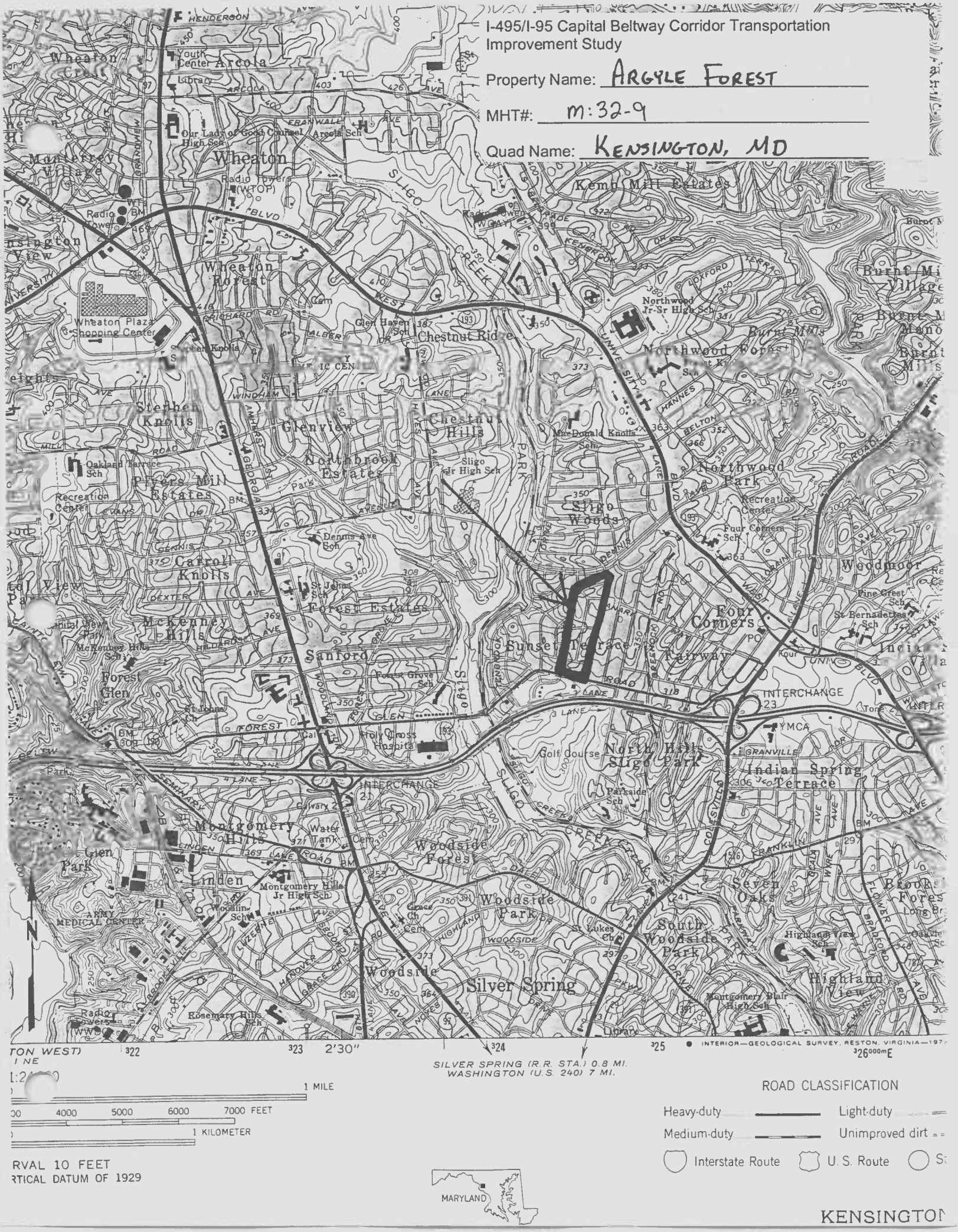


I-495/I-95 Capital Beltway Corridor Transportation Improvement Study

Property Name: ARGYLE FOREST

MHT#: m:32-9

Quad Name: KENSINGTON, MD



1. M:32-9
2. Argyle Forest
3. Montgomery County, MD
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible] St, Wilson's
8. 1 OF 13

1. M:32-9
2. Argyle Forest
3. Montgomery County, MD
4. Tim Tamburrino
5. 12/99
6. MD SHPO
7. 10000 Block of Portland St. [illegible]
8. 2 of 13

9.6

1 M:32-9

2 ARGYLE FOREST

3 MONTGOMERY COUNTY, MD

4 TIM TAMBURRINI

5. 12/99

6 MD SHPO

7 10015-10019 PORTLAND ST. VIEW SW

8 3 OF 13

1. M:32-9
2. ARGYLE FOREST
3. MONTGOMERY COUNTY, MD
4. TIM TAMBURRINO
5. 2/09
6. MD SHPO
7. 10000 PORTLAND ST (EAST SIDE) VIEW NE
8. 4 OF 13

1. M:32-9
2. ARGYLE FOREST
3. MONTGOMERY COUNTY, MD
4. TIM TAMBURRINO
5. 12/99
6. MD SHPO
7. 1000 BLOCK OF PORTLAND ST (WEST SIDE), VIEW SW
8. 5 OF 13

1. M:32-9
2. ARGYLE FOREST
3. MONTGOMERY COUNTY, MD
4. TIM TAMBURRINO
5. 12/99
6. MD SHPO
7. 10000 BLOCK OF PORTLAND PLACE (WEST SIDE) VIEW NW
8. 6 OF 13

10006

1. M-32-9
2. ARGYLL FOREST
3. MONTGOMERY COUNTY, MD
4. TIM TAMBURRINO
5. 12/96
6. MD SHPO
7. 10000 BLOCK OF PORTLAND PLACE (WEST SIDE), VIRGINIA
8. 7 OF 13

1 M-32-9

2 ARGYLE FOREST

3 MONTGOMERY COUNTY, MD

4 TIM TAMBURRINO

5 10/29

6 MD SHPO

7 1000 BLOCK OF FOREST GLEN RD (NORTH SIDE), VIEW NE

8 8 OF 13

1. M: 32-9
2. ARGYLE FOREST
3. MONTGOMERY COUNTY, MD
4. TIM TAMBURRINO
5. 12/99
6. MD SHPO
7. [illegible] BRYLAND ST. MOWER
8. 9 OF 13

1 M:32-9

2 [illegible]

3 MONTGOMERY COUNTY, MD

4 TIM TAMBURRINO

5 10 1991

6 MD SHPO

7 10107 PORTLAND ST, VIEW E

8 10 OF 13

99

1 m: 32-9

2 ARGYLE FOREST

3 MONTGOMERY COUNTY, MD

4 TM TAMBURRINO

5 12/99

6 MD SHPO

7 10012 PORTLAND ST, VIEW CO

8 11 OF 13

1. MS 32-9
2. ARGYLE FOREST
3. MONTGOMERY COUNTY, MD
4. TIM TAMBURELLO
5. 10/99
6. MD SHPO
7. 10011 PORTLAND ST, VIEW SE
8. 12 OF 13

1. M:32-9
2. Argyle Forest
3. Montgomery County, MD
4. Tim Tamburrino
5. 12/99
6. MDSHPO
7. 10005 Portland Place, Vicinity
8. 13 of 13