

MARYLAND PLACE

In January 1971, models of the contemporary townhomes of Maryland Place opened. This community of 276 townhomes constitutes the smallest of the ten homes corporations in the Village—and the only one with no subdivisions—but one that is proud of its history of upholding the covenants written into the original documents and maintaining its properties through adherence to the rules and policies of the association. Maryland Place was also the first of the HOAs to provide “unified trash” pickup for their community—a “quality of life” improvement in terms of cost as well as tranquility of the neighborhood.

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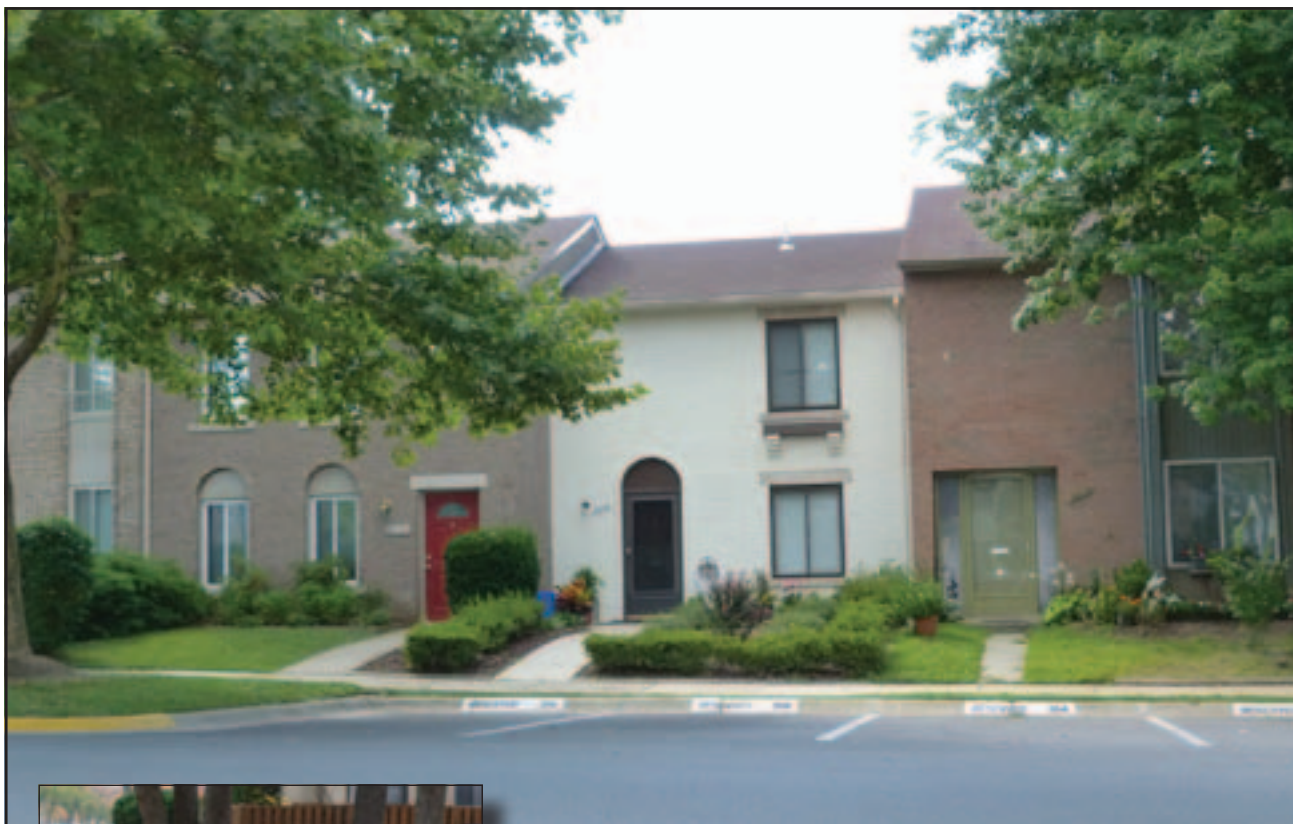
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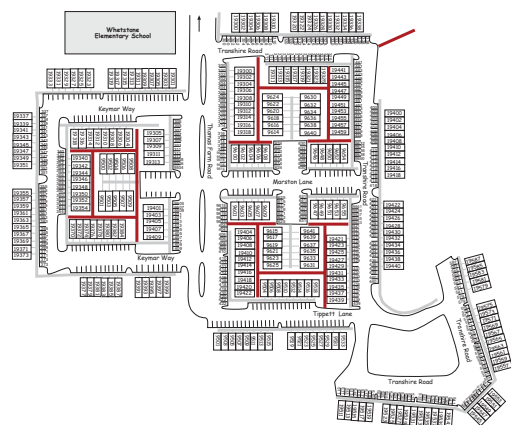
These homes, bordering the golf course, were designed to attract young families and “satisfy the modern family’s need for a moderately priced home which they can afford.” They were the first in the “Villager Series” produced by the developer, who believed that these homes represented the latest ideas in efficiency of design, engineering, land planning and contractor’s know-how, to provide future owners with a sound value. Models included two, three and four-bedroom designs, some with full basements, and advertised to provide the “most in size and privacy, but the least in time-consuming maintenance.” Many of the homes back onto the golf course, and fences were kept at 4-feet to ensure that residents were treated to views of that green space.

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276 Townhouses
Builder: Kettler Brothers
Models open 1971
East Village Homes Corporation



The Maryland Place townhouses have a unique and prime location in Montgomery Village backing to and adjacent to the Montgomery Village Golf Course. Maryland Place was named to honor the state of Maryland.

The houses were designed as contemporary-styled townhouses, 20-foot wide, two-story units, most constructed on concrete slabs without basements or garages—some have a walk-out basement. There are both level and walk-out basement units with no garages. The townhouses have a standard unvaried asphalt roof shingle color and originally had a standard unvaried rear house trim color to unify the appearance of the rows of townhouses. The townhomes also have brick arched and boxed bay features on the front of the houses.

The original color palette for Maryland Place consisted of earth-toned colors with accented front doors. The homes were designed to complement the surrounding environment which included woodlands and streams. Walk-out units backing to the Montgomery Village Golf Course have lower fences to allow for a scenic view of the course.

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Original Design Features that must be retained

Roof shingles – asphalt shingles, dark brown tones

Brick – 90% brick on front elevations and end walls, oversized brick

House siding – vertical profile, 4” o. c., earth-toned colors

Front box bay with slider window feature, single bay with window over entry door, or roof-to-grade bay with double windows to side of entry door, on selected models

Sided panels – front elevation between windows, and box bays

Front decorative railing – on selected models, must be retained

Windows – horizontal sliders or casements, without grids

Shutters – louvered, on selected elevations

Window boxes – on selected elevations

Patio doors – without grids

Privacy fence – on side property line, must be retained

Gates – 42” in width, to match fence color

Community Architectural Criteria supports each Design Study