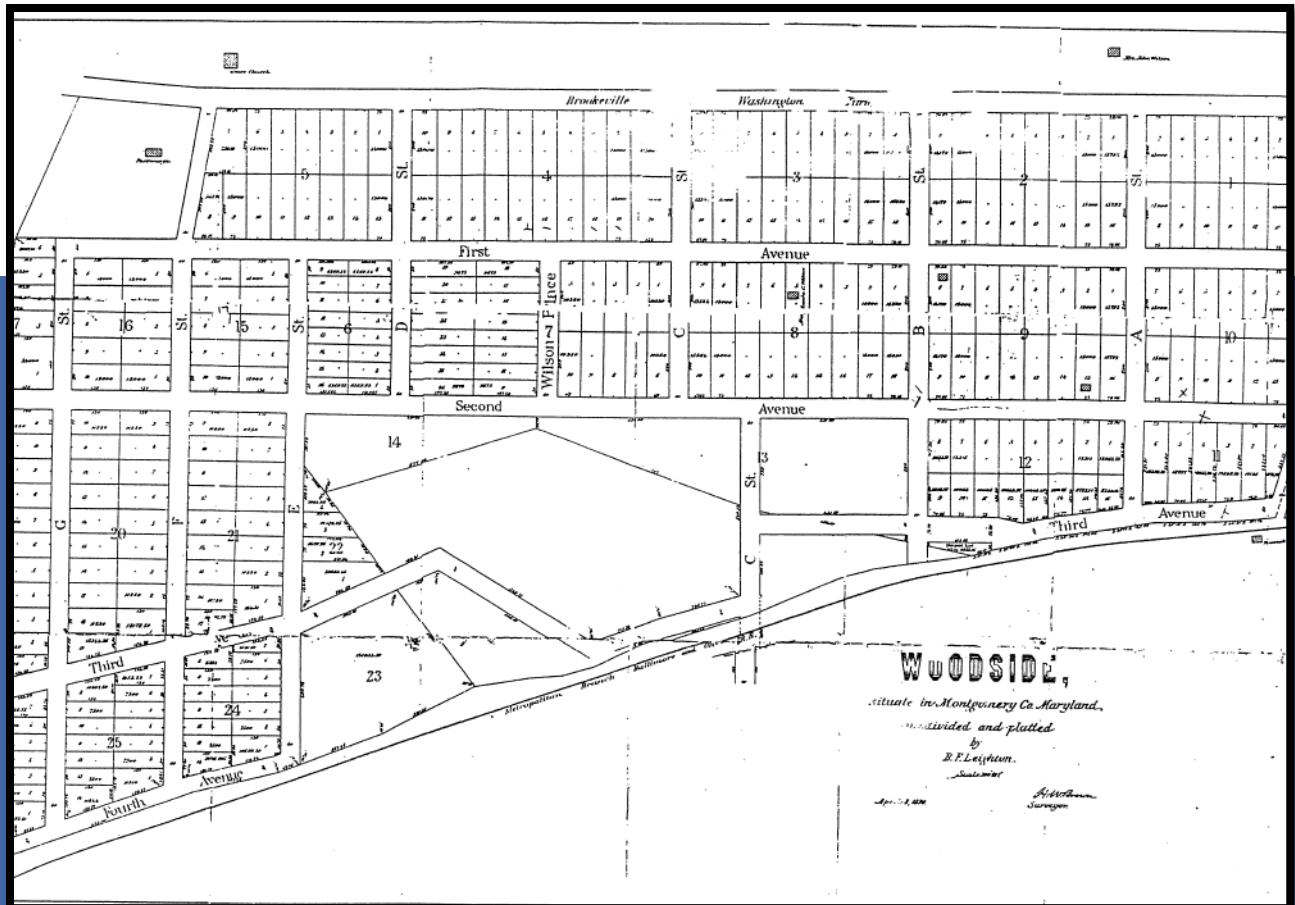


WOODSIDE LOCATIONAL ATLAS DISTRICT (M:36-4): REMOVAL OF THE DISTRICT AND ADDITION OF SIX INDIVIDUAL LOCATIONAL ATLAS SITES



Description

Public hearing, worksession, and action to remove the Woodside Locational Atlas District from the *Locational Atlas & Index of Historic Sites*, and to add six properties as individual Locational Atlas Historic Sites for future evaluation for listing in the *Master Plan for Historic Preservation*.



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SUMMARY

- In 1976, the Montgomery County Planning Board added Woodside to the *Locational Atlas & Index of Historic Sites*. This registry identifies resources that may be historically significant and provides interim protection from substantial alteration or demolition until they can be evaluated for potential designation in the *Master Plan for Historic Preservation*.
- Staff finds that the Woodside Locational Atlas District does not satisfy the designation criteria outlined in 24A-3(b), Historic Resources Preservation, Montgomery County Code, as it lacks historic and architectural significance and integrity.
- Staff recommends that the Historic Preservation Commission advise the Planning Board to remove the Woodside Locational Atlas District from the *Locational Atlas & Index of Historic Sites*.
- Staff proposes that the Historic Preservation Commission advise the Planning Board to list six resources from the Woodside Locational Atlas District as individual Locational Atlas Sites for future evaluation for potential designation in the *Master Plan for Historic Preservation*.

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BACKGROUND

WOODSIDE LOCATIONAL ATLAS DISTRICT

The Woodside Locational Atlas District is located directly northwest of Downtown Silver Spring and is bounded primarily by 16th Street to the north, Spring and Ballard Streets to the south, Georgia Avenue to the east, and the CSX Railroad to the west (Attachment 1, Figure 1). A 1976 Maryland Inventory of Historic Properties form and a 1994 Determination of Eligibility form for listing in the National Register of Historic Places identified Woodside as potentially significant for its representation of Montgomery County's early railroad and streetcar suburbs and for its notable collection of Victorian-era and early twentieth-century houses (Attachment 2).

In 1976, the Montgomery County Planning Board added the district to the *Locational Atlas & Index of Historic Sites*. This registry identifies resources that may be historically significant and provides interim protection from substantial alteration or demolition until they can be evaluated for potential designation in the *Master Plan for Historic Preservation*. Following its inclusion in the *Locational Atlas & Index of Historic Sites*, the Historic Preservation Division reviews all exterior alterations within the district to determine whether a proposal constitutes a substantial alteration or demolition. Property owners whose projects meet this threshold must apply for a Historic Area Work Permit, which is reviewed and approved by the Historic Preservation Commission.

As a result, properties within the Woodside Locational Atlas District are subject to a design review process, but property owners do not receive the financial benefit—the historic preservation tax credit—available to owners of properties designated in the *Master Plan for Historic Preservation*.

MASTER PLAN GUIDANCE, EVALUATION EFFORTS, AND OTHER FINDINGS

The *North Silver Spring Sector Plan* (July 1978) noted the following regarding the Woodside Locational Atlas District:

... Linden and Woodside communities are also designated as [Locational Atlas] historic districts, as they contain several structures from the railroad and Victorian eras.¹

In the early 1990s, Historic Preservation staff initiated an evaluation to determine whether the district warranted listing in the *Master Plan for Historic Preservation*. This effort was suspended in 1992 at the request of the Woodside Civic Association.

Two years later, the Maryland Historical Trust determined that Woodside was potentially eligible for listing in the National Register of Historic Places—the federal list of historic places worthy of preservation—during a Determination of Eligibility review associated with a Community Development Block Grant for the rehabilitation of a single house. Although this determination does not influence

¹ Maryland-National Capital Park and Planning Commission, *North Silver Spring Sector Plan* (Silver Spring, Maryland, 1978), 70.

the county’s designation process, it reinforced Woodside’s potential significance for its collection of late nineteenth and early twentieth-century dwellings.²

The *North and West Silver Spring Master Plan* (August 2000) deferred the evaluation of the district due to staffing limitations, but acknowledged that future efforts should consider the potential designation of the entire district or individual resources.³ Twenty years later, the *Forest Glen Montgomery Hills Sector Plan* (March 2020) identified the evaluation of the Woodside Locational Atlas District as a short-term work program priority. The plan also reaffirmed that such an evaluation could result in the designation of the entire district, a portion of it, or individual resources.

RECENT ANALYSIS OF THE WOODSIDE LOCATIONAL ATLAS DISTRICT (2019-2026)

In coordination with the Woodside Civic Association, Historic Preservation staff initiated a comprehensive analysis of the Woodside Locational Atlas District at the conclusion of the *Forest Glen Montgomery Hills Sector Plan*. Staff held a kick-off meeting with the Woodside Civic Association on May 15, 2019. Later that year, Montgomery Planning retained Encore Sustainable Architects, an architecture and preservation consultant, to conduct a limited architectural survey.

Staff structured the analysis around two central themes. The first theme focused on whether the original Locational Atlas boundary accurately captured the railroad and streetcar suburban era of Woodside. The Locational Atlas District boundary excluded substantial portions of the original subdivisions associated with that period of development, raising questions about whether the district accurately represented the historical area of Woodside. Staff concluded that the boundary failed to capture the development patterns associated with these transportation networks.

The second theme examined whether the Woodside Locational Atlas District aptly represents a railroad and streetcar suburb in Montgomery County. The County Council designated several other communities—such as Takoma Park and Kensington—for their architectural and historical significance as railroad suburbs. Staff determined that Woodside failed to meet designation criteria for historical or architectural significance due to limited development during the period of significance, widespread demolition of original resources affecting integrity, and an overwhelming number of non-contributing resources.

Following the analysis of archival records and survey data, Historic Preservation staff presented its preliminary findings to the Woodside community on September 30, 2020. Staff recommended:

- 1) Removing the Woodside Locational Atlas District from the *Locational Atlas & Index of Historic Sites*; and

² Maryland Historical Trust NR-Eligibility Review Form, “Woodside Historic District, M: 36-04,” 1994.

³ Maryland-National Capital Park and Planning Commission, *North and West Silver Spring Master Plan* (Silver Spring, Maryland, 2000), 31.

- 2) Listing six individual sites in the *Locational Atlas & Index of Historic Sites*.⁴

The six sites recommended for retention reflect distinct aspects of Woodside and the region’s history, including rare mid-nineteenth century and Civil War-era resources, as well as dwellings with potential architectural and design significance.

Montgomery Planning paused the project to allow for the completion of other planning initiatives, including the *Downtown Silver Spring and Adjacent Communities Plan* (2021). In 2026, the Historic Preservation Division resumed efforts to resolve the status of the Woodside Locational Atlas District, consistent with the recommendations presented to the community in 2020.

HISTORIC CONTEXT

The historic context for the Woodside Locational Atlas District examines the area’s early land history, its built environment prior to subdivision, and the subsequent establishment of Woodside. This framework provides background for understanding land use and development after the Civil War and highlights the experiences of underrepresented groups within the county’s historical narrative.

COLONIZATION, ANTEBELLUM LAND USE, AND THE WILSON FAMILY

Indigenous people have lived in what is now Montgomery County and the surrounding region for more than 10,000 years. Prior to European colonization, the Piscataway and Nacotchtank tribes primarily occupied the river valleys and used the adjacent uplands for temporary camps.

European colonization of Maryland accelerated between 1634 and 1681. Colonists focused on tobacco cultivation and initially relied on a mix of indentured and enslaved labor. Planters, however, quickly shifted to the exclusive use of enslaved African labor, and in 1664 the colony codified slavery based on race. By 1715, Maryland enacted a comprehensive law confirming the life-long enslavement of Africans and their descendants.

Colonists first settled along the Patuxent River before expanding north along the Potomac River. Several large land grants including the “Labyrinth” (1732) and “Joseph’s Park” (1705) encompassed most of present-day Woodside.⁵ During the eighteenth century, these land grants were subdivided into

⁴ Montgomery Planning, “Woodside Locational Atlas District,” <https://www.montgomeryplanning.org>.

⁵ Eleanor M.V. Cook, Sheila Cochran, Mary Charlotte Crook, and Florence Howard, “Montgomery County Original Land Grants/Patents (Prior to 1800),” Jane Sween Research Library and Special Collections, Collection Number SC-MAP-00018; Prince George’s County Circuit Court, “William Beale, James Beale, and James Edmonston; Labyrinth,” Patented Certificate 1253, <http://www.plats.msa.maryland.gov>; Montgomery County, Maryland Indexes, Patents, “Josephs Parke, 4200 Aces, Certificate,” (1705), S1595-1792, <https://www.guide.msa.maryland.gov>.

smaller parcels and often rented to tenant farmers. After a resurvey and multiple divisions of Labyrinth, Henry and Verlinda Wilson purchased a 50-acre parcel from John Madden, Jr., in 1759.⁶

The Wilsons lived on and farmed the land. The 1776 Maryland Colonial Census recorded Henry and Verlinda with their children: Zadock, Lucy, Thomas, Mary, Lancelot, Elender, Henry, and Verlinda.⁷ The family profited from the enslavement of African Americans as records indicate that the Wilsons and their children owned up to 19 enslaved persons between 1776 and 1800.⁸ Few names survive from their period, though a man named Toby and a woman named Sall are documented. After Henry's death in 1781 and Verlinda in 1816, their estate valued Toby at \$400 and Sall at \$25.⁹ Zadock Wilson, the executor of the estate, sold both individuals to Offa Wilson for \$401.¹⁰

While some of the family moved westward, Zadock and his wife Kesiah (nee Collyer) remained in Montgomery County.¹¹ In 1799, Zadock purchased 88.5 acres comprising parts of Labyrinth and Joseph's Park from Daniel Carroll Jr. for £221 and 5 shillings.¹² Eleven years later, he acquired two additional parcels: 104 acres of Grubby Thickett, Labyrinth, and Rich Level from his brother Thomas Wilson and brother-in-law James Cecil, and 175 acres of Labyrinth from James Hawkens for \$800.¹³

Zadock further consolidated generational wealth through these acquisitions. The deed for the 175-acre parcel stipulated that his two sons Thomas Noble and Henry G., from his first marriage with Kesiah Wilson who died ca. 1800, would divide the property equally after his death.¹⁴ In addition, Zadock owned at least 15 enslaved persons.¹⁵ After his death in 1826, he conveyed four enslaved African Americans—Isaac, Abraham, Benjamin, and Elias—to his children. Thomas N. Wilson inherited

⁶ Prince George's County Circuit Court, "William Beale and James Edmonston; Labyrinth," Patented Certificate 1252, <http://www.plats.msa.maryland.gov> (accessed March 5, 2021); Joyce E. Nalewajk, *Woodside: The Early Years from Forest to the Founding of the Railroad Suburb* (Silver Spring, MD: Woodside Civic Association, 1991), 4.

⁷ Gaius Marcus Brumbaugh, *Maryland Records, Colonial, Revolutionary, County, and Church* (Baltimore, MD: Williams & Wilkins Company, 1915), 226.

⁸ The 1776 Maryland Colonial Census listed one enslaved woman named Sall. In 1790, Verlinda owned three enslaved persons, and her sons Lancelot and Zadock owned five and eleven enslaved persons, respectively. The 1800 United States Federal Census recorded 15 enslaved persons owned by Zadock Wilson. *Ibid.*, 226; 1790 United States Federal Census, "Zadock Wilson," Ancestry; 1790 United States Federal Census, "Lancelot Wilson," Ancestry; 1790 United States Federal Census, "Verlinda Wilson," Ancestry; 1800 United States Federal Census, "Zadock Wilson," Ancestry.

⁹ Register of Wills, "Inventory of the Goods and Chattels and Personal Estate of Henry Wilson," July 20, 1816, Volume I (1813-1816), FamilySearch.

¹⁰ Maryland Register of Wills, "Sales of the Personal Property of Henry Wilson," June 10, 1817, Volume K (1816-1817), FamilySearch.

¹¹ Kesiah Collyer was the daughter of William and Sarah Ray Collyer of Montgomery County. Her father's will conveyed to her a piece of property and one enslaved woman named Sarah as long as she didn't cohabit with her husband Zadock Wilson.

¹² Montgomery County Court, "Daniel Carroll, Jr. to Zadock Wilson," August 13, 1799, Liber H, Folio 564-566.

¹³ Montgomery County Court, "Thomas Wilson and James Cecil to Zadock Wilson," September 29, 1810, Liber P, Folio 33-34.

¹⁴ *Ibid.*

¹⁵ The 1790 United States Federal Census listed 11 enslaved persons, and the 1800 United States Federal Census listed 15 enslaved persons.

a 100-acre property, a 250- to 260-acre property where he resided, and an enslaved woman named Airy along with her children.¹⁶

Thomas N. and Sarah Wilson continued to expand their land holdings, accumulating nearly 1,000 acres by 1841.¹⁷ By 1850, they enslaved at least 16 African Americans. Newspaper accounts document the death of Charles, an enslaved man owned by Richard Wilson, in an accident while driving Wilson's carriage.¹⁸ An 1855 tax assessment listed 12 enslaved persons by name and age: Hanson (11), Moses (15), Samuel (28), Jack (26), Samuel (33), Samuel (53), Mary (6), Laura (8), Sarah (12), Eliza (31), Lucy (33), and Airy (53).¹⁹

In 1860, Thomas and Sarah Wilson's real estate was valued at \$54,150, and their personal estate at \$13,915. His son Richard T. Wilson established a 120-acre plantation on the west side of Georgia Avenue, corresponding largely to present-day Woodside, while his other son John C. Wilson inherited the family homestead on the east side of Georgia Avenue (Attachment 1, Figure 2). Richard's real estate was valued at \$9,525 and his personal property at \$3,010. The Richard and Laura Wilson House (ca. 1850s), located at present-day 8818 First Avenue, remains standing. It is the only extant resource that represents the antebellum agricultural history of this portion of Silver Spring.

GEORGIA AVENUE, THE CIVIL WAR, THE WILSON FAMILY, AND GRACE CHURCH

In the early eighteenth century, the establishment of private turnpikes and toll roads in the United States expanded local commerce, increased access to consumer goods, improved connections to major urban markets, and enhanced land values. Although turnpike companies rarely generated profits even with toll collection, local investors purchased stock because of these indirect economic benefits. In 1850, the Maryland General Assembly approved the incorporation of the Union Plank or Turnpike Road Company, the predecessor of present-day Georgia Avenue.²⁰ The turnpike connected the Seventh Street Road in Washington, D.C. to the town of Brookeville in Montgomery County and passed immediately east of the Richard T. Wilson farm.

The Civil War impacted the landscape of present-day Woodside and the surrounding region, with Georgia Avenue serving as a key access route to Washington, D.C. At the outset of the war, the Union army patrolled for confederate and secessionist activity, conducted scouting expeditions, established pickets, and encouraged enslaved people to leave bondage and travel with the army.²¹ Moses Whitecan, enslaved by Thomas N. Wilson, escaped to the 2nd Rhode Island Regiment, Company E.

¹⁶ Probate Records District of Columbia, 1801-1930, "Will of Zadock Wilson, (1826), Ancestry.

¹⁷ Montgomery County Commissioners of the Tax, "Montgomery County Commissioners Assessment Books, 1831-1841," Maryland State Archives.

¹⁸ "Coroner's Inquest" Daily National Intelligencer, December 16, 1840, Genealogy Bank.

¹⁹ Montgomery County Commissioners, "Assessment Books, 1793-1869," Maryland State Archives.

²⁰ The act to incorporate the Union Plank or Turnpike Company passed on February 27, 1850. General Assembly, "An Act to Incorporate the Union Plank or Turnpike Road Company," February 27, 1850, in *Laws Made and Passed by the General Assembly of the State of Maryland* (Annapolis, MD: William McNeir Printer, 1850), Google Books.

²¹ Robert Oshel's *Silver Spring and the Civil War* provides a detailed analysis of the area's role throughout the conflict. Robert E. Oshel, *Silver Spring and the Civil War* (Charleston, SC: History Press, 2014), 24-25.

Wilson wrote the Provost Marshall in an attempt to force Moses' return.²² In September 1862, Union soldiers killed Thomas N. Wilson during a dispute over the confiscation of livestock. An inventory of his estate listed several enslaved persons with their assessed values: "Old Sam" (\$25), Hanson (\$400), Erasmus (\$200), Elizia (\$200), Sarah and Child (\$350), and Franny (\$150).²³

Like their father, Richard T. and John C. Wilson enslaved African Americans, and the family continued this practice until Maryland abolished slavery on November 1, 1864. In 1851, Richard T. Wilson placed an advertisement offering a \$20 reward for the capture of "Sam William, about 26 years of age" who escaped bondage.²⁴ After Thomas N. Wilson's death in 1862, Richard advertised for the capture of three enslaved persons who fled from his father: Jasper Detton, Moses Whitecan, and Lucy Clark. After the war, to support potential compensation claims, he declared ownership of the following individuals at the time of abolition: Samuel Williams (40), Lucy Whitacre (40), Sarah Simms (20), Maria Simms (5), James Simms (2). John C. Wilson claimed ownership of Eliza Moore (37), Henson Smith (20), and Erasmus Smith (12). As executor of his father's estate, Richard also claimed ownership of Moses Whitacre (21) and Jasper Poole (20).²⁵

Laura Wilson, administrator of the Richard T. Wilson estate, submitted a claim for \$5,681.25 for wartime damage to her property by the Union army, citing the loss of fencing, hay, oats, corn, livestock, and orchards among other items.²⁶ On March 5, 1899, President McKinley signed an omnibus claims bill that appropriated \$175,000 to compensate property owners for Civil War losses. Laura Wilson received \$1,455.²⁷

The Wilsons attended Grace Episcopal Church, located on the eastern side of Georgia Avenue, where they would later be buried. According to the *Convention Journal of Episcopal Diocese of Maryland*, Grace Episcopal Church was founded as "Grace Church Mission" in 1863 under the leadership of Reverend George L. Mackenheimer.²⁸ Parish vestry minutes beginning April 22, 1863, support this founding date.²⁹ That same year, members of the mission requested the organization of a new parish

²² US, Union Citizens File, 1861-1865, "Thomas N. Wilson," Ancestry.

²³ Inventories, sales, debts, accounts, etc., "Thomas N. Wilson," JWS 5, Folio 321; Maryland, Register of Wills Record, "Thomas N. Wilson," JWS 1, 119-120, FamilySearch.

²⁴ "District of Columbia Advertisements - \$20 Reward," *Baltimore Sun*, November 20, 1851, Newspapers.com.

²⁵ Montgomery County Commissioner of Slave Statistics, "Montgomery County Slave Statistics, 1867-1868," Archives of Maryland Online.

²⁶ House of Representatives, "Congressional Case No. 5863. Laura C. Wilson, administratrix Richard T. Wilson, deceased, vs. The United States," 52d Congress, 1st Session, 1892, Google Books.

²⁷ While the claims inquiry found the Wilsons to be loyal to the Union, later records and historians suggest that Richard and Laura Wilson held confederate sympathies. A newspaper article "A Typical Memorial Day Story," reported that Laura Wilson cared for a wounded confederate soldier prior to the Battle of Fort Stevens., "A Typical Memorial Day Story," *Evening Star*, May 27, 1905, Newspapers.com; "Will Pay the Claims," *Baltimore Sun*, March 6, 1899, Newspapers.com.

²⁸ Diocese of Maryland, "Journal of the Eighty-First Annual Convention of the Protestant Episcopal Church in Maryland," (Baltimore, MD: Published by the Convention, 1864), xiv, Internet Archive.

²⁹ Silver Spring Parish, "Vestry Minutes (include financial records), Vol. 1 Apr. 22, 1863 – Feb. 14, 1887," cited in Historical Records Survey, Works Projects Administration, "Inventory of Church Archives in the District of Columbia," Vol. 1 (Washington, D.C.: Works Progress Administration 1940), 213-214.

named “Labyrinth,” which was approved two years later.³⁰ Episcopal records described the new congregation in 1864:

This is a new congregation of recent organization—the present minister being the first one in charge. By the commendable and indefatigable exertions of the comparatively few families composing this growing and interesting congregation, a beautiful Gothic Church has been erected, at a cost of between three and four thousand dollars; a competent Choir, provided with all suitable Church furniture necessary for the convenience, comfort and decency of Divine worship; and what is most gratifying to report is, that the whole cost of the building is paid, and it is now ready for consecration.³¹

Later church histories incorrectly claimed that Confederate General Jubal Early donated \$100 toward the church’s completion, reflecting “Lost Cause” narratives popular at the turn of the twentieth century. However, the Civil War letters of Elizabeth Blair Lee attribute the donation to Union General Ambrose Burnside:

Burnsides gave our little Church a hundred as he passed [likely September 1862] & said its unfinished condition which has shamed the people so that it is now in the hands of the workmen to be finished by the first of April.³²

Mutual Policy Insurance Records also briefly described the church:

The church ... is built of wood, and covered with shingles, dimensions 41.3 x 27.2 with chancel and vestibule... It is heated by a coal stove, the pipe passing into a brick flue, support on timbers beneath the roof, and in sight.³³

³⁰ Diocese of Maryland, “Journal of the Eighty-First Annual Convention of the Protestant Episcopal Church in Maryland,” (Baltimore, MD: Published by the Convention, 1864), 6, Internet Archive; Diocese of Maryland, “Journal of the Eighty-Second Annual Convention of the Protestant Episcopal Church in Maryland,” (Baltimore, MD: Published by the Convention, 1865), 9-10, Internet Archive.

³¹ Diocese of Maryland, “Journal of the Eighty-First Annual Convention of the Protestant Episcopal Church in Maryland,” (Baltimore, MD: Published by the Convention, 1864), 40-41.

³² Elizabeth Blair Lee, *Wartime Washington: The Civil War Letters of Elizabeth Blair Lee* (Urbana, IL: University of Illinois Press, 1991), 236.

³³ There is an informal drawing of a church on the adjoining Kingsville subdivision plat, but it is unknown if this is representative of the original church building or simply a general representation for a church. Mutual Fire Insurance Company of Montgomery County, “Policy Number 07776, Vestry of Grace Church,” (1875), Montgomery History.

After the construction of the Church, Richard and Laura Wilson sold the congregation four acres of their farm for \$637.50 for the construction of a parsonage.³⁴ The Gothic Revival-styled parsonage and outbuildings were completed in 1869 for \$4,000.³⁵ An 1875 description of the parsonage noted:

This dwelling is situated on the Washington & Brookeville Turnpike about 8 miles from Washington; dimensions of main building 30 x 24 feet; piazza at front and side, 2 room and hall downstairs, cellar below, and 3 rooms on second floor, built of wood & covered with shingles; piazzas covered with tin. One chimney. Stoves used, properly secured. The back building [addition] was put up last fall, dimensions 26 x 16 feet, stone basement, wall carried up ½ feet above ground, the remainder built of wood, and covered with tin, one chimney, supplying fireplace for basement, dining room, and kitchen. The barn or stable is about 30 yards from dwelling, westerly is built of wood and covered with shingles, dimensions about 22 x 21 feet, 14 feet to eaves.³⁶

The parsonage remains standing at 9120 Georgia Avenue.

RAILROAD SUBURB: SUBDIVISION OF WOODSIDE BY BENJAMIN F. LEIGHTON

While Richard and Laura Wilson continued farming their land after the Civil War, the arrival of the Metropolitan Branch of the Baltimore & Ohio Railroad reshaped Montgomery County. Completed in 1873, the line connected the District of Columbia through Montgomery County to Point of Rocks in Frederick County. The railroad revitalized the county's agricultural economy by opening access to larger markets and accelerating suburban development. Real estate speculators quickly capitalized on these opportunities, establishing new railroad suburbs near Washington, D.C., including Linden (1873), Takoma Park (1883), Forest Glen (1887), Capitol View Park (1887), Garrett Park (1887), and Kensington (1890).

After Richard Wilson's death in 1881, his widow, Laura Wilson, assumed control of the estate and eventually sold the remaining 91.75 acres to Charles Stone for \$22,959.37 on August 1, 1889.³⁷ Stone, President of the realty firm Stone and Fairfax, immediately transferred the property to Benjamin Farnsworth Leighton who subdivided the former Wilson farm.³⁸ Leighton, a banker, lawyer, professor, and real estate speculator, transformed the land into a new railroad suburb named Woodside and

³⁴ Montgomery County Circuit Court, "Richard T. and Laura Wilson to Vestry of Grace Church," November 18, 1867, Liber EBP 4, Folio 351-352, MDLandRec.

³⁵ Diocese of Maryland, "Journal of the Eighty-Sixth Annual Convention of the Protestant Episcopal Church in Maryland," (Baltimore, MD: Published by the Convention, 1869), 77.

³⁶ Mutual Fire Insurance Company of Montgomery County, "Policy Number 07776, Vestry of Grace Church," (1875), Montgomery History.

³⁷ "Died," *Evening Critic*, December 2, 1881, GenealogyBank; Montgomery County Circuit Court, "Hattersly Talbott, trustee, and Laura C. Wilson to Charles P. Stone," August 5, 1889, Liber JA 15, Folio 85-88, MDLandRec.

³⁸ Stone and Leighton later were both later Directors for the Real Estate Title Insurance Company in Washington, D.C. Eugene E. Thompson, *Washington Securities* (Washington, D.C.: Press of Gibson Bros, 1909), 43; Montgomery County Circuit Court, "Charles P. Stone to Benjamin F. Leighton," August 6, 1889, Liber JA 15, Folio 96-99, MDLandRec.

filed the subdivision plat on September 1, 1889 (Attachment 1, Figure 6).³⁹ He organized the neighborhood in a grid plan, laying out First and Second Avenues parallel to Georgia Avenue and the Baltimore & Ohio Railroad tracks, and letter streets A through D crossing between Fenwick Road and Grace Church parsonage. Houses and lots were oriented towards the avenues. Laura Wilson re-acquired her house and an entire block where she continued to reside.⁴⁰

Leighton expanded the Woodside subdivision rapidly. In 1890, George Page, an investor in the community, purchased the 48-acre Cissell property to the north for \$13,865 and transferred it to Leighton who platted “B.F. Leighton’s Addition to Woodside” (Attachment 1, Figure 7).⁴¹ This new section extended the grid pattern, adding Third and Fourth Avenues towards the railroad and the letter streets E through H. Unlike the first section, the lots and houses in this addition were oriented towards the cross streets rather than the avenues.

In 1891, the *Washington Post* reported that 1.5 million dollars had been invested along the Metropolitan Branch, calling it the “greatest artery of suburban travel.”⁴² Regarding Woodside, the article stated:

Just beyond [Silver Spring] lies Woodside, an undulating tract of land, which ... along the railroad track on the west and seventh-street pike [Georgia Avenue] on the east. It is the only subdivision which fronts on both of these highways of travel. ... The tract was subdivided and placed on the market about eighteen months ago, since which time streets have been graded and drained..., several miles of substantial board walk laid, trees and tree boxes set out along the street, and the tract generally improved at the expense of thousands of dollars.⁴³

The article then described early development:

...Eight handsome cottages have been erected at the aggregate cost of about \$25,000. Several owners are under contract to begin the erection of dwellings at once, and several others are contemplating building in the near future. In addition to this, the proprietor [Leighton] will erect some cottages for sale the present season. Those

³⁹ He was a prominent within the Washington, D.C., region, where he was a lawyer, banker, real estate developer, and educator. Leighton served a trustee for American University and as dean of the Law School at Howard University for 40 years. Montgomery County Circuit Court, “Plat of Woodside,” September 19, 1889, Liber JA 15, Folio 428, Plat Book A, 25, <https://www.plats.msa.maryland.gov>; “Benjamin F. Leighton Dies at his Home Here,” *Evening Star*, July 6, 1921, Chronicling America;

⁴⁰ Montgomery County Circuit Court, “Benjamin F. Leighton to Laura C. Wilson,” October 13, 1890, Liber JA 21, Folio 337-338, MDLandRec.

⁴¹ Montgomery County Circuit Court, “George F. and India E. Page to Benjamin F. Leighton,” February 7, 1890, Liber JA 17, Folio 51-52, MDLandRec; Montgomery County Circuit Court, “Plat of B.F. Leightons Addition to Woodside,” February 7, 1890, Liber JA 19, Folio 311, Plat Book A, 60; <https://www.plats.msa.maryland.gov>.

⁴² “Outside of the City Limits: A Comprehensive Review of the Marvelous Development which is in Progress around the Nation’s Capital,” *Washington Post*, April 19, 1891, Newspapers.com.

⁴³ Ibid.

owning homes on the subdivision are Capt. James B. Austin and Mr. George E. Rosen, of the Sixth Auditor's Office, Mr. C. H. Morgan, of the Post-office, Mr. Lawrence Wilson, of the Pension Office, Mr. John V. Shea, of the Treasury Department, Mr. Larman, the engineer, Dr. Harding, a practicing physician, and Mrs. Laura C. Wilson, who owns and occupies the comfortable old country seat near the center of the tract.⁴⁴

Leighton promoted Woodside's healthy environment and its multiple transportation options, including proximity to Georgia Avenue and the Metropolitan Branch of the Baltimore & Ohio Railroad (Attachment 1, Figures 8-9). Residents could access the subdivision via Fenwick Station at its southern end and later at Woodside Station near its center.⁴⁵ These amenities appealed to upper-middle-class residents seeking to escape Washington, D.C., while maintaining commuter access to the city.

Early homeowners built primarily popular Victorian-era and Colonial Revival-styled dwellings. Notable surviving examples include the Charles and Kate Morgan House (1890) at 8730 First Avenue, James Everard Sr. & Elizabeth Morrison Junken Benedict House (1893) at 1613 Highland Drive, and the Ballard & Estelle Morris House (ca. 1895) at 1515 Noyes Drive.⁴⁶ Today, fewer than nine houses constructed prior to 1899 remain standing.

STREETCAR SUBURB: WASHINGTON, WOODSIDE, AND FOREST GLEN TROLLEY

Transportation improvements continued to shape the development of Woodside as the arrival of the streetcar opened homeownership to a growing middle class. In 1895, Benjamin F. Leighton, J.C. Dowell, W.R. Deeble, Frank T. Browning, and other residents of Silver Spring, Woodside, Linden, and Forest Glen were appointed to study the feasibility of a streetcar line connecting their communities to Washington, D.C.⁴⁷ Later that year, Washington, Woodside and Forest Glen Railway & Power Company (WW&FG) incorporated to build the line, and service began in late 1897.⁴⁸

Running along the east side of Georgia Avenue, the streetcar stopped at Silver Spring, Sligo, Woodside, and Forest Glen, providing an additional and convenient mode of transportation. The WW&FG streetcar acquired a 12-foot right-of-way from Grace Episcopal Church, which had constructed a new Shingle Style church designed by Clarence L. Harding in 1897 after the original church burned the previous year.⁴⁹

⁴⁴ Ibid.

⁴⁵ While newspaper articles suggested the closing of the Fenwick Station in favor of the Woodside Station, future maps and articles indicate the continued operation of both stations for a period.

⁴⁶ Newspaper articles often noted new construction in Woodside such as the Benedict House in 1893. "Woodside" *Evening Star*, July 1, 1893, Newspapers.com.

⁴⁷ "Street and Electric Railways," *Engineering News-Record* 34 (July 25, 1895): 27.

⁴⁸ "Street and Electric Railways," *Engineering News-Record* 34 (August 22, 1895): 59; "The Electrical Railway," *The Electrical World*, XXIX no. 22 (May 29, 1897):700; "Getting ready to run," *Evening Star*, September 4, 1897, Newspapers.com.

⁴⁹ "On its Old Corner-Stone," *Washington Post*, December 28, 1896, Newspapers.com; "To Lay a Cornerstone," *Evening Star*, December 25, 1896, Newspapers.com.

Real estate developers capitalized on this improved access and marketed the area to Washington’s expanding white middle class, promoting the promise of affordable suburban living. The streetcar, combined with emerging community amenities such as the Woodside Public School, accelerated residential growth. New construction reflected early twentieth-century architectural trends, including Colonial Revival American Foursquares and Craftsman-styled bungalows. Among these, the Wilbur Parsley and Nellie (nee Ward) Parsley House at 8800 First Avenue stands out as the most architecturally distinctive and largest bungalow in Woodside. Within the Woodside Locational Atlas District, 24 houses constructed between 1900 and 1929 remain standing.

Streetcar service ceased in 1927 and was replaced by bus service. This transition occurred despite strong opposition from many Montgomery County residents, who petitioned the Public Service Commission to reverse its decision to permit the permanent removal of the tracks:

Residents of Woodside, Silver Spring, Lynnwood, Kingston, Capital View and other settlements along the line are practically unanimous for the restoration of trolley car service. ‘One of the principal objections to the bus service is that patrons are now compelled to transfer twice in order to reach the center of the city in Washington, where under street car service they were brought direct to the center of the city without change,’ ... ‘that the bus service was inadequate to take care of the travel to Washington and hundreds of residents had been compelled to purchase automobiles in order to get to work in Washington.’⁵⁰

EARLY AUTOMOBILE SUBURB: SIXTEENTH STREET VILLAGE

Montgomery County experienced rapid population growth during the 1930s, driven by rising automobile ownership, New Deal programs, the expansion of the Federal government, and accelerating suburbanization. The County’s population increased from 49,206 in 1930 to 164,401 in 1950, an increase of 234%. Most of Woodside’s new housing during this period was concentrated in the Sixteenth Street Village (platted in 1937) and Henderson’s Addition to Woodside (platted in 1946) subdivisions (Attachment 1, Figure 12).⁵¹ Within the Woodside Locational Atlas District, 95 houses built between 1930 and 1949 remain standing today.

Rozier Beech subdivided Sixteenth Street Village in 1937 to capitalize on the planned extension of Sixteenth Street, which was originally proposed to run directly through Woodside. Advertisements promoted the subdivision’s proximity to major transportation routes, the availability of FHA-insured

⁵⁰ “Forest Glen Car’s Resumption Urged,” March 7, 1927, *Evening Star* Newspapers.com; “Forest Glen Car Line Resumption Opposed,” *Washington Post*, March 8, 1927, Newspapers.com.

⁵¹ Montgomery County Circuit Court, “Sixteenth Street Village, Blocks 1-3. Resubdivision of Woodside,” Plat 799, <http://www.plats.msa.maryland.gov>; Montgomery County Circuit Court, “Henderson’s Addition to Woodside,” Plat 1726, <http://www.plats.msa.maryland.gov>.

financing, and nearby schools and commercial amenities.⁵² Because the roadway extension was repeatedly delayed, Beech amended the subdivision plan and eventually developed the reserved right-of-way with additional houses.⁵³ After decades of debate, the extension of Sixteenth Street opened in July 1959, following its present-day alignment west of Sixteenth Street Village. The new dual-lane highway connected Sixteenth Street at East-West Highway to Georgia Avenue, two blocks south of Seminary Road in Montgomery Hills.⁵⁴

The architecture of the Sixteenth Street Village and Henderson's Addition reflected the needs of the growing population of federal employees seeking suburban homeownership. Most houses were modest, one to two story dwellings that followed national trends favoring Colonial Revival and Minimal Traditional styles. Beech also incorporated several eclectic designs to add visual interest, including a relocated log house at 1603 South Springwood Street, a new log house at 1608 North Springwood Street, and English Cottage-inspired houses such as the one at 1606 North Springwood Street.⁵⁵

Like many other developers from this era, Beech included racial restrictive covenants to discriminate against and limit housing opportunities for African Americans in Montgomery County. In 1940, Beech advertised Sixteenth Street Village as a "restricted community," a phrase that almost certainly signaled the exclusion of people of color.⁵⁶ These covenants were intentionally used to reassure white prospective buyers and to perpetuate the false belief that racial homogeneity was necessary to protect property values.

POST WORLD WAR II DEVELOPMENT TO PRESENT DAY

Woodside experienced limited development between 1950 and 1979, aside from infill construction and the redevelopment of Block 7, bound by First and Second Avenues and by Highland Drive and Wilson Place. Approximately 50 houses were built during this period, mostly reflecting Colonial Revival, Minimal Traditional, and Split-Level designs.

The continued growth of both the region and the congregation of Grace Episcopal Church prompted the construction of a new church in 1957. Designed by Dana Berry Johannes Jr., a prominent regional architect and partner in the firm Johannes and Murray, the new \$315,000 church combined Gothic

⁵² For advertisements about the proposed 16th Street, see "Sixteenth Street Village: West of Proposed 16th Street Extension," *Evening Star*, April 1, 1939, Newsbank. "16th Street Village," *Evening Star*, December 2, 1939, Newsbank.

⁵³ Montgomery County Circuit Court, "Sixteenth Street Village, Block A, Lots 12-24. Resubdivision, Lots 5-11, Reserved Parcel," Plat 1093, <http://www.plats.msa.maryland.gov>.

⁵⁴ "16th Street Extension Found Helpful," *Washington Post*, July 29, 1959, Proquest.

⁵⁵ "Sixteenth Street Village, One of Three Quaint Little Houses," *Evening Star*, October 9, 1937, Newsbank; "Beech Presents Unusual Home," *Times Herald*, March 23, 1941, Newspapers.com.

⁵⁶ For advertisements about the "restricted community," see "Sixteenth Street Village," *Times Herald*, July 14, 1940, Newspapers.com; "16th Street Village Quaint Cottage Charm," *Evening Star*, August 9, 1941, Newspapers.com.

Revival and Tudor Revival elements.⁵⁷ Johannes completed more than 200 school projects across Maryland and designed several notable buildings, including the no-longer-extant Citizens Building & Loan Association Building in Silver Spring.⁵⁸

Woodside's next period of development, from 1980 to the present, coincides with its listing in the *Locational Atlas & Index of Historic Sites* and its regulation by the Historic Preservation Commission. Roughly 110 houses in the Woodside Locational Atlas District date from this period. Property owners and developers constructed detached single-family houses in the New Traditional style, which imitates historic styles and details while combining them in non-traditional ways with modern materials. An example includes the cluster of New Traditional Queen Anne houses near the intersections of First Avenue with Bartholomew Court and Highland Drive. Developers also introduced townhouse construction, primarily along the district's eastern edge adjacent to Georgia Avenue.

STAFF EVALUATION

DESIGNATION CRITERIA – WOODSIDE LOCATIONAL ATLAS DISTRICT

The Historic Preservation Division recommends that the Historic Preservation Commission advise the Planning Board to remove the Woodside Locational Atlas District from the *Locational Atlas & Index of Historic Sites*.

The Woodside Locational Atlas District does not merit inclusion in the *Master Plan for Historic Preservation*, as it fails to meet the designation criteria for historical and cultural significance. The district does not adequately reflect the development patterns or cultural and economic heritage of Montgomery County. Its imprecise Locational Atlas District boundary, limited development during its period of significance, and extensive demolition of late nineteenth and early twentieth century resources all diminish its ability to represent the built environment of a railroad and streetcar suburb. The preservation of a district with minimal historic significance and greatly diminished integrity is not critical to understanding the county's past.

Specifically, the Woodside Locational Atlas District does not meet the designation criteria for architectural and design significance. Although several individual resources are representative of their period of construction, this alone does not render an entire district significant, cohesive, or distinctive. The district lacks the architectural cohesion characteristic of railroad and streetcar suburbs in Montgomery County. The substantial loss of original houses prior to its listing in the *Locational Atlas & Index of Historic Sites* in 1976 further erodes its historic integrity and its ability to convey the character

⁵⁷ "3,000 Raised to Build New Silver Spring Church," *Evening Star*, June 14, 1950, Newspapers.com; "Grace Church Presses Drive at Silver Spring," *Evening Star*, October 9, 1954, Newspapers.com; "Official Authorize Montgomery Projects," *Evening Star*, July 30, 1955, Newspapers.com; "Church Holds Ground-Breaking Ceremony," *Evening Star*, July 23, 1955, Newspapers.com.

⁵⁸ D.C. Architects Directory, "Dana Berry Johannes Jr.," <http://www.planning.dc.gov>.

defining architectural features found in other suburban communities from this era. Moreover, the widespread distribution of non-contributing resources leaves the remaining historic fabric too fragmented to support a credible designation.

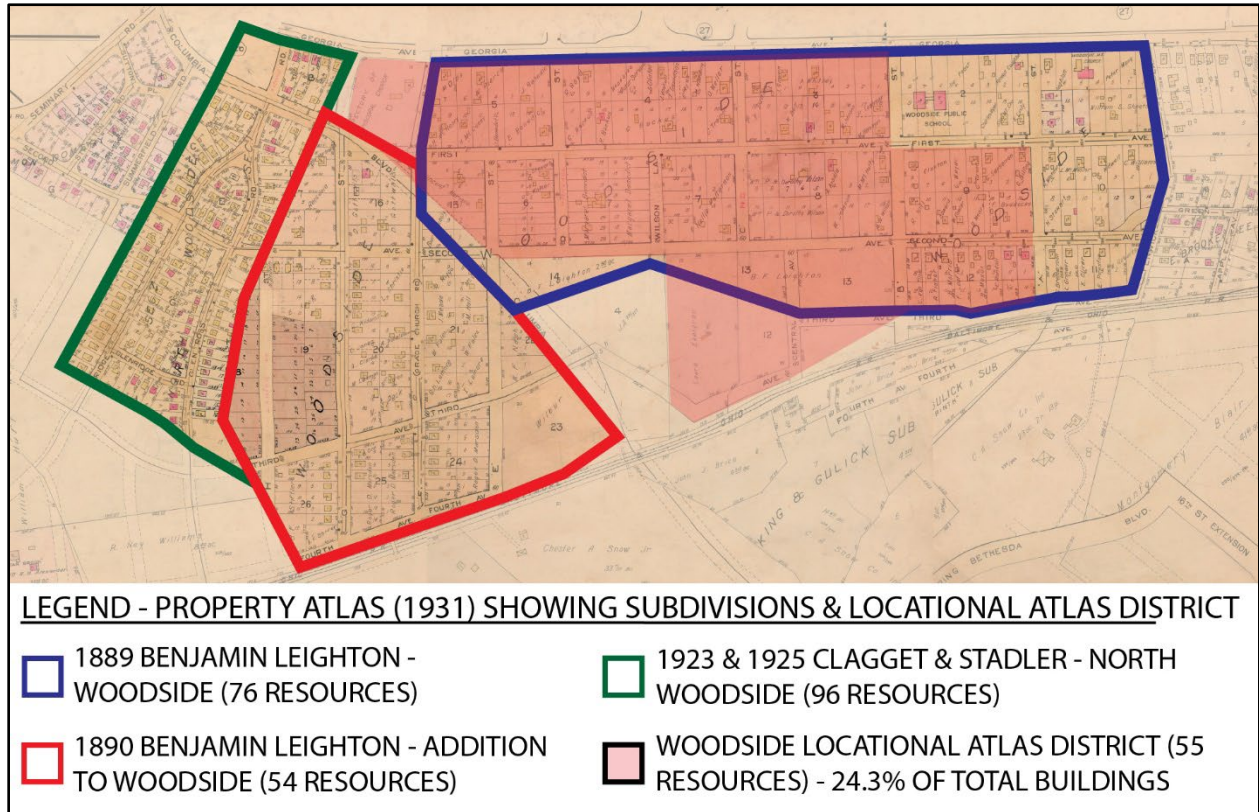
MAP ANALYSIS & METHODOLOGY

Earlier evaluations completed for the Maryland Inventory of Historic Properties form in 1976 and Determination of Eligibility form in 1994 concluded that Woodside's period of significance begins with its emergence as a railroad suburb in 1887 and extends through the end of the streetcar era in the late 1920s. Historic Preservation staff concur with these findings. This period of significance encompasses the community's nineteenth and early twentieth century development and reflects its importance within broader suburbanization patterns in Montgomery County.

To evaluate whether the district has historical significance and retains architectural integrity, staff conducted a map analysis using F.H. M. Klinge's *Property Atlas of Montgomery County Maryland* (1931), real property records, and supplemental historical research to establish construction dates. Although published two years after the end of the period of significance in 1929, the *Property Atlas* provides a baseline for understanding early development patterns and serves as a point of comparison with current conditions to assess whether the district embodies the character-defining features of a railroad and streetcar suburb.

An important consideration in evaluating any established Locational Atlas District is whether its boundary reflects the historic development patterns of the community during its period of significance. Staff assessed whether the Woodside Locational Atlas District's boundary encompasses the original subdivisions and circulation networks from the community's railroad and streetcar era.

Map #1: Analysis of the Woodside Locational Atlas District's Boundary



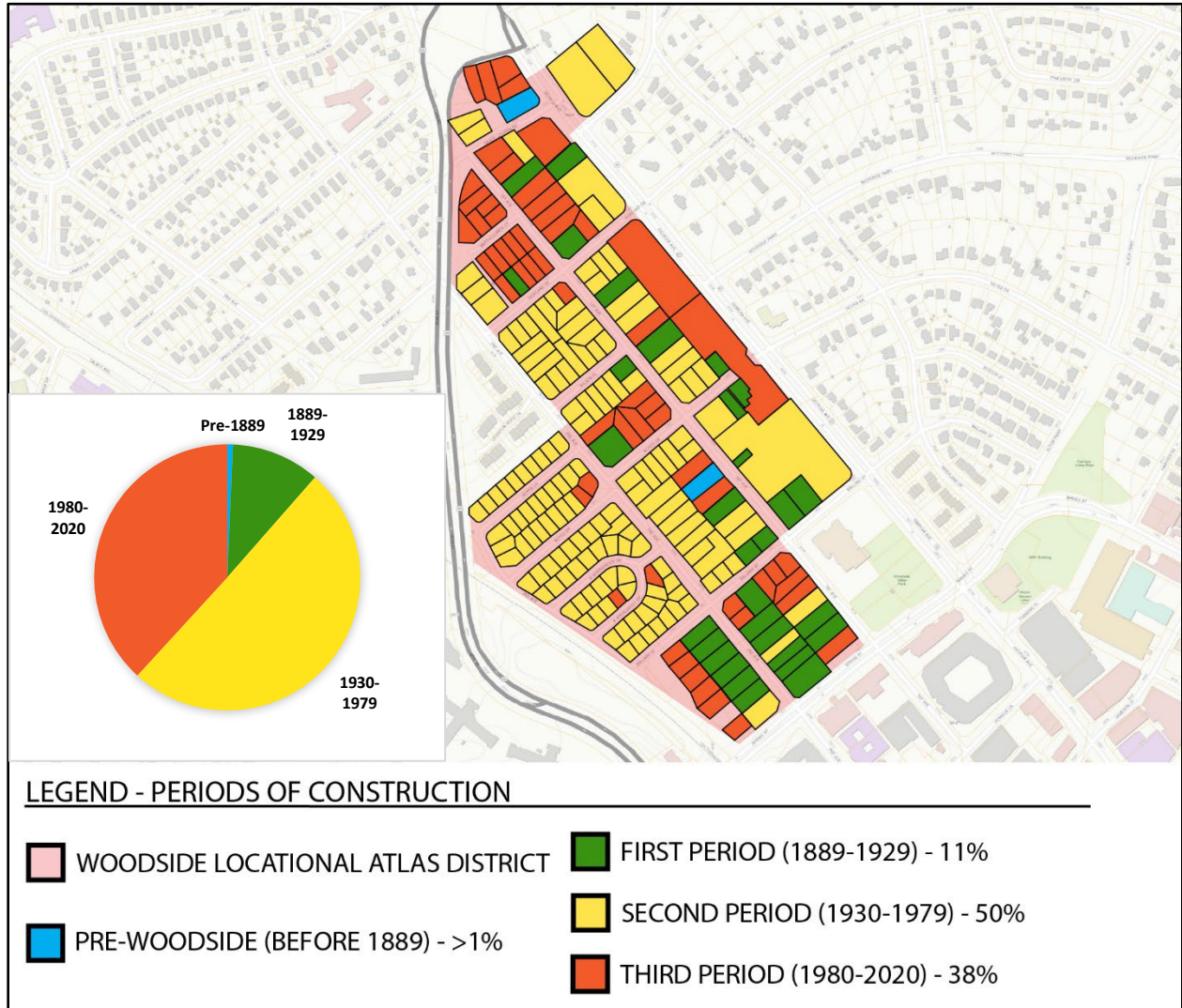
Finding: The Woodside Locational Atlas District presents an incomplete narrative of the community's settlement and development patterns as a railroad and streetcar suburb. The subject boundary excluded the adjacent subdivisions of Addition to Woodside and North Woodside, even though these areas contain the majority of resources constructed during the railroad and streetcar era. The boundary is ill-defined and fails to reflect a logical grouping of resources. As a result, the Woodside Locational Atlas District does not satisfy designation criteria related to historic or architectural significance and should be removed from the *Locational Atlas & Index of Historic Sites*.

Analysis: Map #1 shows the boundaries of the original subdivisions platted by Leighton on the 1931 *Property Atlas*: Woodside (1889, outlined in blue) and the Addition to Woodside (1890, outlined in red). Immediately to the north is North Woodside, subdivided by Claggett and Stadler, in 1923 and 1925 (outlined in green). By 1931, the original Woodside subdivision consisted of 76 buildings, the Addition to Woodside had 54 buildings, and North Woodside included 96 buildings.

Staff overlaid the Woodside Locational Atlas District's boundary on these plats. This setting encompasses only 55 buildings, all located within the original Woodside subdivision. This overlay highlights several issues: the boundary excludes nearly 28 percent of the buildings standing in 1931 within Leighton's Woodside subdivision, omits all contemporaneous development in Addition to Woodside, and disregards North Woodside subdivided in the 1920s. In total, the Locational Atlas

District boundary captures only 24.3 percent of all buildings shown on the 1931 *Property Atlas*, without accounting for demolitions.

Map #2: Periods of Construction in the Woodside Locational Atlas District

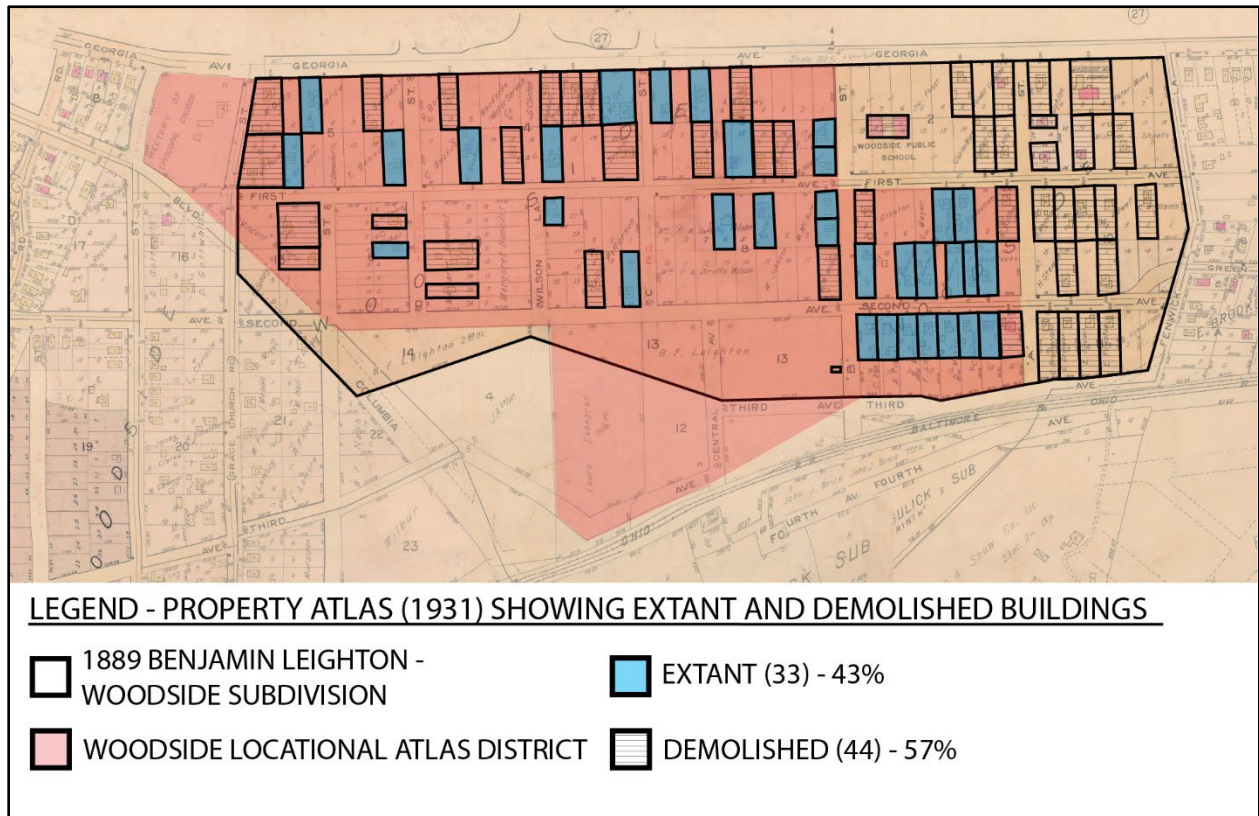


Finding: The Woodside Locational Atlas District does not reflect an intact and cohesive railroad and streetcar suburb. Over 88.5 percent of the existing houses within the Locational Atlas District were constructed after 1929. The historic district fails to reflect its period of significance through the built environment and lacks sufficient integrity and cohesiveness, and therefore, should be removed from the *Locational Atlas & Index of Historic Sites*.

Analysis: Staff evaluated the date of construction of all resources within the Woodside Locational Atlas District absent consideration of architectural significance or integrity. Map #2 illustrates four distinct periods of development based on Woodside's historic context and construction dates.

- Pre-Woodside Subdivision, Pre-1889 (shaded blue): There are two extant resources that predate the establishment of Woodside in 1889. This includes the Richard and Laura Wilson House and the Grace Episcopal Church Parsonage. While these two resources potentially hold historic significance on their own merit, they fail to contribute to the character defining features of the historic district.
- First Period, Railroad and Streetcar Suburb, 1889-1929 (shaded green): Encapsulates Woodside's establishment as a railroad and streetcar suburb and the period of significance for the district. These houses represent 11 percent of the district's resources.
- Second Period, Automobile Suburb and Post WWI Development, 1930-1979 (shaded yellow): Represents the automobile suburb and post-World War II development, shaped by the Federal Housing Administration programs and the expansion of the Federal government workforce. This period accounts for 50 percent of the district's resources.
- Third Period, Locational Atlas District, 1980-Present (shaded orange): Includes infill construction with single-family dwellings and townhouse construction. Many of these houses were reviewed and approved by the Historic Preservation Commission. These houses represent 38 percent of the district's resources.

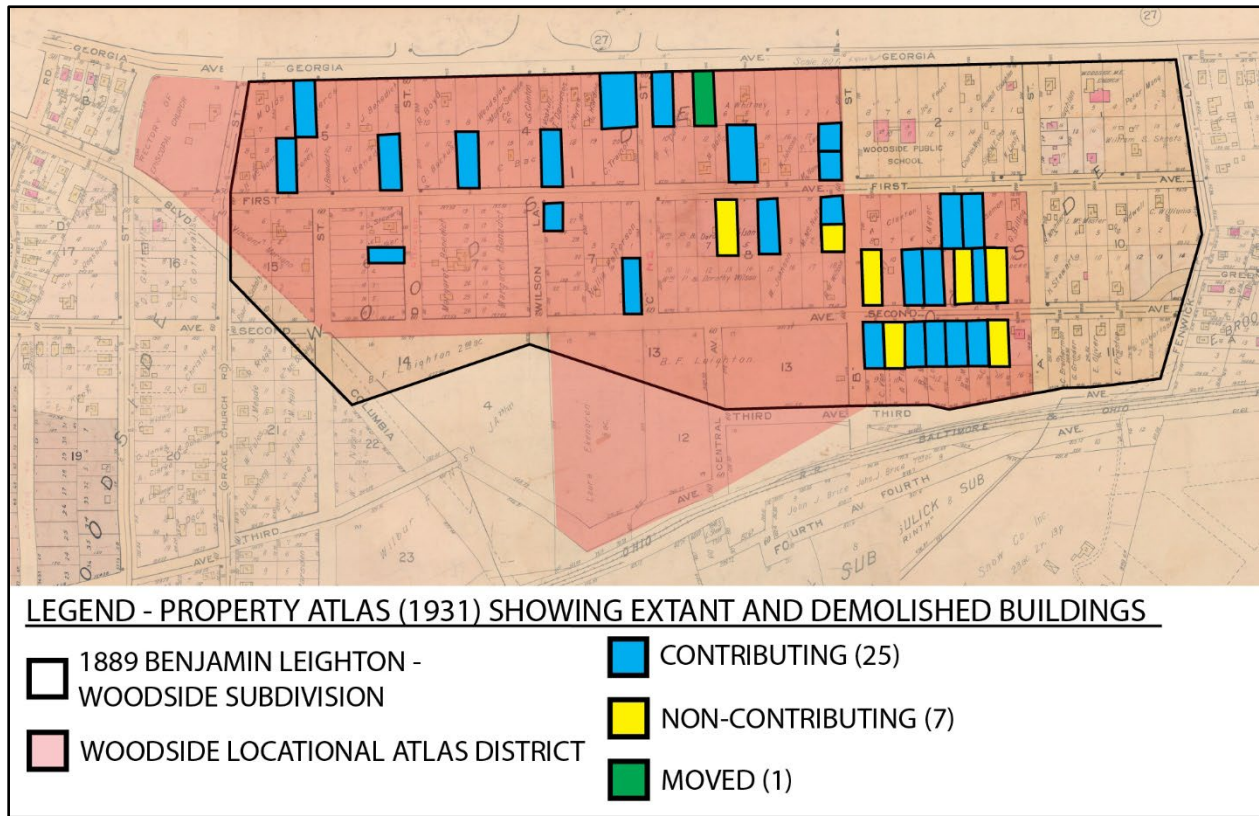
Map #3: Analysis of All Resources from the Railroad and Streetcar Suburb Era



Finding: The Woodside Locational Atlas District does not reflect the community’s early development as a railroad and streetcar suburb due to widespread demolition of resources constructed during the period of significance including the majority of homes, a school, and a church in the original subdivision. Moreover, the map highlights the prevalence of undeveloped lots, emphasizing Woodside’s overall limited development when compared to other suburbs from the same era. As a result, the district fails to satisfy the designation criteria for historic or architectural significance and should be removed from the *Locational Atlas & Index of Historic Sites*.

Analysis: Map #3 outlines the boundary of the original Woodside subdivision as depicted in the 1931 *Property Atlas* and identifies all built resources. The map shows 33 extant resources (shaded blue, 43 percent) and 44 demolished resources (hatched, 57 percent), illustrating that demolitions affected the majority of the resources associated with the period of significance. These losses encompassed not only all the original resources south of Spring Street—a significant portion of the subdivision excluded from the Locational Atlas boundary due to complete demolition—but also houses throughout the Locational Atlas District. This collectively diminishes the significance and integrity of any potential historic district.

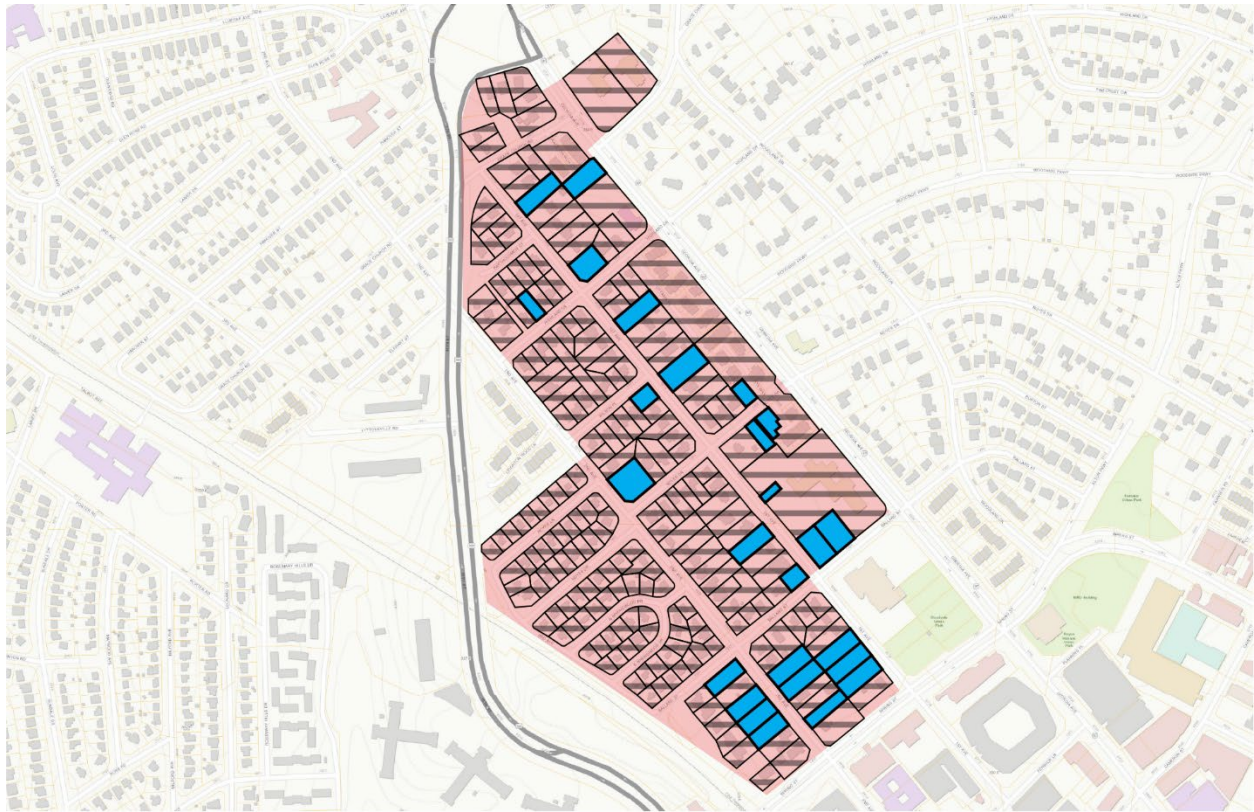
Map #4: Analysis of 33 Remaining Resources from Railroad and Streetcar Suburban Era






Finding: The Woodside Locational Atlas District contains only 33 extant houses from the period of significance; however, several resources have incompatible alterations that diminish their integrity of design, materials, workmanship, and location. Only 25 resources, representing approximately 35 percent of the dwellings shown in Woodside in 1931, remain potentially contributing. As a result, the Woodside Locational Atlas District does not meet the designation criteria for historic or architectural significance and should be removed from the *Locational Atlas & Index of Historic Sites*.

Analysis: Map #4 uses the same 1931 *Property Atlas* and provides a preliminary assessment of potential contributing, non-contributing, and moved resources within the Woodside Locational Atlas District. The map identifies 33 resources built prior to 1931 that remain standing. Of these, staff determined that 25 resources (shaded blue) would be considered contributing to a potential historic district, 7 resources (shaded yellow) would be classified as non-contributing resources, and 1 resource (shaded green) was relocated from Georgia Avenue to another nearby site within the district. The 7 non-contributing houses (highlighted yellow), nearly 22 percent of the remaining resources, have been altered to such an extent that they no longer reflect their period of construction. When combined with the widespread demolition of resources, the 7 non-contributing resources further adversely affect the historic integrity of any potential district.

Map #5: Woodside Locational Atlas District showing Contributing and Non-Contributing Resources



LEGEND - PERIODS OF CONSTRUCTION

-  WOODSIDE LOCATIONAL ATLAS DISTRICT
-  CONTRIBUTING (26) - 9%
-  NON-CONTRIBUTING (262) - 91%

Finding: The Woodside Locational Atlas District does not reflect an intact or cohesive railroad and streetcar suburb. Fewer than 10 percent of resources date to this period of development and would be defined as contributing. This is an insufficient number to create a historic district. As a result, the district fails to meet the designation criteria for historic or architectural significance and should be removed from the *Locational Atlas & Index of Historic Sites*.

Analysis: Map #5 depicts all potentially contributing and non-contributing resources within the Woodside Locational Atlas District. Staff identified 26 properties (shaded blue) as contributing resources. The remaining 260 properties (hatched) are non-contributing resources that fall outside this period of development. At 91% of the district's total resources, this concentration of non-contributing properties confirms that the district lacks the cohesion necessary to meet the designation criteria.

DESIGNATION CRITERIA – SIX NEW LOCATIONAL ATLAS SITES

The Historic Preservation Division has identified six resources in the Woodside Locational Atlas District that exemplify high architectural style or embody distinctive historical narratives demonstrating an exceptional connection to the community's past. To be listed in the *Locational Atlas & Index of Historic Sites*, individual sites must potentially satisfy the designation criteria for historical and cultural significance or architectural and design significance, as outlined in Chapter 24A of the County Code. Staff identified that several resources meet this preliminary threshold and effectively convey the history of Woodside, even in the absence of a designated historic district.

If the Planning Board lists these resources in the *Locational Atlas & Index of Historic Sites*, staff will prepare comprehensive research and analysis as part of the Historic Preservation Division's approved work program to evaluate all remaining sites and districts in the Locational Atlas for potential listing in the *Master Plan for Historic Preservation* over the next several years.

Staff recommends that the Historic Preservation Commission advise the Planning Board to list the following resources as individual Locational Atlas Sites (Attachment 1, Figure 23):

- Grace Church, Cemetery, and Parsonage at 9115-9120 Georgia Avenue and 1607 Grace Church Road,
- Richard and Laura Wilson House at 8818 First Avenue
- Charles and Kate Morgan House at 8730 First Avenue
- Dr. James Everard Sr. and Elizabeth Junken Benedict House at 1613 Highland Drive
- Ballard and Estelle Morris House at 1515 Noyes Drive
- Wilbur and Nellie Parsley House at 8800 First Avenue

Brief justifications for each resource follow.

[Grace Church, Cemetery, and Parsonage \(M: 36-4-1\) — 1607 Grace Church Road, 9115 Georgia Avenue, and 9120 Georgia Avenue](#)

The Grace Church, Cemetery, and Parsonage site is potentially eligible for listing in the *Master Plan for Historic Preservation* due to its historical, cultural, and architectural significance. The congregation has worshiped in three successive churches on the property: the original Gothic revival wood-frame church (1864-1896), a Shingle Style wood-frame church (1897-1956); and the current Tudor Revival-inspired masonry church (1957-present day). Collectively, the church, cemetery, and parsonage illustrate the evolution of the congregation, reflect broad patterns in Montgomery County's development from rural farmland to suburbanization, and the lives and treatment of African Americans formerly enslaved by church founders. The present church, designed by noted regional architect Dana Berry Johannes Jr., stands as an important architectural landmark within the Woodside and Silver Spring community.

The cemetery retains historical significance for its collection of funerary markers associated with the Rural Cemetery and Lawn Park movements, for its association with individuals important to Silver Spring's history, and for grave markers that may reflect mortuary practices unique in Montgomery County. Notable internments include African Americans formerly enslaved by the Blair family, underscoring the site's historical significance.

The parsonage, completed in 1869 on the west side of Georgia Avenue, is the second-oldest house in Woodside and the oldest surviving building associated with Grace Episcopal Church. Aside from Richard and Laura Wilson House, it is the only resource that predates the subdivision of Woodside. Its Gothic Revival design stands out within the subdivision, where most nineteenth-century houses reflect later Victorian-era styles. Together, the church, cemetery, and parsonage form a cohesive cultural landscape that anchors Woodside and Silver Spring's architectural and social history.

Staff finds that the Grace Church, Cemetery, and Parsonage, potentially satisfy Designation Criteria 1.A, 1.D, 2.A, 2.C, and 2.E for individual listing in the *Locational Atlas & Index of Historic Sites*. See Attachment 1, Figures 13-15 for photographs of the resources.

[Richard and Laura Wilson House \(M: 36-4-1\) — 8818 First Avenue](#)

The Richard and Laura Wilson House is potentially eligible for designation in the *Master Plan for Historic Preservation* for its historical, cultural, and architectural significance. The Wilson family owned land in this area beginning in the eighteenth century and accumulated wealth through the labor of enslaved African Americans. The property reflects early agricultural settlement patterns, the legacy of slavery and the Civil War in Montgomery County, and the subsequent transformation of Silver Spring and Woodside into railroad suburbs along the Metropolitan Branch of the Baltimore & Ohio Railroad.

Constructed in the 1850s, the two-and-one-half-story, three-bay, front-gable vernacular farmhouse is the oldest surviving building in Woodside. It consists of a front gable main block, two-story gable wings on the side elevations, a wraparound porch with a shed roof, and a one-story rear porch. The wood-frame house is clad in drop siding and capped with steeply pitched gable roofs pierced by hipped dormers and a corbelled brick chimney. Typical fenestration consists of two-over-two, double-hung wood windows with operable wood shutters.

Staff finds that the Richard and Laura Wilson House potentially satisfies Designation Criteria 1.A, 1.D, and 2.A, for individual listing in the *Locational Atlas & Index of Historic Sites*. See Attachment 1, Figure 16 for a photograph of the resource.

[Charles and Kate Morgan House \(M: 36-4-6\) — 8730 First Avenue](#)

The Charles and Kate Morgan House is potentially eligible for designation in the *Master Plan for Historic Preservation* due to its architectural significance. Along with the Benedict House at 1613 Highland Drive, it is a representative of Late Victorian era architecture from Woodside's formative period as a railroad suburb.

The Morgans—among the earliest purchases in Woodside—acquired the property from Benjamin Leighton for \$1,050 in 1890. They constructed a two and a half-story, cross-gable dwelling that incorporates elements of both the Queen Anne and Stick styles. The house features a distinctive three-story square tower capped by a pyramidal roof and a one-story front porch. These features collectively reflect the complex massing, form, and design elements characteristic of Late Victorian architecture. The dwelling likely retains integrity of design, materials, and workmanship, and continues to convey its period of significance.

Staff finds that the Charles W. and Kate Morgan House potentially satisfies Designation Criterion 2.A for individual listing in the *Locational Atlas & Index of Historic Sites*. See Attachment 1, Figure 17 for a photograph of the resource.

[Dr. James Everard Sr. and Elizabeth Junken Benedict House \(M: 36-4-5\) — 1613 Highland Drive](#)

The James Everard Sr. and Elizabeth Junken Benedict House is potentially eligible for designation in the *Master Plan for Historic Preservation* due to its architectural significance and its association with Dr. James Everard Benedict Sr. Along with the Morgan House at 8730 First Avenue, it is emblematic of Late Victorian era architecture from Woodside’s formative period as a railroad suburb.

Built in 1893, the dwelling consists of a two-and-one-half story, gable-roofed main block accented by a full-width, hipped-roof, front that wraps around the side elevation. The facade is distinguished by a central, one-bay, gable wall dormer that slightly projects from the building plane above the porch. This element is flanked by smaller gable roof dormers with multi-light windows. Additional architectural details include wood siding, exposed rafter tails, corbelled brick chimneys, and one-over-one, double-hung windows. The dwelling likely retains integrity of design, materials, and workmanship, and continues to convey its period of significance.

Dr. James Everard Benedict Sr., a prominent marine biologist who retired as Chief of Biological Exhibits at the National Museum, lived at the dwelling for nearly 50 years. Born in 1854, he served as a hospital orderly for the Union during the Civil War, later worked as a resident naturalist aboard the U.S. Fish Commission steamer *Albatross*, and subsequently joined the National Museum as an assistant curator, where he spent the remainder of his career. Widely regarded by colleagues as one of the leading marine biologists of his era, Benedict also patented a sounding tube used by the Navy, Merchant Marines, and Coast and Geodetic Survey.

Staff finds that the Dr. James Everard Sr. and Elizabeth Junken Benedict House potentially satisfies Designation Criterion 1.C and 2.A for individual listing in the *Locational Atlas & Index of Historic Sites*. See Attachment 1, Figures 18-20 for photographs of the resource.

Ballard and Estelle Morris House (M: 36-4-4) — 1515 Noyes Drive

The Ballard and Estelle Morris House is potentially eligible for designation in the *Master Plan for Historic Preservation* due to its architectural significance. The Morris family built the Colonial Revival style ca. 1895 house at the establishment of Woodside as a railroad suburb. It stands as the most architecturally distinct example of Colonial Revival architecture within the Woodside Locational Atlas District.

The two-and-one-half story house features a hipped roof main block and a one-story, hipped roof, wraparound front porch supported by wood columns. The dwelling is distinguished by its scale and refined architectural details, including its single-leaf, paneled, wood front door with a distinctive fanlight and side lights, a centrally located, hipped roof, dormer-balcony, a corbelled brick chimney, and one-over-one windows with louvered shutters. The dwelling retains excellent integrity of design, materials, and workmanship and continues to convey its period of significance.

Staff finds that the Ballard and Estelle Morris House potentially satisfies Designation Criterion 2.A for individual listing in the *Locational Atlas & Index of Historic Sites*. See Attachment 1, Figure 21 for a photograph of the resource.

Wilbur and Nellie Parsley House (M: 36-4-7) — 8800 First Avenue

The Wilbur and Nellie Parsley House is potentially eligible for designation in the *Master Plan for Historic Preservation* due to its architectural significance. Constructed ca. 1926, it is the largest and most highly-styled Craftsman bungalow in the Woodside Locational Atlas District dating from the neighborhood's transition from a streetcar to automobile-centric suburb.

The one and a half-story, side-gable house features a prominent gable dormer and offset wraparound, wood-frame, porch supported by tapered wood columns on brick piers, creating a visually striking façade. Additional features include a square, one-story, bay window on the side elevation and a flat-roofed basement projection at the rear corner that accommodates a single-car garage. Architectural details characteristic of the Craftsman style include six-over-one, double-hung, windows with wood sills and exposed rafter tails. The dwelling retains excellent integrity of design, materials, and workmanship and continues to convey its period of significance.

Staff finds that Wilbur and Nellie Parsley House potentially satisfies Designation Criterion 2.A for individual listing in the *Locational Atlas & Index of Historic Sites*. See Attachment 1, Figure 22 for a photograph of the resource.

STAFF RECOMMENDATION

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission:

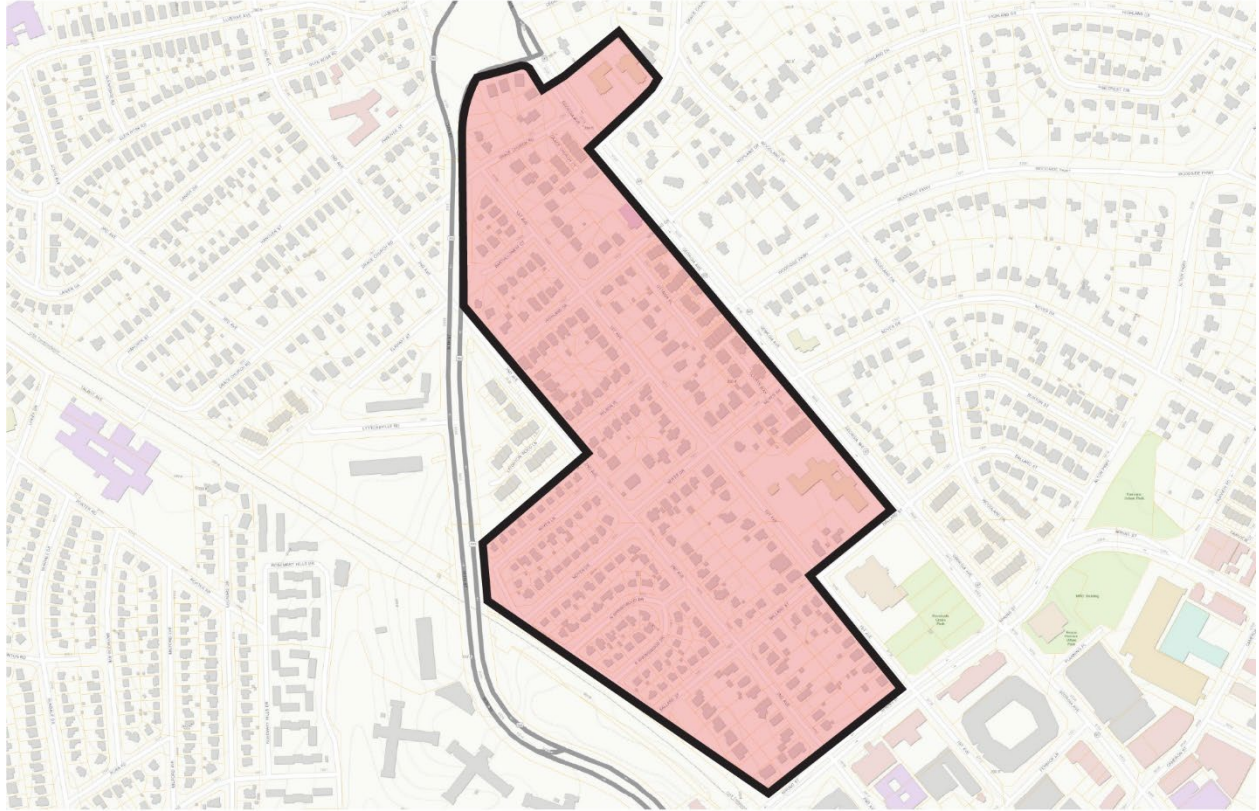
1. Find that the Woodside Locational Atlas District does not satisfy the designation criteria outlined in 24A-3(b), Historic Resources Preservation, Montgomery County Code; and,
2. Recommend that the Planning Board remove the Woodside Locational Atlas District from the *Locational Atlas & Index of Historic Sites*.
3. Recommend listing six resources from the Woodside Locational Atlas District as individual Locational Atlas Sites for future evaluation for potential designation in the *Master Plan for Historic Preservation*.

ATTACHMENTS

Attachment 1: Maps, Plats, and Photographs

Attachment 2: MIHP Forms

ATTACHMENT 1: MAPS, PLATS, AND PHOTOGRAPHS



LEGEND - WOODSIDE LOCATIONAL ATLAS DISTRICT

 WOODSIDE LOCATIONAL ATLAS DISTRICT

Figure 1: Map of the Woodside Locational Atlas District, 2026.
Source: Montgomery Planning.

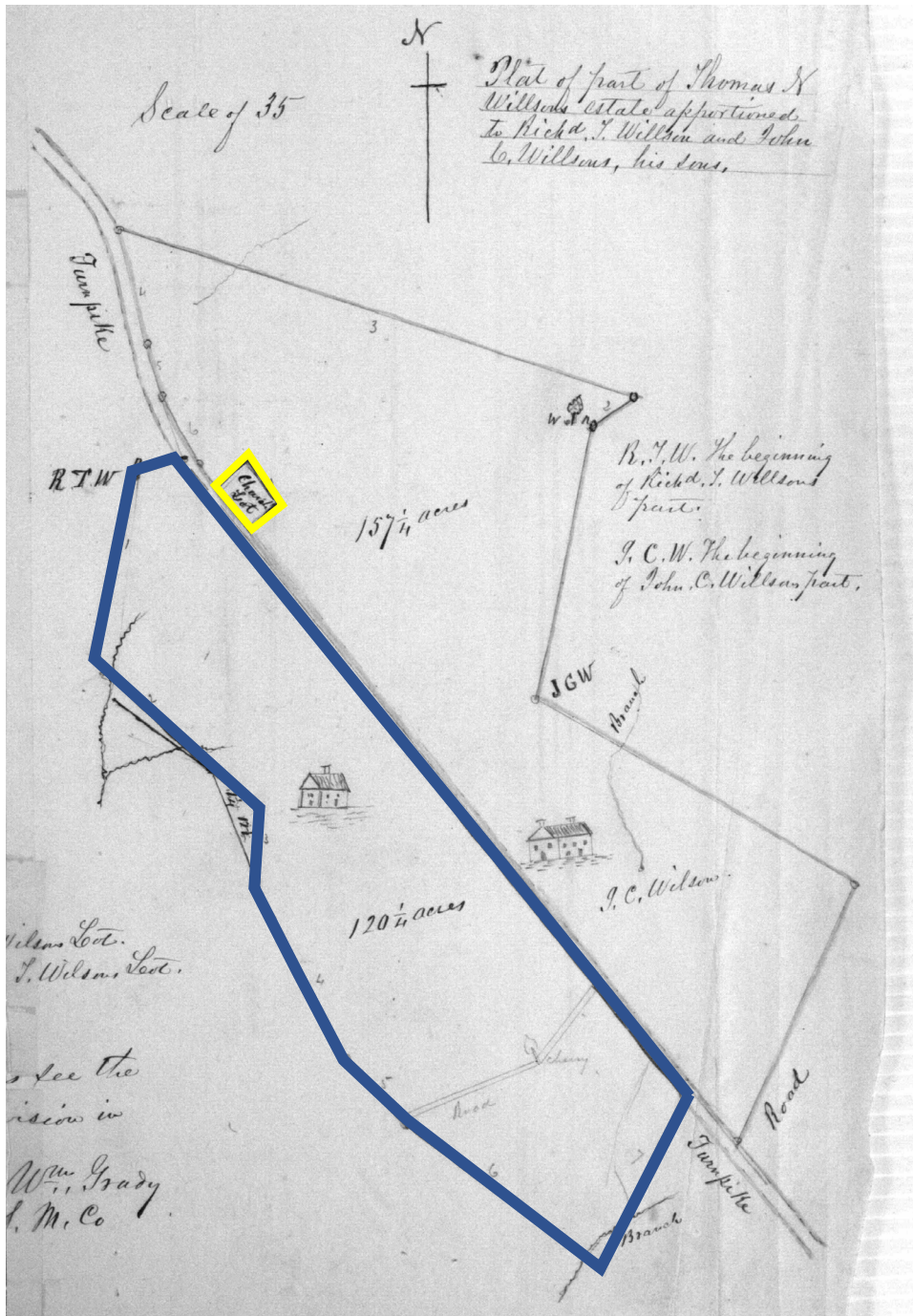


Figure 2: Plat of Part of Thomas N. Wilson's Estate, 1864. The blue and yellow outlines show the land conveyed to Richard and Laura Wilson and to Grace Episcopal Church, respectively. The original Woodside subdivision would be subdivided from Richard and Laura Wilson's property.

Source: Maryland State Archives.

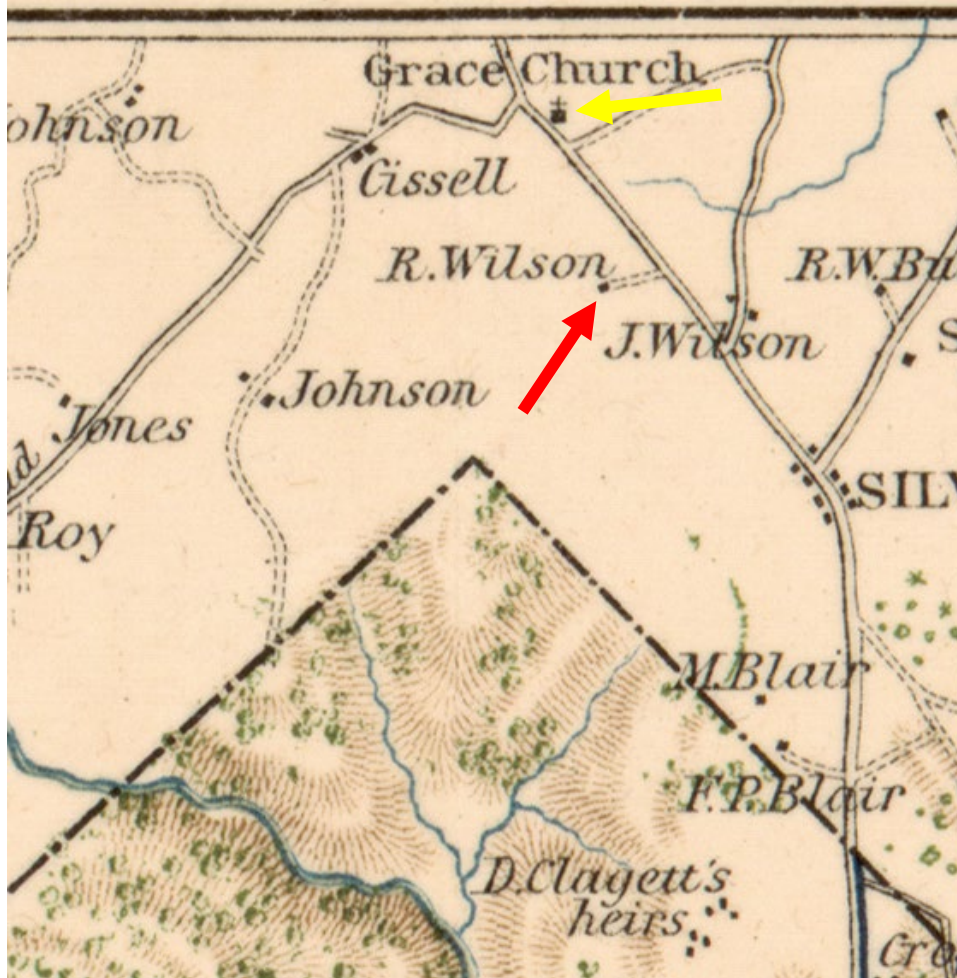


Figure 4: Defenses of Washington, Extract of Military Map of N.E. Virginia: Showing Forts and Roads, 1865. The red and yellow arrows point to Richard and Laura Wilson's house and Grace Episcopal Church, respectively. Source: Library of Congress.



Figure 5: G.M. Hopkin's Atlas of Fifteen Miles around Washington, including the county of Montgomery, Maryland, 1878. The yellow arrows point to Grace Episcopal Church and Parsonage on opposite sides of Georgia Avenue. Source: Library of Congress.

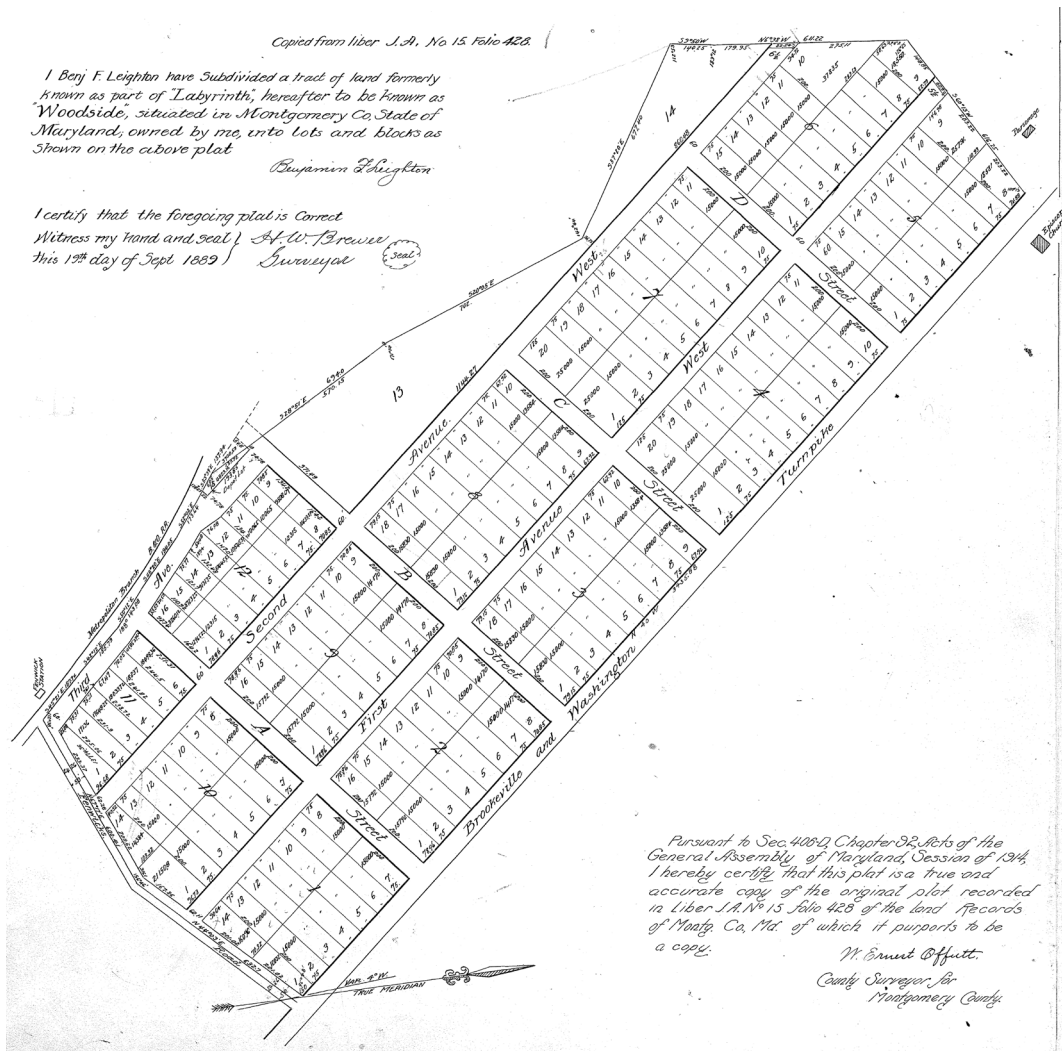


Figure 6: Benjamin F. Leighton's Plat of Woodside, 1889.
 Source: Maryland State Archives.

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Figure 7: Benjamin F. Leighton's Plat of Addition to Woodside, 1890.
 Source: Maryland State Archives.

WOODSIDE

ON THE

Metropolitan Branch of the Baltimore and Ohio Railroad,

IS ONE OF THE BEST LOCATED SUBDIVISIONS
ABOUT WASHINGTON.

It is midway between LINDEN and SILVER SPRING, within
easy Driving Distance of Washington. The land is high,
well-drained, and has EXCELLENT WATER. The
STREETS are graded, TREES planted, and
SIDE-WALKS laid.

SEVERAL NEW HOUSES HAVE BEEN BUILT,
and the Plans are being made for several
more to be built at once. . .

A NEW STATION
costing about \$2,000, is to be erected the present season.

Lots for Sale on Easy Terms.

HOUSES BUILT, AND SOLD ON SMALL CASH PAYMENTS,
BALANCE MONTHLY.

The PRICES are LOWER than in any other SUBDIVISION
similarly situated on the Branch, ranging
from \$225 to \$600.

TWO BLOCKS
containing 2.745 and 3.972 acres, respectively, for sale by the block.

For particulars apply to—

B. F. LEIGHTON, PROPRIETOR

Figure 8: Benjamin F. Leighton's Promotional Material, ca. 1890.
Source: Montgomery Planning.

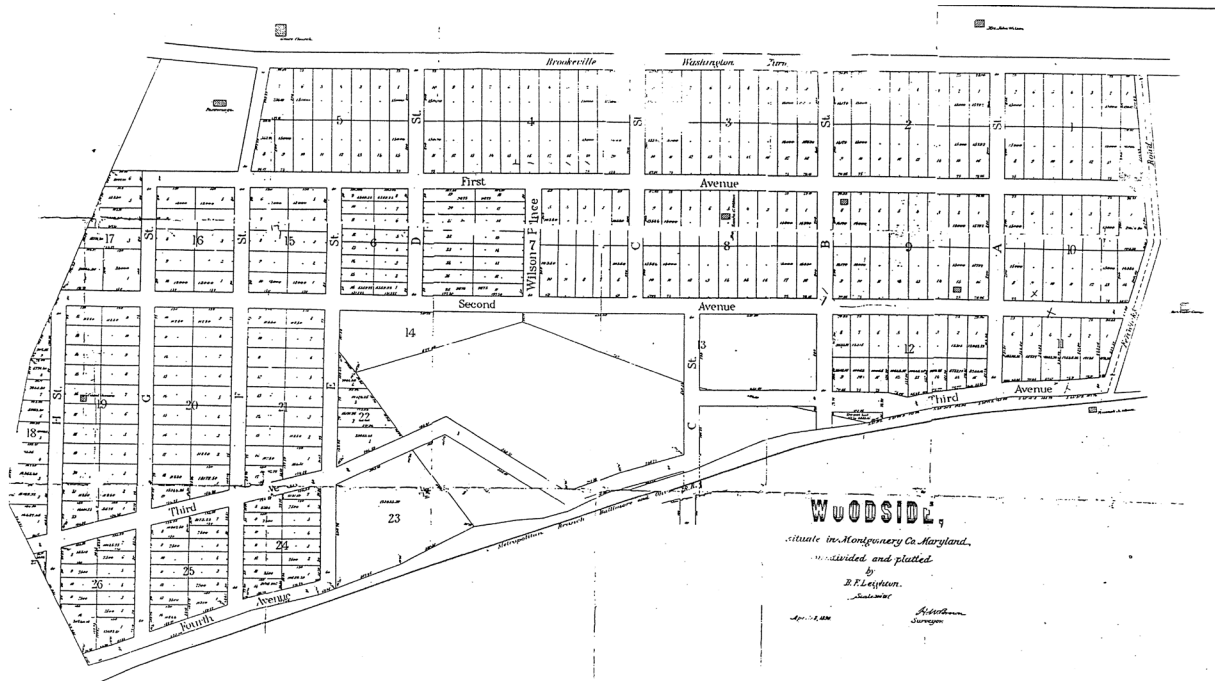


Figure 9: Benjamin F. Leighton's Promotional Material, ca. 1890. This map shows the combined subdivisions advertised to the public.

Source: Montgomery Planning.

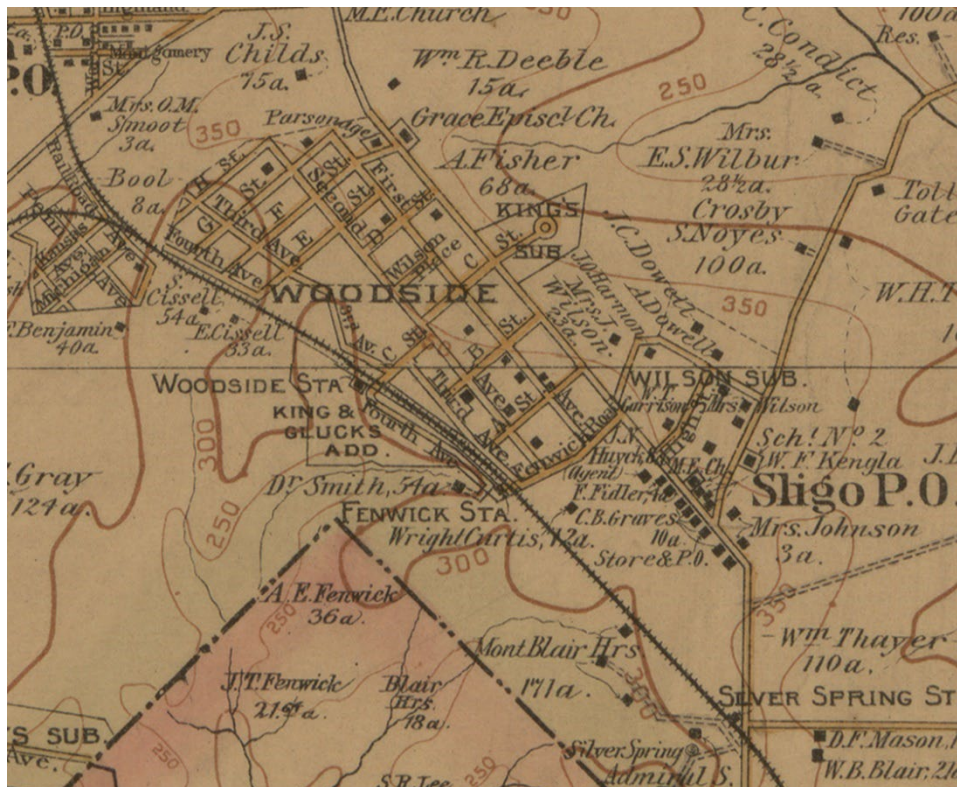


Figure 10: Griffith M. Hopkins, 1894. This map shows Woodside, Grace Episcopal Church and Parsonage, and early construction in the community.

Source: Library of Congress

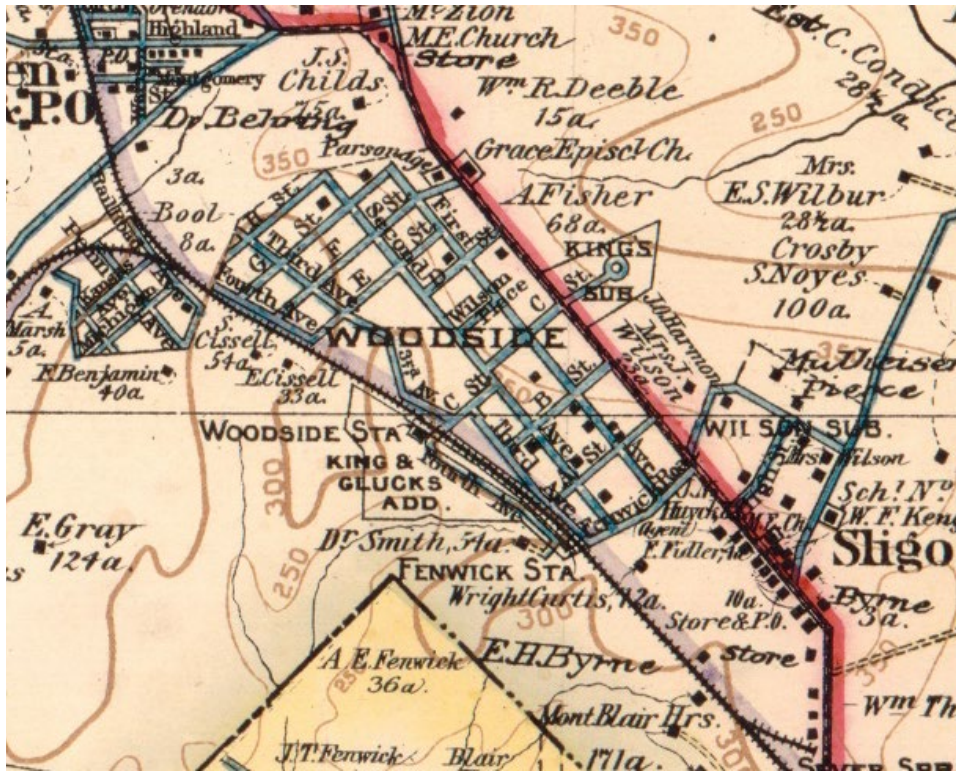
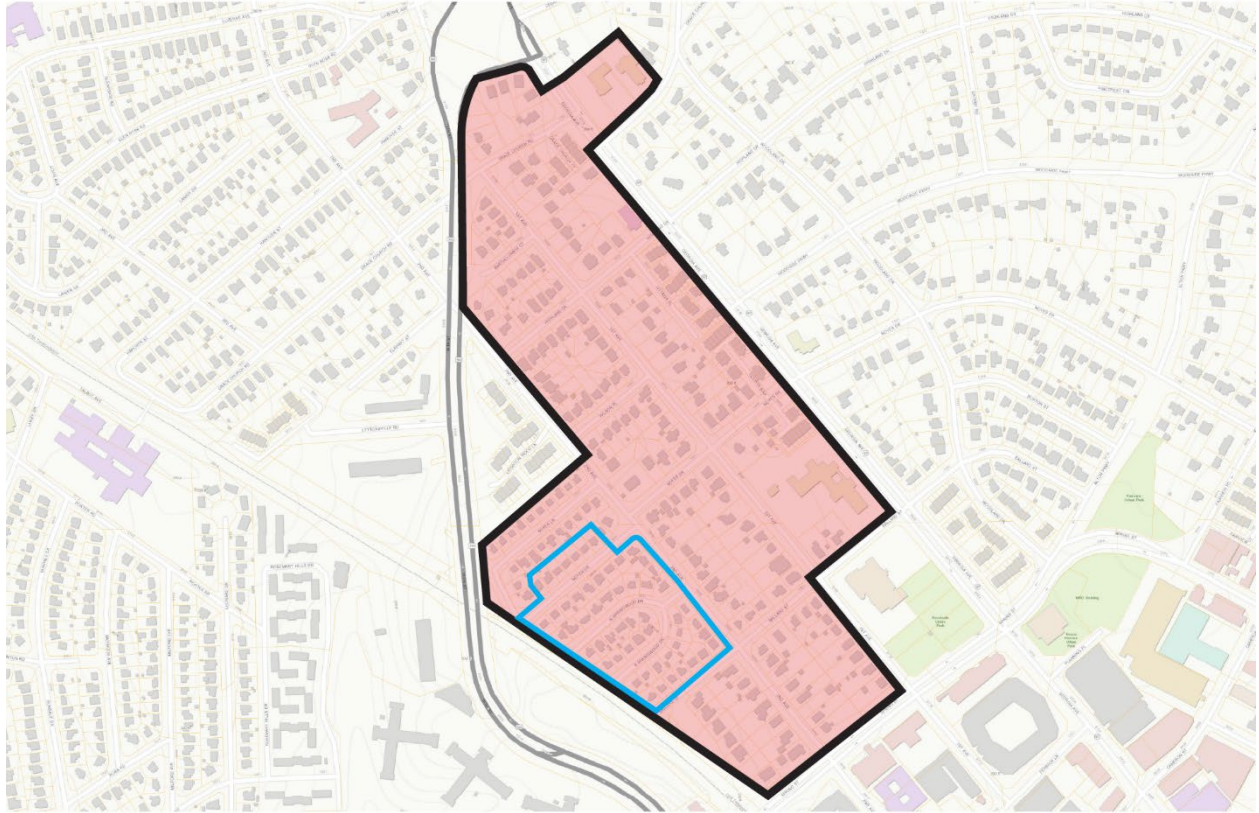


Figure 11: G.W. Baist's Map of the Vicinity of Washington DC, 1904. The line shaded red highlights the Washington, Woodside, and Forest Glen streetcar line.
Source: Library of Congress.



LEGEND - WOODSIDE LOCATIONAL ATLAS DISTRICT

 WOODSIDE LOCATIONAL ATLAS DISTRICT

 SIXTEENTH STREET VILLAGE SUBDIVISIONS

Figure 12: Map showing the location of Sixteenth Street Village subdivision by Rozier Beech.
Source: Montgomery Planning.



Figure 23: View of Grace Episcopal Church, 2020.
Source: Montgomery Planning.



Figure 14: View of Grace Episcopal Church Cemetery, 2026.
Source: Montgomery Planning.



Figure 15: View of the former Grace Episcopal Church Parsonage, 1980s.
Source: Montgomery Planning.



Figure 16: View of the Richard and Laura Wilson House at 8818 First Avenue, 2020.
Source: Montgomery Planning.



Figure 17: View of the Charles and Kate Morgan House at 8730 First Avenue, 2020.
Source: Montgomery Planning.



Figure 18: View of the Dr. James Everard Sr. and Elizabeth Junken Benedict House at 1613 Highland Drive, 2020.
Source: Montgomery Planning.



Figure 19: View of the Dr. James Everard Sr. and Elizabeth Junken Benedict House at 1613 Highland Drive, 2020.
Source: Montgomery Planning.

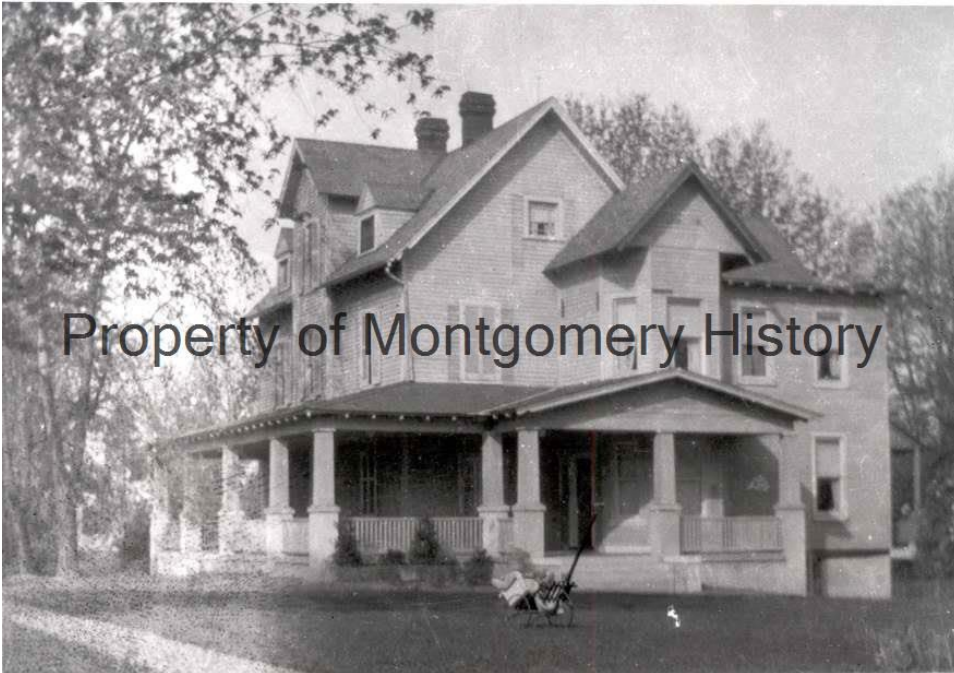


Figure 20: View of the Dr. James Everard Sr. and Elizabeth Junken Benedict House at 1613 Highland Drive, ca. 1920.
Source: Montgomery Planning.



Figure 21: View of the Ballard and Estelle Morris House at 1515 Noyes Drive, 2020.
Source: Montgomery Planning.



Figure 22: View of the Wilbur and Nellie Parsley House at 8800 First Avenue, 2020.
Source: Montgomery Planning.

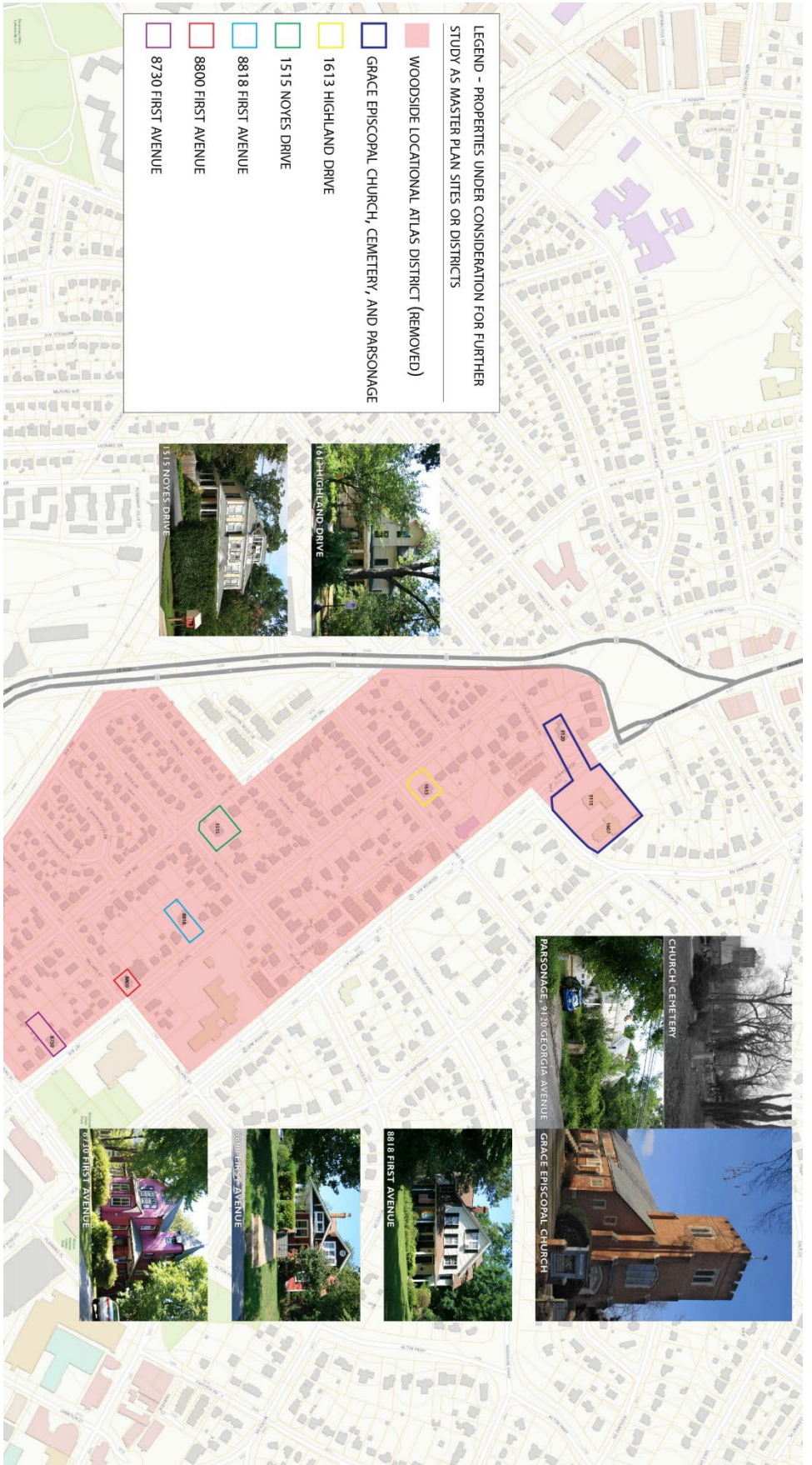


Figure 23: The Woodside Locational Atlas District, shaded red, would be removed from the *Locational Atlas & Index of Historic Sites*, and the six individual sites noted in the legend would be listed in the *Locational Atlas* for future evaluation for designation in the *Master Plan for Historic Preservation*.

ATTACHMENT 2: MIHP FORMS

Maryland Historical Trust State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic Woodside Historic District

and/or common

2. Location

street & number located between Georgia Ave. and Second Ave.
from Spring Street to Grace Church Road not for publication

city, town Silver Spring vicinity of congressional district 13th

state Maryland county Montgomery

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

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

name multiple ownership

street & number telephone no.:

city, town state and zip code

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Courthouse liber

street & number folio

city, town Rockville state Maryland

6. Representation in Existing Historical Surveys

title M-NCPPC Historic Sites Inventory

date 1976 federal state county local

pository for survey records M-NCPPC Park Historian's Office

city, town Rockville state Maryland

7. Description

Survey No.

M:36-4

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

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

Woodside, as platted in September of 1889, included eleven blocks of approximately fourteen to twenty lots each. The streets running north to south were the Brookeville & Washington Turnpike (Georgia Ave.), First Avenue, Second Avenue and Third Avenue which bordered on the Metropolitan Branch of the B&O Railroad. Running east to west, the streets were originally lettered A through D with Fenwick Road as the southern border and Grace Church Road as the northern border (see plat).

The present Woodside Historic District includes nineteen residences built from approximately 1876 to 1926 which are of historical and/or architectural significance. These residences are dispersed throughout the Woodside community between Georgia Avenue and Second Avenue from Spring Street (or A Street) to Grace Church Road. They are largely Victorian era, two story frame dwellings with gable roofs. Many are multi-gable or cross gable and have extending bays or pavillions. The Queen Anne style residences are more ornate with bracketed gables, Victorian jig-sawn trim, shingles and strong cornices. All the residences have porches across the facade, some that wrap around. Also included are a few bungalow style homes. These are one-and-a-half story, frame and shingle structures with gable roofs. As typical of bungalows, they have wide overhanging gables which form porches on the front supported by heavy battered piers.

The remainder of Woodside has been developed by modern, mostly brick homes dating from the 1950's and 1960's. Also included within the boundries of the original Woodside subdivision are modern homes recently built. On the southern corner of Grace Church Road and Georgia Avenue are townhouses built on the former site of the late nineteenth century Olds and Freund houses. Along Highland between First and Second Avenues on the northern side and around the corner on First Avenue are recently completed homes constructed with Victorian styling. These new homes surround the Waller bungalow and were built on the vacant land once owned by the Wallers.

RESOURCES, WOODSIDE:

On the corner of Grace Church Road and Georgia Avenue, #9120, is a Victorian residence that was originally the Grace Church Parsonage. According to local historian Mildred Getty, it served as an army hospital during the Civil War. A skirmish took place near here with the troops of Jubal Early and the wounded soldiers were brought here. Those that died were buried in front of the parsonage but were later moved across the Georgia Avenue to the present site of the Grace Church where the Confederate Marker commemorates the event. The parsonage is a large, two story frame structure with a gable roof, constructed in two parts. The main section has a steep center gable and long, narrow windows extending down almost to floor level on the first story. On the second story is a single, two over two sash window under the center gable. Attached is a three bay wing which is set back one bay deep from the main block. A porch, supported by squared wooden posts, runs the length of each section of the house across the facade. The house is fairly void of ornamentation, perhaps due to renovations which are presently being made.

The earliest residence in Woodside is #8818 First Avenue. It is a vernacular Victorian, two and a half story frame house with a center gable roof and rear wings. The entry with sidelights is located to the eastern end of the facade. A porch, supported by rounded wooden posts, runs along the facade and the western elevation to the rear wing. This nicely maintained residence sits back from First Avenue on a large lot. It was constructed about 1876 as the residence of Richard T. and Laura C. Wilson and sat on their farm of 91 3/4 acres. In August of 1889 the property was sold to Benjamin F. Leighton for \$22,959.37 (Deed JA 15/96). From this property, Mr. Leighton developed the Woodside subdivision. Laura Wilson (a widow since her husband's death in November of 1881) then purchased Block 8 of the newly formed Woodside. She died in 1916 leaving various lots to her children and grandchildren. The house (on lot 7) was devised to her daughter, Dorothy Wilson Magruder (Will HCA 9/44). The family home was sold in 1935 after which time it passed through a succession of owners. It is now the property of the Redwood Construction Company, Inc. who are presently building new homes with Victorian styling to either side of the Wilson home.

#8730 First Avenue is a Victorian Gothic Stick Style residence. It is a two story, gable roofed, T-shaped house; the center gable roofed ell projecting from the facade. The exterior is covered with cedar shingles. As typical of this style, #8730 is irregular in its massing with a two and a half story squared tower with a pyramidal roof. It has two single story extending bay windows-- one at the west elevation and one at the facade of the ell. The latter is covered by a scroll bracketed hood. A porch is located around the corner of the facade and the

eastern elevation at the base of the tower. Other Stick Style architectural elements include the exterior framing as seen in the bracketed eaves; the varying, multi-gabled roofline and the casement windows in the gable end of the ell. The house was built in 1890 by Charles W. and Kate Morgan of Washington, D.C. on lots 4 & 5 of block 9 of Woodside (Deed JA 33/413). Charles died in 1895 leaving the house to Kate who, in 1897, sold it. It was the home of Clara O. and Charles E. Meyer, also of Washington, D.C., for a number of years, from 1907 until 1927. It was then sold to the present owners, Charles P. and Margaret E. Turner. The house remains in good, original condition.

#8909 is a Queen Anne style residence with irregular massing, cross gables, an extending bay and a combination frame and shingle exterior. It is a narrow, two story, three bay wide dwelling. #8909 has an extending bay at the northern side of the facade and another at the southern elevation. A porch, supported by slightly tapered, rounded columns and balustrade, runs the length of the facade and extends around to the northern elevation. It has a pronounced cornice line and narrow, one over one sash windows. This house, built about 1910-1911 by Cyrus Backus after he purchased lots 17, 18 & 19 of block 4 from Benjamin Leighton in October of 1910 (Deed 216/172), has been the Backus family home since that time. It was resided in most recently by Lucille Backus Kraseman up until her death. The house is in excellent, original condition.

#1613 Highland, also of Victorian/Queen Anne styling, is a two and a half story frame residence with a gable roof with dormers. A central facade pavillion rises up three stories with a center gable roof. A porch, supported by large tapered, squared columns resting on brick pedestals, runs the length of the facade and around the eastern elevation to the rear wing. The house has narrow, one over one sash windows. Relatively void of ornamentation, it is now covered with asbestos shingles. This residence was constructed in 1893 on lots 13, 14 & 15 of block 5, Woodside by Elizabeth M. and James E. Benedict (Deed JA 38/220). James Benedict was the Assistant Curator of Biology and Chief of Marine Exhibits at the the National Museum (the Smithsonian). He reportedly also was the inventor of deep sea sounding tubes which he manufactured in a factory behind the Benedict home (The History of Woodside, Woodside Civic Assoc., 1969). After the deaths of Elizabeth and James, two of their four children, Elizabeth and Ruth, continued to live here. The last of the original Benedict family recently died and the family home is now for sale.

Next is #9015 First Avenue, another Victorian/Queen Anne style residence. It is a large two story frame structure with a gable roof with a dormer at the northern side. It has a two story extending bay with long, narrow one over one windows and a center gable roof at the southern end. To the north on the second story is a screened-in sleeping porch. The entry is located to the northern side and has a transom over it. A new aluminum railed porch with a brick base has been added across the facade. An additional alteration has been made by

aluminum siding. This was the Henry Olds house, built sometime after 1893 (The Woodside Civic Assoc.). For many years it was the home of Henry C. and Ida P. McCeney of Washington, D.C., from 1919 until 1940. In 1941 it was purchased by Dr. William H. Gilbert, Jr. and his wife, Margaret C. Gilbert, the present owners. The house rests on lots 10 & 11 of block 5 Woodside.

Similar in design to #8909, #1613 and #9015 is #1508 Ballard Street. It is a two story frame residence with a gable roof. To one side is a two story extending bay window. The house, in good condition, is now covered with asbestos shingles. Like the others, this house has Victorian/Queen Anne styling.

#1515 Noyes Drive is a large, Colonial Revival Dwelling. It is a two story, five bay wide square structure with a hipped roof. It has a central facade pavillion topped by a balcony, also with a hipped roof. The centrally located entry is surrounded by sidelights and a semi-elliptical transom. A porch, supported by slightly tapering, rounded columns and balustrade and with a pediment over the entry, runs the length of the facade. As typical of Colonial Revival, the scale of this residence is large and its proportions are low and broad. #1515 was constructed in 1899 by Ballard Norris of Washington, D.C. on lots 1,2,3,6,7,&8 of block 7 Woodside (TD 2/365 and JA 33/294). Ballard Norris was Cheif Examiner of the Patent Office (Sentinel, October 27, 1899). Ballard and his wife, Estelle, sold the house in 1908 to William R. and Nellie M. Pattison and it remained in the family until April of 1964. Although in need of slight repairs, the house is in good, original condition.

Also on Noyes Drive is #1403. It is a large, two story Victorian style residence and has a hipped roof with a center gable. Running the length of the facade is a frame porch supported by squared columns and balustrade. To the eastern elevation is a two story wing with a screened in sleeping porch. This was the Thompson house which was built sometime after 1893 (Woodside Civic Assoc.).

At the corner of Noyes Drive and Georgia Avenue is #8922. It too is from the late Victorian era. It is a large, two story frame residence with a gable roof with a center gable. On the second story facade is a double, sash window in the center with a decorative, multi-paned, small casement window to either side. A porch runs the length of the facade. The house, in good condition, is now covered with aluminum siding. This was the F. Dudley home.

Also on Georgia Avenue is # . This is a late Victorian residence constructed in a style typical of that found through out the county. It is a two story, frame gable roofed dwelling with a high pitched center gable. A porch, supported by Victorian turned posts and balustrade, runs the length of the facade.

Included in Woodside are two especially nice bungalow style dwellings, both in good condition. The bungalow was a tremendously popular house form from about 1895 to 1930, becoming a national favorite as the model middle class American home. It is characterized by one and a half stories with a wide, overhanging gable roof which forms a porch on the front supported by heavy battered piers, bracketed gables and often a combination frame and shingle exterior. #8800 First Avenue at the corner of Ballard Street is one of the bungalows found in Woodside. It was constructed in 1926 by Wilbur D. and Nellie Parsley and remains in the family to this day. It is a story and a half with a bracketed gable roof. A Center gable projects out to form a porch supported by battered piers, located at the northern end. Also on the facade is a large gabled dormer. The house is frame with dark cedar shingles at the gable ends. The other bungalow is located at #1707 Highland Drive. This one was built in 1915 for Clifford E. and Helen S. Waller. The house is covered with cedar shingles, has a slate roof and a stone foundation and chimney. It is a story and a half with a gable roof. A projecting center gable is located on the facade to form an entry porch which is supported by two sets of battered piers resting on stone walls. It is six rooms with an enclosed porch at the rear.

Also found in Woodside are a number of early twentieth century four-square residences. The four-square house was another popular late nineteenth, early twentieth century house type. It was constructed from the late 1890's through the 1920's in both rural and suburban areas. It is basically a two story, cube shaped structure with a hipped roof, often with dormers and a porch across the facade. It is rather simple in design and void of ornamentation. It generally consisted of four rooms of equal size on each floor; hence the name four-square. Along Ballard Street are two four-square residences both built in 1922 by Charles T. Caldwell of Woodside. There originally were a few more of these houses here, also built by Caldwell, which were torn down to make room for the new church. Remaining is #1411 and 1415. #1411 was purchased in October of 1922 by Paul and Valerie Lehman of Washington, D.C. who still own the house today. #1415 was purchased in October of 1922 by Martha and John Hannan who owned it until September of 1945. It was then purchased by Fawn Henrie Munroe who resided here until her death in August of 1974. The house was assessed at this time and described as a two story Victorian frame residence. On the first floor was listed a living room, dining room, kitchen, pantry and cloak room. On the second floor was listed three bedrooms and one "old style" bathroom (Estate #063-09-74). The house is presently owned by Clara M. Browne, one of Mrs. Munroe's daughters. Also constructed in the four-square style are #8910 and #8928 First Avenue and #9110 Georgia Avenue.

Lastly is #8732 First Avenue. This is an early twentieth century, two story frame dwelling. It is rather simple in design and without much detailing. It is three bays by two bays in size

M:36-4

and has a porch supported by squared wooden posts and balustrade which extends across the facade. This house, on lot 5 of block 9 Woodside, has been the home of Warner and Lillina McKenney since September of 1952.

3. Significance

Survey No.

M:36-4

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates: _____ Builder/Architect _____

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 Woodside Historic District is significant for its collection of Victorian/Queen Anne residences which graciously display the distinctive architectural characteristics of the period. Also found in the Woodside community are a few fine examples of the ever popular bungalow style home and other style dwellings of the early twentieth century.

Woodside is also significant as a residential community illustrating the history of suburban growth in Montgomery County. Woodside was among the county's earlier subdivisions; established in 1889 as a result of the growth of Washington, D.C. and the coming of the Metropolitan Branch of the B&O Railroad. The Silver Spring area in which Woodside is located was one of the first to develop such communities due to its proximity to Washington. Thus, Woodside was settled largely by families in which the head of the household worked in Washington.

Woodside and other such early subdivisions marked the beginnings of a movement towards the suburbanization of Montgomery County. Therefore, Woodside has value as part of the development of Montgomery County representing, through its example, the county's economic and social growth in the form of early suburban living.

WOODSIDE, HISTORY & SUPPORT

Woodside was part of a movement towards the development of suburban living which took place in Montgomery County during the 1880's and 1890's. Largely responsible for this movement was the opening of the Metropolitan Branch of the B&O Railroad in 1873. Its path created a corridor along which suburban development grew. At first, a lack of both demand and capital limited the growth mostly to summer residences and country retreats. However, as Washington, D.C. grew, so grew the demand for suburbanization. The population of Washington almost doubled between 1860 and 1870 and continued to increase considerably through the next decade. This growth, created in part by the rise in government and a permanent work force, aided by the Civil Service Act of 1883, meant that there was finally a demand for suburban development. Also a contributing factor was a national movement of investment and improvement companies platting out subdivisions where ever marketable between about 1887 and 1892. Benjamin F. Leighton, the developer of Woodside, was one of many northerners who came to Washington to work for the government during this period.

The Silver Spring area in which Woodside is located was among the first to establish suburban subdivisions. Not only did it border on Washington and lie in the path of the Metropolitan Branch; the Silver Spring area was also considered to be geographically ideal. As stated in an article which appeared in the Washington Star in 1889 entitled, "Up the Metropolitan Road,"

Nowhere on the Metropolitan Branch is there a more perfect natural combination of the two varieties of ground necessary for the establishment of an attractive and prosperous rural village. On the eastern side of the railroad track is a broad stretch of high plateau-- a town site ready made-- while to the east and northeast is a rolling country which will some day be thickly dotted with the homes of country loving Washingtonians.

Thus, areas of Silver Spring such as Woodside appealed largely to government workers looking for country-like homes with "the spacious surroundings of lawn, park, for est and farm."

Woodside was platted and recorded on September 19, 1889 by Benjamin F. Leighton, a lawyer, banker and later Dean of Howard University Law School. Benjamin Leighton purchased the tract of land referred to as "Labyrinth" on which Woodside was developed (91 3/4 acres and 14 square perches) for \$22,959.37 on August 6, 1889. This property had formerly been the farm of Richard T. and Laura C. Wilson. Lots were slowly sold off and a number of houses built during the 1890's.

A promotional brochure intended to encourage the development of Woodside was printed in April of 1890. It advertised Woodside as "one of the best located subdivisions about Washington." According to the ad, streets had been graded, trees planted, sidewalks laid and several new houses had already been built. The prices, which ranged from \$225 to \$600 per

lot, were said to be the lowest of any subdivision similiarly located along the Metropolitan Branch. Benjamin Leighton not only sold lots, he also developed them as well if desired. In order to ensure easy access to Washington and other points from Woodside Mr. Leighton also erected a station at Woodside himself in 1890. It was located near the tracks opposite the block between Springwood and Ballard Streets (or possibly opposite Noyes Drive). The Victorian style station is long since gone.

Additional transportation was provided by the Washington, Woodside and Forest Glen Railway and Power Company which ran from 1897 until 1930. The tracks were located to the eastern side of Georgia Avenue (where the north bound lanes of Georgia Avenue were added in 1950). To provide shelter for riders waiting for the street car a waiting station was constructed on the eastern side of Georgia Avenue at Ballard Street.

A later resubdivision of part of Benjamin Leighton's Woodside was made by William L. King and J. Henry Gulick which was recorded on August 7, 1891. Blocks 13 & 14, located north of Ballard (or B) Street between Second Avenue and the Metropolitan Branch were resubdivided to create sixteen smaller lots.

Benjamin Leighton himself made an addition to Woodside which was recorded on April 9, 1890. It was contiguous to the original Woodside, lying to its north. It was composed of seven blocks of approximately six to twenty-two lots each. The streets running north to south were the extensions of First and Second Avenues and the addition of Fourth Avenue. The streets running east to west were F Street (now Grace Church Road), G Street (now Hanover Street) and H Street (now Lanier Drive). This property had originally been the farm of Samuel Cissel, known as "Glen Ross." There were at one time about six Cissel family homes here, only two of which remain (#1906 and #2011 Hanover Street).

Along Grace Church Road in Leighton's Addition to Woodside are five early twentieth century homes all built at the same time, in 1913 (#1904, #1907, #1910, #1914 and #1920). Surrounding these homes on Grace Church Road and other sections of the Addition to Woodside are a quite a few bungalow style dwellings. Unlike the Grace Church Road houses built as year-round residences, these bungalows were built mostly in the 1920's as summer homes. Two particularly nice examples are located at #2000 and #2002 Grace Church Road. Also included in the Addition to Woodside are a number of brick residences built in the 1940's by a developer by the name of Draper.

Lying just outside of the Addition of Woodside is another point of interest. Across the railroad tracks (Talbott Avenue) is a steel railroad bridge. It was constructed in 1921 to replace an earlier bridge. The bridge was made from an old railroad turn table turned upside down. The turn table had been made in Martinsburg, West Virginia but had become obsolete with the manufacturing of larger engines. Thus, the old turn table was reused to create a bridge (Mr. Rick Nelson).

RESOURCES, ADDITION TO WOODSIDE:

#2011 Hanover Street is one of the two remaining Cissel family homes. It is an early twentieth century four-square residence. The house is cube-shaped and has a hipped roof with a single dormer, also with a hipped roof. On the second story center facade is an extending bay window. A porch, supported by slightly tapering, squared wooden posts, is located across the facade. The house, which sits back from the road on lot 9 of block 19, is in excellent condition.

#1906 Hanover Street is the other Cissel family home. This is an earlier, Victorian/Queen Anne style residence. It is a two story frame house. It was constructed in a cross-axis pattern with the gables of the eastern section facing northeast-southwest with a single gable roofed dormer and the western section with a center gable roof. The gable end of the latter section is covered with cedar shingles and has a double, multi-paned casement window. A porch, supported by plain doric columns with balustrade, runs the length of the western elevation and the facade. This house, situated atop a hill, is also in excellent condition.

On Grace Church Road is #1907. This was the Christy family home built about 1913. It is a two story, three bay wide rectangularly shaped frame house and has a hipped roof with two central brick chimneys. The entry is surrounded by sidelights and transom. A porch, supported by plain doric columns and balustrade, covers the first story facade. The roof of the porch is flat with a balustrade around it to form a balcony above, access to which is provided by french doors over the main entry. The house is in very good, original condition.

#1904, #1910, #1914 and #1920, also built in 1913 are all very similar. They are two story frame structures with an ell off the eastern side elevation forming a cross axis of center gable roofs. The entry is located to the west and has sidelights. A porch, supported by plain doric columns runs the length of the facade and the eastern elevation to the side ell. Decorative elements include bracketed gable ends, corner boards and moulded window heads. (#1910 probably provides the best, most original example). #1904 was the home of Russell Main who was the B&O Railroad Station Master at the Silver Spring Station for many years. #1910 was the home of Mrs. and Mr. Fales, both doctors, and is presently owned by their son, Mr. Bruce Fales.

#2000 and #2002 Grace Church Road are identical bungalows. They are one story and have a hipped roof with a front eyebrow dormer. This eyebrow roofline is repeated at both side elevations where there is located extending pavillions. A porch is formed on the western side of the facade by the overhanging roof and is supported by a single battered pier resting on a

brick pedestal. On the eastern side of the facade is a triple, four over one sash window. A large brick chimney is located to the front of the eastern side elevation. Both bungalows are in very good condition.

Lastly, at #9006 Third Avenue is a small, three bay by two bay frame house with a gable roof with a center gable. On the facade is a screened-in porch supported by battered piers resting on brick pedestals. To the rear is a two story gable roofed wing. The house, in good condition, is now covered with asbestos shingles. Like the bungalows found in the Addition to Woodside, this house too was probably a summer residence.

MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM
for the
NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

SEE INSTRUCTIONS

1. NAME				
COMMON: Woodside Historic District				
AND/OR HISTORIC:				
2. LOCATION				
STREET AND NUMBER: located between 16th St. and Georgia Ave.				
CITY OR TOWN: Silver Spring				
STATE Maryland			COUNTY: Montgomery	
3. CLASSIFICATION				
CATEGORY (Check One) <input checked="" type="checkbox"/> District <input type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		OWNERSHIP <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both		STATUS <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
		Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered		ACCESSIBLE TO THE PUBLIC Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)				
<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	_____
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious	_____	_____
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific	_____	_____
4. OWNER OF PROPERTY				
OWNER'S NAME: various owners				
STREET AND NUMBER:				
CITY OR TOWN:			STATE:	
5. LOCATION OF LEGAL DESCRIPTION				
COURTHOUSE, REGISTRY OF DEEDS, ETC: Montgomery County Courthouse				
STREET AND NUMBER:				
CITY OR TOWN: Rockville			STATE Maryland	
Title Reference of Current Deed (Book & Pg. #):				
6. REPRESENTATION IN EXISTING SURVEYS				
TITLE OF SURVEY:				
DATE OF SURVEY: <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local				
DEPOSITORY FOR SURVEY RECORDS:				
STREET AND NUMBER:				
CITY OR TOWN:			STATE:	

M:36-4

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Some representative examples of neighborhood architecture are:

1) 8730 First Street-an L-shaped, two-story frame house with a two and a half story tower, set in the ell on the main (east) facade. There is an open, one-story porch built around the base of the tower. A three-sectioned bay window projects from the front, and trim includes scrolled rafter-ends showing beneath the roof overhang.

2) 8909 First Street (Kraseman House) A narrow, two-story clapboard house with the entrance in the west gable-end. There is a one-story, Victorian porch on this facade and the gable itself is accented by a continuous triangular molding (cornice) with the inset decorated by patterned shingles. (See Woodside historical brochure by local Civic Association.)

3) Large, white frame house at SW corner of Grace Church Rd. and Georgia Ave. A four-bay structure with the roof line broken by a smaller cross gable roof on the south end. This latter roof covers a two-story, columned porch. A tall, central chimney with drip courses projects above the building. The gables are decorated with patterned shingles and the roof itself is covered by patterned slate.

4) 1415 Spring Street (at corner of 2nd Ave.) The main (south) facade of the house is typical of local, center-gabled farmhouses but the east end flares into an overhanging gambrel roof that shields an open porch below it.

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian
- 15th Century
- 16th Century
- 17th Century
- 18th Century
- 19th Century
- 20th Century

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> Aboriginal
<input type="checkbox"/> Prehistoric
<input type="checkbox"/> Historic
<input type="checkbox"/> Agriculture
<input type="checkbox"/> Architecture
<input type="checkbox"/> Art
<input type="checkbox"/> Commerce
<input type="checkbox"/> Communications
<input type="checkbox"/> Conservation | <input type="checkbox"/> Education
<input type="checkbox"/> Engineering
<input type="checkbox"/> Industry
<input type="checkbox"/> Invention
<input type="checkbox"/> Landscape
<input type="checkbox"/> Architecture
<input type="checkbox"/> Literature
<input type="checkbox"/> Military
<input type="checkbox"/> Music | <input type="checkbox"/> Political
<input type="checkbox"/> Religion/Phi-
losophy
<input type="checkbox"/> Science
<input type="checkbox"/> Sculpture
<input type="checkbox"/> Social/Human-
itarian
<input type="checkbox"/> Theater
<input type="checkbox"/> Transportation | <input type="checkbox"/> Urban Planning
<input type="checkbox"/> Other (Specify)
<hr/>
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|--|--|---|---|

STATEMENT OF SIGNIFICANCE

1

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

- 1) EARLY HISTORY OF WOODSIDE PARK, booklet published in 1968 by Woodside Park Civic Assoc.
- 2) Markwood, Louis H. THE FOREST GLEN TROLLEY & THE EARLY DEVELOPMENT OF SILVER SPRING, (1975) (contains old pictures)
- 3) Getty, Mildred Newbold. TO LIGHT THE WAY: A HISTORY OF GRACE EPISCOPAL CHURCH, (1965).
- 4) Getty, Mildred Newbold. "The Silver Spring Area", MONT. CO. STORY, (1969) Mont. Co. Hist. Soc.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE	LATITUDE		LONGITUDE
	Degrees Minutes Seconds	Degrees Minutes Seconds	Degrees	Minutes Seconds	Degrees Minutes Seconds
NW	° ' "	° ' "	°	' "	° ' "
NE	° ' "	° ' "	°	' "	° ' "
SE	° ' "	° ' "	°	' "	° ' "
SW	° ' "	° ' "	°	' "	° ' "

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

Acreage Justification:

11. FORM PREPARED BY

NAME AND TITLE:
Michael F. Dwyer, Senior Park Historian

ORGANIZATION: **M-NCPPC** DATE: **6/3/75**

STREET AND NUMBER:
8787 Georgia Ave.

CITY OR TOWN: **Silver Spring** STATE: **Maryland**

12. State Liaison Officer Review: (Office Use Only)

Significance of this property is:
 National State Local

Signature _____

SEE INSTRUCTIONS

MARYLAND HISTORICAL TRUST
NR-ELIGIBILITY REVIEW FORM

NR Eligible: yes X
no _____

Property Name: Woodside Historic District Inventory Number: M: 36-04

Address: _____ City: Silver Spring Zip Code: _____

County: Montgomery USGS Topographic Map: Kensington/Washington West

Owner: _____

Tax Parcel Number: _____ Tax Map Number: _____ Tax Account ID Number: _____

Project: Rehabilitation 1415 Ballard Street Agency: CDBG/Montgomery County

Site visit by MHT staff: X no _____ yes _____ Name: _____ Date: _____

Eligibility recommended X Eligibility not recommended _____

Criteria: X A X B X C _____ D Considerations: _____ A _____ B _____ C _____ D _____ E _____ F _____ G _____ None

Is the property located within a historic district? _____ no _____ yes Name of District: _____

Is district listed? _____ no _____ yes Determined eligible? _____ no _____ yes District Inventory Number: _____

Documentation on the property/district is presented in:
Project File and MHT Inventory Form M: 36-04, p. 8-4.

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

Woodside Historic District is significant under Criteria A and C as an illustration of Montgomery County's history as a residential suburb of Washington, D.C. and for its collection of late 19th and early 20th century residences showing a variety of distinctive architectural characteristics of the period. Established in 1889, Woodside was among the County's earlier subdivisions. Bordering Washington and located on the Metropolitan Branch of the B&O Railroad, Woodside largely appealed to government workers seeking country-like homes in a park-like setting.

Prepared by: Catherine Crawford Date Prepared: _____

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended X Eligibility not recommended _____

Criteria X A X B X C _____ D Considerations _____ A _____ B _____ C _____ D _____ E _____ F _____ G _____ None

MHT Comments:

Elizabeth Hannold

June 03, 1994

Reviewer, Office of Preservation Services

Date

Ron Andrews

June 06, 1994

Reviewer, NR Program

Date

Entered ✓

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes
no

Property Name: Sixteenth Street Village Inventory Number: M: 36-66
 Address: Roughly bounded by 2nd Ave., Noyes Dr., and 3rd Ave. Historic district: X yes no
 City: Silver Spring Zip Code: 20910 County: Montgomery
 USGS Quadrangle(s): Kensington, Washington West
 Property Owner: Multiple Tax Account ID Number: Multiple
 Tax Map Parcel Number(s): Multiple Tax Map Number: JN23
 Project: Purple Line Agency: Maryland Transit Administration
 Agency Prepared By: Parsons Brinckerhoff
 Preparer's Name: Matt Manning Date Prepared: 8/31/2011
 Documentation is presented in: N/A

Preparer's Eligibility Recommendation: Eligibility recommended Eligibility not recommended
 Criteria: A B C D Considerations: A B C D E F G

Complete if the property is a contributing or non-contributing resource to a NR district/property:
 Name of the District/Property: _____
 Inventory Number: _____ Eligible: yes no Listed: yes no

Site visit by MHT Staff yes no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

Description:
 Sixteenth Street Village is a small-scale planned suburban development composed of fifty-seven single-family residences. According to state tax data, the majority of building construction was completed between 1937 and 1946. The houses are one to two stories, with low- to medium-pitched roofs, close-set eaves, and lack decorative details; styles represented include Colonial Revival to Minimal Traditional designs.

The most common Sixteenth Street Village house type is a two-story, brick, side-gabled Colonial Revival style. Along South Springwood Drive, these houses are two bays with an additional single-bay wing containing the entrance. The houses are entered from the front, and doors are typically paired with a small casement or double-hung sash window. The remaining fenestration is comprised of double-hung sash windows with false shutters. The houses at 1613 and 1615 North Springwood Drive are three bays, with a central picture window on the first floor and brick and horizontal siding or shingles on the facade, while the house at 1607 North Springwood Drive has an asymmetrical facade and includes wall gables and a one car garage at its southwest end. All of the Colonial Revival houses have asphalt-shingled roofs and exterior chimneys at one side.

MARYLAND HISTORICAL TRUST REVIEW	
Eligibility recommended <input type="checkbox"/>	Eligibility not recommended <input checked="" type="checkbox"/>
Criteria: <u>A</u> <u>B</u> <u>C</u> <u>D</u>	Considerations: <u>A</u> <u>B</u> <u>C</u> <u>D</u> <u>E</u> <u>F</u> <u>G</u>
MHT Comments:	
<u><i>Jim Salmons</i></u> Reviewer, Office of Preservation Services	<u>5/11/12</u> Date
<u><i>Bluntz</i></u> Reviewer, National Register Program	<u>5/11/12</u> Date

Several houses on North Springwood Drive are representative of the Minimal Traditional style. The single-story homes are L-shaped, with front-facing gables, slate roofs, and entrances at the intersection of the two wings. The projecting ell of the house at 1610 North Springwood Drive has a three-part, faceted facade with casement windows and stacked fieldstone facing. A picture window and entrance are located on the northeast elevation of the ell. The house at 1606 North Springwood Drive is identical in plan, but the projecting ell features a gabled facade with a centered brick and fieldstone chimney. The house at 1607 North Springwood Drive is larger than the other two and its facade is finished with stacked fieldstone and painted brick. On its southwest end is a single-car garage with hinged, batten doors. A flush chimney stands at the gable end of the ell. The residence at 1604 North Springwood Drive demonstrates a Tudor Revival influence with half-timbering on its brick facade and operable shutters over its double-hung sash windows.

Most of the houses along Noyes Drive are one-story Minimal Traditional examples. They are three bays, with a side-gabled roof and one front-gabled end-bay. An entrance is located at each house's center, covered by a shed-roof porch. Windows occupy the flanking bays, and double-hung sash configurations are prevalent, although the original steel casement frames remain at the 1611 Noyes Drive house. The houses are finished in brick, and horizontal siding covers the front gables. Exterior brick chimneys are located at the side elevations opposite the gables, and roofs are composed of asphalt shingle.

Among the other houses on Noyes Drive are three Cape Cods, at 1604, 1608, and 1612 Noyes Drive. Each is finished in brick and is two bays with double-hung sash windows. The houses are entered from the side via a side-gabled or shed-roofed porch. Only the house at 1612 Noyes Drive includes dormer windows. At the intersection of 2nd Avenue and Ballard Street are five Cape Cods that also incorporate modest Ranch-house influences. The houses have three-bay, brick facades and high-pitched, asphalt-shingled roofs with overhanging eaves. On each house, tripartite windows (one a picture window) frame a central, unornamented entrance. Windows are both casement and double-hung sash with a fixed center pane.

The houses from 1607 to 1613 Ballard Street are three-bay, side-gabled split-levels. A ground-level entrance is contained within a central shed-roof vestibule, and double-hung, sliding sash, or casement windows are located at the roofline and just above the ground plane. The houses are faced with brick and have asphalt-shingled roofs. An exterior, brick chimney is centered on one side elevation of each house.

Landscape/Setting:

The community is located west of downtown Silver Spring between the Woodside subdivision and the Georgetown Branch of the B&O Railroad. It is organized around Springwood Drive and is roughly bounded by 2nd Avenue to the north, Ballard Street to the east, and Noyes Drive to the west. The community's western edge abuts Henderson's Addition to Woodside. Sixteenth Street Village is too small to have a discernible street pattern, but the curve of Springwood Drive contrasts with the straight grid pattern of the surrounding neighborhoods. Building lots are deeper than they are wide, and houses are set behind grass lawns on two-way, asphalt streets with parallel parking.

North and South Springwood Drive have asphalt curbing and the curbing along Noyes Drive is concrete. Ballard Street features concrete curbs only on its west side, while 2nd Avenue has asphalt curbing east of Springwood Drive and a new concrete curb and sidewalk to the west. Sidewalks are present only along 2nd Avenue, which retains a small tree lawn east of Springwood Drive. Front lawns contain shade trees and wood utility poles, some with streetlights. Concrete walkways lead from the street to building entrances. There does not appear to be a unifying landscaping plan. Although many backyards are fenced, front lawns are not. Foundation walls are planted with small bushes and flowers. Approximately half the houses have driveways, but few have garages or carports. Driveways are entered from the front, and there is a broad range of paving materials and circulation patterns, suggesting that they are not all original.

MARYLAND HISTORICAL TRUST REVIEW													
Eligibility recommended				Eligibility not recommended									
Criteria:	A	B	C	D	Considerations:	A	B	C	D	E	F	G	
MHT Comments:													
_____							_____						
Reviewer, Office of Preservation Services							Date						
_____							_____						
Reviewer, National Register Program							Date						

History:

The Great Depression brought a halt to new development in much of the United States. However, growth continued in several Maryland counties around Washington, D.C., during the 1930s. New Deal legislation brought federal jobs to the area, along with increased demand for housing. Federal programs, including the Federal Housing Authority (FHA) and the Home Owners' Loan Association, also encouraged new housing growth. The Montgomery County population doubled between 1930 and 1940, and in the five years prior to 1940, more new homes were built than had existed in the entire county in 1920. Federal employees soon accounted for Montgomery County's largest percentage of wage earners. By 1940, nearly forty-eight percent of the American population was living in metropolitan areas. Within these areas, the places experiencing the fastest growth were the suburban fringes. New suburban growth occurred at far lower densities than earlier streetcar suburbs and demonstrated an increased dependence on automobiles.

Sixteenth Street Village was platted in 1937 by Rozier J. Beech, partner in the Marlow-Beech Corporation. The Marlow-Beech Corporation developed several small communities in the north Washington, D.C., area, including the Imries subdivision east of Bethesda. The first houses in Sixteenth Street Village were constructed in 1938 on the perimeter of North and South Springwood Drives. These houses were two-story Colonial Revival examples, and advertisements described homes with basements, built-in bookcases, oil heat, and brick construction that were convenient to schools, shopping, and transportation. The house at 1607 North Springwood Drive, including a garage and three bedrooms, was available in 1939 for \$8,450. The next phase of construction included more Colonial Revival houses and several Minimal Traditional homes on Second Avenue and on the block formed by Springwood Drive. The houses along Noyes Drive were completed by 1943.

Inspired by Colonial-era architectural precedent, the Colonial Revival style in suburban houses of the twentieth century is characterized by balanced facades with symmetrical fenestration, a side-gable roof, small entry porch, pedimented door surround, double-hung windows, and wood shutters. Colonial Revival houses are typically two stories and faced with brick, stone, or wood clapboard. Minimal Traditional designs were an economical form most commonly built between the 1930s and 1950s. These houses have intermediate or low-pitched, side-gabled roofs; close-set eaves; wood clapboard, brick, stone, or a combination of these materials; and lack decorative detailing.

Post World War II, suburban growth in the Washington, D.C., area expanded rapidly. During the 1940s, the city was third only to San Francisco and Houston in regional development. The federal government played a large role in area growth, not only through federal housing programs, but also through government expansion and the planned decentralization of federal offices from the District of Columbia into surrounding areas. As the economy improved in 1947, housing construction in Maryland increased exponentially. In the counties bordering Washington, D.C., homes constructed between 1947 and 1952 outnumbered all previously existing housing stock. At Sixteenth Street Village, four split-level homes were constructed along Ballard Street in 1946, following the end of the war. Fifteen years later, in 1961, four Cape Cods were constructed at the 2nd Avenue - Ballard Street intersection.

Residential communities in Montgomery County targeted middle-class, white-collar workers. Typical residents included teachers, clerks, accountants, and bureaucrats. The communities offered homes with yards and garden apartments in park-like settings with convenient automobile access to nearby job centers, including Washington, D.C., and the University of Maryland. In the Washington, D.C., suburbs, inexpensive housing developments began to decline in the 1950s in favor of more expensive homes.

Today, the layout and immediate surroundings of Sixteenth Street Village largely remain the same as when the development was constructed. Most houses have undergone alteration. Common changes to the original designs include porch additions or

MARYLAND HISTORICAL TRUST REVIEW													
Eligibility recommended _____							Eligibility not recommended _____						
Criteria:	___ A	___ B	___ C	___ D	Considerations:	___ A	___ B	___ C	___ D	___ E	___ F	___ G	
MHT Comments:													
_____							_____						
Reviewer, Office of Preservation Services							Date						
_____							_____						
Reviewer, National Register Program							Date						

enclosures, exterior additions, and window and material replacement. The residence at 1608 North Springwood Drive includes a two-story cross-gable addition, and other houses feature carport additions and new garages. Later infill includes the houses at 1601 and 1603 Noyes Drive, constructed in 1986, and the house at 1605 South Springwood Drive, completed in 1993.

Significance Evaluation:

Sixteenth Street Village was evaluated for significance under National Register of Historic Places (NRHP) Criteria A, B, and C, using the guidelines set forth in the NRHP bulletin "How to Apply the National Register Criteria for Evaluation" and the "Maryland Suburbanization Context and Survey Methodology."

With its small scale and lack of amenities, Sixteenth Street Village is not representative of planned suburban developments around Washington, D.C., and in Maryland. The neighborhood is a modest example of the type commonly built in Montgomery County in the Depression era. The community is not an early example nor did it introduce any design innovations that influenced later communities. Therefore, the property is not eligible under Criterion A.

Research has not shown the property to be associated with individuals important within the suburban context. Therefore, the property is not eligible under Criterion B.

The neighborhood's slow evolution and later infill dilute the architectural cohesion of the district. As a minor example of a planned suburban development with few housing units that retain their original appearance, Sixteenth Street Village lacks both the architectural distinction and integrity necessary to qualify it for listing on the NRHP under Criterion C.

Sixteenth Street Village was not evaluated for eligibility under Criterion D as part of this assessment. Based on the evaluated criteria, Sixteenth Street Village is not eligible for listing in the NRHP.

Bibliography:

Advertisement. "Marlow-Beech Corporation." The Washington Post, July 1, 1926: 23.

---. "Sixteenth Street Village." The Washington Post, April 23, 1939: R10.

KCI Technologies, Inc. Suburbanization Historic Context and Survey Methodology. Baltimore, Maryland: Maryland State Highway Administration, 2000.

The Washington Post. "Marlow-Beech Small Homes Prove Popular." November 26, 1933: R1.

The Washington Post, Times Herald. "A Sylvan, Suburban Circle." November 16, 1963: E1.

MARYLAND HISTORICAL TRUST REVIEW													
Eligibility recommended _____				Eligibility not recommended _____									
Criteria:	<u> </u> A	<u> </u> B	<u> </u> C	<u> </u> D	Considerations:	<u> </u> A	<u> </u> B	<u> </u> C	<u> </u> D	<u> </u> E	<u> </u> F	<u> </u> G	
MHT Comments:													
_____							_____						
Reviewer, Office of Preservation Services							Date						
_____							_____						
Reviewer, National Register Program							Date						

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes
no

Property Name: Henderson's Addition to Woodside Inventory Number: M: 36-63

Address: Roughly bounded by Noyes Ln., 3rd Ave., and 2nd Ave. Historic district: X yes no

City: Silver Spring Zip Code: 20910 County: Montgomery

USGS Quadrangle(s): Kensington, Washington West

Property Owner: Multiple Tax Account ID Number: Multiple

Tax Map Parcel Number(s): Multiple Tax Map Number: JN23

Project: Purple Line Agency: Maryland Transit Administration

Agency Prepared By: Parsons Brinckerhoff

Preparer's Name: Matt Manning Date Prepared: 8/1/2011

Documentation is presented in: NA

Preparer's Eligibility Recommendation: Eligibility recommended Eligibility not recommended

Criteria: A B C D Considerations: A B C D E F G

Complete if the property is a contributing or non-contributing resource to a NR district/property:

Name of the District/Property: _____

Inventory Number: _____ Eligible: yes no Listed: yes no

Site visit by MHT Staff yes no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

Architectural Description:

Henderson's Addition to Woodside is a small, L-shaped addition to the Woodside subdivision northwest of downtown Silver Spring in Montgomery County. The community is roughly bounded by Second Avenue, Sixteenth Street, and the Georgetown Branch of the B&O Railroad. It consists of twenty parcels on either side of Noyes Lane, and a single parcel each on Third Avenue and on Noyes Drive. Henderson's Addition adjoins Sixteenth Street Village on the east and the Leighton Wood Lane condominiums to the west. The subdivision is too small to have a discernable street pattern, but Noyes Lane maintains the straight grid pattern established by the Woodside area. Building lots are smaller than those in the original Woodside subdivision, but retain similar proportions. Lots are deeper than they are wide, and houses are set behind grass lawns.

The houses in Henderson's Addition to Woodside are side-gabled, two-story Colonial Revival-style buildings, with medium-pitched roofs, close-set eaves, and a lack of decorative details. Each house has a two-bay first floor with front entrance and picture window, and a three-bay second level with evenly spaced double-hung sash windows. There are two variations of the picture window on the facade. The houses from 1700-1711 Noyes Lane have a tripartite double-hung sash picture window, while the remaining Noyes Lane houses, as well as the houses on Third Avenue and Noyes Drive, have narrower picture windows. These

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended Eligibility not recommended

Criteria: A B C D Considerations: A B C D E F G

MHT Comments:

Chris Juliano ✓
Reviewer, Office of Preservation Services

2/8/2012
Date

B Kurtz
Reviewer, National Register Program

2/16/12
Date

include paired double-hung sash windows, a polygonal bay window, or a tripartite window with a fixed center panel. This is the only exterior distinction among the group of twenty-two homes.

The residences are faced with common-bond brick, and include horizontal siding at the gables. Roofs are finished with asphalt shingle. Entrances are approached by concrete stoops with metal railings, and doors are each framed by a classical wood surround with a broad architrave and narrow cornice. There is a variety of exterior doors, and most are fronted by a glass storm door. The majority of houses have six-over-six windows with false shutters, though some lack muntins or shutters. At each house, an exterior brick chimney stands in front of the ridgeline on a side elevation.

Landscape/Setting:

Houses are set behind grass lawns on two-way, asphalt streets with parallel parking. Noyes Lane and Noyes Drive have asphalt curbing on both sides of the street, while only Third Avenue's east side has a curb. Front lawns are unfenced and contain small- to medium-sized trees, as well as wood utility poles. Several homes feature elaborate landscaping, while others have simple grass lawns. Small plants and bushes are common along walkways and foundation walls. There does not appear to be a unifying landscaping plan. Concrete walkways lead from the street to building entrances, and approximately one quarter of the houses have driveways. Driveways are entered from the front, and there is a broad range of paving configurations, suggesting that they are not original.

History and Context:

Following World War II, suburban growth in the Washington, D.C., area expanded rapidly. During the 1940s, Washington was third only to San Francisco and Houston in regional development. The federal government played a large role in area growth, not only through federal housing programs, but also through government expansion and the planned decentralization of federal offices from the District of Columbia into surrounding areas. As the economy improved in 1947, housing construction in Maryland increased exponentially. In the counties bordering Washington, D.C., homes constructed between 1947 and 1952 outnumbered all previously existing housing stock.

Early suburban developments were constructed simply to provide housing, with little thought given to landscaping or to services such as roads, schools, parks, shopping facilities, or fire and police stations. However, mid-twentieth century residential development was characterized by planned suburban developments. These neighborhoods typically offered buyers a few standard house plans with material or stylistic variations. With a single developer, builder, and home model, Henderson's Addition to Woodside adhered to the same principles as planned suburban developments of the period.

Henderson's Addition to Woodside was developed on land purchased from Laura Ekengren in 1945 and platted by the John R. Henderson in 1946. Henderson was a World War I veteran and a third generation developer and builder in the Washington, D.C., area. His projects included the Rock Creek Hills, Glen Cove, and Jefferson Village communities, as well as several homes in Friendship Heights. Home construction in Henderson's Addition began in 1946, and the first residences were completed in the Colonial Revival style in 1947.

Though Modernism was taking hold in professional architectural circles, houses built during the post-World War II period generally maintained a traditional appearance, supported by conservative FHA financing. Inspired by Colonial-era architectural precedent, the Colonial Revival style in suburban houses of the twentieth century is characterized by balanced facades with symmetrical fenestration, a side-gable roof, small entry porch, pedimented door surround, double-hung windows, and wood shutters. At Henderson's Addition to Woodside, the house at 1700 Noyes Lane served as the subdivision's model home.

MARYLAND HISTORICAL TRUST REVIEW													
Eligibility recommended				Eligibility not recommended									
Criteria:	A	B	C	D	Considerations:	A	B	C	D	E	F	G	
MHT Comments:													
Reviewer, Office of Preservation Services										Date			
Reviewer, National Register Program										Date			

Advertisements from 1947 described a group of twelve, new, three-bedroom homes starting at \$15,950. Features included fully-equipped kitchens, first-floor powder rooms, full basements, and large closets. A second phase was initiated as the original homes were sold, and construction in Henderson's Addition was completed by the end of 1949.

Since its completion, the general layout and character of Henderson's Addition to Woodside remain largely the same. A majority of the houses are still owner-occupied, although most have undergone some form of alteration. Common changes to the original designs include porch additions, interior extensions, and window and material replacement. Along with driveways, some carports have been added. The adjacent Leighton Wood Lane condominiums were constructed in 1990, but have had little impact on the Henderson's Addition community.

Significance Evaluation:

Henderson's Addition to Woodside was evaluated for significance under National Register of Historic Places (NRHP) Criteria A, B, and C, using the guidelines set forth in the NRHP bulletin "How to Apply the National Register Criteria for Evaluation" and the "Maryland Suburbanization Context and Survey Methodology."

Henderson's Addition to Woodside is typical of modest planned suburban developments around Washington, D.C., and in Maryland. The neighborhood is a basic example of the type commonly built in Montgomery County in the mid-twentieth century. It is not an important community or design that impacted suburbanization trends in Maryland and or Washington, D.C. Furthermore, the property is not known to be associated with any other events that have made a significant contribution to the broad patterns of history. Therefore, the property is not eligible under Criterion A.

Research has not shown the property to be associated with any individuals, including merchants, professionals, civic leaders, or politicians, important within the suburban context or otherwise, and the property is not known to be associated with the lives of other persons significant in the past. Therefore, the property is not eligible under Criterion B.

Henderson's Addition to Woodside is a modest and basic example of planned suburban development. The subdivision is neither an early example nor has it been shown to have had a significant influence on the design of later housing developments. The subdivision's houses exhibit standard elements and few distinctive stylistic details; it displays disparate houses forms and lacks overall design cohesion. The houses are not the work of master architects and exhibit common materials and forms, which have been altered over time; porch additions, interior extensions, and window and material replacement are all present. Collectively, these alterations obscure the development's historic appearance and diminish its integrity of design and materials. Individually, none of the houses have important design merit. Therefore, because Henderson's Addition to Woodside does not convey any distinctive characteristics or artistic values and has been altered, the property is not a good example of a planned suburban development in Maryland and is not eligible under Criterion C.

Henderson's Addition to Woodside was not evaluated for eligibility under Criterion D as part of this assessment. Based on the evaluated criteria, Henderson's Addition to Woodside is not eligible for listing in the NRHP.

Bibliography:

Advertisement. "Buyers Opportunity." The Washington Post, June 8, 1947: R2.

MARYLAND HISTORICAL TRUST REVIEW													
Eligibility recommended _____				Eligibility not recommended _____									
Criteria:	A	B	C	D	Considerations:	A	B	C	D	E	F	G	
MHT Comments:													
_____ Reviewer, Office of Preservation Services							_____ Date						
_____ Reviewer, National Register Program							_____ Date						

KCI Technologies, Inc. Suburbanization Historic Context and Survey Methodology. Baltimore, Maryland: Maryland State Highway Administration, 2000.

The Washington Post. "All-Weather Comfort Home Project Begun." May 15, 1938: R3.

The Washington Post. "John R. Henderson, Builder." April 5, 1974: B8.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended

Eligibility not recommended

Criteria: A B C D Considerations: A B C D E F G

MHT Comments:

Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

Date