

CAPSULE SUMMARY SHEET

Survey No.: M: 32-14 **Construction Date:** ca. 1940-60s
Name: Warrenton Village/Franklin Knolls - Section 1
Location: University Boulevard, Nassau Lane/Burgess Lane, Waterford Drive, Franklin Avenue/ Torrington Place;
Four Corners Vicinity, Montgomery County

Private Ownership / Present Use: Private Residence / Occupied / Condition: good-deteriorated /Unrestricted Access

Description:

Warrenton Village and Section 1 of Franklin Knolls were platted in 1940-41, near the original site of Indian Springs Country Club, in the Montgomery County area known as Four Corners; the subdivision is located in the northeast quadrant of the intersection of University Boulevard (MD 193) and the Capital Beltway (I-495). Warrenton Village and Franklin Knolls are flanked on the north by Indian Spring Village (platted 1937-49). Through delayed home-building due to World War II coupled with construction of the Capital Beltway, the integrity and condition of these subdivisions has suffered. The most original portions of these developments contain typical Colonial Revival-style homes, however, the introduction of a far greater number of late 1950s-early 1960s Split-Levels and Ranches, and the physical loss of a significant portion of the two developments has had an irreparable impact on the overall design of the suburbs. Due to the amputated or extended nature of streets, loss of land base, and architecture diluted by modern construction, both subdivisions are in poor condition and lack architectural or community-planning integrity.

Significance:

Beginning in the 1920s and continuing through the 1940s, planned suburban developments capitalized on the affordability of the automobile, designed on the outskirts of cities to offer a healthful, recreational environment for families wanting to escape a congested city existence. Warrenton Village and Section 1 of Franklin Knolls were among the many subdivisions platted in the vicinity of Indian Spring Golf Club in the Four Corners area prior to World War II, and architecturally their earliest Colonial Revival designs are typical of suburban development in Montgomery County for the period. However, the protracted construction of homes into the 1950s-1960s left what portions of these subdivisions were extant after the construction of the Capital Beltway in the early 1960s, relatively impaired or undeveloped as initially conceived.

Maryland Historical Trust

Maryland Inventory of Historic Properties

DOE yes no

1. Name

historic Warrenton Village/Franklin Knolls-Section 1 (Preferred)

and/or common

2. Location

street & number: University Boulevard, Nassau Lane/Burgess Lane, Waterford Drive, not for publication
Franklin Avenue/Torrington Place

city, town Silver Spring, vicinity of Four Corners congressional district

state Maryland county Montgomery

3. Classification

Category

- district
 building(s)
 structure
 site
 object

Ownership

- public
 private
 both

Public Acquisition

- in process
 being considered
 not applicable

Status

- occupied
 unoccupied
 work in progress

Accessible

- yes: restricted
 yes: unrestricted
 no

Present Use

- agriculture
 commercial
 educational
 entertainment
 government
 industrial
 military

- museum
 park
 private residence
 religious
 scientific
 transportation
 other:

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

name Multiple Owners

street & number: telephone no.:

city, town state and zip code:

5. Location of Legal Description

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

street & number 50 Maryland Ave. folio:

city, town Rockville state Maryland

6. Representation in Existing Historical Surveys

title

date federal state county local

depository for survey records

city, town state

7. Description

Survey No. M: 32-14

Condition

- excellent
 good

- deteriorated
 ruins

Check one

- unaltered
 altered

Check one

- original site
 moved

date of move

Resource Count: ca. 109 (Warrenton Village, ca. 37; Franklin Knolls-Section 1, ca. 72)

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

Summary

Warrenton Village and Section 1 of Franklin Knolls were platted in 1940-41, near the original site of Indian Springs Country Club, in the Montgomery County area known as Four Corners; the subdivision is located in the northeast quadrant of the intersection of University Boulevard (MD 193) and the Capital Beltway (I-495). Warrenton Village and Franklin Knolls are flanked on the north by Indian Spring Village (platted 1937-49). Through delayed home-building due to World War II coupled with construction of the Capital Beltway, the integrity and condition of these subdivisions has suffered. The most original portions of these developments contain typical Colonial Revival-style homes, however, the introduction of a far greater number of late 1950s-early 1960s Split-Levels and Ranches, and the physical loss of a significant portion of the two developments has had an irreparable impact on the overall design of the suburbs. Due to the amputated or extended nature of streets, loss of land base, and architecture diluted by modern construction, both subdivisions are in poor condition and lack architectural or community-planning integrity.

General

Warrenton Village was originally developed in a small area south of Indian Spring Village; Franklin Knolls was built to the south and eventually the east. Warrenton Village was subdivided in 1940 into lots averaging 60' x 100', but construction was never fully realized. Approximately 30 percent (or about 16 tracts) were lost due to the construction of the University Boulevard-Capital Beltway interchange—although it is not known how many dwellings were actually lost. This subdivision originally included portions of Waterford and South Waterford roads, Nassau Lane below South Waterford Road, and an extended Merwood Lane.

Directly south of Warrenton Village was Section 1 of Franklin Knolls--subdivided in 1941 but not built out until at least the mid 1950s--and by far the oldest portion of a development that today sprawls southward below the Capital Beltway to include an estimated 400 lots averaging 60' x 100'. Much of the original Section 1 was lost to Capital Beltway construction. Part of Franklin Knolls' Section 2, platted in 1956, is adjacent to both Warrenton Village and Indian Spring Village north of the Beltway today. Within this area of 71 lots is the extension of Cherry Tree Lane below Whitestone, and the continuation of Waterford Road westward from Big Rock Road in Indian Spring Village. Many lots here are comparatively larger at 60' x 125' to 150'. The majority of this community of contemporary homes lies south of the highway, but Blocks E, F, and G are awkwardly sandwiched between the south edge of Indian Spring Village, east edge of Warrenton Village, and the north side of the Beltway.

This portion of Franklin Knolls is being singled out for discussion because of the early date of its subdivision and the presence of a handful of Colonial Revival homes in one cul-de-sac that is the continuation of Merwood Land in Warrenton Village (Photo 3 of 10). Here are three older buildings depicting pre-World War II domestic styling, while the balance of Section 1 is composed of brick Ranches, and Split-Levels built at least a decade later. This Split-Level format, in more than one model, is found exclusively in Franklin Knolls' Section 2, which was platted in 1956 and built out thereafter; the balance of Franklin Knolls was subdivided through 1962. Because all portions of this development except for Section 1 post-date the 1953 survey framework, examples of the homes in Section 2 are provided, but an architectural analysis and context has been omitted.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Warrenton Village/Franklin Knolls-Section 1
SURVEY NO.: M: 32-14
ADDRESS: University Boulevard, Nassau Lane/Burgess Lane, Waterford Drive, Franklin Avenue/Torrington Place; Four Corners Vicinity, Montgomery County

7. Description (continued)

BUILDING TYPES

Colonial Revival: Located in Warrenton Village along Waterford Road; and one example is found in Franklin Knolls' Section I on Merwood Lane. This 2-story, three-bay Colonial Revival block has a side-gable roof and exterior gable-end brick chimney. The symmetrical façade features a single door with decorative pediment and architrave trim. The first-floor level is brick, upper story is faced with asbestos shingle or modern horizontal vinyl/aluminum siding. Fenestration is 6/6 double-hung wood sash; louvered shutters are typical. The chimney elevation features a 1-story frame porch with shed roof; these units are currently also enclosed, or serve as a garage.

Example: 315 Waterford Road, 1940. Owner: Ruth Sexton (Photo 1 of 10)

Ranches: Found in Franklin Knolls' Section 1 and Section 2, platted 1941 and 1956, respectively. Located along the north side of Cherry Tree Lane and portions of Waterford Road, as well as throughout Section 1. One-story, banked asymmetrical brick Ranches with a shallow-pitch roof and centered slope chimney. Slope and front-gable porch variations over entrance. Fenestration includes sliding metal, and multi-light projecting bays. Modifications to these homes are not apparent.

Example: 9833 Cherry Tree Lane, 1958. Owner: Harry and C.M. Sheppard (Photo 8 of 10)
410 Torrington Place, 1959. Owner: Stephen Gell et al (Foreground, Photo 4 of 10)

Split-Levels: Located on Waterford Road South and Nassau Lane in Warrenton Village; East Indian Spring Drive in Franklin Knolls' Section 1; and Cherry Tree Lane and Waterford Road in Franklin Knolls' Section 2. In all cases, built in the late 1950s and later.

Type I: Larger of the two versions of Cherry Tree Lane homes, the three-bay, 2-story, banked side-gable brick blocks have a central recessed entrance, shallow-pitch roof. The upper portion of front façades and gable ends are vinyl/metal sided. Fenestration includes sliding metal and display. Variations of this style are found along both sides of Waterford Road east of Cherry Tree Lane--with recessed entrance block on the gable end. Modifications to these homes are not apparent.

Example: 9818 Cherry Tree Lane, 1958. Owner: Garry Cohen (Photo 9 of 10)

Type II: Found in the newest section of Warrenton Village. Two-story front-gable block and intersecting 1-story side-gable unit containing the entrance and a large display window; low-pitch roof.

Example: 9707 Nassau Lane, 1961. Owner: Calvin and S.M. Coker (Photo 2 of 10)

8. Significance

Survey No. M: 32 -14

Period	Areas of Significance – Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archaeology-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/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
	<input type="checkbox"/> invention			

Specific Dates 1940 **Builder Architect** National Construction Co., Cafritz Construction Co.

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

Summary

Beginning in the 1920s and continuing through the 1940s, planned suburban developments capitalized on the affordability of the automobile, designed on the outskirts of cities to offer a healthful, recreational environment for families wanting to escape a congested city existence. Warrenton Village and Section 1 of Franklin Knolls were among the many subdivisions platted in the vicinity of Indian Spring Golf Club in the Four Corners area prior to World War II, and architecturally their earliest Colonial Revival designs are typical of suburban development in Montgomery County for the period. However, the protracted construction of homes into the 1950s-1960s left what portions of these subdivisions were extant after the construction of the Capital Beltway in the early 1960s, relatively impaired or undeveloped as initially conceived.

General

Warrenton Village is located immediately adjacent to the southwestern boundary of Indian Spring Village; it was originally flanked by University Boulevard (MD 193) on the west and what was the property of Harry Blessing on the south and east when it was subdivided in 1940. Warren and Jean Preston Browning subdivided the property; National Construction Company was the builder, although the erection of buildings proceeded very slowly. By 1948 only about half the ca. 51 lots were built, and then construction ceased until after 1953 (Sechrist, 192). A 1960s modification of four lots identifies the property owner at that time as Fisher-Saginer Construction Company; William Fisher was president, Martin A. Saginer was secretary-treasurer. The protracted construction timeline accounts for the contrasting architectural styles found here, however, two styles of residence predominate:

Franklin Knolls was subdivided by Adam May Brady, Fred and Elizabeth Bashwitz, then Franklin Knolls Inc., and the Cafritz Construction Company headed by president Morris Cafritz, secretary Martin Atlas. Cafritz Construction Company served as the builder/developer. Only a few of the 400 lots were built upon until 1956 when Franklin Knolls Inc. and Cafritz Construction bought the subdivision (Sechrist, 193). The development was subdivided through 21 platings in all.

To accommodate the development of Franklin Knolls, by 1959, Waterford and a new section of Cherry Tree Lane that curves west to parallel Waterford Road (east), was built to serve this area. However, the northern segment of Cherry Tree ended at Whitestone, and there was no link between the two segments of Cherry Tree, causing a through-traffic barrier to residents on the south. In 1959, these residents of Indian Spring Village approached the county to undertake the completion of Cherry Tree Lane between Whitestone and Waterford. The Pinecrest Citizens Association objected to the proposed construction on the grounds of a potentially hazardous increase in traffic, but by 1962 the link was completed (Pinecrest Citizens Association).

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Warrenton Village/Franklin Knolls-Section 1
SURVEY NO.: M: 32-14
ADDRESS: University Boulevard, Nassau Lane/Burgess Lane, Waterford Drive, Franklin Avenue/Torrington Place; Four Corners Vicinity, Montgomery County

8. Significance (Continued)

National Register Evaluation:

Character-defining elements for Planned Suburban Developments, as defined in the I-495/I-95 Capital Beltway Corridor Transportation Improvement Study, include 1) concentration of historically or aesthetically cohesive buildings; 2) community design with planned landscape and public amenities; 3) single period of construction; 4) architecturally significant suburban building types. To be considered eligible for the National Register of Historic Places, Planned Suburban Developments must possess excellent integrity of all character-defining elements.

The suburbs of Warrenton Village and Franklin Knolls-Section 1 are not eligible for the National Register of Historic Places. For a planned suburban development to be eligible under Criterion A, it must retain excellent integrity of setting, design, material and association, which these do not. Eligibility under Criterion B would require association with significant persons, which it lacks. Eligibility under Criterion C would require that all character-defining elements from architectural design to transportation to be extant, and this is not the case, since large areas of both subdivisions were lost due to Capital Beltway construction and protracted home-construction. Investigations have not been conducted to determine whether the property has the potential to yield information important in history or pre-history, therefore National Register Criterion D cannot be assessed at this time.

MARYLAND HISTORICAL TRUST

Eligibility recommended

Eligibility Not Recommended:

Comments:

Reviewer, OPS:

Date: 9/14/00

Reviewer, NR Program:

Date: 10/12/00

9. Major Bibliographical References

Survey No. M: 32-14

See Continuation Sheet

10. Geographical Data

Acreage of nominated property

Quadrangle name Kensington, MD, and Beltsville, MD

Quadrangle scale 1:24,000

Verbal boundary description and justification

N/A

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Sara Amy Leach

organization KCI Technologies, Inc.

date January 2000

street & number 10 North Park Drive

telephone 410-316-7800

city or town Hunt Valley

state/zip Maryland, 21030

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

Return to:

Maryland Historical Trust
DHCP/DHCD
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST STATE HISTORIC SITES INVENTORY FORM

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9. Major Bibliographical References (Continued)

- 1951 Series, Aerial Photos for Montgomery County Soil Conservation District, 1937-81. RG 19, Audiovisual.
- Aerial Photograph-Tax Map of Montgomery County*, MD. 3rd Edition. Montgomery County, 1969.
- Baist, G. Wm. *Washington, D.C. and Suburbs*. Philadelphia, 1918.
- Deets, Edward H., and Charles J. Maddox. *Real Estate Atlas of the Part of Montgomery County, MD, Adjacent to the District of Columbia*. Rockville, MD, 1917.
- Hopkins, G.M. [1879] 1975. *Atlas of Montgomery County, Maryland, 1879*. Philadelphia: G.M. Hopkins. Rockville, MD: Montgomery County Historical Society.
- Klinge, F.H.M. *Atlas of Montgomery County, Maryland*. Volume 1. Lansdale, PA: 1948 (revised 1953).
- Klinge, F.H.M. *Property Atlas of Volume One, Montgomery County, MD*. Lansdale, PA 1931.
- Klinge, F.H.M. *Property Atlas of Volume One, Montgomery County, MD*. Lansdale, PA: 1935.
- Klinge, F.H.M. *Property Atlas of Montgomery County, MD*. Lansdale, PA: ca.1940.
- McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Knopf, 1984.
- Maryland – National Capital Park and Planning Commission (M-NCPPC). 1996. Four Corners Master Plan. Silver Spring, MD: M-CPPC
- Montgomery County Recorded Subdivision Plat Index. *Real Estate Atlas*:
"Warrenton Village": *Book 1*, Page 1141, *Book 3*, Page 4049.
"Franklin Knolls": *Book 1*, Page 1405; *Book 3*, Pages 2345, 2347, 2348, 2378, 2379, 2726, 3163, 3199, 3287, 3376, 3729, 4000, 4001, 4058, 4059, 4174; *Book 4*, Pages 2379, 4504, 4569, 4670, 5834.
- Sechrist, Stephanie Ann. "Silver Spring, Maryland: Residential Development of a Washington Suburb, 1920-1955." M.A. thesis, George Washington University, 1994.
- U.S. Geological Survey (USGS). 1917 Washington and Vicinity Topographic Map. Washington, D.C.: USGS.
- . 1944. Washington and Vicinity Topographic Map. Washington, D.C.: USGS.
- . 1956. Kensington, MD, Quadrangle Map. Washington, D.C.: USGS.
- . 1965. Kensington, MD, Quadrangle Map. Washington, D.C.: USGS.

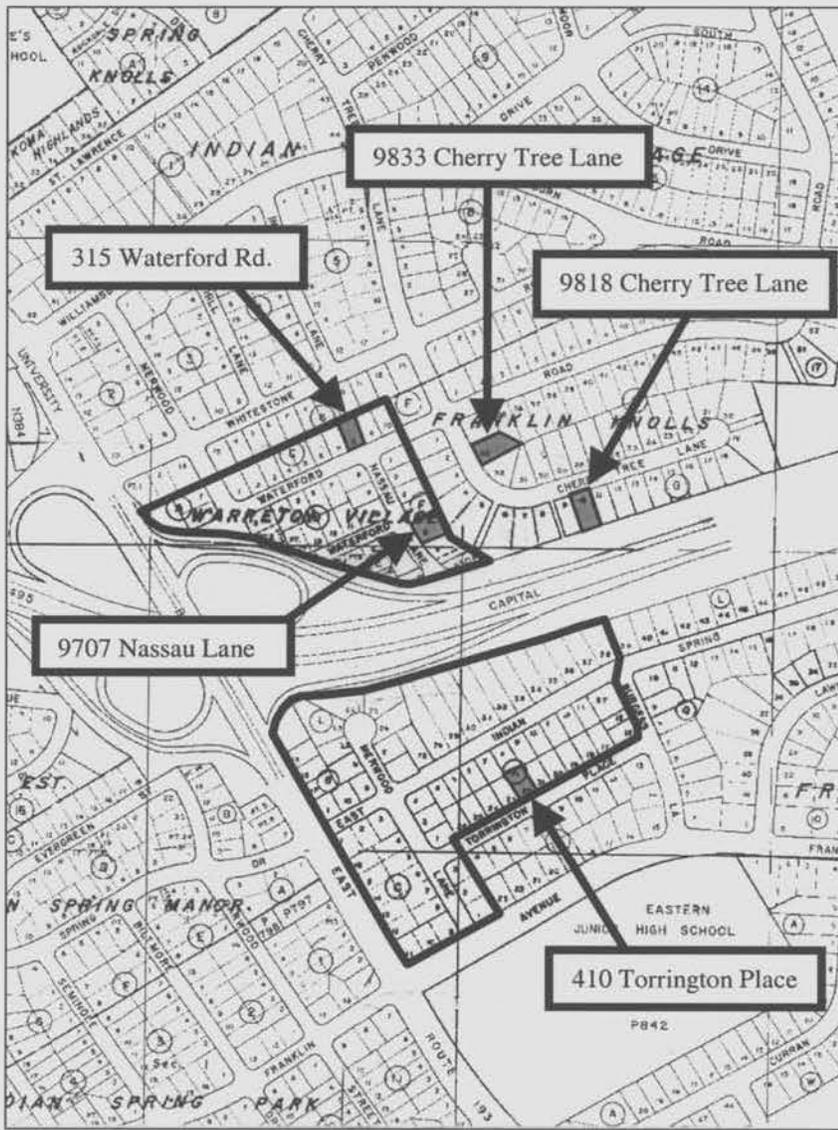
CONTINUATION SHEET

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM

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10. Geographical Data(Continued)

Montgomery County Tax Map JP51, Subdivision 103



CONTINUATION SHEET

**MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM**

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Maryland Comprehensive Historic Preservation Plan Data Sheet

Historic Context:

MARYLAND COMPREHENSIVE PRESERVATION DATA

Geographic Organization:

Piedmont

Chronological/Development Period Theme(s):

Modern

Prehistoric/Historic Period Theme(s):

Architecture, Landscape Architecture, and Community Planning

RESOURCE TYPE:

Category (see Section 3 of survey form):

Building

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

Suburban

Historic Function(s) and Use(s):

Residence

Known Design Source (write none if unknown):

None

Warrenton Village, Franklin Knolls-Section 1
Kensington Quad

M: 32-14

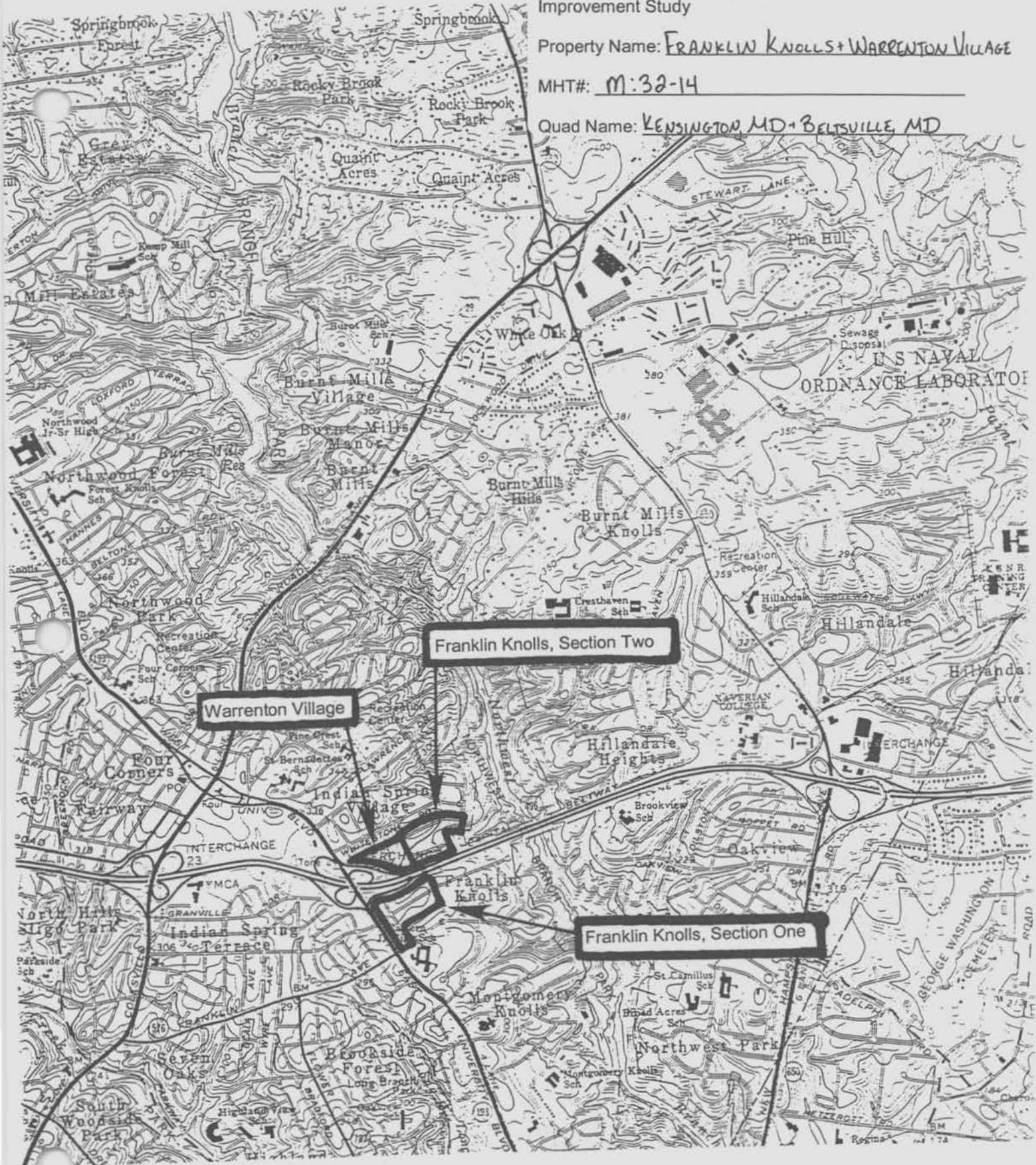


I-495/I-95 Capital Beltway Corridor Transportation Improvement Study

Property Name: FRANKLIN KNOLLS + WARRENTON VILLAGE

MHT#: M:32-14

Quad Name: KENSINGTON, MD + BELTSVILLE, MD





1. MI 32-14
2. WARRENTON VILLAGE
3. MONTGOMERY COUNTY, MD
4. SARA AMY LEACH
5. 12/99
6. MD SHPO
7. 315 WATERWORD RD
8. 1/10



1. W.32-14
2. WARRENTON VILLAGE
3. MONTGOMERY COUNTY, MD
4. SARA AMY LEACH
5. 1899
6. MD SHPO
7. 9707 NASSAU LANE, NW ELEVATION, VIEW E
8. 2/10



1. M: 32-14
2. Franklin knolls - Section 1
3. Montgomery County, MD
4. Sara Amy Leach
5. 1/00
6. MD SHPO
7. View N to Marwood culdesac (#9706-9-7)
8. 3/10



1. M: 32-14
2. Franklin Knolls - Confidential
3. Montgomery County, MD
4. Sara Amy Leach
5. Voo
6. MDSHPO
7. 410-12-14 TERRINGTON
8. 4/10



1. M: 32-14
2. FRANKLIN KNOLLS - Section 2
3. MONTGOMERY COUNTY, MD
4. SARA AMY LEACH
5. 12/99
6. MD SHPO
7. 409 WATERFORD RD
8. 5/10



1. M: 37.14
 2. FRANKLIN KNOLLS - Section 2
 3. MONTGOMERY COUNTY, MD
 4. SARA AMY LEACH
 5. 12/99
 6. MD SHPO
 7. 411 WATERFORD RD, SOUTH, SW ELEVATION, View NE
8. 6/10



1. N: 32-14
2. Franklin Knolls - Section 1
3. Montgomery County, MD
4. Sara Amy Leach
5. 1100
6. MD SHPO
7. view along East Indian Spring Drive
8. -110



1. MD 32-14
2. FRANKLIN KNOLLS - Section 2
3. MONTGOMERY COUNTY, MD
4. SARA AMY LEACH
5. 12199
6. MD SHPO
7. 9833 CHERRY TREE LANE
8. 8/10



1. M: 30-14
2. FRANKLIN KINGS - Section 2
3. MONTGOMERY COUNTY, MD
4. SARA AMY LEACH
5. 12/19
6. MD SHPO
7. 9818 CHERRY TREE, VIEW S
8. 9/10



1. M: 32-14
2. FRANKLIN KNOWS - Section 2
3. MONTGOMERY COUNTY, MD
4. SARA AMY LEACH
5. 12/99
6. MD SHPO
7. VIEW S ON CHERRY TREE LANE, #9835 IN FOREGROUND
8. 10/10