

listed on Dec 7 2007
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United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word process, or computer, to complete all items.

1. Name of Property

historic name Davis-Warner House
other names M: 37-18

2. Location

street & number 8114 Carroll Avenue not for publication
city or town Takoma Park vicinity
state Maryland code MD County Montgomery code 031 zip code 20912

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments).

[Signature] 10-23-01
Signature of certifying office/Title Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments).

Signature of certifying office/Title Date

State or Federal agency and bureau

4. State/Federal Agency Certification

I hereby, certify that this property is:

- entered in the National Register.
 - See continuation sheet.
- determined eligible for the National Register.
 - See continuation sheet.
- Determined not eligible for the National Register.
- removed from the National Register.
- other (explain): _____

Signature of the Keeper

Date of Action

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5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1		Buildings
		Sites
		Structures
		Objects
1	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

EDUCATION/school

DOMESTIC/hotel

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

LATE VICTORIAN: Stick/Eastlake

foundation CONCRETE

walls WOOD

roof SLATE

other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad pattern of our history.
- B** Property associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property as yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets)

Area of Significance

(Enter categories from instructions)

ARCHITECTURE

EDUCATION

Period of Significance

c. 1875-1950

Significant Dates

c. 1875

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

Previous documentation on files (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

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DESCRIPTION SUMMARY:

The Davis-Warner House is a large frame Stick Style residence constructed ca. 1875 at 8114 Carroll Avenue in Takoma Park, Maryland. The three story structure with full basement contains more than 6,400 square feet, including eleven bedrooms, four and a half baths, a formal living room, a formal dining room, a library, formal stair, service stair, two less formal living rooms, two full kitchens and related space. The resource retains a high degree of integrity, with the majority of its character defining features remaining intact on both the interior and exterior. The house was threatened with demolition, and was moved in 1991 approximately 150' to a new location within the historically-associated property.

GENERAL DESCRIPTION:

The overall footprint of the house is square in shape, with a slight L-extension on the northern bay of the east façade. The house is four bays wide on the front (east) façade, by three bays deep. It has a steeply pitched gabled roof and wooden clapboards with overlying stick style courses and decorative framing. The front façade features a covered, one-story porch with chamfered posts, brackets, and a typical stick style, baluster and perforated panel configuration railing. Its shape conforms to the protruding northern bay. The original stair access was straight in an easterly direction to meet a circular drive, but was changed to a southern direction off the northern bay extension, with a landing in mid-rise, and a turn to continue steps facing easterly toward Carroll Avenue. Its railing system was milled in 1992 to match the original railing system.

The porch posts are chamfered on all corners from the railing height to the base of the large brackets leading to the roof. The large brackets have small decorative lambs-tongue motifs at each end. The railing system consists of square posts, handrail, and bottom rail affixed to the porch floor. Shallow arches separate the posts at the top, underneath the handrail. At the bottom of the posts, a square solid panel has been framed, with perforated holes in a decorative, curricular pattern.

The front (east) façade is four bays wide, with three roof dormers over the three northernmost bays. It is forty-one feet wide. The northernmost bay protrudes from the façade approximately five feet, and on the ground floor features paired, double hung wooden sash windows. They are configured in a four-over-four double hung wooden sash, surrounded by simple stick style trim with chamfered corners rising above a stick chair-rail on the house clapboard siding. A single version of these windows exists in the southernmost two bays, but extend from the porch floor to the ceiling in a walkout design. The remaining bay contains a set of Eastlake doors that were added by the current owners in 1998, but matching the style and age of the house.

The second story of the front façade features in each of the three southernmost bays a single, two-over-two, double hung wooden sash window with simple trim tied into the baseboard of the porch roof and a course of wooden trim board executed in the stick style at the boxed eaves. A paired version of the same window configuration exists in the northernmost bay. Three matching roof dormers exist in the three northernmost bays.

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Each features a two-over-two double hung wooden sash window with the top lights angled to match the gable pitch of the dormer roof. The peak of the dormer features decorative framing with a king post.

The northern façade is three bays wide, with a central peak extending to the third floor level. It is forty feet wide. The ground floor features matching window configurations in each of the three bays; a two-over-two, double hung wooden sash window capped by a steeply pitched pent roof, supported by small brackets. The base of each window trim ties in with a chair rail trim on the façade, below which decorative framing is executed in a diagonal cross pattern. The second story window configuration is also matched in each of the three bays; a two-over-two, double hung wooden sash window in each. The base of the window ties into a chair rail system, with flat panel decoration underneath each window. The central bay features decorative framing in a diagonal cross pattern on each side of the central window. The third floor peak features a single two-over-two, double hung wooden sash window matching the shape and size of the front dormers. The gable peak features decorative bargeboards and a grid pattern of framing in its top half, partly obscuring the window. Fish scale shingles replace the clapboard siding in the third floor gable. A contemporary weathervane rests atop the summit of the peak.

The rear (west) façade is three bays wide. Its center bay on the ground floor features a small extension completed shortly after the house was moved in 1991 with a shed roof and single, two-over-two double hung wooden sash window. A doorway has been located in the northernmost portion of the north bay, which rests atop a small staircase and platform, topped by a front facing gable roof with brackets. A small two-over-two, double hung wooden sash window is positioned between the doorway and kitchen extension. This area and that of the second floor was reconfigured and exposed as exterior space after the summer kitchen was removed in 1991, which was original on the ground floor, but which had been altered by the addition of a second story in the 1940s. The southernmost bay on the ground floor features a bay window with bracketed gable roof. Each of its three sides features a two-over-two, double hung, wooden sash window. Each has a decorative framing system executed in a diagonal cross pattern.

The second story of the rear (west) façade features matching windows in its southernmost two bays; two-over-two double hung wooden sash windows with simple trim tied to a chair rail system. Its northernmost bay features a smaller, two-over-two double hung wooden sash window, placed slightly off center, apparently following the removal of the kitchen addition in 1991. Three dormers rest atop the roof, one each in the three bays. They match the configuration and size of the front dormers. The center dormer was added sometime after 1940. The southernmost dormer has been converted into a doorway, to which a large wooden staircase has been erected with a platform at the dormer, and rise turning the corner to the southern façade.

The southern façade of the house has the most elaborate configuration, and is three bays wide. It features an exterior brick chimney stack rising beyond the peak of the roof between the easternmost two bays. The easternmost bay is composed a protruding bay window on the ground floor with gable roof leading to the base of a second story bay window topped by a front facing gable roof supported by large brackets at the corners.

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The ground floor bay windows features a pair of two-over-two double hung, wooden sash windows on its front façade, with a single window of equal description in each of its side facades, facing east and west. It has a bracketed, shallow pitched roof. The second floor bay window features three matching windows in each of its three-cornered sides; two-over-two, double hung wooden sash windows. They are capped by a front facing gable supported by two large brackets. It features fish scale shingles and a central window in the third story matching that of the central peak window on the north façade. The gable roof features barge boards and boxed eaves.

The central bay of the southern façade features a dormer matching the configuration of the front façade dormers, and on the second floor a single, two-over-two double hung wooden sash window. Its ground floor façade is obscured by the large, contemporary wooden exterior staircase that leads to the third floor of the rear façade. Its westernmost bay features a single, two-over-two double hung wooden sash window on the second story, and a contemporary doorway atop a staircase platform on the ground floor.

The interior configuration of 8114 Carroll Avenue is based upon a central hallway and staircase with double parlors on either side. Interior woodwork around windows and doors is executed in a heavy Eastlake style with large rounded trim at the outermost edge. It is in the scale of earlier Greek Revival moldings, measuring six inches wide. Doors are solid wood paneled and original. Baseboard moldings are of similar design and large scale. The first floor ceiling height is 9 feet, six inches. All doors on the ground floor entry hall are in their original location.

The central hallway features a staircase rising on its southern wall to a landing at the corner, and turn to the north. It creates an open well in the center of the second floor, surrounded by balustraded railings. The staircase is terminated by a large newel post, supporting the turned balusters and railing. A wood paneled wall is located along the stair rise, with closet door located underneath the stair landing. The hallway is nine feet, eight inches wide by sixteen feet, nine inches deep. It features doorway entrances on the north and south walls at its eastern edge, leading to the study on the north and living room on the south. A rear door leads to a secondary hallway and stairwell.

The secondary stairwell measures nine feet, eight inches wide by seven feet, seven inches deep. It has a turning staircase with square newel post and turned balusters of simpler design than the main stair. It features a doorway on the south and north façade that leads to the living and dining rooms.

A library currently exists on the northeast corner of the house, measuring fifteen feet by sixteen feet. The original configuration was matched size double parlors, but the library wall was moved easterly in the 1940s to create a smaller room. A double door or sliding doorway appears on the west façade, leading to the current dining room. It has replacement French doors. Bookshelves on the southern wall were installed from an upstairs library for the school in the 1992 renovation. The current dining room is located to the south, and extends to the rear of the house, measuring twenty-three feet deep by fifteen feet wide. It has a bead board

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ceiling added after 1991, and opens into the kitchen in the rear central portion of the house. Contemporary moldings have replaced original fabric.

The living room is situated in the southern half of the ground floor, in what was once a double parlor configuration. Original moldings exist around the baseboard and all exterior windows. Ceiling molding was removed. A fireplace centers the southernmost wall of the room, and is of a 1940s design with natural brick in diamond patterns. The living room measures fifteen feet, six inches wide by thirty-two feet long. A four paneled wooden door leads to the service hall, matching the one that leads to the main stairwell.

The second floor retains the two staircase configuration, with bedrooms at the four corners of the house, divided by contemporary bathrooms. Doors and trim moldings at the baseboard and windows have been retained in most cases. Ceiling height on the second floor is nine feet. The third story of the house exists in the gable roof with nine dormers providing light. The floor plan consists of six rooms of almost equal size with access via the exterior staircase leading to the southwest (former) dormer. The space was most likely created in 1940 when the house was occupied by the Warner family and utilized as a schooling institution.

There are no remaining original outbuildings on the property, although one outbuilding, the springhouse, was moved to another location in Takoma Park in 1991.

Alterations

Relatively few alterations have been made to the farmhouse at 8114 Carroll Avenue from the time it was constructed to the present day. Alterations that have been made have either been minor in scope; changing a side door into a window configurations, for example, or made to match existing stylistic elements and scale. Alterations completed during the tenure of the Cynthia Warner School (1940 to 1987) included the following: removal of the original shutters and the northern interior fireplaces and chimney stacks, and the addition of a carefully matched, third floor, center dormer on the west façade. The original southern interior fireplace and chimney stack were removed prior to 1940 and a new (current) fireplace on the south elevation was added. The front porch was enclosed with glass and thin wood panels, retaining the balustrade and porch posts intact, and the shutters removed. Just prior to the moving of the house in 1991, the original summer kitchen and its second floor addition (built 1940 to 1950s) on the west elevation was removed. Brick from the original foundation was utilized for the current rear patio.

Once the house was relocated in its current position, an exterior wooden staircase was added to the west façade, providing access to the third story apartment through the southernmost dormer window, which was converted to a doorway. A small extension for the current kitchen was added to the central bay of the ground floor in 1992-1993. The front porch enclosure was removed and the porch returned to its open configuration. The current owners have replaced the former modern front doors with salvaged Eastlake style front doors, and added period lighting to the interior public spaces.

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SIGNIFICANCE SUMMARY:

The residence at 8114 Carroll Avenue in Takoma Park is significant under Criterion C as an outstanding example of Stick Style domestic architecture, a style which was relatively rarely employed in a formerly rural context in Montgomery County. Constructed around the third quarter of the nineteenth century, it embodies the distinguishing characteristics of the Stick Style, including the exposed decorative framing elements at the roof peak, at the dormers, on the four exterior facades, and on the large front porch. It also possesses the wide veranda, large brackets, and steep roof associated with the style. The interior wood moldings of 8114 Carroll Avenue remain intact around the large double front doors, walk-through windows on the front, and throughout all other windows and doors on the elevated three floors. Original wood flooring is still visible and in use in many of the rooms. The house retains a high degree of integrity, despite having been moved a short distance within the original property to avoid demolition in 1991. An attached summer kitchen was removed at that time to facilitate the relocation; otherwise, the house retains virtually all exterior and interior features and details of its original construction and design.

The property derives additional significance under Criterion A for its association with education in Takoma Park and Montgomery County. From 1940 until 1987, it housed the well-known private "Cynthia Warner School," serving the educational needs of thousands of children of prominent Takoma Park families from elementary through the high school level.

The period of significance, ca. 1875-1950, extends from the presumed construction date of the house through a date fifty years in the past, in accord with current National Register conventions.

RESOURCE HISTORY AND HISTORIC CONTEXT:

8114 Carroll Avenue History

Richard Allan Warner, son of Cynthia Warner who purchased the house in 1940, reports that his family discovered a date, 1855, when they removed an interior wall on the north side of the house. The date was inscribed by a craftsman marking a wall that was near what was the original kitchen. However, it is unclear how this inscription might relate to the existing house, which is clearly a fully-realized example of the Stick Style, originated by William Morris Hunt in the 1860s. Architectural evidence suggests a construction date in the late 1870s, and this interpretation is supported by the sharp increase in the value of the property recorded in transactions between 1878-79. It is possible that the early date had survived on a reused piece of material.

Cynthia Warner used the property for a private school from 1940 until 1987, and in 1984, the school published its annual yearbook in celebration of Mrs. Warner's 50th anniversary of teaching. This publication contained a reference to the house having been constructed in 1855, apparently based on the aforementioned discovery.

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The chain of title to the property has been documented to August 30, 1841. John W. Richardson paid William and Christina Turner \$196 for parts of land named "Charles and William" and "Hills and Dales" which Johnson Clarke established and plotted. Henry Clarke, deceased, had devised this land to Johnson Clarke and in his last will and testament. The 1841 Tax Assessment for Montgomery County revealed that James Davis then owned 220 acres valued at \$1,540.00 that was part of "Kilmarock, between Charles and William Beals' Contest." The 1849 Tax Assessment for Montgomery County revealed that John Davis then owned an "improved lot" containing two structures worth only \$150 and \$200. While other neighbors recorded owning and paying taxes on slaves, Davis apparently did not rely on slave labor in his household. His son was John B. Davis.

Interestingly, the 1850 census recorded John B. Davis and his family two times; once in June in Prince George's County and once in July in Montgomery County. It is unclear if they moved between the census recordation, or if they simply were located too close to the County line and two different takers recorded their existence. In any event, the Prince George's County census taker recorded in 1850 that at the time, John B. Davis was then age 49, having been born in 1801 in Maryland. He stated that he owned \$500 worth of real estate and worked as a "miller." His wife Vorlinda was then age 50, having been born in Maryland in 1800. They listed six children, all of whom had been born in Maryland. They included James, age 22 and a farmer, George W.H., age 21 and a farmer, Elizabeth A., age 20, Samuel, age 17 and a laborer, Mary E, age 15, and John T., age 12. The only difference with the 1850 census in Montgomery County is that the fact that John B. Davis as a farmer, and curiously, recorded that he was age 48, while his wife Vorlinda reported her age as 45. It also revealed that they had a servant that year named Elizabeth Giddings, age 34, who had also been born in Maryland.

On March 27, 1851, John W. Richardson, John B. Davis, and his wife Vorlinda Davis, Hezekiah Davis and his wife Jane Davis, Benjamin Davis, and Mary Davis recorded a deed to settle their disputes about the boundaries of their lands. Their case had been heard in front of Judge H. Farqshaw. Apparently, many of the Davis relatives owned adjoining property, and disputes arose between them as to the actual property lines dividing their parcels. A crude property description was included in the settlement that relied on living markers such as large Oak trees to define boundaries. The 1853 Tax Assessment for Montgomery County listed John B. Davis owning 55 acres valued at \$330.00, Hazikiah and Benjamin Davis owned 145 acres valued at \$870.00, an Ann Davis who owned an improved 86 acre lot valued at \$1,720.00, and a Josephine Davis who owned a 89 acre parcel valued at \$324.00.

John B. Davis' 55-acre parcel was located on the southwest intersection of University Boulevard and Carroll Avenue that now carries the address of 8114 Carroll Avenue. Davis also was listed as the owner of a small country store that was located at the northwest corner of the same intersection. The 1859 Tax Assessment for Montgomery County recorded that John B. Davis's 55 acre tract was still valued at \$330.00, and a 13 acre parcel valued at \$130.00 with a \$460.00 improvement, most likely the store. At that time, he also had \$145.00 dollars worth of livestock, \$50.00 worth of household furniture, and \$187.50 in "private securities."

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John B. Davis' son, John W. Davis, bought the adjoining land of Hezekiah Davis [deceased] from his wife Jane for \$110 on May 8, 1860. The tracts included "all of that part of the tract of land in the possession of the late John B. Davis called "Beall's Contest" and "Hills and Dales." This deed and others suggests that in 1851, John B. Davis, Jr. set out to consolidate lands of his brothers in order to assemble a property large enough for his estate, some of which, according to the May 8, 1860 deed, he had inherited from his father, James Davis. The consolidation began in 1851 and ended in 1867, when he apparently died. His son John W. Davis would later continue the practice of assembling tracts of land from relatives.

The 1860 census for Montgomery County included a single line for John B. Davis, which listed him as a 57 year-old farmer. He had land valued at \$1,500 that year and a house valued at \$400.00. His son Samuel was listed in a different household as a storekeeper, married to wife Malinda, and at age 58, one year older than her father-in-law. Samuel was then age 37, and they had children named Mary, age 23, and John, age 21. They retained the servant listed in the 1850 census named Elizabeth Gettings, who was then age 44, as well as a laborer named John Newton, age 56. John Davis Jr., was also listed in a separate household. He was then age 23, and was married to Sarah Davis, age 22. They had infant daughter named Henrietta.

Not long thereafter, John B. Davis began selling off parts of his outlying land. On March 4, 1861, Francis G. Gittings, a neighbor and possibly the son of servant Elizabeth Gittings, and William F. Beau took out a mortgage that included an extensive payment schedule to buy "Bealls Contest" from John B. and Vorlinda Davis for the consideration of \$187.50. These payments were apparently completed as on November 10, 1866, Edward Springer bought a sixty acre tract comprising all of "Beall's Contest" and parts of "Hills and Dales" from John B. Davis for \$4,500. Martenet and Bond's map of Montgomery County dated 1865 shows both a house on the southwest corner of Carroll Avenue and the store at the nearby intersection.

On May 14, 1867, John B. Davis and Henry Clark entered into an agreement to define the boundaries of their adjoining lands as following a line drawn by William Grady. It reflects the complex nature of the early land ownership as it describes the boundary as follows; "Beginning at a stone, now by us planted, on the western edge of a public road leading from the Jackson meeting house to Washington, thence thirty and a half perches to a stone now by us planted on the eastern edge of the Bladensburg road at the root of a bounded Gum tree." The 1866 Tax Assessment for Montgomery County recorded that John B. Davis paid taxes on \$637.00 worth of land and improvements on his 68 acres of land. evidently combining his previous 55 and 13 acre parcels into one parcel.

A deed dated January 8, 1868 records the sale of additional Davis property to Edward Springer for the consideration of \$1,267.50. This deed conveyed land from John W. Davis, the son of John B. Davis, and his wife Sarah A. Davis, and included parts of land known as "Killmarock" and part of the "Resurvey of Charles and William." It did not specify how many acres were included in the transaction.

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The 1870 census reveals that John B. Davis, then age 67, lived back with servant Elizabeth Gittings. He listed his occupation as "Keeps store." Also in the house were a 7 year old child named Susannah Barnes, and two farm laborers; John Brown, age 26, and Thomas Robinson, age 28, who had been born in North Carolina.

A deed recorded May 23, 1871 records a transaction dated December 9, 1870 that sold a six acre parcel to Edward Springer that consisted parts of "Killmarock" as well as "Hills and Dales." In 1878, Edward Springer and his wife Anne sold to Samuel R. Priest parts of "Killmarock," parts of the "Resurvey of Charles and William" and parts of "Beall's Contest" for the consideration of \$1,290. The deed notes that transaction included the 60 acres that Springer had purchased from John B. Davis in 1866. The acreage included in this transaction totaled 120 and 3/8 acres and included an extensive inventory. Selected items listed in this transaction included 57 chickens, 16 chicken coops, 300 lbs. of bacon, 9 cows, 4 horses, 12 chairs, 2 cooking stoves, 125 bushels of shelled corn, and 2 horse farm wagons along with a long list of implements and tools.

On January 1, 1879, Samuel and Fanny Priest sold the farm to George P. Cox of Malden, Massachusetts for \$25,000. Four months later, on May 15, 1879, Fanny Priest bought the land back from George P. Cox for \$25,000. On September 29, 1913, Fanny Priest sold the same property to Edward W. Forster of Boston, Massachusetts for \$10. On May 24, 1918, Edward Forster sold the property to Edwin C. Graham for \$10.

The son of later owner Cynthia Warner recalled that the house was used as a speakeasy and gambling establishment during the time that Maryland permitted legal gambling in the 1930s. He remembers hearing stories about a car bomb exploding in the car garage, and a revenge killing shortly thereafter in the (former location) of the driveway. This was the apparent reason the house stood vacant toward the end of the 1930s, and repairs were needed when his parents purchased it in 1940 for use as their residence and for a school. Local Mormon Church member Phil Curran recalled coming to the house during this time to bet on horses and play poker and roulette, and recalled that blackboards were placed on the main walls of the living room for keeping track of races, horses, and bets.

On June 13, 1940, Edwin C. Graham and Annie Graham sold a portion of the property, then containing 62,404 square feet and the house at 8114 Carroll Avenue, to Cynthia and Harold Warner.

The Cynthia Warner School

Shortly after purchasing the house in 1940, the Warners moved the Cynthia Warner School, a nursery school and kindergarten established in 1934 in the District of Columbia, onto the property. The forty-acre parcel was then completely surrounded by farmland and forest. The Cynthia Warner School expanded the facilities, converting outbuildings into classroom space and eventually installing a swimming pool, tennis courts, archery range, and newly constructed classroom buildings. The house was coined "Old Main." During World War Two, the School provided boarding facilities to numerous children whose fathers were away completing foreign service in the military.

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As the school became established in its new location, it eventually grew to include a fourth grade, a sixth grade, and later, a high school curriculum. The school's first senior high class graduated in the spring of 1964. Cynthia Warner added a one story kitchen extension to the west façade of the house about this time, and converted the original kitchen into a student dining room. Shortly thereafter, a second story was added to the kitchen extension to provide additional space. Cynthia Warner sold off much of the surrounding land after her purchase, and the school included only three acres of land surrounding the main house by 1982. Cynthia Warner's teaching philosophy was recorded as "Development through Joyous Living."

Thousands of Montgomery and Prince George's County children attended the Cynthia Warner School during its years at 8114 Carroll Avenue, from 1940 to 1987. It's long tenure was attributed to Warner's desire to establish an independent educational institution which stressed the basics of learning in the early years, and a college preparatory program in the later years. A summer camp by the name "Killmarock" was started in the 1950s. Cynthia Warner (Booker) sold the property to the Cynthia Warner School, Inc. on June 4, 1980. In 1987, the school closed its doors and sold the property to the Church of Jesus Christ of Latter Day Saints. The proceeds of this sale were used to create the Cynthia Warner Foundation. The foundation makes grants to support private education in the Washington, DC area. The house was moved in its entirety to a portion of the property that had been associated with it throughout its existence.

1991: Moving the Property

The Church of Jesus Christ of Latter Day Saints' tenure of 8114 Carroll Avenue lasted from 1987 to 1991. During those four years, the Church announced a decision to raze the structure and replace it with a new Church complex. However, in 1991, the church subdivided the property so that the historic resource could be moved to its current location, a short distance away from its original site atop the crescent of Carroll Avenue, but still on lands originally associated with the property. That year the house was moved in its entirety in a southerly direction approximately 150 feet to where the Cynthia Warner tennis courts had been located. The original summer kitchen on the rear (west) façade was removed in 1990 before the move.

The new owners of the property and house were Mark and Kira Davis. They carefully restored the house to its former dwelling use. Shortly after the move, the Church removed the crest of the hill where the house had originally been sited, and built a small church complex at the leveled site. By this action, the house again became situated atop the crest of Carroll Avenue on a portion of its own historic setting, retaining its orientation to the street, sense of surrounding landscape, and prominence atop the hill. In its new location, the house retains its overall historic integrity. Alterations that took place at that time included the removal of the summer kitchen extension on the west elevation.

On October 10, 1997, the property was sold to Douglas A. Harbit and Robert F. Patenaude, the current owners, who have continued the tradition of residing in the former dwelling and continuing to restore its appearance.

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National Register of Historic Places Continuation Sheet

Davis-Warner House
Name of Property

Montgomery County, Maryland
County and State

Section 8 Page 6

Shortly after their purchase, they created the Davis-Warner Inn, a bed and breakfast, named to commemorate the first owner of the property, John B. Davis, and Cynthia Warner's long tenure. Messrs. Harbit and Patenaude have granted a permanent preservation easement on the interior and exterior of the property to Historic Takoma, Inc.

The Stick Style

The property at 8114 Carroll Avenue embodies the distinguishing characteristics of the Stick Style, including the exposed decorative framing elements at the roof peak, at the dormers, on the four exterior facades, and on the large front porch. It also possesses the wide veranda, large brackets, and steep roof associated with the style. The interior wood moldings of 8114 Carroll Avenue remain intact around the large double front doors, walk-through windows on the front, and throughout all other windows and doors on the elevated three floors. Original wood flooring is still visible and in use in many of the rooms.

Other historic resources in Montgomery County that were built in the Stick Style include the residence of Benjamin F. Gilbert, the founder of Takoma Park, constructed in 1885. Another example of the rare style is located in the Forest Glen Historic District. It was built in 1891 and is located at 2411 Holman Avenue, Forest Glen, Maryland.

Rural Montgomery County

Montgomery County, named after General Richard Montgomery, was established by the State Convention in 1776, functioned under the County Commission system until 1948, when voters adopted a charter giving the County home rule and a council-manager form of government.

In 1695, the land that now encompasses Montgomery, Prince George's and Frederick counties, as well as Washington, D.C., was designated as Prince George's County. The area was divided in 1748 and the western portion - including the land that would ultimately be Montgomery - became Frederick County. On August 31, 1776, Dr. Thomas Sprigg Wootton, a member of the Maryland Constitutional Convention, introduced a bill to divide Frederick into three counties - Frederick, Montgomery and Washington. The bill passed on September 6, 1776. These were the first counties in America to be established by elected representatives. The names selected for the new counties also broke with tradition. Earlier counties had all been named for old world figures such as Prince George and Queen Anne, but these were named after two popular Americans of the time - George Washington and Richard Montgomery.

Richard Montgomery was born on December 2, 1738 in Raphoe, Ireland. At 18, he was commissioned as an officer in the British army and fought in the French and Indian Wars, before immigrating to America in 1772. He was commissioned a brigadier general in the fledgling colonial army and he commanded an expeditionary force sent to Canada that captured Montreal. On December 4, 1775 his forces laid siege to Quebec. Although

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his troops were greatly outnumbered, he led several daring attacks on the fortress. On December 31, he was killed by cannon fire.

Takoma Park, Maryland

Takoma businesses located in the town center have vied for the local trade since B. F. Gilbert sold the first Takoma lot in 1883. Takoma Park was the District of Columbia's first railroad suburb, and owes its existence to the visionary foresight of founder Gilbert. He realized the creation of a federal Civil Service would combine well with the fortuitous completion of the B & O Railroad line to offer an ideal opportunity for establishing a successful suburban community.

From coal to corsets, commerce of earliest Takoma Park years clustered around the B & O railroad station where Cedar Street crosses Blair Road, and meets Fourth Street. A disastrous fire in 1893 destroyed the first Takoma Park Hotel and two other important buildings, but did not slow the town's rapidly developing commercial sector. Older Takoma Park residents remember when little notice was taken of the jurisdictional line between Maryland and the District of Columbia that created two Takomas. The founders of Takoma Park, Maryland promoted the area as a single community. Early city directories and newspaper advertisements used "Takoma" in the address line; later on, there is also reference to "Takoma-DC," or "Takoma-MD."

Before long, shops, a hotel, coal yards, and businesses clustered in the area of the railroad station at 4th and Butternut Streets, NW (DC), and spilled beyond the railroad onto Cedar Street before it rounded the corner and became Cedar Avenue on the Maryland side. Nearby springs, including one at the back of Feldman's Department Store, provided water for residents and steam engines alike. Two street car lines served the suburb: the 7th Street line, ending on 4th and Butternut at Blair Road, and the 14th street line ending in the Laurel Avenue block. Briefly a third line, the Baltimore-Washington Transit or "dinky" line, operated along a route commencing at the railroad station, and then passing into Maryland along Aspen Street and Laurel Avenue en route to Sligo Creek.

Old residents still mention the rearrangement of topography when the subway was built to pass traffic under the railroad tracks in 1913. Houses on the south side of Carroll became beached whales in the tide of progress. New storefronts were built below some houses, and a level railroad crossing became a thing of the past. In the 1920s, a city park filled the triangle of land now occupied by the Takoma Park Seventh-day Adventist Church (dedicated in 1953), and fine 19th century residences cast their shadow onto the Avenue between the park and the "subway."

By July 1, 1920, *The Weekly Record* reported a population of about 10,000, an "up-to-date" Bank with resources over \$1,000,000, as well as "first-class newspaper, and job printing office," 2 brick yards, 3 coal yards, 3 express companies, a steam laundry, a Masonic Hall, 2 bake shops, 2 automobile shops, a hardware store, 1 department store, 2 streetcar lines, \$15,000 garage under way, 2 public school houses, First-class drug store, a

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National Park Service

National Register of Historic Places Continuation Sheet

Davis-Warner House

Name of Property

Montgomery County, Maryland

County and State

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Community Band, six grocery stores, 2 real estate offices, 3 shoe shops, 3 lunch rooms, 2 fruit stores, 2 ice cream and soda parlors, the B. & O RR Station, [and] the Review and Herald Publishing Company."

During the Depression, "there was a certain amount of affluence in Takoma Park because many residents were civil servants. Takoma Park's commercial heyday lasted from the mid 1920s to the end of World War II. Takoma Park owed its early successful existence to accessible public transportation. Until the early 1950s, with its increasing reliance on the automobile, everyone walked to the markets, and used home delivery services.

The 1950s became a time of transition for Takoma Park commerce. Where public transportation once served, the automobile took over, and new suburbs such as Silver Spring drew homeowners away from Takoma Park. Newer sections of Takoma Park were developed in former rural enclaves, such as the land surrounding 8114 Carroll Avenue, which witnessed large-scale construction of small brick homes beginning in the 1960s.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Davis-Warner House

Name of Property

Montgomery County, Maryland

County and State

Section 9, 10 Page 1

9. Major Bibliographical References:

Davis, Kira. Personal Letter to Mark Davis dated April 1991. Davis-Warner Inn Library.

Editor. La Flamme. Annual yearbook of the Cynthia Warner School. 1963, 1967, 1968, 1969, 1970, 1984.

Historic Takoma, Inc. Takoma Park: Portrait of a Victorian Suburb 1883 to 1983. Historic Takoma Inc., 1983.

Historic Takoma, Inc. Preservation Easement for 8114 Carroll Avenue. 1999.

Takoma Park House and Garden Tour. Jewels of Takoma Park. May 3, 1998.

Maryland Historical Trust. Maryland Inventory of Historic Properties Form: The Davis Warner Inn. March 24, 1999.

Warner, Robert N. Personal Letter to Mark Davis dated January 9, 1991. Davis-Warner Inn Library.

10. Geographical Data:

Verbal Boundary Description:

The property at 8114 Carroll Avenue is illustrated as Parcel B on the attached subdivision plat. It is a parcel measuring 90 feet of frontage along Carroll Avenue (running north to south), by 140 feet in depth (running east to west).

Boundary Justification:

The property includes the remnant of the acreage historically associated with the dwelling.

Maryland Historical Trust Maryland Inventory of Historic Properties Form

Survey No. M. 37-18

1. Name of Property (indicate preferred name) The Davis Warner Inn
historic Not confirmed. ~~Either Kilmorock or Elizabeth's Delight~~ DAVIS [WARNER] HOUSE
and/or common known as the Cynthia Warner School until 1987

2. Location
street & number 8114 Carroll Avenue _____ not for publication
city, town Takoma Park _____ vicinity of
state Maryland county Montgomery

3. Classification

Category	Ownership	Present Use	
<input type="checkbox"/> district)	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site		<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object		<input type="checkbox"/> government	<input type="checkbox"/> scientific
		<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)
name Douglas A. Harbit and Robert F. Patenaude
street & number 8114 Carroll Avenue telephone no: 301/408-2292
city, town Takoma Park state and zip code Maryland 20912

5. Location of Legal Description
 courthouse, registry of deeds, etc. Parcel B in Block D, in the subdivision titled "KILMAROCK," as per plat
 city, town state recorded in Plat Book 168 at Plat 18968. Montgomery County, Maryland

Primary Location of Additional Data

- Individually Listed in the National Register
- Contributing Resource in National Register District
- Contributing Resource in Local Historic District
- Determined Eligible for the National Register
- Recorded by HABS/HAER
- HSP Research report at MHT
- Other:

7. Description

Survey No. M:37-18

Condition
 excellent deteriorated
 good ruins
 fair altered

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

Resource Count:

This rare Stick Style house was built in 1855 as the primary residence on a large estate owned by John B. Davis and his wife Vorlinda. The three story structure with full basement contains more than 6,400 square feet, including eleven bedrooms, four and a half baths, a formal living room, a formal dining room, a library, formal stair, service stair, two less formal living rooms, two full kitchens and related space. The historic resource consists of one building which faces east toward Carroll Avenue. There are no remaining original outbuildings on the property, although one outbuilding, the springhouse, was moved to another location in Takoma Park in 1991.

In 1991, the house was scheduled for demolition to make way for a new sanctuary for the Church of Jesus Christ of Latter Day Saints, which is currently located at 8116 Carroll Avenue. Mark and Kira Davis, who were members of the Church's congregation, rescued it from demolition. The house was moved a few dozen yards off the crest of the hill and out of harms way to a new location that is still on the original lands of the property. The church then lowered the crest of the hill to build the new sanctuary, thus restoring the house to its geographic prominence on the property.

Alterations that are known to have taken place include the following: removal of the original shutters and two interior fireplaces, the addition of center dormers on the east and west facades and a new fireplace on the south elevation in the 1940's. In 1991, the kitchen extension on the west elevation was removed.

8. Significance

Survey No. M: 37-18

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

Specific dates	Builder/Architect
check: Applicable Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D	
and/or Applicable Exceptions: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F	
Level of Significance: <input checked="" type="checkbox"/> national <input type="checkbox"/> state <input type="checkbox"/> local	

HISTORICAL CONTEXT:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization: SEE ATTACHED SECTION 8

Chronological/Developmental Period(s):

Prehistoric/Historic Period Theme(s):

Resource Type:

Category:

Historic Environment:

Historic Function(s) and Use(s):

Known Design Source:

9. Major Bibliographical References

Survey No. M: 37-18

Takoma Park: Portrait of a Victorian Suburb 1883-1983; Historic Takoma, Inc.
Portraits of American Architecture, Random House, 1989
La Flamme, Vol 25, 1984 The Cynthia Warner School

10. Geographical Data

Acreage of nominated property 1/3 Acre

Quadrangle name _____

Quadrangle scale _____

Verbal boundary description and justification

Parcel B on the attached subdivision plat. Containing 91 feet of frontage on Carroll Avenue and a depth of 140 feet.

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

state	Maryland	code	county	Montgomery	code
state		code	county		code

11. Form Prepared By

name/title Douglas A. Harbit and Robert F. Patenaude

organization _____ date March 24, 1999

street & number 8114 Carroll Avenue telephone 301/408-2292

city or town Takoma Park state Maryland

The Maryland Inventory of Historic Properties 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
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600

ATTACHMENT

SECTION 8: SIGNIFICANCE

Built in 1855, this historic resource appears to be the earliest example of Stick Style architecture in Montgomery County. Richard Allan Warner, son of Cynthia Warner who purchased the house in 1940, reports that his family discovered evidence of the 1855 date when they removed an interior wall on the north side of the house. The date was inscribed as craftsman markings a wall that was near what was the original kitchen. Cynthia Warner used the property for a private school until 1987. In 1984, the school published its annual yearbook in celebration of Mrs. Warner's 50th anniversary of teaching, and noted the 1855 date.¹

Vincent J. Scully, Jr., the distinguished authority on the Stick Style, places the national tenure of the style from 1840 to 1876.² This property, built midway through the period, illustrates all of the classic features of the Stick Style, including the exposed, non-ornamented decorative truss and structural elements at the roof peak, at the dormers, on the four exterior façades, and as support for the large front porch. Interior wood moldings remain intact around the large double front doors, walk-through windows on the front, and throughout all other windows and doors on the elevated three floors. Original wood flooring is still visible and in use in many of the rooms.

Other historic resources in Montgomery County that were built in the Stick Style followed this historic resource by several decades. Benjamin F. Gilbert, the founder of Takoma Park, used the Stick Style when he built his home in 1885.³ Another example of the rare Stick Style is located in the Forest Glen Historic District. It was built in 1891 and is located at 2411 Holman Avenue, Forest Glen, Maryland.

The property is also significant to the county for its contributions to the commercial development of the area. The house, which is located near the southwest corner of the intersection of what is now University Boulevard and Carroll Avenue, was the residence of John B. Davis. He also owned a store that was located at the northwest corner of the intersection of University Boulevard and Carroll Avenue.⁴

Starting in 1940, this historic resource contributed to the educational development of the county. It was the primary building of the Cynthia Warner School that provided education private elementary and secondary educational opportunities until the school closed in 1987. When the school closed in 1987, it was sold to the Church of Jesus Christ of Later Day Saints and the proceeds were transferred to the Cynthia Warner Foundation. The Foundation continues to provide grants to support private educational opportunities to this day.

The chain of title to the property has been documented to August 30, 1841. John W. Richardson paid William and Christina Turner \$196 for parts of tracts of land named "Charles and William"

¹ *La Flamme, Volume 25* The Cynthia Warner School, Ltd., 8114 Carroll Avenue, Takoma Park, Maryland, p. 4. [copy attached]

² *Portraits of American Architecture* by Harry Devlin, Random House, 1989, p. 159.

³ *Takoma Park: Portrait of a Victoria Suburb 1883 to 1983* by Historic Takoma, Inc., p. 22.

⁴ Historic map dated 1865 [attached].

and "Hills and Dales" which Johnson Clarke brought into Montgomery County. Henry Clarke, deceased, devised this land to Johnson Clarke in his last will and testament. In 1851, John W. Richardson, John B. Davis and his wife Vorlinda, Hezekiah Davis and his wife Jane Davis, Benjamin Davis, and Mary Davis recorded a deed to settle their disputes about the boundaries of their lands.

On May 8, 1860 Montgomery County records record a transfer of land dated March 27, 1855. Benjamin and Mary Davis dated and executed the transfer on October 6, 1851. John B. Davis bought up the land of Hezekiah Davis [deceased] from his wife Jane for \$110. The tracts included "all of that part of the tract of land in the possession of the late James Davis called "Beall's Contest" and "Hills and Dales." This deed suggests that in 1851, John B. Davis set out to consolidate lands of his brothers in order to assemble a property large enough for his estate. The consolidation began in 1851 and ended on March 27, 1855, presumably immediately prior to the construction of the historic resource contained in this listing.

Not long after building the house, John B. Davis began selling off parts of his land. On March 4, 1861, Francis G. Giddings and William F. Beall took out a mortgage that included an extensive payment schedule to buy "Beall's Contest" from John B. and Vorlinda Davis. These payments must not have been completed because on November 10, 1866, Edward Springer bought all of "Beall's Contest" and parts of "Hills and Dales" from John B. Davis. A deed dated January 8, 1868 records the sale of more Davis property to Edward Springer. This deed conveyed land from John W. Davis and his wife Sarah A. Davis, the son of John B. Davis, and included all of Killmarock and part of the "Resurvey of Charles and William." A deed recorded May 23, 1871 records a transaction dated December 9, 1870 which sold to Edward Springer parts of Killmarock as well as "Hills and Dales." In 1878, Edward Springer and his wife Anne sold to Samuel R. Priest parts of "Killmarock," parts of the "Resurvey of Charles and William" and parts of "Beall's Contest" to Samuel R. Priest. The deed notes that transaction included the 60 acres that Springer purchased from John B. Davis in 1866. The acreage included in this transaction totaled 120 and 3.8 acres and included an extensive inventory of implements contained in a store.

On January 1, 1879, Samuel and Fanny Priest sold the farm to George P. Cox of Malden, Massachusetts for \$25,000. Four months later, on May 15, 1879, Fanny Priest bought the land back from George P. Cox for \$25,000. On September 29, 1913, Fanny Priest sold the same property to Edward W. Forster of Boston, Massachusetts for \$10. On May 24, 1918, Edward Forster sold the property to Edwin C. Graham for \$10. On June 13, 1940, Edwin C. Graham and Annie Graham sold a portion of the property, then containing 62,404 square feet, to Cynthia and Harold Warner. Cynthia Warner Booker sold the property to the Cynthia Warner School, Inc. on June 4, 1980. In 1987, the school closed its doors and sold the property to the Church of Jesus Christ of Latter Day Saints. In 1991, the church subdivided the property so that the historic resource could be moved to its current location and sold the property, and the building, to Mark and Kira Davis. On October 10, 1997, the property was sold to Douglas A. Harbit and Robert F. Patenaude, the current owners.

The current owners have renamed the property "The Davis Warner Inn" in honor of the original builder, John B. and Vorlinda Davis, the family who saved it from demolition, Mark and Kira Davis, and Cynthia Warner who used the property as a school from 1940 to 1987.

Historical Information



In 1934, Mrs. Cynthia Warner set a precedent in the District of Columbia — she opened a nursery school/kindergarten, the "latest thing" in education at the time. Her original class consisted of four pupils. Six years later, Mrs. Warner attended a function at the University of Maryland when, while driving home, she became lost. Her path took her down Carroll Avenue where she spied a FOR SALE sign in front of a large property. After some investigation, she purchased the land and buildings and moved the Cynthia Warner School to Maryland. The land, approximately forty acres in 1940, was originally part of a 2,000 acre parcel of land that King George III presented to the landed gentry of the area. In fact, the summer camp operated by Cynthia Warner School bears the name Kamp Kilmarock after the colonial name for this area of Takoma Park.

Before the school was located at 8114 Carroll Avenue, the property was operated as a working farm and was used by several owners as a private residence. The house was built in 1855 and the several outbuildings were constructed as needed to store machinery, livestock, etc. In the late 1920's a Colonel Thompson and his family owned the home. The area was popular among military families and, at one time, the Cynthia Warner School boarded many children whose fathers were in the service. Mrs. Warner purchased the property from a later owner, Mr. E. Graham. At the time of her purchase, the area was completely surrounded by farm land and forest.

As the school became established, it gradually expanded to include the fourth grade, then the sixth grade and, later a high school. The school's first senior high graduation was held in 1964, thirty years after its inception. Today the school sits on almost three acres of land. Mrs. Brooker, the former Mrs. Cynthia Warner, is retired after 47 years as the school's Director, but her educational philosophy, "Development through joyous living," remains the school's motto. The success of the school may be attributed to Mrs. Brooker's efforts to establish an independent educational institution which stresses the basics of learning in the early years and emphasizes a college preparatory program in the later years.

Reprinted from the New Hampshire Gardens Citizen's Association Newsletter
December, 1982

HISTORIC PRESERVATION EASEMENT FOR

The Davis Warner Inn
8114 Carroll Avenue
Takoma Park, Maryland

Granted to

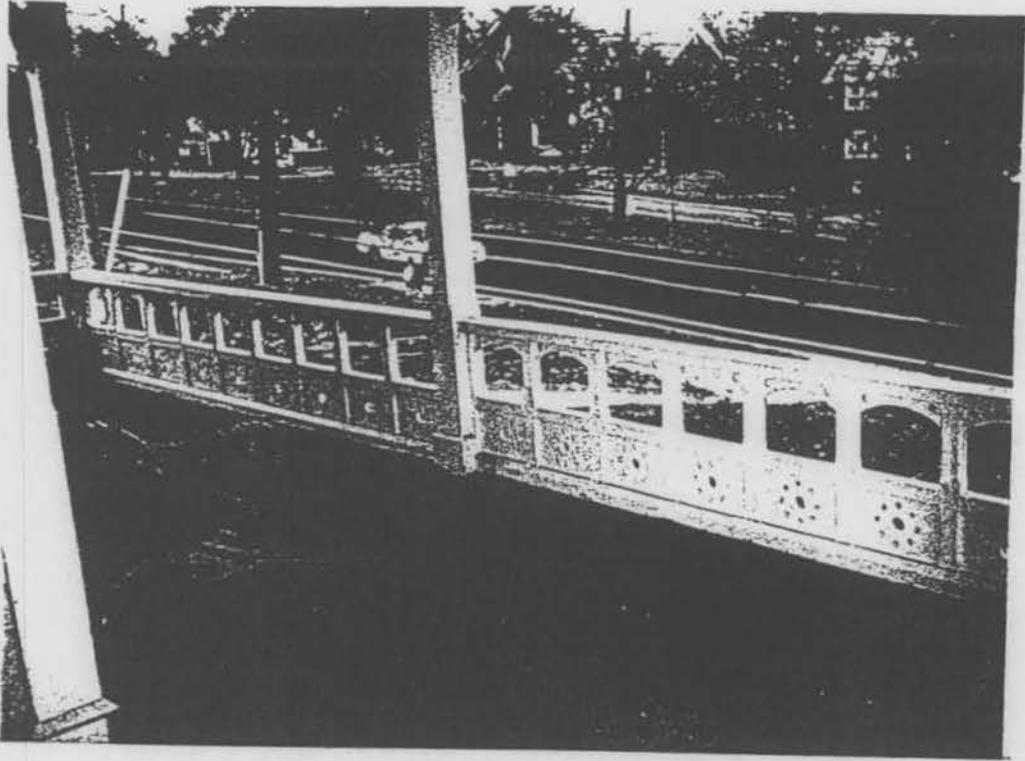
HISTORIC TAKOMA, INC.

By

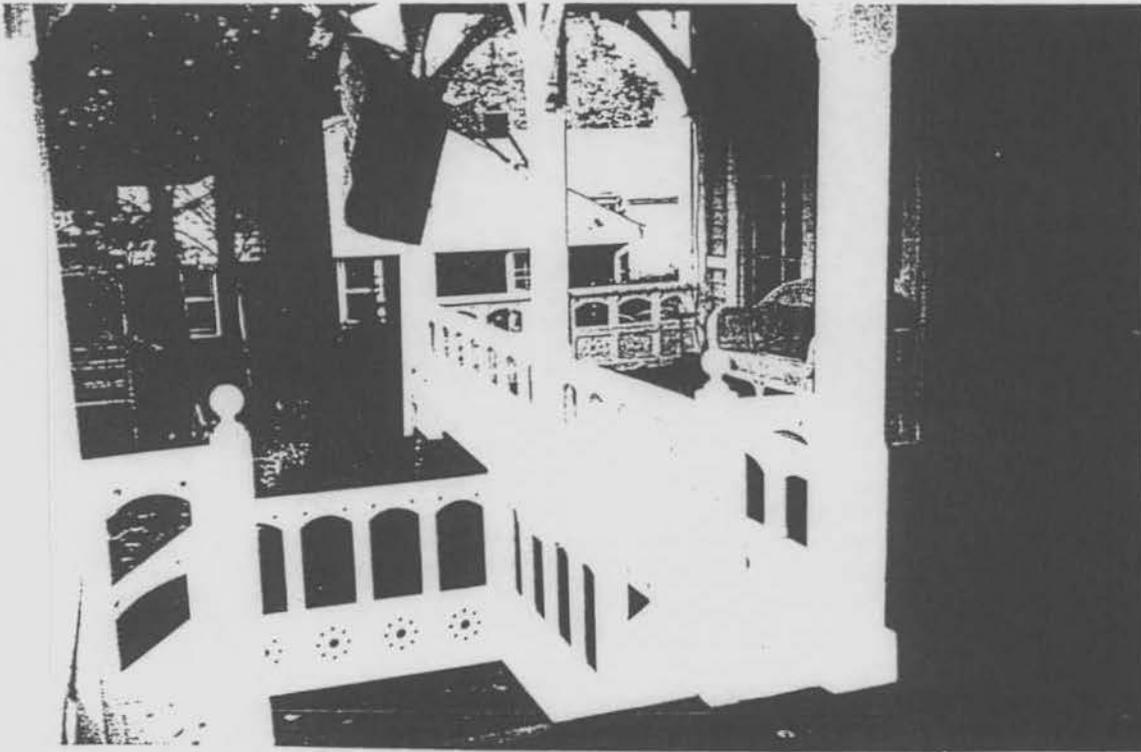
Doug Harbit and Robert Patenaude

Sunday, December 6, 1998

ATTACHMENT A
Preservation Easement for 8114 Carroll Avenue



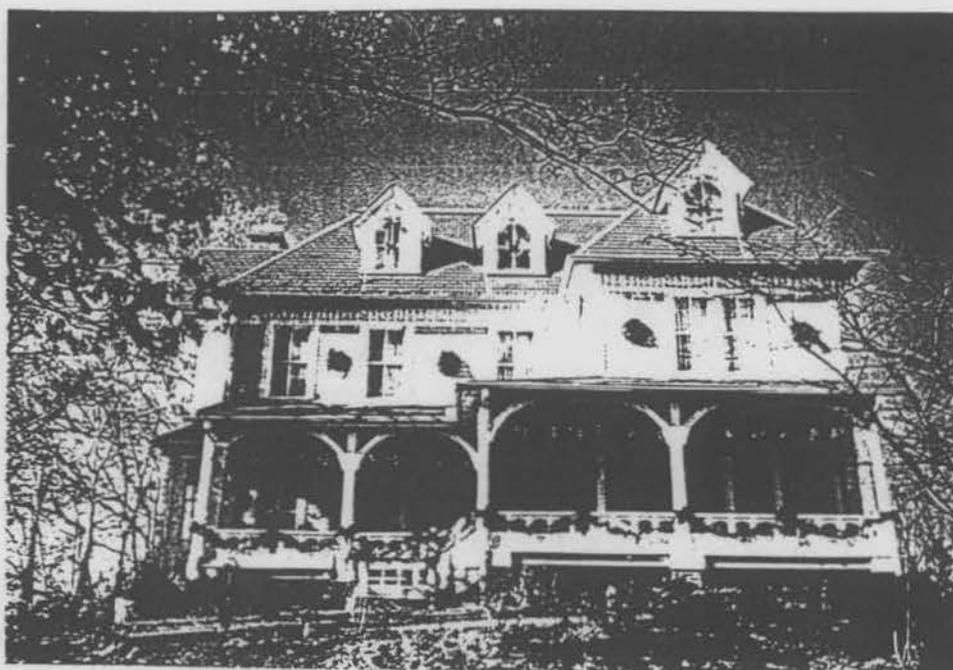
Front porch, view from front door articulation looking northeast.



Front steps

ATTACHMENT A
Preservation Easement for 8114 Carroll Avenue

Exterior, east façade, entrance, width 41 feet; height approximately 40 feet. Painted wood on brick foundation. Porch width is 72 inches on the north and 85 inches on the south. Articulation at entrance stair located between 14 feet 10 inches and 22 feet south of the north façade. Porch height at building is 11 feet 11.5 inches. Porch height at front support columns is 8 feet 7 inches. The front double doors are 5 feet wide and 96 inches tall and are centered 254 inches from the southeast corner of the house.

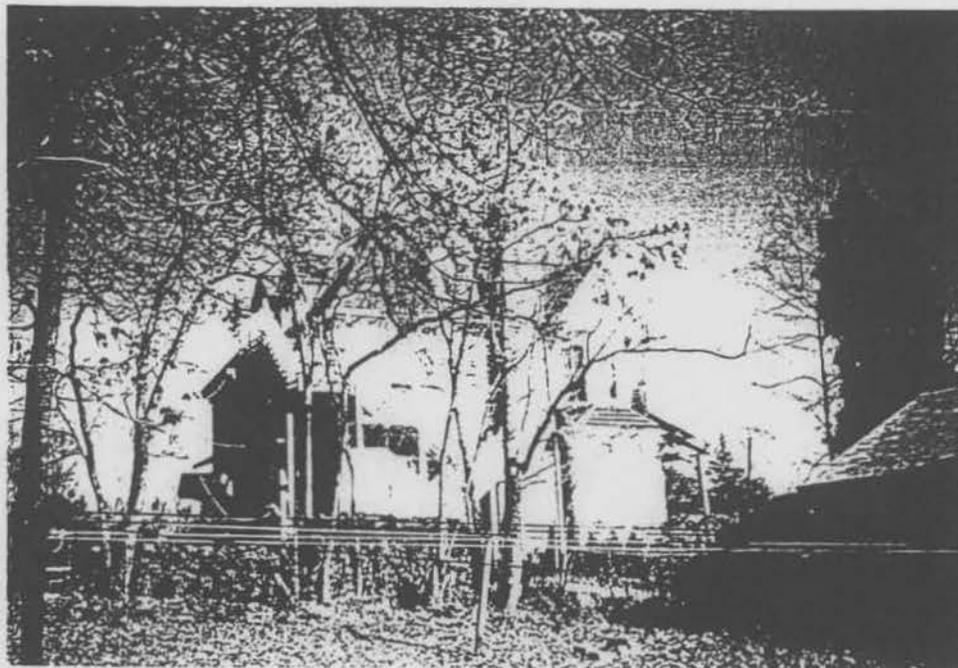


ATTACHMENT A
Preservation Easement for 8114 Carroll Avenue

Exterior, north facade, width 40 feet; height approximately 40 feet. Painted wood on brick foundation.



Exterior, south facade, width 32 feet; height, approximately 40 feet. Painted wood on brick foundation.



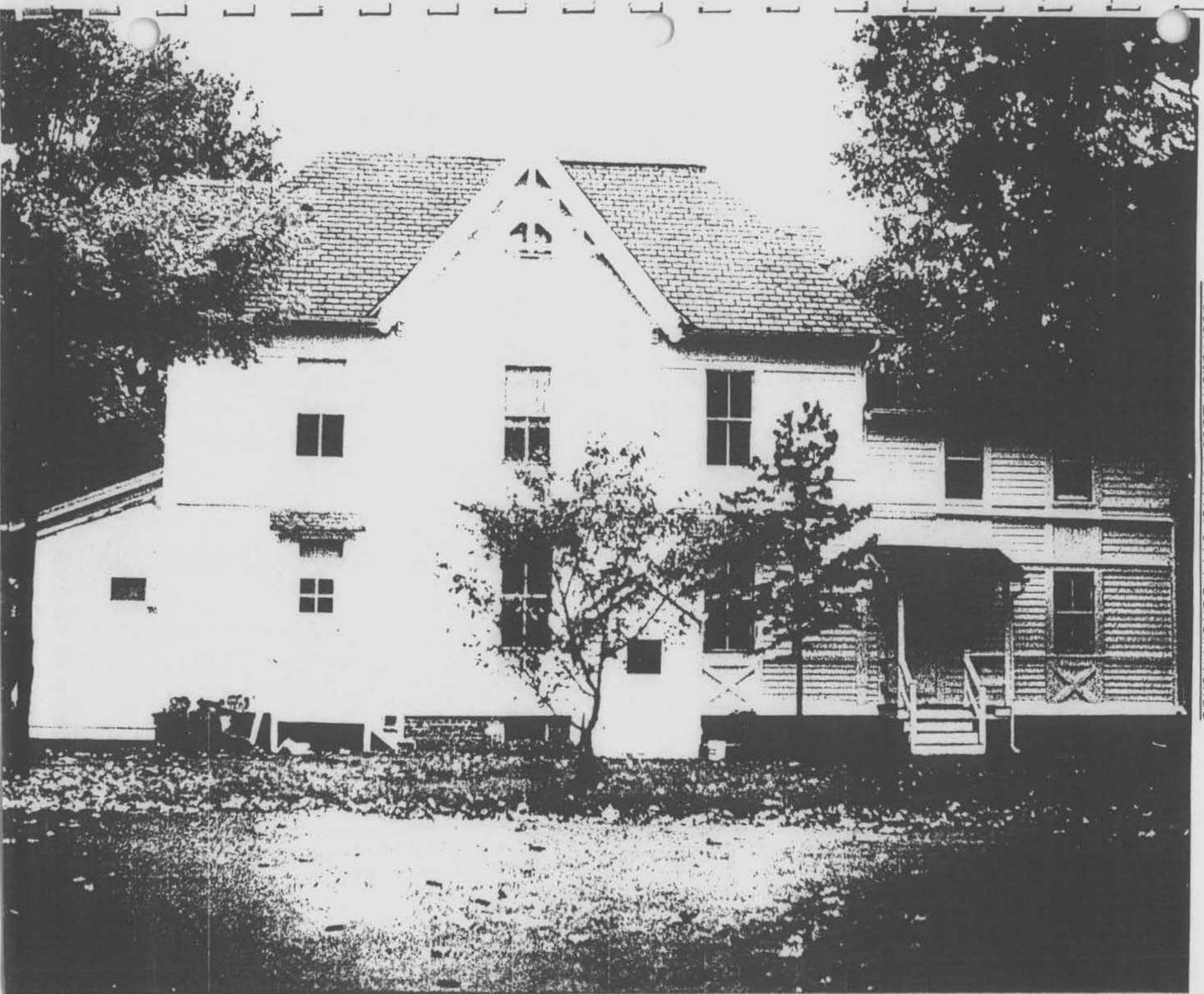
ATTACHMENT A
Preservation Easement for 8114 Carroll Avenue

Exterior, west façade [rear], width 41 feet; height, approximately 40 feet. Painted wood on brick foundation.



Notations of alternations of original construction as known at the time of this easement.

1. Center dormer on west elevation was added in the 1940s.
2. Entrance stairs on the east elevation were added in 1992-1993. Original stairway location is not know.
3. North and south front porch railings were restored in 1992-1993.
4. Shutters on first and second floor windows were removed in the 1940s.
5. The original summer kitchen was attached to the west elevation at the site of the current door at the north west corner of the building. It was altered with a second story addition in the 1940s, and removed in 1991.
6. There were two original fireplaces, one located approximately in the center of the current living room, and one located between the current library and dining room. Evidence of the original fireplaces can be found in the floor reinforcements that are visible in the basement rafters. These fireplaces seem to have been removed and the current fireplace added in the 1920s-1930s.
7. Stairway to the third floor was added in 1991
8. Extension for the kitchen on the west façade was added in 1992-1993.
9. No exterior doors are original. The current front door, which is of approximately the correct period to the original construction, was salvaged and re-milled to fit in 1998. Ornate hinges on the front door are from the county courthouse of Marshall County, Iowa. Other hardware was salvaged.
10. All window locations and frames, except those at the location of the original summer kitchen [item 5 above], are original.



ATTACHMENT A
Preservation Easement for 8114 Carroll Avenue

ATTACHMENT A
Preservation Easement for 8114 Carroll Avenue

The photograph on the previous page is of the north façade of the property and was taken between 1987 and 1991, and before the relocation of the house in 1991. The original summer kitchen, which extended from the west façade, is visible in this picture. It was removed when the property was relocated in 1991. The enclosure of the front porch, the doors on the north façade, and the addition of a second story above the summer kitchen are not original. They were added after 1940.



The photograph above was taken before 1940 and shows evidence of:

- the original shutters on the first and second floor,
- the location of the fireplace between what is now the library and the dining room,
- the absence of doors on the north elevation,
- the absence of the second story above the summer kitchen, and
- the absence of center dormer on the west elevation.

The small, one-story, square spring house, foreground, was relocated to the rear yard of the house at 7137 Maple Avenue, Takoma Park, Maryland in 1991. It is still standing at the time of the granting of this easement.

ATTACHMENT B
Preservation Easement for 8114 Carroll Avenue

This attachment is the expression of the wishes of the original grantors of this easement and is to be considered by Historic Takoma in reviewing future requests for alterations to the property at 8114 Carroll Avenue.

The goal of Doug Harbit and Robert Patenaude in granting this easement is to insure the perpetual preservation of this important historic resource. Since the building is not currently a museum property and has already had numerous alterations, it is likely that Historic Takoma will be asked by future owners to make further alterations to suit their needs. It is our goal, in this attachment, to express our wishes to Historic Takoma as it reviews future requests for alteration. These are our wishes only, and Historic Takoma shall not be bound by them. The views and wishes expressed in this attachment may not be used in any way by a future owner of the property to justify any request for alteration that Historic Takoma does not feel is in the best interest of the property.

We believe that the long-term preservation interest of the property is the restoration of the property to its original condition in a manner that continues to make the house of use and value to its owners. We recognize that reviewing requests for future alterations may be a difficult. It will, therefore, be important to strike a sometimes difficult balance between precise restoration to the building's original condition, and current use. In making this determination, we suggest that Historic Takoma use the following basic principles.

1. Consider the Secretary of the Interior's Standards for Preservation of Historic Properties [sic.] when reviewing requests for alteration.
2. No change should be approved which removes original fabric of the building without its accurate restoration.
3. Changes that remove existing [1998] elements of the building and which advance the property's restoration should be approved.
4. Changes that would confuse the interpretation of the property should not be approved.
5. Changes that do not jeopardize the architectural significance or the historic interpretation of the property, and which the owner feels will improve the use of the property, should be approved.

Here are some ways that we would interpret this guidelines for some of the changes that we are considering for the property.

In the 1940s, the center dormer [on at least the west façade, and possibly on the east façade] were added. This is documented in the photo on page 31 of Attachment A. In the 1990s, the outside stair was added to the third floor to permit the creation of a separate apartment. We are considering extending this stair to reach the center dormer, convert it to the doorway to the third floor, and restore the south dormer to its original condition. We believe that this request would meet the guidelines set forth above because it would restore a portion of the building to its

ATTACHMENT B
Preservation Easement for 8114 Carroll Avenue

original condition [the south dormer], would not remove original fabric [the center dormer is not original] and could enhance the use of the property. Even though it would add non-historic stairway on the west, which in and of itself would not be appropriate, this addition would not further deteriorate the interpretation of the property [clearly, the outside stair is not original] and it would not undermine the historic or architectural significance of the property.

We have added a small satellite receiver dish on the south side of the property. Clearly, this is not historic. We do not, however, believe that it violates these guidelines since it does not remove any original fabric, does not confuse the interpretation of the property [it is hardly visible from the street], and increases the utility of the property.

We want to add shutters to property. Hinges for shutters can be seen on the first and second floor are still visible, and letters from the Cynthia Warner family document that they cut the original shutters up for firewood. Shutters are visible in the photograph on page 31. When adding shutters, it is important that they be historically correct. Using shutters and hinges from the mid- to late- 1800s would be best. They will be difficult if not impossible to find. New shutters that were nailed to the building would not be appropriate. New shutters that were crafted to match shutters from the mid- to late-1800s and hung on new hinges that matched 1800s hinges would be appropriate.

We have added kerosene-style chandeliers throughout the first floor and in one of the bedrooms on the second floor to encourage the interpretation of the property. Some of them are replications, and all but one is now electrified. We have also added electrified gas sconces to some of the walls. And we are attempting to interpret the long history of the house through the furnishings and fixtures that appear in the bedrooms on the second floor. We have, for example, used the northeast bedroom to interpret the 1850s, the southeast bedroom to interpret the 1950s, the northwest bedroom to interpret the 1920s, and the southwest bedroom to commemorate Mark and Kira Davis who saved the house from demolition in the 1990s. We have added lighting fixtures to fit these periods. While these changes do not bring the house back to its original condition, as is otherwise mandated in this easement, we believe that our efforts are important in the interpretation of the long history of the house.

There were two original fireplaces that penetrated the house. They were located between what is now the library and dining room, and in approximately the center of what is now the living room. The precise location of these fireplaces can be seen the basement rafters. Restoring these fireplaces would be a tremendous undertaking, particularly since it would substantially alter the usable space on the second and third floors of the building. Adding fireplaces in either location that were made of new, lightweight materials and did not replicate the original brick would not be appropriate. While they would not remove original fabric of the house, they might confuse the history.

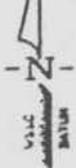
ATTACHMENT B
Preservation Easement for 8114 Carroll Avenue

The ceiling in the current dining room and in the southwest bedroom is tongue-and-groove wood paneling. This is not original. Mark and Kira Davis installed it in the 1990s. We are considering removing this paneling and replacing it, at least in the dining room, with a pressed-tin ceiling that would have been typical of the 1800s. This is a very gray area of historic preservation because it is not clear at this time that there had been a tin ceiling in this room. It is entirely possible that it did since the dining room would have been between the summer kitchen [since removed] and the winter kitchen, which we believe is now the library. A tin ceiling would have helped manage the soot and dirt from the two fires. We would hope that Historic Takoma would approve such a request.

Finally, we are sure that the future will bring new technological advances that will be incorporated into future houses and there will be desires by future owners of this house to add them as well. To prohibit their addition, could undermine the viability of the property. Clearly, electricity and in-door plumbing were not around when the house was built in 1855. To prohibit their incorporation into the building now would make it uninhabitable based on current building codes. Until the house becomes a museum, if it ever does, it is important that it be considered a desirable property to own, use, and maintain. We would therefore encourage Historic Takoma to approve alterations that take advantage of new technology without jeopardizing the historic and architectural significance of the property. In addition to the satellite dish, we have, for example, started to link the personal computers in the house in order to create a local area network. We are doing so in as invisible a manner as possible. Computers were not invented in 1855, but we hope their incorporation in our home will advance the utility and attractiveness of the property.

We hope that we have, in this attachment, given Historic Takoma a hint about how we have approached the restoration of the house. We hope history proves us to have made wise judgements in this restoration effort. And we pray that Historic Takoma will be even wiser.

18968



N 7° 11' 11" E
84212.207

PLAT 1000
KILMARBEEK
PLAT BOOK 24
PLAT 1000

N 28° 16' 22" E
403.34'

PARCEL 'A'
2.9196 Ac. or 127,177

N 96° 19' 24" E
4029.630

N 49° 55' 17" V
58.21'

KILMARBEEK
PLAT BOOK 24
PLAT 1000

182.41'

N 63° 10' 26" V

206.27'

N 101° 18' 47" E
83.00'

PARCEL 'B'
0.2911 Ac. or 12,681

N 79° 40' 13" V
140.00'

N 79° 40' 13" V
120.00'

91.00'

CARROLL AVENUE 100' R/W

S 10° 18' 47" V 432.30'

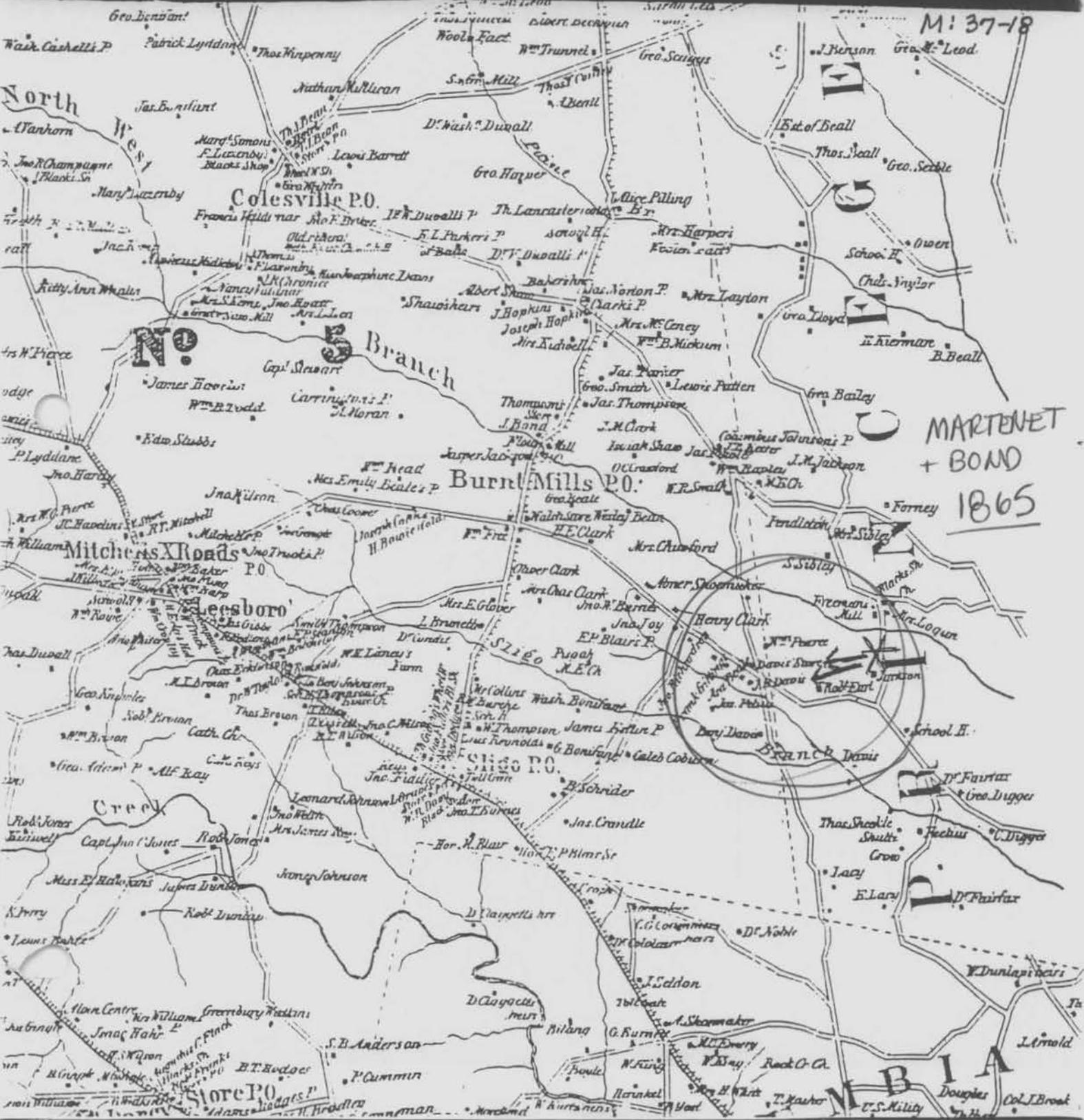


MAR 25

WETA C. JR.
10 East Street
Des Moines, Iowa

M: 37-18

MARTINET + BOND 1865



United States Department of the Interior
National Park Service

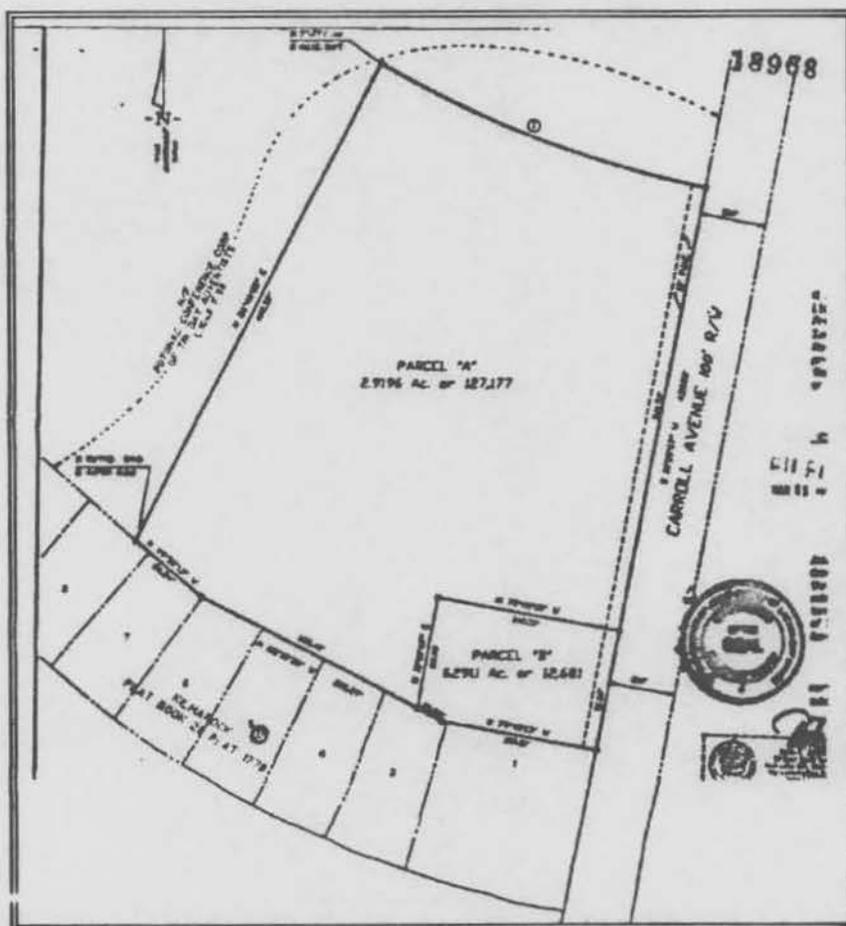
National Register of Historic Places Continuation Sheet

Davis-Warner House
Name of Property

Montgomery County, MD
County and State

Section 10 Page 2

Property Plat



Source: Land Records of Montgomery County, Maryland

Wash. E. Quad

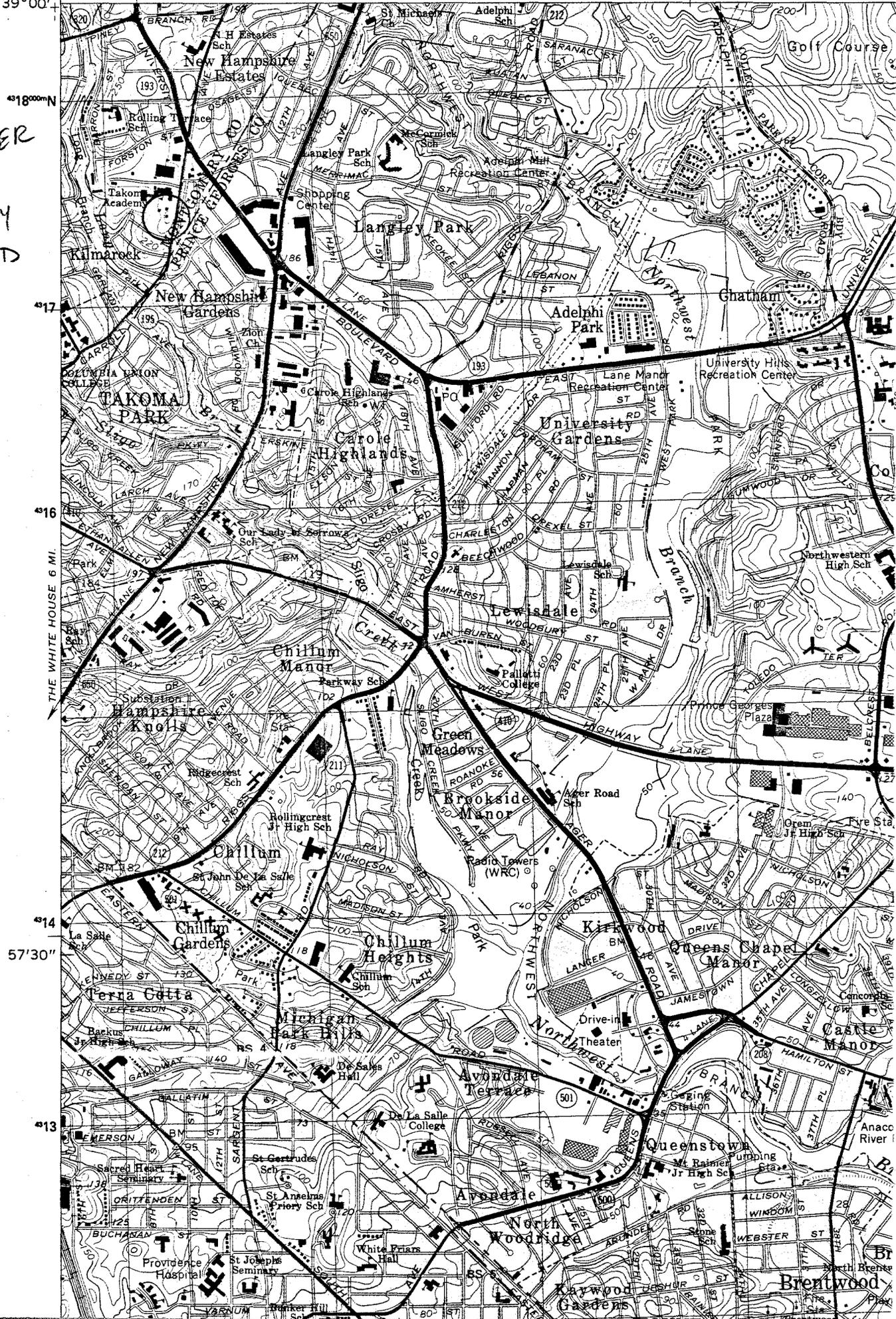
GEOLOGICAL SURVEY

77°00' 27 WHEATON 4.5 MI. 280000E 29 30 M: 37-18, 3730

M. 24-18

DAVIS-WARNER HOUSE
MONTGOMERY COUNTY, MD

18-327300-
4317420





M:37-18

DAVIS WARNER INN
MONTGOMERY CO, MD

PAUL K. WILLIAMS

NOVEMBER 22, 1999

MARYLAND SHPO

S026NOR T00296 P042

EAST
(FRONT) FACADE, FACING WEST (CARROLL AVE)

#1 02.16



M:37-18
DAVIS WARNER INN
MONTGOMERY CO, MD
PAUL K WILLIAMS
NOV 22, 1999
MARYLAND SHPO

S023 +1 T00235 P007

EAST
(FRONT) FACADE, FACING WEST WITH MORMAN CHURCH
(ORIGINAL SITE)

#2 OF 16



M:37-18

DAVIS WARNER INN
MONTGOMERY CO, MD

PAUL K WILLIAMS

NOV 22, 1999

MD SHPD

S023 +1 T00296 P009

SOUTH FACADE

#3 OF 16



M: 37-18
DAVIS WARNER INN
MONTGOMERY CO, MD
PAUL K WILLIAMS
NOV 27, 1999
MD SHPO

S025NOR T00158 P015

WEST (REAR) FACADE

#4 OF 16



M: 37-18

DAVIS WARNER INN

MONTGOMERY CO, MD

PAUL K WILLIAMS

NOV 22, 1999

MD SHPO

S025 -1 T00105 P014

NORTH FACADE

205 05 12



M:37-18
DAVIS WARNER INN
MONTGOMERY CO, MD

PAUL K WILLIAMS

NOV 22, 1999

MD SAPD

S023N0R T00265 P012

EAST (FRONT) FACADE DETAIL



M:37-18

DAVIS WARNER INN

MONTGOMERY CO, MD

PAUL K WILLIAMS

NOV 22, 1999

MD SHPO

S023 +1 T00245 P017

SOUTH FACADE DETAIL

7 OF 16



M: 37-18
DAVIS WARNER INN
MONTGOMERY CO, MD
PAUL K WILLIAMS
NOV 27, 1999
MD SHPD

S025N0R T00135 P040

SOUTH FACADE DETAIL (2ND FLOOR)

#8 OF 16



M: 37-18
DAVIS WARNER INN
MONTGOMERY CO, MD
TALL K WILLIAMS
NOV 22, 1999
MD SHPO

S823NOR 100352 P029

WEST FACADE (REAR) DORMERS
(3RD FL)

#1 OF 16



M:37-18
DAYS WARNER INN
MONTGOMERY CO MD
PAUL K WILLIAMS
NOV 22, 1999
MD SHPO

S025 - 1 100176 P021

NORTH FACADE DETAIL

#10 OF 16



M: 37-18

DAVIS WARNER INN

MONTGOMERY CO, MD

PALL K WILLIAMS

NOV 22, 1999

MD SHPD

S825NOR T00143 P036

EAST FACADE (FRONT) DETAIL
(1ST FL)

#11 OF 12



M: 37-18
DAVIS WARNER INN
MONTGOMERY CO, MD

S025NOR T00140 P020

PALL K WILLIAMS

NOV 22, 1999

MD SHPD

EAST (FRONT) FACADE, FRONT DOORS

12 OF 16



M: 37-18
DAVIS WARNER INN
MONTGOMERY CO, MD
TALL K WILLIAMS
NOV 22
MD SHPO

S827NOR T00080 P033

EAST FACADE, PORCH DETAIL

#13 OF 16



K:3718

DAVIS WARNER WIK

MONTGOMERY CO, MD

PALL R WILLIAMS

NOV 20, 1999

MD SHPO

S025N0R T00101 P023

MAIN ENTRY HALL, 1ST FL

#14 OF 16



DAVIS WARNER INN
MONTGOMERY CO, MD
PAUL K WILLIAMS
NOV 22, 1999
MD SHPO

S825N0R T00109 P026

M:37-18

SOUTH LIVING ROOM DOOR,
SECOND STAIRWAY

#15 OF 16



DAVIS WARNER INN
MONTGOMERY CO, MD

PAUL K WILLIAMS

NOV 22, 1999

MD SHPO

M:37-18

8023NOR 100118 P031

NORTH EAST BEDROOM DOOR
(2ND FL)

#16 OF 16