

Maryland Historical Trust State Historic Sites Inventory Form

Survey No. M-36/19

Magi No.

DOE yes no

1. Name (indicate preferred name)

historic

and/or common Spring Gardens Apartments

2. Location

street & number 8001-8031 Eastern Avenue not for publication

city, town Silver Spring vicinity of congressional district 13

state Maryland county Montgomery

3. Classification

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

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

name Potomac Springs Ltd. Partnership

c/o Investment Group
street & number 1150 17th St., NW #500 telephone no.:

city, town Washington state and zip code DC 20036

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Courthouse liber 7474

street & number folio 656

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: 36-19

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date of move _____

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

Spring Gardens Apartments consists of a complex of four U-shaped, four-story, brick buildings which contain 169 apartment units. The complex is located on Eastern Avenue, but its primary axis runs perpendicular to the Avenue, and the courtyards created by the buildings are inward turning. A secondary axis, perpendicular to the primary one, runs between the two pairs of buildings. Courtyards and axes are well landscaped, providing a rich contrast of soft forms against the angular solidity of the buildings.

Considerable attention was paid to the design of the building facades. The four-story blocks are made less monolithic by the use of shallow setbacks, which give a vertical emphasis, and thin belt courses that run along the tops and bottoms of the window openings, giving a contrasting horizontal emphasis. Beneath the first floor windows the belt course is more elaborate, consisting of a soldier course of brick between two slightly projecting, single courses of brick. Within the setbacks, the spandrel panels beneath the center windows consist of bricks set on end at an angle to give a chevron pattern.

Liberal use is made of corner windows which, until recently, contained metal casement sash. These have now been replaced with new, insulated windows of an indeterminate style. A metal coping tops the roof parapet and embellishes it at intervals with a three-part, stylized crown.

Four doorways from the courtyards give access to the apartments via interior staircases that serve a small number of units. These doorways are embellished with limestone surrounds which take the form of smooth, layered panels rising well above the door. Immediately over the door a moulded limestone marquee with rounded corners projects from the wall to form a sheltering roof. Above the marquee are limestone ornamental panels containing low-relief, geometric designs. The doorways contain solid, flush doors with a single large round window in the upper half. The door handle is a geometric design consisting of a half circle pierced by a horizontal bar. Extending upwards above the entryway for two levels is a tall panel of glass block, interrupted by a spandrel panel and two small casement windows.

8. Significance

Survey No. M: 36-19

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" 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 1941 **Builder/Architect**

check: Applicable Criteria: A B C D
and/or
Applicable Exception: A B C D E F G

Level of Significance: national state local

Prepare both a summary paragraph of significance and a general statement of history and support.

Spring Gardens Apartments are significant for their architectural design within the context of apartment building design in Montgomery County. The earliest apartment buildings in the County were disguised to look like single-family houses or, at best, double houses (Examples are the Maple Avenue flats in Takoma Park.). Possibly as early as 1922, but certainly by 1937, there were one or two urban-type apartment buildings in the County (large, three- or four-story structures with a central entry, from which a stairway and long hallways led to the individual apartments. An example is Blair Park Apartments.).

In 1936, construction began on the first true garden apartment complex in the County (Falkland Apartments). Such garden apartments attempted to combine the advantages of large-scale apartment buildings (increased density, economy of construction through stacking of plumbing, use of common walls, etc.) with the amenities of single-family houses (cross ventilation, ample sunlight, siting to optimize views and maximize privacy, gardens and areas of open lawn). The feeling of community was fostered by giving each group of four or six apartments its own entrance, thus keeping to a manageable size the number of neighbors to whom residents would relate. Vehicular traffic was excluded from courtyards and walkways, encouraging them to be used as gardens or small parks.

Many apartments similar to the Falklands were built in the late 1930s and early 1940s. Nearly all were given an exterior of well-diluted Colonial Revival styling. Spring Gardens, built in 1941, was the first apartment building in the County to be designed in the Modernistic style. It and the

Montgomery Arms on Colesville Road at Fenton Street, Silver Spring, are the only two to use this style that remain.¹ McAlesters' *A Field Guide to American Houses* defines this style as a mixture of Art Moderne and Art Deco.² Spring Gardens contains such Art Moderne elements as corner windows, glass block, a flat roof with a distinct coping, round-cornered marquees, and thin string courses to emphasize the horizontal. It also utilizes the Art Deco elements of stylized and geometric designs for ornamental panels and doors, including their hardware, chevron-patterns in the brick, elaborate door surrounds, symmetry, and multiple setbacks to emphasize the vertical. The McAlesters make the point that, while houses of this era were influenced predominantly by the streamlines of Art Moderne, "In most [commercial] building types, both the horizontal, streamlined Art Moderne and the vertical, zigzagged Art Deco influences occur in combination."³ Spring Gardens is an excellent example of this. Since very little of this type of architecture has survived in Montgomery County, Spring Gardens is now even more important as a rare example of this style.

The four buildings of Spring Gardens Apartments are located on Lots 1, 2, and 3, Block A of Spring Garden Subdivision. This subdivision was platted on March 12, 1941 (Plat 22/1368) by the North Washington Housing Corporation. On the same day, Morris Miller and his wife Minnie sold those three lots to Spring Gardens, Inc., a corporation whose president was Morris Miller; the secretary was his son, Louis. Nine months later, on December 30, 1941, Spring Gardens, Inc. sold the property back to Morris and Minnie Miller, Louis Miller, and Ida Miller Furr. Tax assessment records for 1941 show these three lots with no improvements on them (a house valued at \$2,500 had been demolished that year and a credit given for its value). In 1942 the improvement value for these three lots is given as \$422,000, and the words "Apt. House" are marked on the entry. Since the Klinge Atlas of 1941 shows these apartments, they must have been built or significantly completed by 1941.

REFERENCES

1. Mark Walston, "Falkland Apartments in Relation to the Pre-World War II Suburban Apartment Movement in Montgomery County" (Montgomery County: Department of Parks, Maryland National Capital Park and Planning Commission, 1983), p. 33.
2. Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1984), pp. 464-467.
3. McAlester, p. 466.

9. Major Bibliographical References

Survey No. M: 36-19

Montgomery County Land Records and Tax Assessment Records.
1935 and 1941 Klinge Atlases.

"Falkland Apartments in Relation to the Pre-World War II Suburban
Apartment Movement in Montgomery Co." by Mark Walston, 1983.

10. Geographical Data

Acreege of nominated property 62,650 sq. ft.

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

C	<input type="text"/>	<input type="text"/>	<input type="text"/>
E	<input type="text"/>	<input type="text"/>	<input type="text"/>

D	<input type="text"/>	<input type="text"/>	<input type="text"/>
F	<input type="text"/>	<input type="text"/>	<input type="text"/>

G	<input type="text"/>	<input type="text"/>	<input type="text"/>
---	----------------------	----------------------	----------------------

H	<input type="text"/>	<input type="text"/>	<input type="text"/>
---	----------------------	----------------------	----------------------

Verbal boundary description and justification

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 Andrea Rebeck

organization Mont. Co. Hist. Pres. Comm. date 12/87

street & number _____ telephone _____

city or town Rockville state Maryland

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
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

WASHINGTON WEST QUADRANGLE
 DISTRICT OF COLUMBIA-MARYLAND-VIRGINIA
 7.5 MINUTE SERIES
 (TOPOGRAPHIC-BATHYMETRIC)

5662 III SW
 (BELTSVILLE)



M.36-19

420 000 FEET (MD.)

WHITE OAK 5 MI

3.5 MI. TO U.S. 50

CONVERSION SCALES



ELLICOTT CITY 23 MI
 FOUR CORNERS 1.6 MI
 OLNEY 11 MI
 WHEATON 3.1 MI
 '23 2'30" '24
 '25 FOREST GLEN 2.4 MI
 800 000 FEET (MD.) 77°00'
 39°00'



M: 36-19

Spring Gardens Apartments
8001-8031 Eastern Avenue
Silver Spring, MD

Andrea Rebeck 1987
Courtyard Looking NE



8001

677

M: 36-19

Spring Gardens Apartments

8001-8031 Eastern Avenue

Silver Spring, MD

Andrea Rebeck **1987**

Detail



M: 36-19

Spring Gardens Apartments

8001-8031 Eastern Avenue

Silver Spring, MD

Andrea Rebeck

1987

Detail