CAPSULE SUMMARY SHEET

Survey No.: M: 32-16 **Construction Date:** Platted 1934-late 1940s; built 1934-1960s

Name: Fairway, Chalfonte, Country Club Park, Country Club View

Location: Roughly Colesville, Forest Glen and Renfrew Roads, and Harding Drive; Four Corners vicinity of Silver Spring, Montgomery County

Private Ownership / Present Use: Private Residence / Occupied / Condition: Good / Restricted Access

Description:

The Fairway, Country Club View, Country Club Park and Chalfonte planned suburban developments are located in Montgomery County, west of Colesville Road and north of Forest Glen Road/Capital Beltway in the area known as Four Corners, in the city of Silver Spring. The suburban development of Dawn Village is to the north, Argyle Park to the south. The four developments were the work of E. Brooke Lee, and although they were platted in 1934-late 1940s, delayed home-construction due to World War II resulted in housing stock that dates from the 1930s to 1960s. The assemblage of architectural styles—Colonial and Tudor Revival, Cape Cod, Ranch, Split-Level, and Traditional Minimalist—is typical of many Silver Spring-area Montgomery County suburbs that developed at this time. Some dwellings have been modified and improved through the addition of spaces and materials; a portion of the Chalfonte subdivision was lost completely due to Capital Beltway construction.

Significance:

Beginning in the 1920s and continuing through the 1940s, planned suburban developments capitalized on the affordability of the automobile, designed on the outskirts of cities to offer a healthful, recreational environment for families wanting to escape a congested city existence. Fairway, Country Club View, Country Club Park and Chalfonte were among the many subdivisions platted in the vicinity of Indian Spring Golf Club in the Four Corners area of Silver Spring prior to World War II, and architecturally their collective designs are typical of suburban development in Montgomery County for the period. However, the protracted construction of homes into the 1960s and the introduction of new materials and modifications has diminished the design integrity of these subdivisions.

Preparer: Sara Amy Leach
KCI Technologies, Inc.
January 2000

Survey No. M: 32-16

Maryland Historical Trust
Maryland Inventory of Historic Properties

DOE ☐ yes ☐ no

1. Name

historic: Fairway, Chalfonte, Country Club Park, Country Club View (Preferred)

and/or common:

2. Location

street & number: Roughly Colesville, Forest Glen and Renfrew Roads, and Harding Drive ☐ not for publication

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

state: Maryland county: Montgomery

3. Classification

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

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

name: Multiple Owners

street & number: telephone no.:

city, town state and zip code:

5. Location of Legal Description

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

street & number: 50 Maryland Ave. folio:

city, town: Rockville state: Maryland

6. Representation in Existing Historical Surveys

title

date ☐ federal ☐ state ☐ county ☐ local

depository for survey records

city, town state

7. Description

Survey No. M: 32-16

Condition		Check one	Check one	
☐ excellent	☐ deteriorated	☐ unaltered	☒ original site	
☒ good	☐ ruins	☒ altered	☐ moved	date of move

Resource Count: ca. 585 residences

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

Summary

Fairway, Country Club View, Country Club Park and Chalfonte were developments led by E. Brooke Lee, and platted in 1934-late 1940s, although delayed home-construction due to World War II resulted in housing stock that dates from the 1930s to 1960s. The assemblage of architectural styles—Colonial and Tudor Revival, Cape Cod, Ranch, Split-Level, Traditional Minimalist—is typical of many Silver Spring-area Montgomery County suburbs that developed at this time. Some dwellings have been modified and improved through the addition of spaces and materials; a portion of the Chalfonte subdivision was lost completely due to Capital Beltway construction.

General Description

The adjacent suburban developments of Fairway, Country Club View, Country Club Park, and Chalfonte occupy the northwest corner of the intersection of the Capital Beltway and Colesville Road in the Four Corners area of Montgomery County, in the city of Silver Spring. The subdivisions are surrounded by similar developments: to the south Argyle Park, to the west Argyle Forest, and to the north Indian Spring View. All but Chalfonte were established by the Fairway Land Company between 1934 and the late 1940s, and developed/built by the North Washington Realty Company; both businesses were headed by an important figure in regional development, E. Brooke Lee. The fourth subdivision, Chalfonte, was the undertaking of Samuel C. McCeney, a co-owner of Silver Spring Commercial Properties, which was also an E. Brooke Lee enterprise. Brunett Avenue was named for local property owner Victor E. Brunett whose 95 acres lay between Forest Glen and Dale roads.

Although the area is divided into four communities, architecturally it could easily be a single, large development. According to a 1935 atlas, the area bounded by Colesville on the east and Forest Glen on the south was owned by Fairway Land Company (73 acres) and a few individuals; there were a handful of private homes and related outbuildings, most facing Colesville Road; the entrance to Indian Spring Golf Club was directly across Colesville Road, and the area south of Forest Glen and east of Fairway was completely subdivided (Klinge, 1935).

Five years later, all of Country Club Park, Country Club View, most of Fairway, and most of Chalfonte are subdivided, with the 70'-wide Forest Glen Road and Lanark Way the primary east-west thoroughfares. A sequence of warped parallel streets, 50'-60' wide, run approximately north-south. At this time, the construction of houses is largely limited to Rogart and Sutherland streets, however, as well as the north side of Forest Glen, and the lower lots on Dallas Avenue (formerly Fairway).

Evidence of the World War II-era changes in housing were witnessed in 1942 when the Federal Public Housing Authority acquired 16 lots, 14 in Country Club View (Section J, K) and two in Fairway (Section 4, parcel "C"). These "defense houses" were prefabricated two- and three-bedroom units erected on concrete piers. "At the corner of Lanark and Greenock there was a big maintenance building where the maintenance men for all the defense houses kept their equipment. On one side of the building it was set up with a pool table, ping pong table, and tables and chairs for the neighbors to use." These homes were removed around 1953, and subsequently fell back into private ownership (*South Four Corners Community News*, Jan-Feb. 1999).

7. Description (continued)

In 1951, Forest Glen Road was scheduled to be improved between Dallas and Sligo Creek, which included the community of Country Club Park, as part of Montgomery County's Project 259. The road had been paved previously, for the work included the removal of existing asphalt paving, culverts, walks, and driveways, and replacing the curbs, gutters, sidewalks, etc. The improvements appear to be linked to solving storm-drainage problems (RG 6, Box 1). Throughout the subdivisions, the street profiles vary: some streets appear to have never had curbs installed, and the asphalt terminates at the toe of the yard slope; other areas have abundant curbs and drainage facilities.

One notable aspect to this neighborhood is the presence of mature street trees in many areas: along the north side of Forest Glen, along Loraine, and sporadically along some streets. The presence of these landscape elements contributes to the quality of the setting.

Prior to the construction of the Capital Beltway, Sutherland and Lorain continued south of Forest Glen; of the north-south thoroughfares, today only Brunett continues under the interstate. A total of 11 lots in the southeast corner of Chalfonte were lost to Beltway construction (Klinge, ca. 1940).

Fairway is bounded on the east by Colesville Road, on the south by Chalfonte and Forest Glen Road, on the east by Country Club View, and on the north by Dawn Village. The land that was to become Fairway was first conveyed from Hatton A. and Effie A. Waters, husband and wife, on October 15, 1926 to the Fairway Land Company (liber 414, folio 71). Fairway was platted in several increments between 1934 and ca.1942. The community encompasses more than 250 lots that average 55' x 100'. In 1937, the subdivision was still being developed, and between 1948-53 the last section was completed. One outstanding type found here are experimental cast-concrete "polychrome houses."

Unique amid the range of revivalist and minimal colonial blocks here are John Joseph Earley's five "polychrome houses" located on Sutherland and Colesville roads. He designed 1- and 2-story models, built in 1934-35, which celebrate the ornamental potential of concrete. The dwellings were made using prefabricated concrete wall panels, anchored on small structural concrete columns cast in place at each joint. The main color, granite pink, was achieved using aggregates of red jasperite; crushed stones and enamels provided other coloration. The decorative areas of these homes include the cornice and mosaic friezes, fluted columns, and window trim; the patterns are Art Deco, especially a zigzag motif. Additional ornamentation is achieved through relief patterns—recessed and raised—rather than pigmentation.

Country Club View is a roughly triangular shaped development flanked on the west by Country Club Park, on the east by Fairway, and on the north by Dawn Village. Country Club View was platted in four major increments between 1936 and the mid 1940s. The smallest lots of all Silver Spring-area subdivisions, typically 55' x 95', are found here. As in Country Club Park, landowners of multiple lots that had not yet been built upon took the opportunity to increase their profit by re-subdividing into smaller lots. By 1941 only 14 houses were completed, and development continued into the 1950s (Sechrist, 92, 184).

7. Description (continued)

Country Club Park is flanked on the south by Argyle Park, on the east by Country Club view and Chalfonte, and on the north by Dawn Village. Country Club Park was platted in a single act in 1930, however, 12 years later new management resubdivided many unbuilt lands to increase the total number of lots. Among the redivided lands, the number of lots increased from approximately 60 to approximately 85. The North Washington Realty Company, headed by Lee, built and sold homes here during the mid 1930s, at which time their houses cost $7,250-$11,500. There were 137 original lots, ranging from 50' x 105' to 70 x 140'. By 1941, only 21 homes were built, but by 1948 the development was 75 percent complete (Sechrist, 95, 181).

Chalfonte was platted in four increments, on about 16 acres of land that was sold to Samuel C. McCeney in 1921; 18 years later, developer McCeney and his wife Katharine platted out Chalfonte. This fourth and last land area mingles with the Fairway subdivision to the north. This land had been sold by the Clarks to McCeney in 1921, and hence conveyed on December 8, 1946, from the Fairway Land Company to Silver Spring Commercial Properties Inc. At this time the McCeneys were co-owners of Silver Spring Commercial Properties, which was headed by president E. Brooke Lee and secretary John B. Sterling. Permanent Homes Inc. was the builder/developer; lots averaged 60' x 105'. It was not until 1948 that all but 17 lots were filled, and by 1953 the subdivision was completed (Sechrist, 189).

BUILDING TYPES

Tudor Revivals: Found scattered throughout the four suburbs and ranging from older, more complex details, and better quality materials, to later, simpler forms. Typically brick, 1- and 2-story blocks with substantial front chimney, mixed materials (brick and stone), decorative half-timbering in gables. Gable roofs are steep and normal sloped; cladding includes slate, asphalt shingle. Fenestration is asymmetrical, and includes banked metal casement, wood sash, diamond pane. Modifications include the addition of vinyl/metal siding or other cladding, dormers, and room additions.
Example: 9922 Markham Street, 1941. Owner: Brian and K. L. Scull (Photo 7 of 31)

Cape Cods: Found scattered throughout the four suburbs, especially the north side of Forest Glen, Dallas Avenue, and only occasionally north of Lanark Way. Construction ranges from older, more architecturally accurate, and better quality materials, to later, simpler forms. Frame and brick, usually 1-1/2 stories, occasionally banked, two or three bays with a steeply pitched side-gable roof, gable-roof dormers, and slope chimney; some telescoping additions are present. Exteriors are horizontal wood siding, asbestos shingles, brick; roofs are slate, asphalt shingle. Original fenestration is 8/8, 6/6 double-hung wood sash single and in later examples, paired, metal casement, or modern with insulated vinyl/metal windows. Modifications to these include the addition of vinyl/metal siding or other cladding, rear dormers, and metal awnings.

Side-Gable with Projecting Front Gable:
Found scattered throughout the four suburbs, these are a modest but traditional form. Typically 1- or 1-1/2-story brick or frame with side-gable and centered or asymmetrical projecting front gables. Gable-end brick chimneys, average- or steeply pitched roofs. Many have 1-story porch or similar units that have been modified to become an enclosed space. Fenestration is 6/6 and 1/1 double-hung sash, in singles, banks, and bays. Modifications include window replacements, addition of vinyl/metal siding, and small additions.

7. Description (continued)

Example: 9900 Sutherland Road, 1939. Owner: Everett Terry Revocable Living Trust (Photo 15 of 31)
9911 Sutherland Road, 1938. Owner: John and R.L.P. Downs (Photo 19 of 31)

Polychrome Concrete: Five unique experimental pigmented concrete homes, located in Fairway. One- and 2-story prefabricated concrete homes with an attached garage. Flat roofs, metal casement windows, Art deco relief and coloration at cornice, windows, upper portion of 2-story facades.
Example: 9923 Sutherland Road, 1935. Owner: Thomas Bass (Photo 6 of 31)

Colonial Revival: Found scattered throughout the four suburbs, notably on Kinross and Lorain avenues, these are the most traditional of this ubiquitous form. The 2-story, two- or three-bay brick blocks have a side-gable or hipped roof with exterior gable-end brick chimney(s), and usually a 1-story porch on the chimney-gable elevation. Occasional models have a porch and below-grade garage. Fenestration is 6/6, 8/8 double-hung wood sash, much of which remains; replacement windows and fenestration in modern additions include 1/1 double-hung vinyl. Some models have a fixed, rectangular light centered on the second floor. Entrances often have porches with triangular pediments.

Minimalist Traditional: Found scattered throughout the four suburbs. One- and 2-stories with side- and front-gable sections; low and intermediate pitch roofs. Fenestration is metal sliding and sash, sometimes banked. Modifications to these homes are minimal.

Another uniformly designed model is located in Chalfonte and Fairway, especially on Markham Street and Stirling Road. The 1-story brick square has a low-pitch pyramidal roof and rear slope chimney. A recessed corner porch contains the entry. Fenestration is metal casement and display, sometimes banked; a distinctive cluster of glass block near the entrance is a distinguishing feature, as is exaggerated brick dentil coursing. Modifications appear to be generally limited to the replacement of windows. (Photo 5 of 31)

Ranch: Found scattered throughout the four suburbs, especially Country Club Park. Modest, 1-story brick blocks with a low-pitch side-gable roof, decorative central pediment over the display projecting bay window; slope chimney.

Split-Level: Found predominantly in Country Club Park, but some elsewhere in the area. A 2-story gable-end block is juxtaposed with 1-story side-gable units, and shallow-pitch roof lines with deep overhanging eaves. Combinations of brick, and frame/sided cladding are used throughout. Multi-sized fenestration includes a multi-light display window and sliding/fixed metal windows high on the elevations. A slope chimney is located on the two-story block. Modifications to these homes are minimal, if any.
Example: 10025 Renfrew Road, 1956. Owner: Robert and P.O. Umbel (Photo 31 of 31)
10002 Kinross Ave., 1957. Owner: Nigatu Diressa (Photo 26 of 31)

M:32-16

8. Significance

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

Specific Dates 1930, 1934, 1936, 1939 **Builder Architect** Permanent Homes Inc., North Washington Realty Co.

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

Level of Significance: ☐ national ☐ state ☐ local

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

Summary

Beginning in the 1920s and continuing through the 1940s, planned suburban developments capitalized on the affordability of the automobile, designed on the outskirts of cities to offer a healthful, recreational environment for families wanting to escape a congested city existence. Fairway, Country Club View, Country Club Park and Chalfonte were among the many subdivisions platted in the vicinity of Indian Spring Golf Club in the Four Corners area of Silver Spring prior to World War II, and architecturally their collective designs are typical of suburban development in Montgomery County for the period. However, the protracted construction of homes into the 1960s and the introduction of new materials and modifications has diminished the design integrity of these subdivisions.

General

Until the late 1930s, suburban development took the form of small subdivisions and independent builders. Prior to 1935, 26 of the small subdivisions platted in Silver Spring were by couples of individuals who probably sold off their own land for profit; another 13 subdivisions were platted by development and realty companies (Sechrist, 93).

In 1940, however, five years after Federal Housing Authority (FHA) financing became available, 50 percent of FHA applications for single-family houses were submitted by large-scale builders. (Sechrist, 84) The new post-Depression developer—the "speculative home-builder"—who emerged took a comprehensive approach: subdividing the land, installing the infrastructure, and building the house. The volume of purchasing and labor resulted in a greater number of less expensive homes delivered faster. (Sechrist, 83-84)

The adjacent suburban developments of Fairway, Country Club View, Country Club Park were the brainchild of developer E. Brooke Lee (1893-1984), a native of Silver Spring whose family owned a substantial amount of land in southern Montgomery County. Like his father, he entered politics and influenced the development of the county through policy and administration. "By the mid-1920s, Lee's political, social, and real estate activities earned him the title 'Mr. Silver Spring.'" Lee introduced the legislation establishing the Maryland-National Capital Park & Planning Commission (M-NCPPC), helped draft the Capper-Cramton legislation, and worked with state roads commissions to develop new thoroughfares in the county (Sechrist 57-58).

8. Significance (Continued)

When Lee began his real estate and construction empire, in Silver Spring, the financial risk was so great and the industry so untested that he had difficulty securing financing. He turned to friends, family, and World War I peers, and collectively the group established "two banks, two real estate development firms, a building supply company, an insurance underwriting firm, and a title insurance company." (Sechrist, 59) The businesses formed a building trade hub in the heart of Silver Spring, and since many of the men were also associated with the Washington Suburban Sanitary Commission and M-NCPPC, they were often privy to decisions pertaining to the growth of Silver Spring. The North Washington Realty Company (NWRC) was Lee's own real estate and building firm, however he formed and built under a number of corporations, which protected each subdivision from the failure of another. These included: the North City Land Company, Sligo Park Development Company, the Silver Spring Investment Corporation, and Fairway Land Company (Sechrist, 61, 62).

Lee was involved in the subdivision of land and home construction in more than half of the subdivisions platted in Silver Spring throughout the 1920s and early 1930s. However, he did not build all the houses in the subdivisions he platted, estimating during the 1920s that number was about 500 homes (Sechrist, 61-62)

The Four Corners area of Montgomery County was an ideal location for suburban development beginning in the 1920s, especially due to the location of at least two golf course/country clubs that attracted new suburban residents. These subdivisions are surrounded by similar developments: to the south Argyle Park, to the west Argyle Forest, and to the north Indian Spring View. All but Chalfonte were developed by the Fairway Land Company, 1934-late 1940s, headed by developer E. Brooke Lee. The fourth, Chalfonte, was the undertaking of Samuel C. McCeney, a co-owner of Silver Spring Commercial Properties, also headed by Lee.

Even after the developers subdivided the land, they or subsequent landowners sought to increase their profits where they could, where structures had not yet been erected. In 1942 at Country Club Park, for example, portions of some sections had been conveyed from Fairway Land Company's exclusive ownership to a shared ownership with William R. Winslow. The number of altered lots changed from about 60 to about 85. In 1947, the private owner of five lots in Country Club View resubdivided to create six lots.

The only domestic construction in Montgomery County during the World War II years is found in this area of Four Corners. According to subdivision records, the Federal Housing Authority acquired 16 lots in November 1942 by means of a Declaration of Taking (Civil Action No. 1667). The affected tracts are an area of Country Club View comprising 14 lots in Blocks J and K, and a corner of Fairway Section 4. Another source indicates that the National Capital Housing Authority acting for the Public Housing Administration, erected 155 of these temporary dwellings for "migrant war workers," in Fairway, Country Club Park and Country Club View. The subdivision layout appears to have been maintained. And although the number and location of all the demountable homes has not been determined, their form is clear. The 1-story homes were frame with a gable roof and 8/8 double-hung wood sash; they contained two or three bedrooms, with between 720 and 920 square feet each (Sechrist, 103, 04). There is no evidence that any remain in place.

In Montgomery County, as elsewhere, the Colonial Revival form was extremely popular, and a style endorsed by the Federal Housing Authority over modern structures, for example, because "traditional-looking houses retained their value longer." The Cape Cod was boostered as the "builders economic house" aimed at the middle class, and regularly represented in shelter and women's home magazines. (Sechrist, 86, 88)

8. Significance (Continued)

Fairway

- The land that was to become Fairway was first conveyed from Hatton A. and Effie A. Waters, husband and wife, on October 15, 1926 to the Fairway Land Company (liber 414, folio 71). Fairway was platted in several increments between 1934 and ca. 1942: August 1934: Section 1 between Colesville Road, Lanark Way and Bedford Street (later abandoned), totaling 3 lots.
- January 1936: Section 2 includes parts of Colesville and Sutherland roads, and Lanark Way, totaling about 36 lots and two outlots.
- May 1937: Section 3 includes parts of Sutherland and Rogart roads, and Lanark Way, totaling 26 lots.
- January 1940: Section 4 includes the blocks bounded by the north side of Lanark Way between Hereford Road on the west , Rogart Road on the south, and the edge of the subdivision on the northeast, totaling 113 lots and two outlots.
- September 1940: Section 5 includes partial blocks along Brunett Avenue, Lanark Way, and Woodbine, Markham, and Clark streets, totaling 73 lots. This included a resubdivision of several Fairway lots as well as part of Block L belonging to Country Club View.
- July 1942: Section 7 includes portions of blocks along Stirling Road and Woodbine and Markham streets, totaling 22 lots.
- November 1942: On July 29, 1942, the Federal Public Housing Authority acquired by a Declaration of Taking, (Civil Action No. 1667) an area of Fairway comprising a single "Parcel C," a triangular pair of lots at the intersection of Kinross Avenue and Harding Drive in Section 4; the resubdivision maintained the same layout and was approved the end of the year.

In 1937, the subdivision was still being developed, and between 1948-53 the last section was completed.

The unique "polychrome houses" were designed by John Joseph Earley (1881-1945), a sculptor and masonry craftsman who partook of a social agenda based in the "back-to-the-land" movement that prevailed in America in the 1930s. The prefabricated concrete mosaic technique, used in the five homes built on Colesville and Sutherland roads, "has never been seen before, and the limits of which are the limits of human ingenuity," according to Earley (NRHP, 2). Polychrome House No. 1, a one-story block, was designed by architect J. R. Kennedy to Earley's specifications and erected in 1934. The following year, another 1-story and two 2-story houses were built, architects unknown. Five homes were built in all. The coloration has lasted without apparent signs of fading, but sadly the formula for the polychrome process died with Earley. These five structures have subsequently been protected by the Montgomery County and listed on the National Register of Historic Places.

8. Significance (Continued)

Country Club View

The land that was to become Country Club View was first conveyed from Hatton A. and Effie A. Waters, husband and wife, on October 15, 1926 to the Fairway Land Company (liber 414, folio 71). Country Club View was platted in four major increments between 1936 and the mid 1940s:

- December 1936: Section 1, including Block H bounded by Lanark Way, Greenock Road and Hereford Place, totaling 27 lots.
- May 1937: Blocks J, K, and L including areas bounded by Greenock Road, Kinross and Brunett avenues, and Lanark Way, totaling 52 lots.
- November 1942: On July 29, 1942, the Federal Public Housing Authority acquired by a Declaration of Taking, (Civil Action No. 1667) an area of Country Club View comprising 14 lots in Blocks J and K; the resubdivision maintained the same layout and was approved the end of the year.
- January 1946: Parts of Blocks 3, F and K including three clusters of land adjacent to Greenock, Road and Kinross Avenue, totaling 13 lots.
- May 1947: Helen O. Vierling, owner of five lots along Burnett Street (Block K, Lots 20-24), conveys them to Edith M. Perkins who files a resubdivision to create six lots (38-43).

The smallest lots of all Silver Spring-area subdivisions, typically 55' x 95', are found here. As in Country Club Park, landowners of multiple lots that had not yet been built upon took the opportunity to increase their profit by re-subdividing into smaller lots. By 1941 only 14 houses were completed, and development continued into the 1950s (Sechrist, 92, 184).

Country Club Park

The land that became Country Club Park was first conveyed from Hatton A. and Effie A. Waters, husband and wife, on October 15, 1926 to the Fairway Land Company (liber 414, folio 71). Country Club Park was platted in a single act in 1930, however, 12 years later new management resubdivided many unbuilt lands to increase the total number of lots.

- August 1930: Section 1, comprising the entirety of the development, is platted. It is bounded by Renfrew Road on the west, Forest Glen road on the south, Greenock Road on the east, and the most of the block north of Lanark Way to the north. Total lots numbered about 137.
- May 1942: Portions of Section had been conveyed from Fairway Land Company's exclusive ownership to a shared ownership with William R. Winslow on June 11, 1938 (liber 703, folio 167). The resubdivision in 1942 increased the number of lots in the unbuilt areas, while reducing the average lot size. Among the redivided lands, the number of lots increased from approximately 60 to approximately 85.

The North Washington Realty Company, headed by Lee, built and sold homes here during the mid 1930s, at which time their houses cost $7,250-$11,500. There were 137 original lots, ranging from 50' x 105' to 70 x 140'. By 1941, only 21 homes were built, but by 1948 the development was 75 percent complete (Sechrist, 95, 181).

8. Significance (Continued)

Chalfonte

Chalfonte was platted in four increments, however all land was initially conveyed from Charles Madison Clark and his wife to Samuel C. McCeney, on December 3, 1921 (liber 312, folio 11). Eighteen years later, developer McCeney and his wife Katharine platted out Chalfonte as follows.

- August 1939: Blocks 1, part of 2, 6, including portions of Rogart, Stirling, Sutherland and Forest Glen roads totaling 22 tracts.
- November 1939: Parts of Blocks 1, 2, 5, including portions of Rogart, Stirling, and Forest Glen roads, and Clark Street, totaling 20 tracts.
- March 1946: Blocks 3-4, including Stirling and Forest Glen roads, Markham and Clark streets, totaling 21 tracts.
- November 1950: a single Outlot "A" and part of Block O facing Markham Street, totaling 8 tracts

This fourth and last land area mingles with the Fairway subdivision to the north. This land had been sold by the Clarks to McCeney in 1921, and hence conveyed on December 8, 1946, (liber 1000, folio 182) from the Fairway Land Company to Silver Spring Commercial Properties Inc. At this time the McCeneys were co-owners of Silver Spring Commercial Properties, which was headed by president E. Brooke Lee. Permanent Homes Inc. was the builder/developer; lots averaged 60' x 105'. It was not until 1948 that all but 17 lots were filled, and by 1953 the subdivision was completed (Sechrist, 189).

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM
RESOURCE NAME: Fairway, Chalfonte, Country Club Park, Country Club View
SURVEY NO.: M: 32-16
ADDRESS: Roughly Colesville, Forest Glen and Renfrew Roads, and Harding Drive
Four Corners vicinity of Silver Spring, Montgomery County

8. Significance (Continued)

National Register Evaluation:

Character-defining elements for Planned Suburban Neighborhoods, as defined in *the I-495/I-95 Capital Beltway Corridor Transportation Improvement Study*, include: 1) grid or curvilinear street pattern; 2) Cohesive groupings of buildings by function, construction date, and architectural styles; 3) consistent lot sizes, and building set-backs; 4) Landscape features such as sidewalks, street lighting, and tree plantings; 5) Community amenities such as social halls, schools, parks, and community centers; 6) association with major transportation corridor. To be considered eligible for the National Register of Historic Places, Planned Suburban Neighborhoods must possess excellent integrity of all character-defining elements.

Fairway, Chalfonte, Country Club Park, and Country Club View are not eligible for the National Register of Historic Places. For a planned suburban neighborhood to be eligible under Criterion A, it must retain excellent integrity of setting, design, material and association, which these do not. Eligibility under Criterion B would require association with significant persons, which they also lack, based on research. The four suburbs reflect more than 30 years of architectural development and character-defining elements; however, modifications and additions to structures, the loss of others, and the general anonymity and blending of the four communities reduces its collective architectural integrity. Eligibility under Criterion C requires that all character-defining elements from architectural design to transportation be extant, and they are not. Investigations have not been conducted to determine whether the property has the potential to yield information important in history or pre-history, therefore National Register Criterion D cannot be assessed at this time.

MARYLAND HISTORICAL TRUST

Eligibility recommended Eligibility Not Recommended: X

Comments: The Polychrome Historic District remains eligible.

Reviewer, OPS: Elizabeth Hughes Date: 9/11/00

Reviewer, NR Program: P Kuntz Date: 10/12/00

9. Major Bibliographical References

Survey No. M: 32-16

See Continuation Sheet

10. Geographical Data

Acreage of nominated property

Quadrangle name Kensington, MD Quadrangle scale 1:24,000

Verbal boundary description and justification
N/A

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

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title	Sara Amy Leach		
organization	KCI Technologies, Inc.	date	January 2000
street & number	10 North Park Drive	telephone	410-316-7800
city or town	Hunt Valley	state/zip	Maryland, 21030

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

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

Return to:

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

9. Major Bibliographical References (Continued)

1951 Series, Aerial Photos for Montgomery County Soil Conservation District, 1937-81. RG 19, Audiovisual.

Aerial Photograph-Tax Map of Montgomery County, MD. 3rd Edition. Montgomery County, 1969.

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Klinge, F.H.M. *Atlas of Montgomery County, Maryland*. Volume 1. Lansdale, PA: 1948 (revised 1953).
Klinge, F.H.M. *Property Atlas of Volume One, Montgomery County, MD.* Lansdale, PA 1931.
Klinge, F.H.M. *Property Atlas of Volume One, Montgomery County, MD.* Lansdale, PA: 1935.
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McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Knopf, 1984.

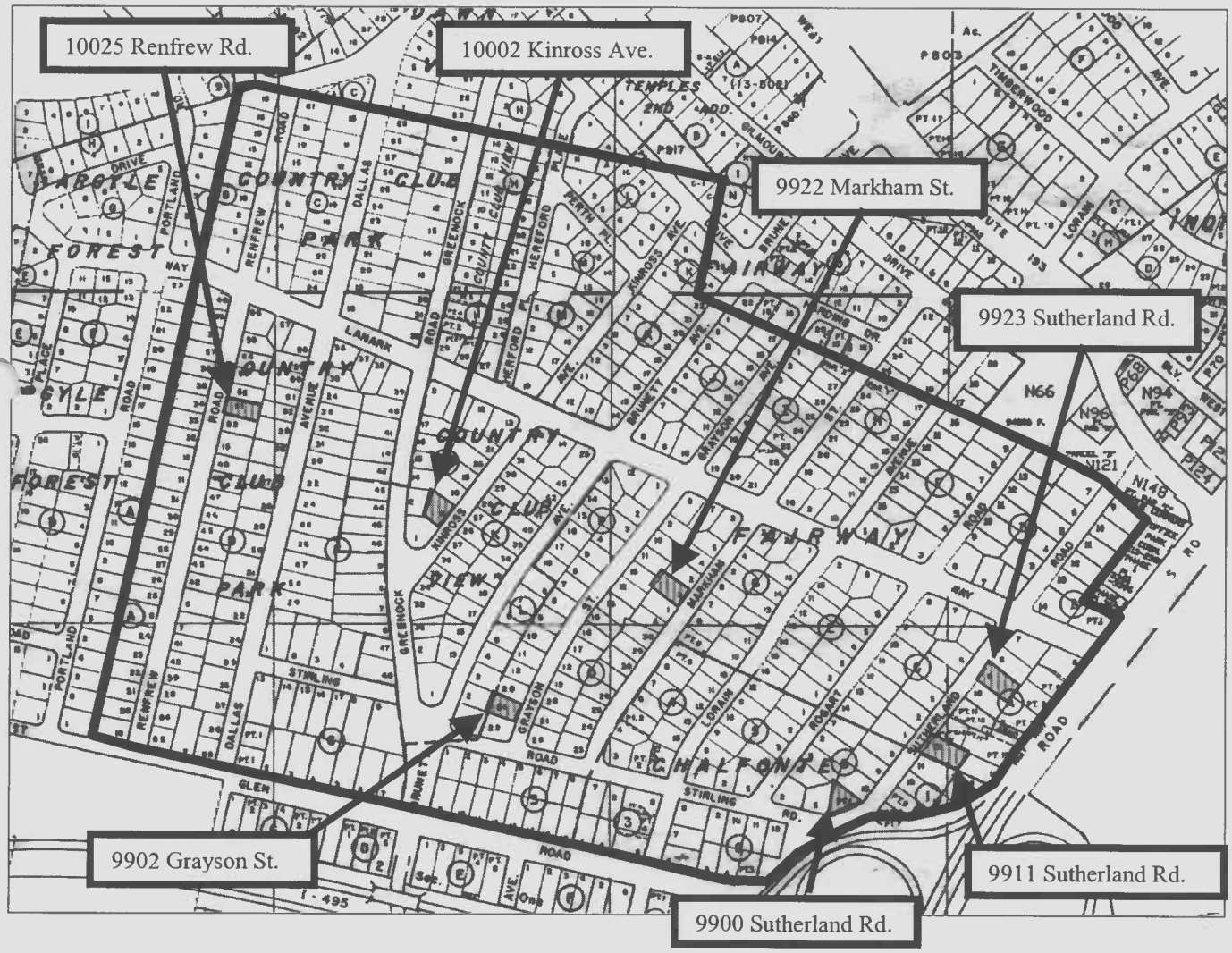
Maryland – National Capital Park and Planning Commission (M-NCPPC). 1996. Four Corners Master Plan. Silver Spring, MD: M-CPPC

Sechrist, Stephanie Ann. "Silver Spring, Maryland: Residential Development of a Washington Suburb, 1920-1955." M.A. thesis, George Washington University, 1994.

U.S. Geological Survey (USGS). 1917 Washington and Vicinity Topographic Map. Washington, D.C.: USGS.
----. 1944. Washington and Vicinity Topographic Map. Washington, D.C.: USGS.
----. 1956. Kensington, MD, Quadrangle Map. Washington, D.C.: USGS.
----. 1965. Kensington, MD, Quadrangle Map. Washington, D.C.: USGS.

10. Geographical Data (Continued)

Montgomery County Tax MapJP32, JP42



CONTINUATION SHEET

MARYLAND HISTORICAL TRUST
STATE HISTORIC SITES INVENTORY FORM
RESOURCE NAME: Fairway, Chalfonte, Country Club Park, Country Club View
SURVEY NO.: M: 32-16
ADDRESS: Roughly Colesville, Forest Glen and Renfrew Roads, and Harding Drive
Four Corners vicinity of Silver Spring, Montgomery County

Maryland Comprehensive Historic Preservation Plan Data Sheet

Historic Context:

MARYLAND COMPREHENSIVE PRESERVATION DATA

Geographic Organization:

Piedmont

Chronological/Development Period Theme(s):

Modern

Prehistoric/Historic Period Theme(s):

Architecture, Landscape Architecture, and Community Planning

RESOURCE TYPE:

Category (see Section 3 of survey form):

Building

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

Suburban

Historic Function(s) and Use(s):

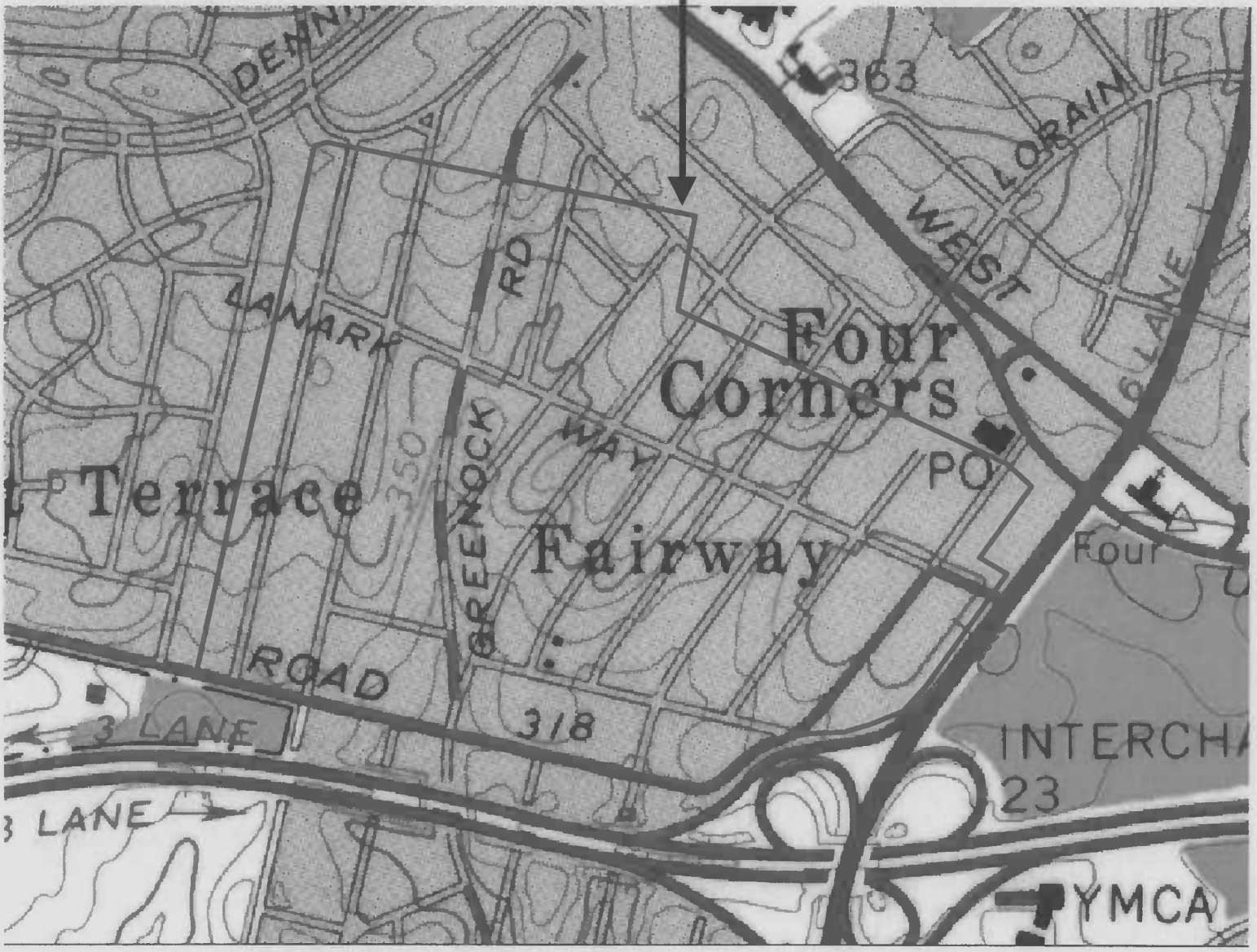
Residence

Known Design Source (write none if unknown):

None

Preparer: Sara Amy Leach
KCI Technologies, Inc.
January 2000

Fairway, Chalfonte, Country Club Park, Country Club View M: 32-16
Kensington Quad

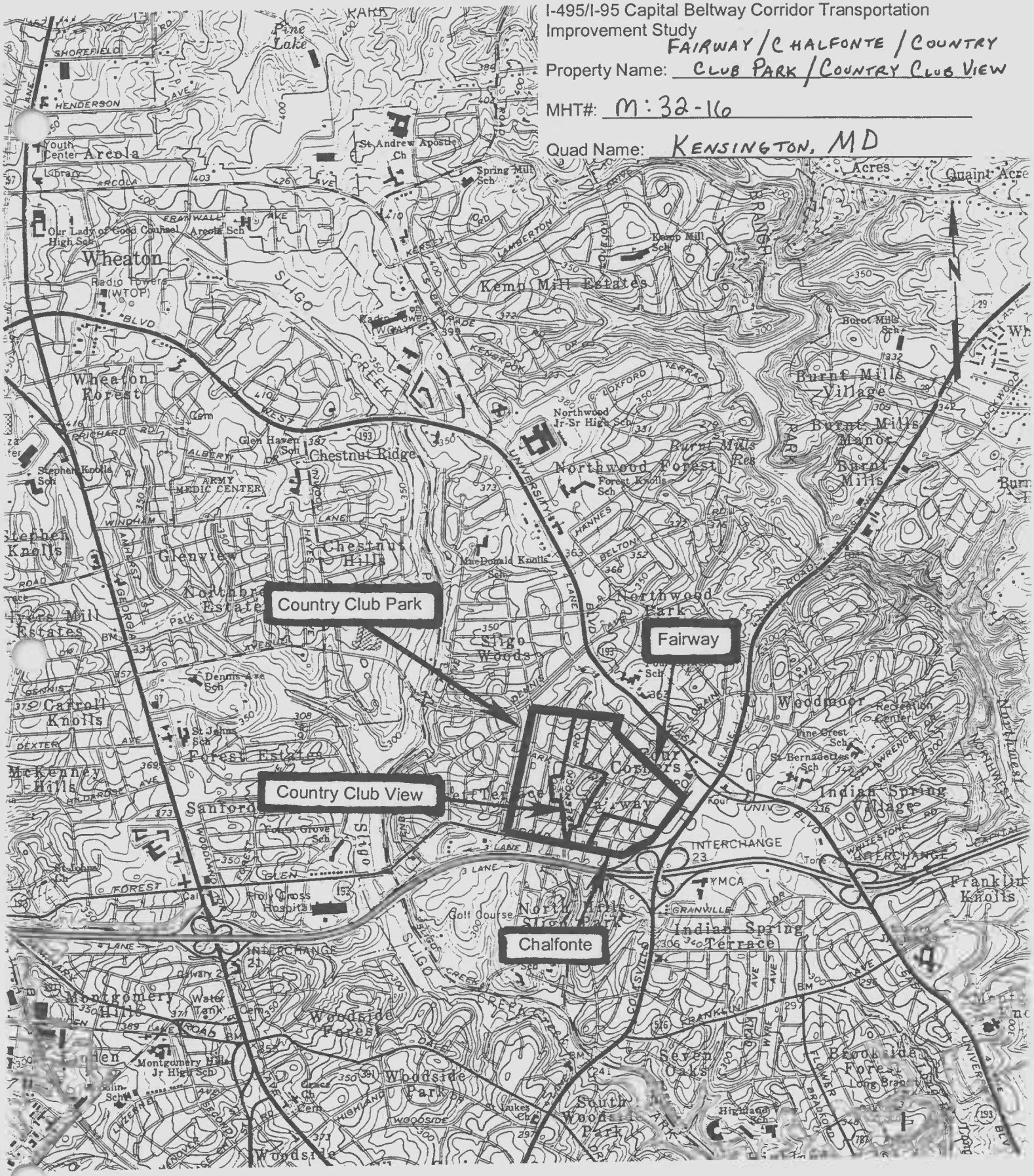


I-495/I-95 Capital Beltway Corridor Transportation Improvement Study

Property Name: FAIRWAY / CHALFONTE / COUNTRY CLUB PARK / COUNTRY CLUB VIEW

MHT#: M:32-16

Quad Name: KENSINGTON, MD



1. M: 32-10
2. Fairway
3. Montgomery County MD
4. Sara Amy Leach
5. 1/00
6. MD SHPO
7. View West of Lamark Way at Rogant, View W
8. 1 / 31

1. M:32-16
2. [illegible]
3. Montgomery County, MD
4. Sara Amy [illegible]
5. 1/00
6. MDSHPO
7. View N on Markham, N on Lanmark Way
8. 2/31

1. M-32-16
2. FAIRWAY
3. MONTGOMERY COUNTY MD
4. SARA AMY LEACH
5. VGO
6. MD SHPO
7. VIEW SOUTH ON CORAINE AT
   LAKEFIELD WAY, VIEW S
8. 3/31

1. M32-16

2. FAIRWAY

3. MONTGOMERY COUNTY, MD

4. SARA AMY LEACH

5. 12/99

6. MD SHPO

7. VIEW N or GRAYSON + BRUNETTE,

IN SIDE, #9902 IN FOREGROUND, VIEW N

8. 4/31

1. M32-16
2. FAIRWOOD
3. MONTGOMERY COUNTY MD
4. SARA AMY LEACH
5. 12/99
6. MD SHPO
7. VIEW MALKAM ST HOMES at STIRLING

S ELEVATION, VIEW NW

8. 5/21

1. M-32-16
2. FAIRWAY
3. MONTGOMERY COUNTY [illegible]
4. SARA ANN LEACH
5. 4100
6. MD SHPO
7. POLYCHROME HOUSES 2923 SUTHERLAND
8. 6/31

8.11

1. M: 32-16
2. FAIRWAY
3. MONTGOMERY COUNTY, MD
4. SARA AMY LEACH
5. 1/00
6. MD 5420
7. 9922 MARKHAM ST, VIEW N
8. 7/31

1. WA: 3-2-16
2. FAIRWAY
3. MONTGOMERY COUNTY, MD
4. SARA ANN LEACH
5. 12 FIG
6. MD SHPO
7. 10010 CORMAN AVE, E. ELEVATION VIEWED
8. 8/31

1. M32:10
2. FAIRWAY
3. MONTGOMERY COUNTY, MD
4. SARA AMY LEACH
5. 12/99
6. MD SHPO
7. 9917 SUTHERLAND, WEST ELEVATION, VIEW NE
8. 9/31

1. M 32-16

2 FAIRWAY

3 MONTGOMERY COUNTY, MD

4 SARA ANY [illegible]

5 12/99

6 [illegible]

7 9915 SUTHERLAND, KIDWSE

8. 10/31

1. W: 32-16
2. Country Club Park
3. Montgomery County MD
4. Sara Amy Leach
5. 1100
6. MD SHPO
7. View N on Renfrew-between Lanark Way and Hardwick, View N
8. 11/31

1. MM:32-16
2. CHALFONTE
3. MONTGOMERY COUNTY, MD
4. SARA ANN LEACH
5. 12/99
6. MD SHPO
7. VIEW N on SUTHERLAND RD from #9502, VIEW N
8. 12/31

1. M 32-16
2. CHALFONTE
3. Montgomery County, MD
   Sarah Amy Leslie
5. 100
6. MD SHPO
7. View N on Laraine at Stirling View [illegible]
8. 13/31

1. M:32-16
2. CHALFONTE
3. MONTGOMERY COUNTY, MD
4. SHEA Army LGATH
5. 12190
6. MD SHPO
7. #605, 607, 609, FOREST GLEN, NSHORE FROM LORAIN, VIEWED
8. 11/13

1. M: 32-16
2. CHALFONTE
3. MONTGOMERY COUNTY, MD
4. SARA AMY LEACH
5. 12/99
6. MD SHPO
7. 9900 SUTHERLAND RD, VIENNA
8. 15/31

1. M:32-16
2. CHALFONTE
3. MONTGOMERY COUNTY, MD
4. SARA AMY LEACH
5. 12/99
6. MD SHPO
7. 9902 SUNNYBROOK RD, VIENNA VA
8. 16/31

1. M: 32-16
2. CHALFONTE
3. MONTGOMERY COUNTY, MD
4. SARA AN. LEACH
5. 12/99
6. MD SHPO
7. 507 FOREST GLEN RD.
   S/W ELEVATION, VIEW NE
8. 17/31

5.18

1. M:32-16
2. CHALFONTE
3. MONTGOMERY COUNTY MD
4. SARA AMY LEACH
5. 12/99
6. MD SHPO
7. 90 FOREST GLEN RD, EAST SIDE - REAR VIEW SW
8. 18/31

1. M:32-16
2. CHALICOTE
3. MONTGOMERY COUNTY MD
4. SARA AMY LEACH
5. 12 FT 9
6. MD SHPO
7. 9911 SOUTHPLAND, WEST ELEVATION, VIEW SE
8. 19/31

1. M 32-16

2 CHALFONTE

3. MONTGOMERY COUNTY, MD

4 SARA AMY LEACH

5. 12 KG

6 MD SHPO

7. 9909 SUTHERLAND RD, WEST LEONARDO, MD 5E

8 20/31

1. M-32-16

2. CHANTILLY

3. MONTGOMERY COUNTY, MD

4. SARA ARMY LEACH

5. 12/99

6. MD SHPO

7. 504 STIRLING RD

8. 21/31

1. MM 3/2 - 1/2
2. CHALFONTE
3. MONTGOMERY COUNTY, MD
4. SARA ANN LEACH
5. 12/96
6. MD SHPO
7. 9904 SUTHERLAND RD, VIENNA
8. 22/31

1. M-32-16

2. CHALFONTE

3. MONTGOMERY COUNTY, MD

4. SARA ANN LEACH

5. 12/99

6. MD SHPO

7. 9907 SUTHERLAND RD, WEST ELEVATION, VIEW SE

8. 23/31

1. M: 32-16
2. CHALFONTE
3. MONTGOMERY COUNTY, MD
4. SARA ANN LEWIS
5. 12/95
6. MD SHPO
7. 9905 SUTHERLAND RD., WEST SILVER VIEW NE
8. 2/9/31

316

1. M 32 16
2. COUNTRY CLUB VIEW
3. MONTGOMERY COUNTY, MD
4. SARA AMY LEACH
5. 12/96
6. MD SHPO
7. VIEW N to GREENOCK / KUROSS "Y",
   VIEW N
8. 25/31

1. M-32-16
2. COUNTRY CLUB VIEW
3. MONTGOMERY COUNTY, MD
4. SARA AMY LEACH
5. 12/99
6. MD SHPO
7. 10002 KINROSS E/S ELEVATION, VIEW LOOKING
8. 29/31

1. [illegible] 32-16

2. Country Club Park

3. Montgomery County, MD

4. Sara Ann [illegible]

5. [illegible]

6. MD SHPO

7. View [illegible] Glen View NW

8. 27/31

8-4

1. M-32-16
2. Country Club Park
3. Montgomery County, MD
4. Sara Anix Lewis
5. VCC
6. MD SHPO
7. View N on Dalles Not Surveyed
8. 28/31

1. M 32-16
2. COUNTRY CLUB PARK
3. MONTGOMERY COUNTY PD
4. DARA ANN LEACH
5. [illegible]
6. [illegible]
7. 605 605-609 FOREST GLEN, N SIDE FROM DALLAS VIEW E
8. 29/31

1. M-32-16
2. COUNTRY CLUB PARK
3. MONTGOMERY COUNTY, MD
4. SARA AMY LEACH
5. 12159
6. MD SHPO
7. 10028 DA AS E/N ELEVATION VIEW SW
8. 30/31

1. M 32-16
2. Country Club Park
3. Montgomery County, MD
4. Sara Amy Leach
5. 1/00
6. MD SHPO
7. 1002 Remarks Ib
8. 31/31